DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: May 14, 2020
Time: after 8:30 a.m.
Place: Via Teleconference

Public Hearing: March 5, 2020
Appeal Status: Site Plan Review & Density Bonus On-Menu Incentives are appealable to City Council. Density Bonus Off-Menu Waivers are not appealable.
Expiration Date: May 28, 2020
Multiple Approval: Yes

Case No.: CPC-2019-7418-DB-SPR
CEQA No.: ENV-2018-7420-CE
Incidental Cases: N/A
Related Cases: AA-2019-7419-PMLA
Council No.: 1 - Cedillo
Plan Area: Northeast Los Angeles
Specific Plan: N/A
Certified NC: Lincoln Heights
GPLU: Limited Industrial
Zone: CM-1VL & M1-1VL

Applicant: Ted Handel, The Brine, LP.

Representative: Andie Adame, Craig Lawson & Co., LLC.

PROJECT LOCATION: 3000 & 3012-3030 North Main Street, 1815-1839 North Hancock Street, and 1822-1836 North Johnston Street

PROPOSED PROJECT: The proposed project is the demolition of existing structures with the exception of the on-site relocation of three (3) structures, and the construction, use and maintenance of a new mixed-use development within four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail. The maximum building heights would range from 27 feet, two-inch (27'-2") to 66 feet (66'). The project would provide a total of 124 automobile parking spaces and 261 bicycle parking spaces (28 short-term and 233 long-term spaces).

REQUESTED ACTIONS:

1) Pursuant to CEQA Guidelines, Section 15332 (Class 32), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2) Pursuant to LAMC Section 12.22-A,25 and Government Code (GC) Section 65915, a Density Bonus allow to a maximum of 97 dwelling units in a Mixed-Use Development with the following incentives:

   a. Ministerial Incentives:

      i. GC Section 65915(f)(3)(D)(ii) permitting no maximum controls on density;
      ii. GC Section 65915(p)(4) permitting no minimum vehicular parking for supportive housing units;

iii. GC Section 65915(p)(3)(A) permitting 0.5 parking spaces per dwelling unit other than supportive housing units; and

iv. GC Section 65915(d)(2)(D) permitting two (2) additional stories and 21 additional feet, or five (5) stories and 66 feet in lieu of the three (3) stories and 45 feet otherwise permitted in the 1VL Height District;

b. On-Menu Incentive:

i. To permit averaging of residential parking in the M1 Zone in accordance with LAMC Section 12.17.6-A,7; and

c. Off-Menu Incentive:

i. To permit a Floor Area Ratio of 3.29 to 1 in the CM Zone in lieu of the otherwise permitted 1.5 to 1 FAR; and

3) Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a development project which creates, or results in, an increase of 1,000 or more average daily automobile trips.

RECOMMENDED ACTIONS:

1) **Determine**, based on the whole of the record, the project is exempt from CEQA, pursuant to CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2) **Approve**, a Density Bonus allow to a maximum of 97 dwelling units in a Mixed-Use Development with the following incentives:

a. Ministerial Incentives:

i. GC Section 65915(f)(3)(D)(ii) permitting no maximum controls on density;

ii. GC Section 65915(p)(4) permitting no minimum vehicular parking for supportive housing units;

iii. GC Section 65915(p)(3)(A) permitting 0.5 parking spaces per dwelling unit other than supportive housing units; and

iv. GC Section 65915(d)(2)(D) permitting two (2) additional stories and 21 additional feet, or five (5) stories and 66 feet in lieu of the three (3) stories and 45 feet otherwise permitted in the 1VL Height District;

b. On-Menu Incentive:

i. To permit averaging of residential parking in the M1 Zone in accordance with LAMC Section 12.17.6-A,7;

c. Off-Menu Incentive:

3) **Approve,** a Site Plan Review for a development project which creates, or results in, an increase of 1,000 or more average daily automobile trips;

4) **Adopt** the attached Conditions of Approval; and

5) **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

for

Nicholas Hendricks
Senior City Planner

Oliver Netburn
City Planner

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. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. 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 three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The proposed project is the demolition of existing structures with the exception of the on-site relocation of three (3) structures, and the construction, use and maintenance of a new mixed-use development within four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail. The maximum building heights would range from 27 feet, two-inch (27'-2") to 66 feet (66').

The project would include 49 dwelling units for Extremely Low Income Households (HUD 30% AMI) and 47 dwelling units for Low Income Households (HUD 60% AMI); and among these 96 affordable units, the project would contain 49 Permanent Supportive Housing (PSH) dwelling units with 20 dwelling units targeted for Transitional Aged Youth, 10 dwelling units targeted for Survivors of Domestic Violence, 19 PSH dwelling units targeted for individuals 55 years of age or older, and 18 Affordable Senior Housing dwelling units prioritizing veterans.

The project consists of the following:

Project Summary	Total
Residential Units	
Base Density (CM Zone only)	*57 units (rounded up from 56.6)*
Unlimited Density Bonus (AB1763)	*40 units*
Proposed Units	
Studio	*56 units*
1-Bedroom	*35 units*
2-Bedroom	*5 units*
4-bedroom	*1 units*
Total Units	**97** *units*
Open Space	
2nd Floor Courtyard	*7,390 sf*
5th Floor Terrace	*1,170 sf*
2nd Floor Community Room	*1,340 sf*
Required Open Space	**9,900 sf**
Total Open Space Provided	**9,900 sf**
Parking	
Code-Required Automobile Parking - Residential	
<3 Habitable Rooms	*60 spaces*
= Habitable Rooms	*49 spaces*
>3 Habitable Rooms	*8 spaces*
Total Code-Required Automobile Parking - Residential	**117 spaces**
AB1763 Automobile Parking Space per Unit - Residential	
Permanent Supportive Housing Units (49 units)	*0 spaces*
Affordable Units (48 Units)	*24 spaces*
Total Density Bonus Required Automobile Parking - Residential	**24 space**
Required Automobile Parking - Commercial	
State Enterprise Commercial (71,764 sf)	*144 spaces*
Total Required Automobile Parking - Commercial	**144 spaces**
Total Required Automobile Parking	**168 spaces (24 spaces through bicycle parking replacement)**

Project Summary	Total
Total Provided Automobile Parking	**124 spaces**
Required Bicycle Parking	
Long Term - Residential	*73 spaces*
Short Term - Residential	*7 spaces*
Long Term - Commercial	*24 spaces*
Short Term - Commercial	*21 spaces*
Total Required Bicycle Parking	**125 spaces**
Total Provided Bicycle Parking	**261 spaces**

The applicant has also requested the following Incentives:

1. Ministerial Incentives:

    a. GC Section 65915(f)(3)(D)(ii) permitting no maximum controls on density;

    b. GC Section 65915(p)(4) permitting no minimum vehicular parking for supportive housing units;

    c. GC Section 65915(p)(3)(A) permitting 0.5 parking spaces per dwelling unit other than supportive housing units; and

    d. GC Section 65915(d)(2)(D) permitting two (2) additional stories and 21 additional feet, or five (5) stories and 66 feet in lieu of the three (3) stories and 45 feet otherwise permitted in the 1VL Height District;

2. On-Menu Incentive:

    a. To permit averaging of residential parking in the M1 Zone in accordance with LAMC Section 12.17.6-A,7;

3. Off-Menu Incentive:

    a. To permit a Floor Area Ratio of 3.29 to 1 in the CM Zone in lieu of the otherwise permitted 1.5 to 1 FAR;

The applicant has also requested a Site Plan Review, pursuant to LAMC Section 16.50, for a development project which creates, or results in, an increase of 1,000 or more average daily automobile trips.

Background

The subject property is a flat, irregular-shaped, 94,740 square-foot double reverse corner lot with 299 feet of frontage along the eastern side of Johnston Street, 275 feet of frontage along the southern side of Main Street, and 277 feet of frontage along the western side of Hancock Street. The site is currently improved with a variety of residential, commercial and industrial uses. There are 11 dwelling units on the subject property, including single-family buildings, duplexes and multi-family. Three (3) residential structures would be relocated and rehabilitated as part of the proposed project. The existing commercial uses include one-story offices and one-story retail. The subject property is also improved with light industrial uses including a lumber yard and a pickle factory, A-1 Eastern Homemade Pickle Company, Inc.

The subject property is located within the Upper Elysian Park fault zone.

General Land Use Designation

The site is zoned CM-1VL and M1-1VL with a land use designation of Limited Industrial within the Northeast Los Angeles Community Plan area. The site is not located within any Specific Plan or Overlay Zone.

Surrounding Properties:

The project site is in a developed and urbanized neighborhood with a light industrial and residential uses. Properties to the north, across Main Street, are zoned CM-1VL and improved with residential, light industrial and commercial uses. Properties to the east, across Hancock Street, are zoned CM-1VL and M1-1VL, and improved with residential, and light industrial uses. Properties to the south are zoned M1-1VL, and improved with an apartment building, and light industrial uses. Properties to the west, across Johnston Street, are zoned CM-1VL and M1-1VL, and improved with a duplex, light industrial and office uses and vacant land.

Streets and Circulation:

Main Street, abutting the property to the north, is designated an Avenue II, dedicated to a variable width of between 80 and 83 feet, and improved with roadway, curb, gutter and sidewalks.

Hancock Street, abutting the property to the east, is a Local Street, dedicated to a width of 60 feet and improved with roadway, curb, gutter, and sidewalks.

Johnston Street, abutting the property to the west, is a Local Street, dedicated to a width of 60 feet and improved with roadway, curb, gutter, and sidewalks.

Public Transit

The subject property is located within 750 feet of the intersection of Valley Boulevard and Mission Road. At this intersection Metro Bus 76 intersects with Metro Bus 78/79. Metro Line 76 connects the proposed project to Downtown Los Angeles (Union Station) and other cities in the San Gabriel Valley along North Main Street. Metro Bus 78/79 connects the proposed project to Downtown Los Angeles (Union Station) and to Arcadia.

The subject property is located within 1,000 feet of the intersection of Griffin Avenue and Mission Road. At this intersection, there are stops for Metro Buses 78/79, 106 and 605, as well as LADOT DASH Boyle Heights/East LA and DASH Lincoln Heights/Chinatown. Metro Bus 106 runs from East LA College Transit Center to LA County + USC Medical Center. Metro Bus 605 runs from Boyle Heights to LA County + USC Medical Center. DASH Boyle Heights/East LA from East LA Doctors Hospital to LAC + USC Medical Center to East Los Angeles. DASH Lincoln Heights/Chinatown roundtrip from Union Station via Cesar Chavez Avenue, Main Street and Broadway.

The subject property is located within 1,750 feet of the intersection of Daly Avenue and Main Street. At this intersection, there are stops for Metro Bus 251 and Metro Rapid 751, both of which connect the proposed project to Metro Gold Line Stations to the north and south, and the Metro Bus 251 connecting the proposed project to the Metro Green Line to the south, at Long Beach Boulevard.

Relevant Cases:

Subject Property:

Case No. AA-2019-7419-PMLA - On March 3, 2020, the Advisory Agency approved a Preliminary Parcel Map for a subdivision to create four (4) lots, including one (1) ground lot and three (3) airspace lots

Surrounding Properties:

No similar cases.

Density Bonus/Affordable Housing Incentives Program

In accordance with California Government Code Section 65915 and LAMC Section 12.22-A,25, in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives allowing for relief from development standards. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

Density

Pursuant to AB1763, for projects which provide 100% of the units as affordable (with the exception of a manager's unit) and is located within ½-mile of a Major Transit Stop shall have no density limitation. The subject property is split-zoned with only the CM (45,315 square feet) portion of the property permitted to have residential uses. The CM Zone is limited to a maximum density of one (1) dwelling unit per 800 square feet of lot area. With a lot area totaling 45,315 square feet, the project has a base density of 57 units (43-315 ÷ 800 = 56.6 rounded up to 57). By setting aside 100% of the total number of units (exclusion of the manager's unit) the project is entitled to no density limitation. The applicant has proposed 97 units, or a density bonus increase of 71%.

Incentives

As previously stated, the project will set aside 96 units for Very Low Income Households or Permanent Supportive Housing and therefore, under both Government Code Section 65915 and the LAMC, is entitled to two (2) incentives. The applicant has requested one (1) on- and one (1) off-menu incentive, described as follows:

a. On-Menu Parking Average Incentive. The request includes relief to allow residential parking to be permit in the M1 Zone. The subject site is zoned CM and M1 with all of the residential units located within the CM zoned portion of the site. Through the requested on-menu incentive, the project is able to construct the proposed mixed-use development with a total of 97 units (including 96 units for Very Low Income Households or Permanent Supportive Housing) in the CM Zone.

b. Off-Menu FAR Incentive. The request includes an increase in FAR to allow for an FAR of 3.29:1 with the CM-zoned portion of the site. The CM Zone limits the maximum FAR to 1.5:1. Through the requested off-menu incentive, with a floor area ratio of 3.29:1 within the CM-zoned portion of the site, the project is able to construct the proposed mixed-use development with a total of 97 units (including 96 units for Very Low Income Households or Permanent Supportive Housing).

Density Bonus Legislation Background

Pursuant to Government Code Section 65915(c)(3) and Senate Bill 330, applicants of Density Bonus projects filed as of January 1, 2020 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income households.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated March 6, 2020 and attached to the subject case file, HCIDLA has determined that the subject property is improved with 11 units which are required to be replaced with the equivalent size and type, including one (1) studio, one (1) one-bedroom unit, seven (7) two-bedroom units, one (1) three-bedroom unit, and one (1) four-bedroom unit. In addition, current tenants have the first right of refusal once the new units are complete.

Public Hearing and Communications

A public hearing was held by the Hearing Officer at City Hall in downtown Los Angeles on Thursday, March 5, 2020, for Case No. CPC-2018-7418-DB-SPR.

The public hearing was attended by the applicant, the applicant's representatives, the project architect, and members of the public.

The applicant and the applicant's representative presented the project. Two (2) members from the public spoke in general support of the proposed project however expressed concerns of gentrification.

Conclusion

Staff recommends that the City Planning Commission find, based on its independent judgment, after consideration of the entire administrative record, that the project is categorically exempt from CEQA and approve the requested Density Bonus, and the Site Plan Review.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.22-A,25 and 16.05, of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

A. Development Conditions:

1. 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. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.

2. **Residential Density**. The project shall be limited to a maximum density of 97 dwelling units including Density Bonus Units.

3. **Affordable Units.**

   a. A minimum of 100% of the units shall be reserved for as affordable units for Very Low Income Households, as defined by Government Code Section 65915(c)(2), or for Permanent Supportive Housing.

   b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) and the state of California to make 96 units restricted for Very Low Income Households or as Permanent Supportive Housing, for rental for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file and to the Council Office and Neighborhood Council. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.

5. **Housing Replacement.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA), and in compliance with HCIDLA's March 6, 2020 SB330 Determination Letter, to replace 11 units, including one (1) studio, one (1) one-bedroom unit, seven (7) two-bedroom units, one (1) three-bedroom unit, and one (1) four-bedroom unit, including right of first refusal for comparable units to existing tenants. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination for more information.

6. **Parking**.

a. **Automobile Parking.** The automobile parking shall be provided in conformance with Condition Nos. 7.a, and b.

b. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.

c. **Adjustment of Parking.** In the event that the composition of residential changes (i.e. the number of bedrooms), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.

d. **Bicycle Parking.** Bicycle parking shall be provided in compliance with LAMC Section 12.21-A,16 and to the satisfaction of the Department of Building and Safety.

7. **Incentives.**

a. No automobile parking shall be required for the Permanent Supportive Housing Units;

b. ½ automobile parking spaces per dwelling unit other than supportive housing units;

c. Two (2) additional stories and 21 additional feet, or five (5) stories and 66 feet in lieu of the three (3) stories and 45 feet otherwise permitted in the 1VL Height District;

d. Averaging of residential parking in the M1 Zone shall be permitted; and

e. A maximum Floor Area Ratio of 3.29 to 1 in the CM Zone in lieu of the otherwise permitted 1.5 to 1 FAR.

8. **Commercial Uses.**

a. The project shall be limited to a maximum of 71,764 square feet of commercial uses, in substantial conformance with Exhibit “A”.

b. The ground floor commercial use shall maintain an entrance along Main Street which shall be open during all business hours.

c. Parking lot cleaning and sweeping, and trash collections from and deliveries to the development, shall occur no earlier than 7 a.m., nor later than 8 p.m., Monday through Friday, and no earlier than 10 a.m., nor later than 4 p.m., on Saturdays and Sundays.

d. All parking shall be provided in conformance with LAMC Section 12.21-A,4.

9. **Landscaping**.

a. Submit a revised Landscape Plan showing a minimum 48-inch deep planter for any trees planted on any rooftop or podium.

b. All open areas not used for buildings, driveways, parking areas, or recreational facilities or walks shall be attractively landscaped and maintained in accordance with

a landscape development plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.

10. **Solar Panels.** Solar panels shall be installed on the project's rooftop space to be connected to the building's electrical system. Approximately 3,200 square feet of Building 1 and 16,000 square feet of Building 3 of the roof area shall be reserved for the installation of a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy, in substantial conformance with the plans stamped "Exhibit A".

11. **Electric Vehicle Parking.** The project shall include at least twenty percent (20%) of the total required parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Of the 20% EV Ready, five (5) percent of the total required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the 20% or 5% results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from the above.

13. **Graffiti.** 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.

14. **Roof Structures.** Any structures on the roof, such as air conditioning units and other mechanical equipment, shall be fully screened (with such screening material incorporated in the design of the project) from public right of way and adjoining properties. The building parapet may be used to screen mechanical equipment as long as it fully obstructs the view of the mechanical equipment from abutting properties.

B. <u>Administrative Conditions</u>

15. **Approvals, Verification and Submittals**. Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

16. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

17. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

18. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

19. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

20. **Building Plans.** 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 Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

21. **Corrective Conditions.** 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 City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

22. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

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

    Applicant shall do all of the following:

    a. 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.

    b. 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.

    c. 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 (b).

    d. 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 (b).

e. 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 include actions, as defined herein, alleging failure to comply with <u>any</u> 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.

FINDINGS

Density Bonus/Affordable Housing Incentives Compliance Findings

1. Pursuant to Section 12.22-A,25 of the LAMC and Government Code 65915, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

*a. The incentives **do not** result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The project provides 100% of the units (exclusive of one (1) manager's unit) for Very Low Income Households or Permanent Supportive Housing to qualify for two (2) incentives. The list of on-menu incentives in LAMC Section 12.22-A,25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Department of City Planning will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives, by their nature, increase the size of the project. The project does not include any request for on-menu incentives.

Requested On-Menu Incentives

The requested On-Menu Incentive is to allow the project to utilize the M1 portion of the site for residential parking purposes. The incentive to permitting residential parking in the M1 will allow for more floor area within the CM-zoned portion of the site to be dedicated to the residential uses. Permitting residential parking in the M1 Zone will serve to reduce housing costs and facilitate the provision of 96 dwelling units for Very Low Income Households or for Permanent Supportive Housing for 55 years.

Requested Off-Menu Incentives

The Off-Menu Incentive requests for an increase FAR to a maximum of 3.29:1 in lieu of 1.5:1 is not expressed in the Menu of Incentives per LAMC Section 12.22-A,25(f) and, as such, is subject to LAMC Section 12.22-A,25(g)(3). The requested incentives allow the developer to expand the building envelope and increase the habitable space so the additional and affordable units can be constructed and the overall space dedicated to residential uses is increased. This incentive will reduce housing costs and supports the applicant's decision to set aside 96 dwelling units for Very Low Income Households or for Permanent Supportive Housing for 55 years.

b. *The incentives **will have** a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)). As required by Section 12.22-A,25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentive(s)/waiver(s) will have a specific adverse impact on public health and safety.

c. *The incentives **are contrary** to state or federal law.*

There is no substantial evidence in the record that the proposed incentives are contrary to state or federal law.

Site Plan Review Findings

In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05-F of the Los Angeles Municipal Code must be made in the affirmative.

2. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The Los Angeles General Plan sets forth goals, objectives, and policies that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Housing, Transportation/Mobility, Noise, and Safety. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. While the General Plan sets out a long-range vision and guide to future development, the 35 Community Plans provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives.

Northeast Los Angeles Community Plan

The subject property is located within the Northeast Los Angeles Community Plan which was revised by the City Council on June 15, 1999. The Northeast Los Angeles Community Plan designates the subject property for Limited Industrial land use, corresponding to the CM, M1, MR1, and P Zones. The subject property is zoned CM-1VL and M1-1VL. The

proposed project advances the following goals, objectives and policies of the Community Plan:

Goal 1: A safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community.

Objective 1-1: To preserve and enhance existing residential neighborhoods.

Policy 1-1.1: Protect existing stable single-family and other lower density residential neighborhoods from encroachment by higher density residential and other uses that are incompatible as to scale and character or would otherwise diminish the quality of life.

Objective 1-2: To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.

Policy 1-2.2: Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

Policy 1-2.3: Encourage mixed-use development in selected commercially-zoned areas

Objective 1-6: To promote and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial background.

Policy 1-6.1: Promote individual choice in type, quality, price, and location of housing.

Policy 1-6.2: Promote mixed use in all multiple-family residential projects in commercial zones.

Policy 1-6.3: Ensure that redevelopment activity minimizes displacement of residents.

The proposed project is a new mixed-use development with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail.

The project would include 49 dwelling units for Extremely Low Income Households (HUD 30% AMI) and 47 dwelling units for Low Income Households (HUD 60% AMI); and among these 96 affordable units, the project would contain 49 Permanent Supportive Housing (PSH) dwelling units with 20 dwelling units targeted for Transitional Aged Youth, 10 dwelling units targeted for Survivors of Domestic Violence, 19 PSH dwelling units targeted for individuals 55 years of age or older, and 18 Affordable Senior Housing dwelling units prioritizing veterans.

The subject property is located within 1,750 feet of numerous bus stops which provide local and regional transit access. But more significantly, the project's proximity to LAC + USC Medical Center and USC's Health Science campus (less than one [1] mile) along with the on-site medical uses will promote the health, safety, welfare, and convenience of those who live and work within the development and the surrounding community.

Lastly, the construction of 97 new dwelling units within a primarily commercial and industrial area will support the city's housing needs while protecting existing stable single-family and other lower density residential neighborhoods from encroachment by higher density residential; and consistent with SB330, as part of the project's housing replacement requirements, all of the units to be removed units will be replaced at the same size and number of bedrooms, and giving the existing tenants the first right of refusal to occupy those new replacement units.

Conditions have been imposed on site maintenance and commercial operations to ensure further compatibility with the surrounding residential uses.

Goal 2: Strong and competitive commercial areas that suitably serve the needs of the community and attracts customers from outside the plan area by satisfying market demand and maximizing convenience and accessibility while preserving unique historic and cultural identities of each commercial area.

Objective 2-1: To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.

Policy 2-1.1: Consolidate commercial areas through appropriate planning and zoning actions to strengthen the economic base and expand market opportunities

Policy 2-1.2: Protect commercially planned/zoned areas from encroachment by residential only development.

Objective 2-2: To enhance the identity and appearance of commercial districts.

Policy 2-2.2: Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development.

The subject property is split-zoned with 45,315 square feet zoned CM (Commercial Manufacturing) and 49,425 square feet zoned M1 (Limited Industrial), and the property is currently improved with a mixture of single-family, multi-family, commercial office, commercial retail, manufacturing, and automotive uses.

The proposed 97-unit mixed-use project includes 71,764 square feet of commercial floor area. Of the 71,764 square feet of commercial floor area, approximately 43,346 square feet would be occupied by medical offices and a medical clinic which would not only serve the needs of the residents of the proposed project but also those that live in community. In addition, these new medical and health services would also work in harmony with the LAC + USC Medical Center and USC's Health Science campus and could stimulate the development of other medical and health services or other

supportive services. The remaining 28,418 square feet of commercial floor area is proposed as a much-needed neighborhood-serving grocery store as this community is identified in Plan for a Healthy Los Angeles (the Health and Wellness Element of the General Plan) as having poor to fair access to healthy food.

The project has been well-designed, prioritizing the pedestrian experience, minimizing the number of driveways, and providing a consistent and unified architectural design throughout the entire development. The project will preserve and relocate three (3) existing residential buildings, converting them into one (1) building by connecting them by a common addition at their rears, which would then serve as a medical clinic building. The project also provides a mid-block paseo which would facilitate pedestrian within the development as well as through the site, from Hancock Street to Johnston Street.

Goal 3: Sufficient land for the range of industrial uses necessary to provide maximum employment opportunities, especially for local residents; that are safe for the environment and the work force; and have minimal adverse impact on adjacent uses and infrastructure resources.

Objective 3-1: To resolve conflicts between industrial uses and other adjacent uses.

Policy 3-1.1: Preserve existing industrial areas that have the greatest viability and compatibility and the least adverse impact on nearby uses.

Objective 3-2: To provide for existing and future industrial uses that contribute job opportunities for residents and minimize adverse environmental and visual impacts on the community.

Policy 3-2.1: Designate lands for the continuation of appropriate existing industry and development of new industrial parks, research and development uses, light manufacturing, and similar uses that are compatible with nearby uses, provide employment opportunities, and have minimal impact on the environment.

Policy 3-2.2: Require compatibility through design treatments, compliance with environmental protection standards, and health and safety requirements for industrial uses that adjoin residential neighborhoods and commercial uses.

The subject property is split-zoned with 45,315 square feet zoned CM (Commercial Manufacturing) and 49,425 square feet zoned M1 (Limited Industrial), and the property is currently improved with a mixture of single-family, multi-family, commercial office, commercial retail, manufacturing, and automotive uses all located on separate, individual lots.

The proposed project will enable to the site to operate as one (1), 94,740 square-foot site that will contain approximately 43,346 square feet of medical offices and a medical clinic which would not only serve the needs of the residents of the proposed project but also those that live in community. In addition, these new medical and health services would also work in harmony with the LAC + USC Medical Center and USC's Health Science campus and could stimulate the development of other medical and health services or other supportive services.

Furthermore, the project has been well-designed, prioritizing the pedestrian experience, minimizing the number of driveways, and providing a consistent and unified architectural design throughout the entire development. The project will preserve and relocate three (3) existing residential buildings, converting them into one (1) building by connecting them by a common addition at their rears, which would then serve as a medical clinic building. Importantly, these residential building will be located along Hancock Street, and across the street from several existing residential buildings, thereby providing a compatible transition to the more intensive uses of the proposed project. The project also provides a mid-block paseo which would facilitate pedestrian within the development as well as through the site, from Hancock Street to Johnston Street.

Therefore, the proposed 97-unit, mixed-use development is consistent with the goals, objectives and policies of the Northeast Los Angeles Community Plan.

The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

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.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The proposed project will contribute toward and facilitate the City's long-term fiscal and economic viability by redeveloping site with new mixed-use development including 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail. The subject property is located within 1,750 feet of numerous bus stops which provide local and regional transit access. But more significantly, the project's proximity to LAC + USC Medical Center and USC's Health Science campus (less than one [1] mile) along with the on-site medical uses will promote the health, safety, welfare, and convenience of those who live and work within the development and the surrounding community. Its location within a primarily commercial and industrial area will support the city's housing needs while protecting existing stable single-family and other lower density residential neighborhoods from encroachment by higher density residential; and consistent with SB330, as part of the project's housing replacement requirements, all of the units to be removed units will be replaced at the same size and number of bedrooms, and giving the existing tenants the first right of refusal to occupy those new replacement units.

Therefore, the proposed 97-unit, mixed-use development is consistent with the goals, objectives and policies of the General Plan Framework Element.

The **Housing Element** is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1*:* Housing Production and Preservation.

Objective 1.1*:* Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Objective 1.4*:* Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The proposed project is a new mixed-use development with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail.

The project would include 49 dwelling units for Extremely Low Income Households (HUD 30% AMI) and 47 dwelling units for Low Income Households (HUD 60% AMI); and among these 96 affordable units, the project would contain 49 Permanent Supportive Housing (PSH) dwelling units with 20 dwelling units targeted for Transitional Aged Youth, 10 dwelling units targeted for Survivors of Domestic Violence, 19 PSH dwelling units targeted for individuals 55 years of age or older, and 18 Affordable Senior Housing dwelling units prioritizing veterans.

Approval of the requested Density Bonus and Site Plan Review project would permit 97 units through a single entitlement and facilitate the production of new housing opportunities, meeting the needs of the city, while ensuring a range of different housing types that address the particular needs of the city's households. Consistent with SB330, as part of the project's housing replacement requirements, all of the units to be removed units will be replaced at the same size and number of bedrooms, and giving the existing tenants the first right of refusal to occupy those new replacement units.

Therefore, the project is consistent with the Housing Element goals, objectives and policies of the General Plan.

The **Mobility Element** of the General Plan (Mobility Plan 2035) will not to be affected by the recommended action herein. Main Street, abutting the property to the north, is designated an Avenue II, dedicated to a variable width of between 80 and 83 feet, and improved with roadway, curb, gutter and sidewalks. Hancock Street, abutting the property to the east, is a Local Street, dedicated to a width of 60 feet and improved with roadway, curb, gutter, and sidewalks. Johnston Street, abutting the property to the west, is a Local Street, dedicated to a width of 60 feet and improved with roadway, curb, gutter, and sidewalks.

Main Street is part of the Bicycle Enhanced Network (Low Stress Network) and identified as a Tier 1 Protected Bike Lane, and is part of the Pedestrian Enhanced Districts.

The project as designed will support the development of these Networks and meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

The project includes main entrances to the ground floor commercial retail space, the medical clinic and the residential lobby along Main Street and locates all automobile access to the project site via driveways off of the two (2) side streets, Johnston and Hancock Streets, and away from Main Street. The project also provides a mid-block paseo which would facilitate pedestrian within the development as well as through the site, from Hancock Street to Johnston Street.

As part of the project's approval under Case No. AA-2019-7419-PMLA, the project is required to provide a three-foot dedication along Main Street to complete a 43-foot wide half right-of-way.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The subject property is located within 1,750 feet of numerous bus stops which provide local and regional transit access and will reduce vehicular trips to and from the project, vehicle miles traveled, and contribute to the improvement of air quality. In addition, the project's proximity to LAC + USC Medical Center and USC's Health Science campus (less than one [1] mile) along with the on-site medical uses will result in fewer vehicle trips due to improved access to jobs, destinations, and other neighborhood services within the development and the surrounding community.

In addition, the project will provide a total of 261 bicycle parking spaces (181 commercial spaces and 80 residential spaces). Short- and long-term bicycle parking will be located throughout the site.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of 20% of the total parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE) and of those 20% EV Ready parking spaces, 5% of the total parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

Therefore, the project is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned herein, the project would be required to provide parking spaces which would be equipped for the immediate installation and use of EV Charging Stations, as well as for future use. Additionally, the project will reserve approximately 3,200 square feet of Building 1 and 16,000 square feet of Building 3 for the installation of a solar photovoltaic system. The installation and operation of the solar panels would help to reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. The conditions would provide for the public welfare and necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City. The project is consistent with the aforementioned policies, as well as ensure that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy. The solar and EV conditions also provides a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. As such, the project provides service amenities to improve habitability for future residents of the project site and to minimize impacts on neighboring properties and is therefore in conformance with the goals and policies of the Air Quality Element.

3. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The proposed project is the demolition of existing structures with the exception of the on-site relocation of three (3) structures, and the construction, use and maintenance of a new mixed-use development within four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail. The maximum building heights would range from 27 feet, two-inch (27'-2") to 66 feet (66').

The subject property is a flat, irregular-shaped, 94,740 square-foot double reverse corner lot with 299 feet of frontage along the eastern side of Johnston Street, 275 feet of frontage along the southern side of Main Street, and 277 feet of frontage along the western side of Hancock Street. The site is currently improved with a variety of residential, commercial

and industrial uses. There are 11 dwelling units on the subject property, including single-family buildings, duplexes and multi-family. Three (3) residential structures would be relocated and rehabilitated as part of the proposed project. The existing commercial uses include one-story offices and one-story retail. The subject property is also improved with light industrial uses including a lumber yard and a pickle factory, A-1 Eastern Homemade Pickle Company, Inc.

The project site is in a developed and urbanized neighborhood with a light industrial and residential uses. Properties to the north, across Main Street, are zoned CM-1VL and improved with residential, light industrial and commercial uses. Properties to the east, across Hancock Street, are zoned CM-1VL and M1-1VL, and improved with residential, and light industrial uses. Properties to the south are zoned M1-1VL, and improved with an apartment building, and light industrial uses. Properties to the west, across Johnston Street, are zoned CM-1VL and M1-1VL, and improved with a duplex, light industrial and office uses and vacant land.

The project includes 56 studios, 35 one-bedroom units, five (5) two-bedroom units, and one (1) four bedroom unit. Pursuant to LAMC Section 12.21-G, 9,900 square feet of open space is required. The project provides a minimum of 9,900 square feet of open space. Common outdoor open space includes a 7,390 square-foot courtyard on the 2nd floor and 1,170 square-foot terrace on the 5th floor. Indoor open space includes a 1,340 square-foot community room on the 2nd floor adjacent to the courtyard. Included within the open space provided will be 2,140 square feet of landscaping.

The project will provide a total of 124 parking space within one (1) at-grade and one (1) above-grade parking level of Building 3. Access to the parking areas are via driveways along the two (2) side streets, Johnston and Hancock Streets. The project will also provide 261 bicycle parking spaces, 261 bicycle parking spaces (181 commercial spaces and 80 residential spaces) throughout the site.

Height, Bulk, and Setbacks

The project site is zoned CM-1VL and M1-1VL with a 45-foot height limit. The 56-foot height limit has been granted in conjunction with the Density Bonus request with the provision of setting aside a minimum of 11% of its base density units for Very Low Income Households.

The project has a maximum FAR of 1.9:1. The CM and M1 Zones have a maximum permitted FAR of 1.5:1. The FAR of 1.9:1 has been granted in conjunction with the Density Bonus request with the provision of setting aside a minimum 11% of its base density units for Very Low Income Households.

The proposed development conforms to the setback requirements of the CM and M1 Zones. The project is not required any setback along Main, Johnston and Hancock Streets. The residential building, Building 1, will provide a setback at the 2nd floor level and above.

The height, bulk, and setbacks of the subject project are consistent with the existing development in the immediate surrounding area and with the underlying CM-1VL and M1-1VL Zones. Therefore, the project will be compatible with the existing and future developments in the neighborhood.

Parking

The project will provide a total of 124 parking space within one (1) at-grade and one (1) above-grade parking level of Building 3 and two (2) surface parking lots. The project will also provide 261 bicycle parking spaces, 261 bicycle parking spaces (181 commercial spaces and 80 residential spaces). Access to the parking areas are via driveways along the two (2) side streets, Johnston and Hancock Streets.

The parking levels within Building 3 have been integrated into the design of the building and the parking areas will not be visible from the public right-of-way. Pedestrian access will be from the mid-block paseo which extends across the site from Johnston to Hancock Streets. Therefore, the parking facilities will be compatible with the existing and future developments in the neighborhoods.

Lighting

Lighting is required to be provided per LAMC requirements. The project proposes security lighting will be provided to illuminate building, entrances, walkways and parking areas. The project is required to provide outdoor lighting with shielding, so that the light source cannot be seen from adjacent residential properties. There, the lighting will be compatible with the existing and future developments in the neighborhood.

On-Site Landscaping

Pursuant to LAMC Section 12.21-G, 9,900 square feet of open space is required. The project provides a minimum of 9,900 square feet of open space. Included within the open space provided will be 2,140 square feet of landscaping. The project has been conditioned so that all open areas not used for buildings, driveways, parking areas, recreational facilities or walks will be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect. The planting of any required trees and street trees will be selected and installed per the Bureau of Street Services, Urban Forestry Divisions' requirements. Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

Loading/Trash Area

The proposed project provides one (1) loading area located within Building 1, which is only accessible from Hancock Street.

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. The service area for trash and recycling collection will be conditioned to be located at grade level and accessible from the parking area. Additionally, service area for trash collection is to be located on all upper floors. Therefore, as proposed and conditioned, the project is compatible with existing and future development on neighboring properties.

As proposed and conditioned, the project consists will be compatible with existing and future development in the surrounding area.

4. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

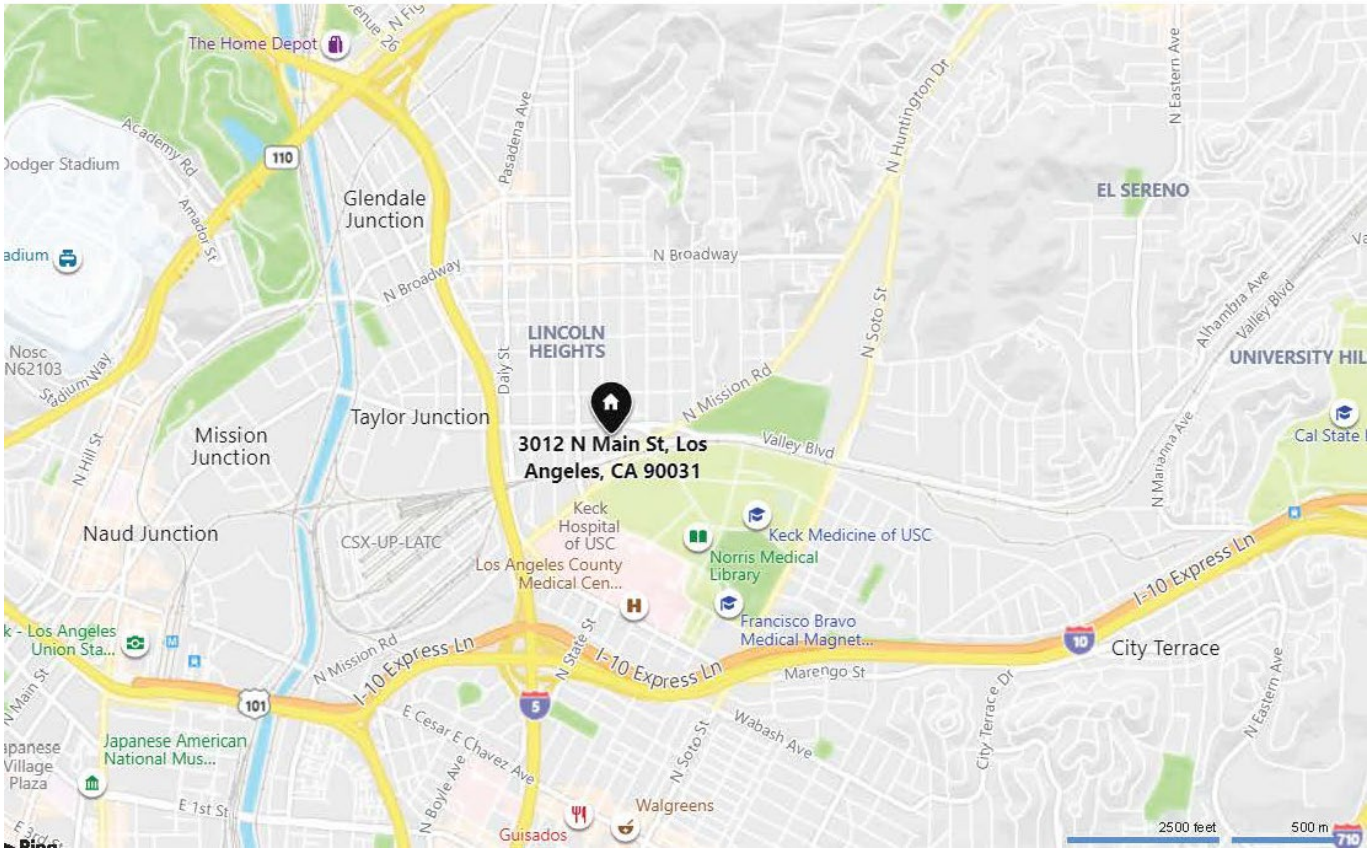
The project proposes provide a variety of unit types which include: 56 studios, 35 one-bedroom units, five (5) two-bedroom units, and one (1) four bedroom unit. Pursuant to LAMC Section 12.21-G, the project would is required to provide 9,900 square feet of open space, and is proposing approximately 9,900 square feet of open space.

As part of the 9,900 square feet of open space, the project includes a 7,390 square-foot courtyard on the 2nd floor and 1,170 square-foot terrace on the 5th floor. Indoor open space includes a 1,340 square-foot community room on the 2nd floor adjacent to the courtyard. The project also private balconies for many of the units. The project includes 2,140 square feet of landscaped area dispersed throughout the project and is required to provide a minimum of 24 trees on-site. Additionally the ground floor commercial space and medical offices and clinic will serve the residents. As proposed, the project would provide recreational and service amenities which would improve habitability for its residents and minimize impacts on neighboring properties.

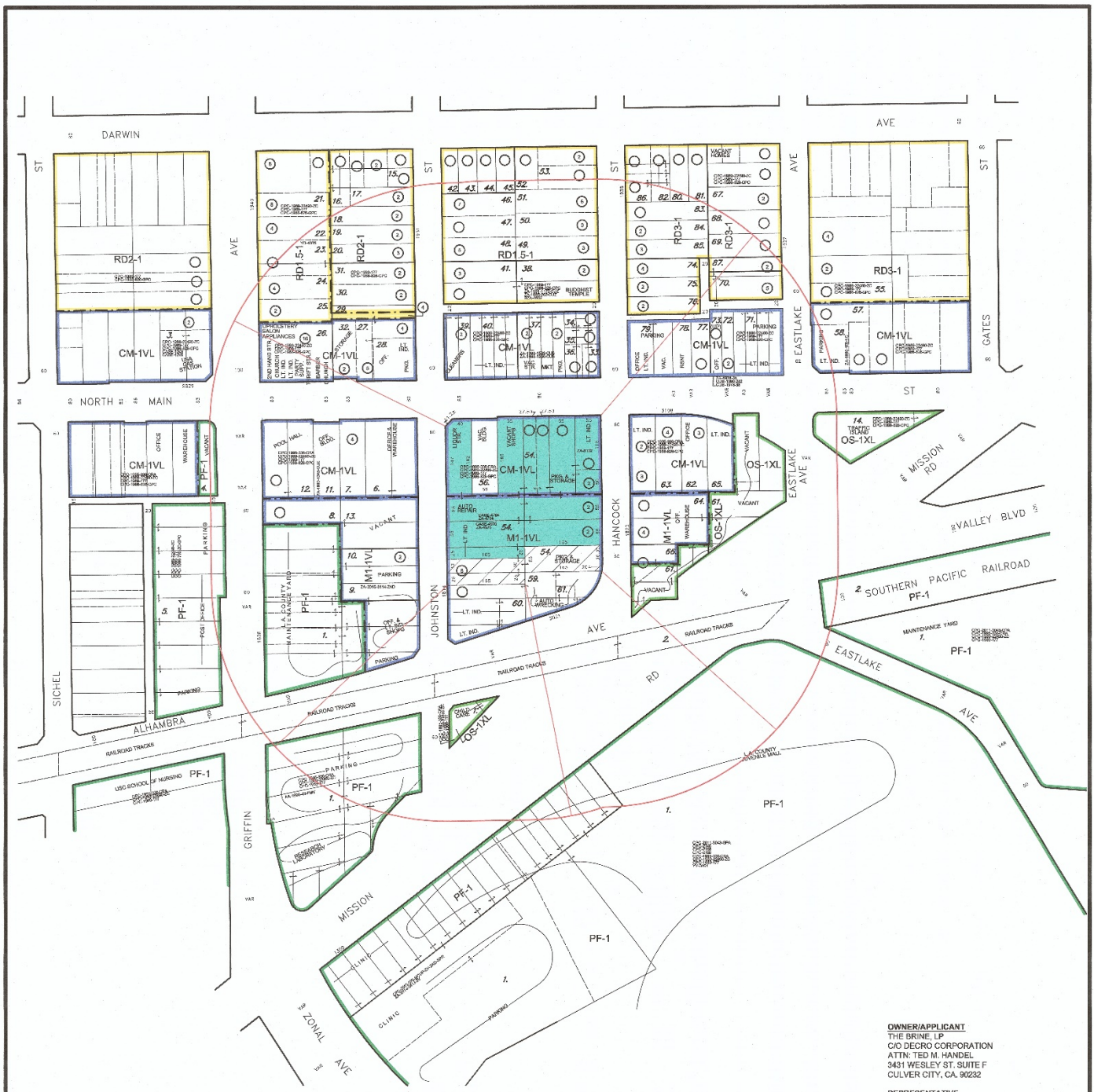
5. **Environmental Finding.** The City Planning Commission finds that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Maps

Vicinity Map



Radius Map



OWNER/APPLICANT
THE BRINE, LP
C/O DECRO CORPORATION
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3431 WESLEY ST. SUITE F
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REPRESENTATIVE
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3221 HUTCHINSON AVE. SUITE D
LOS ANGELES, CA. 90034
(310)-838-2400

C.D. 1
C.T. 1999.00
P.A. NORTH LOS ANGELES

LEGAL: LOT 1 TO 4,6 TO 10, AND N'LY 25 FT. OF LOT 12, BLOCK 3, MOULTON'S ADDITION M R 5-468 (SEE APPLICATION)

GC MAPPING SERVICE, INC. 3055 WEST VALLEY BOULEVARD ALHAMBRA CA 91803 (626) 441-1080 (626) 441-8850	**PRELIMINARY PARCEL MAP**	**SITE:** 3000 N. MAIN ST. 1.96 NET AC.	CASE NO. DATE: 10-11-2019 SCALE: 1" = 100' USES FIELD D.M. 135 A 223 T.B. PAGE: 635 GRID: A-2

Zoning Map


RD2-1
CM-1VL
RD1.5-1
RD3-1
HWY DED
HANCOCK ST
EASTLAKE AVE
GATES ST
HIGHWAY DEDICATION
NORTH MAIN ST
JOHNSTON ST
OS-1XL
M1-1VL
VALLEY BLVD
R3-1
RE-1
PF-1
SICHEL ST
GRIFFIN AVE
M1-1/L
ALHAMBRA AVE
MISSION ROAD
Generalized Zoning
0.04 Miles
200 Feet

Exhibit A

Site Plan, Floor Plans, Elevations and Landscape Plan

The Brine

3016 N. MAIN ST. (BUILDING 1 RESIDENTIAL)
1829 N. HANCOCK ST. (BUILDING 1 COMMERCIAL),
3000 N. MAIN ST. (BUILDING 2),
1826 N. JOHNSTON ST. (BUILDING 3),
1817 N. HANCOCK ST. (BUILDING 4),
LOS ANGELES, CA 90031

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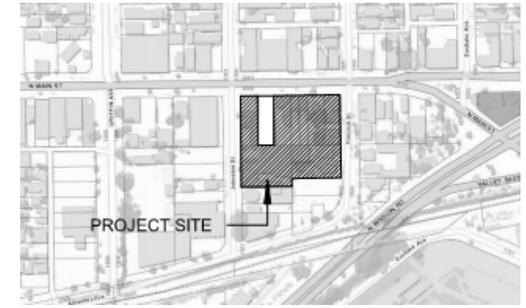
VICINITY MAP



SHEET INDEX

PROJECT TEAM

DEVELOPER:
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3431 WESLEY STREET
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ARCHITECT:
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BURBANK, CA 91505
TEL. 818 556 5001

HISTORICAL CONSULTANT:
HISTORICAL ARCHITECTURAL CONSULTING
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LAND USE CONSULTANT:
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LOS ANGELES, CA 90034
TEL. 310 838 2400

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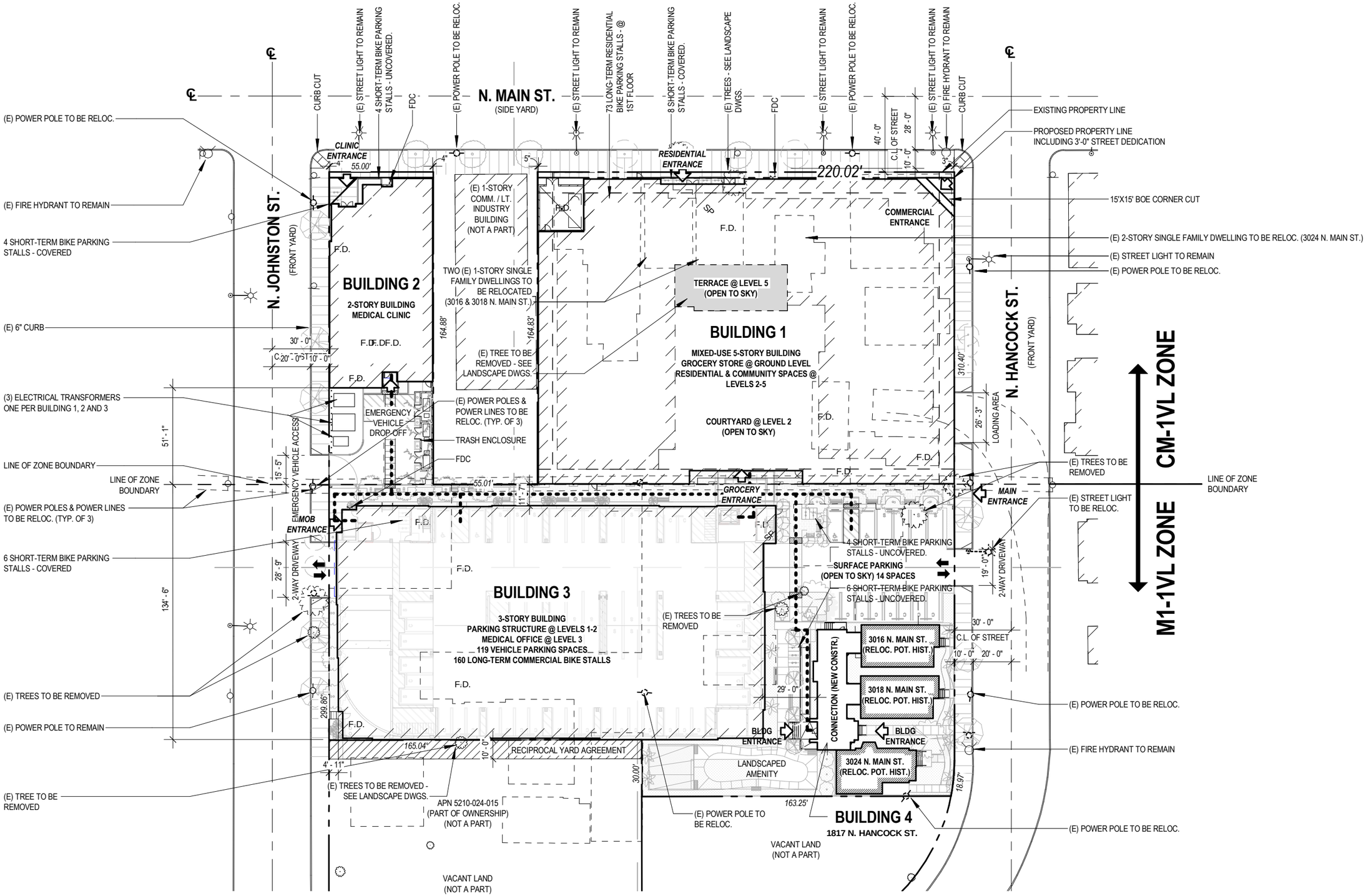
ARCHITECTS TSM



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0' 25' 50' 100' scale: 1" = 50'-0"

SITE PLAN

0.002

PROJECT DATA

LOT AREA AND ZONING

Lot Summary

Lot #	Address	APN	Zoning
1	1829-1831-1839 Hancock	5210-024-001	CM-1VL
	3028-3030 N Main	5210-024-002	
2	3024 N Main	5210-024-003	CM-1VL
3	316 0 318 N Main	5210-024-004	
		5210-024-005	CM-1VL
4	3012 - 3014 N Main	5210-024-006	CM-1VL
6	3000 N Main	5210-024-008	CM-1VL
		Total Area**	45,315
7	1825 - 1826 Hancock	5210-024-009	M1-1VL
8	1832 - 1834 N Johnston	5210-024-022	M1-1VL
9	1817 - 1819 Hancock	5210-024-011	M1-1VL
10	1826 Johnston	5210-024-022	M1-1VL
11	1,815 Hancock	5210-024-012	M1-1VL
12	1820 Johnston	5210-024-022	M1-1VL
		Total Area**	49,425

** Per LA County Assessor's Records

	Total Lot Area (sf)	Buildable Lot Area* (sf)
CM-1VL	45,315	44,265
M1-1VL	49,425	49,425
TOTAL	94,740	93,690

* Excludes 3 ft street dedication and 15-foot corner cut dedications on Main Street

LEGAL DESCRIPTIONS

APN	
5210-024-001	Lot 1, in Block 3 of Moulton's Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of Said County. Except the South 50 feet of said lot
5210-024-002	The South 50 feet of Lot 1, Block 3 of Moulton's Addition, to the City of Los Angeles in the County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of Said County.
5210-024-003	The West 27 ½ feet of Lot 3 the Easterly 27 ½ feet of Lot 3 and all of Lot 2, in Block 3 of Moulton's Addition to the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-004	The West 27 ½ feet of Lot 3 the Easterly 27 ½ feet of Lot 3 and all of Lot 2, in Block 3 of Moulton's Addition to the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-005	The West 27 ½ feet of Lot 3 the Easterly 27 ½ feet of Lot 3 and all of Lot 2, in Block 3 of Moulton's Addition to the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-006	Lot 4, in Block 3 of Moulton's Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-008	Lot 6, in Block 3 of Moulton's Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the Los Angeles County Recorder.
5210-024-009	Lot 7, in Block 3 of Moulton's Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-022	All of Lots 8 and 10 and that Portion of Lot 12 in Block 3 of Moulton's Addition to the City of Los Angeles as per map recorded in book 5, Page 468 of Miscellaneous Maps, in the Office of The County Recorder of said County described as follows: "Beginning at the Northwest Corner of said Lot 12; thence South along the West line of said Lot 25 Feet; thence East parallel with the North line of said Lot 165 feet to the East line of said Lot; thence North along said Line 25 feet to the Northeast corner of said Lot; thence West along the North line of said Lot 165 feet to the point of beginning."
5210-024-011	Lot 9, in Block 3 of Moulton's Addition, as per map recorded in book 5 page 468 of Miscellaneous Records of said County.
5210-024-012	Lot 11, in Block 3 of Moulton's Addition, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County and more commonly known as 1815 Hancock Ave., Los Angeles, California.

DENSITY

Permitted

Zone	Lot Area	Ratio (Unit/sf)	-	Units
CM-1VL	45,315	1 du/800 sf		57
M1-1VL	0	0		0
			Base	57

Density Bonus

	AB-1763 Unlimited	Units
Provided		97

Proposed (Building 1 only)

	Count	Mix
Studios	56	58%
One Bdrms	35	36%
Two Bdrms	5	5%
Four Bdrms	1	1%
Total	97	100%

FLOOR AREA AND FAR

Permitted

Zone	FAR	Buildable Area (SF)	Permitted Floor Area (SF)
CM-1VL	1.5 to 1	44,265	66,398
M1-1VL	1.5 to 1	49,425	74,138
TOTAL	1.5 to 1	93,690	140,536

Density Bonus Off-Menu Incentive

Zone	Permitted Floor Area (SF)	FAR
CM-1VL	145,205	3.29 to 1

Proposed

		Area (SF)	FAR
CM-1VL	Building 1	135,349	
	Building 2	9,856	
TOTAL		145,205	3.29 to 1
M1-1VL			
	Building 3	27,300	
	Building 4	4,254	
	Trellis	1,936	
TOTAL		33,490	0.68 to 1

Combined Total	Floor Area (SF)	FAR
	145,205	3.29
	33,490	0.68
	178,695	1.90

Use	Building 1	Building 2	Building 3	Building 4	Trellis	Combined Total
Commercial (SF)	28,418	9,856	27,300	4,254	1,936	71,764
Residential (SF)	106,931	0	0	0	0	106,931
Total (SF)	135,349	9,856	27,300	4,254	1,936	178,695

LOT COVERAGE

Building Footprint	83.05% = 77,810 / 93,690
Paving / Hardscape	10.41% = 9,750 / 93,690
Landscaping	6.54% = 6,130 SF / 93,690

HEIGHT & STORIES

	Zone	Height	Stories
Permitted	CM-1VL	45'-0"	3
	M1-1VL	45'-0"	3

	Zone	Height	Stories
AB 1763 Increase (Building 1 only)	CM-1VL	33'-0"	3
	Total	78'-0"	6

Proposed		Building 1	Building 2	Building 3	Building 4
	Height	66'-0"	36'-0"	45'-0"	27'-2"
	Stories	5	2	3	1 & 2

YARDS & SETBACKS

	Use	Front	Side Yard	Rear Yard
CM-1VL - Required	Residential	0 ft	8 ft	n/a
	Commercial	0 ft	0 ft	0 ft
CM-1VL - Provided	Building 1	0 ft	8 ft	n/a

Note: M1-VL Zone does not require yard setbacks for commercial buildings

OPEN SPACE

	No. Habitable Rooms	Area/du	Units	Area
Required	< 3 habitable rooms	100	91	9,100
	= 3 habitable rooms	125	5	625
	> 3 habitable rooms	175	1	175
			Total	9,900

Required Outdoor	Min 50%	4,950	
Permitted Indoor	Up to 25%	2,475	
Proposed			
Outdoor	Level 2 courtyard	7,390	
	Level 5 Terrace	1,170	
	Total	8,560	outdoor area
Indoor Community Space	Level 2 Community Room	1,340	
Total		9,900	

Landscape Requirement	2,140 sf	25% of provided outdoor open space
Landscape Provided	2,140 sf	
Trees Required	25	1 per 4 du
Trees Provided	25	

PARKING

Residential Required (LAMC)		LAMC Per DU	LAMC Units	LAMC Parking Total	AB 1763 Per DU	AB 1763 Units	AB 1763 Parking Total
	No. Habitable Rooms						
	< 3 habitable rooms	1	60	60	PSH = 0 100% Affordable	49	0
	= 3 habitable rooms	1.5	33	49.5	= 0.5	48	24
	> 3 habitable rooms	2	4	8			
	Total:			117			24
Residential Provided (AB 1763)	Total:						24

Commercial Required (Pursuant to the State Enterprise Zone)		Ratio	Area	Spaces	Bicycle Reduction	Spaces Replaced	Spaces Provided
	Building 1	1/500 sf	28,418	57	30%	16	40
	Building 2	1/500 sf	9,856	20	30%	6	14
	Building 3	1/500 sf	27,300	55	30%	17	38
	Building 4	1/500 sf	4,254	9	30%	3	6
			Total	141		*43	98

* Spaces replaced at a ratio of 1 car per 4 Bicycle

Total Required

		Standard	Accessible	Compact	Total
Total Proposed	Parking Garage (Bldg 3)	70	4	36	110
	Surface Parking	5	1	8	14
				Total	124

BICYCLE PARKING

Required Short Term Bike Parking

Residential	Ratio	Units	Bike Stalls
1 - 25 du	1 per 10	25	2.5
26-100 du	1 per 15	72	4.8
		Total	7

*Commercial	Ratio (min 2)	Area (sf)	Bike Stalls
Retail / Grocery	1 per 2,000	28,418	14.2
Institutional /Clinic	1 per 10,000	9,856	2
Institutional / MOB	1 per 10,000	27,300	2.7
Institutional / Clinic	1 per 10,000	4,254	2
		Total	21
Required Short Term Total			28

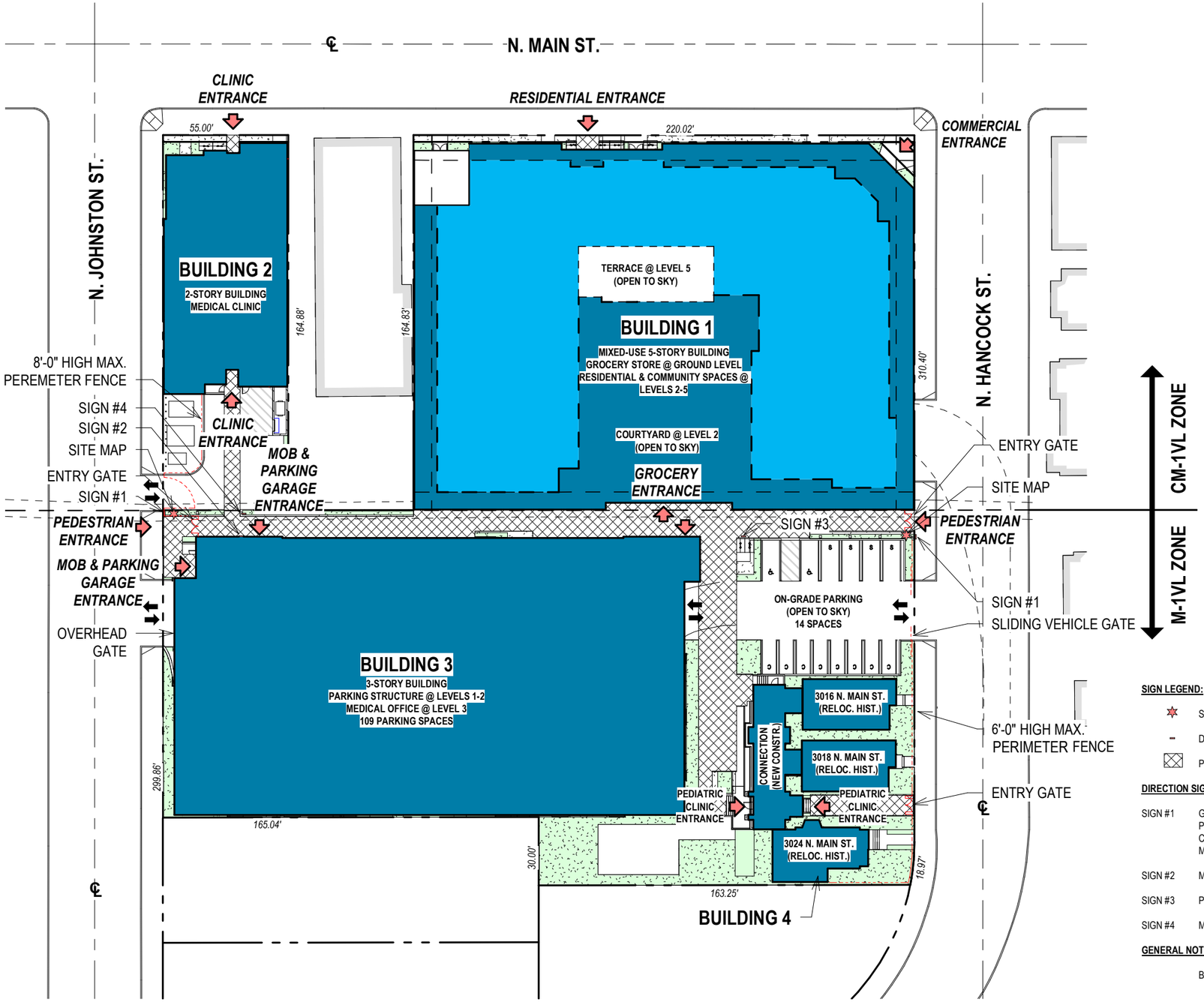
Required Long Term Bike Parking

Residential	Ratio	Units	Bike Stalls
1-25 du	1 per 1	25	25
26-100 du	1 per 1.5	72	48
		Total	73

*Commercial	Ratio (min 2)	Area	Bike Stalls
Retail / Grocery	1 per 2,000	28,418	14.2
Institutional /Clinic	1 per 5,000	9,856	2
Institutional / MOB	1 per 5,000	27,300	5
Institutional / Clinic	1 per 5,000	4,254	2
		Total	24
Required Long Term Total			97

*Commercial Vehicle Parking Replaced	Commercial Parking Stalls replaced	4 to 1	Replacement Bike Parking
	43		*172

Commercial Short Term Bike Parking Provided	21
Commercial Long Term Bike Parking Provided	160
*Total Commercial Bike Parking Provided	181
Residential Short Term Bike Parking Provided	7
Residential Long Term Bike Parking Provided	73
Total Residential Bike Parking Provided	80
Total Bike Parking Provide	261



SIGN LEGEND:

- SITE MAP
- DIRECTION SIGN
- PEDESTRIAN ACCESS

DIRECTION SIGN KEY:

SIGN #1	GROCERY PEDIATRIC CLINIC CLINIC MEDICAL OFFICE BUILDING (ABOVE PARKING GARAGE)
SIGN #2	MEDICAL OFFICE BUILDING (ABOVE PARKING GARAGE)
SIGN #3	PEDIATRIC CLINIC
SIGN #4	MEDICAL CLINIC

GENERAL NOTE:

BUILDING SIGNAGE AT ALL ENTRIES

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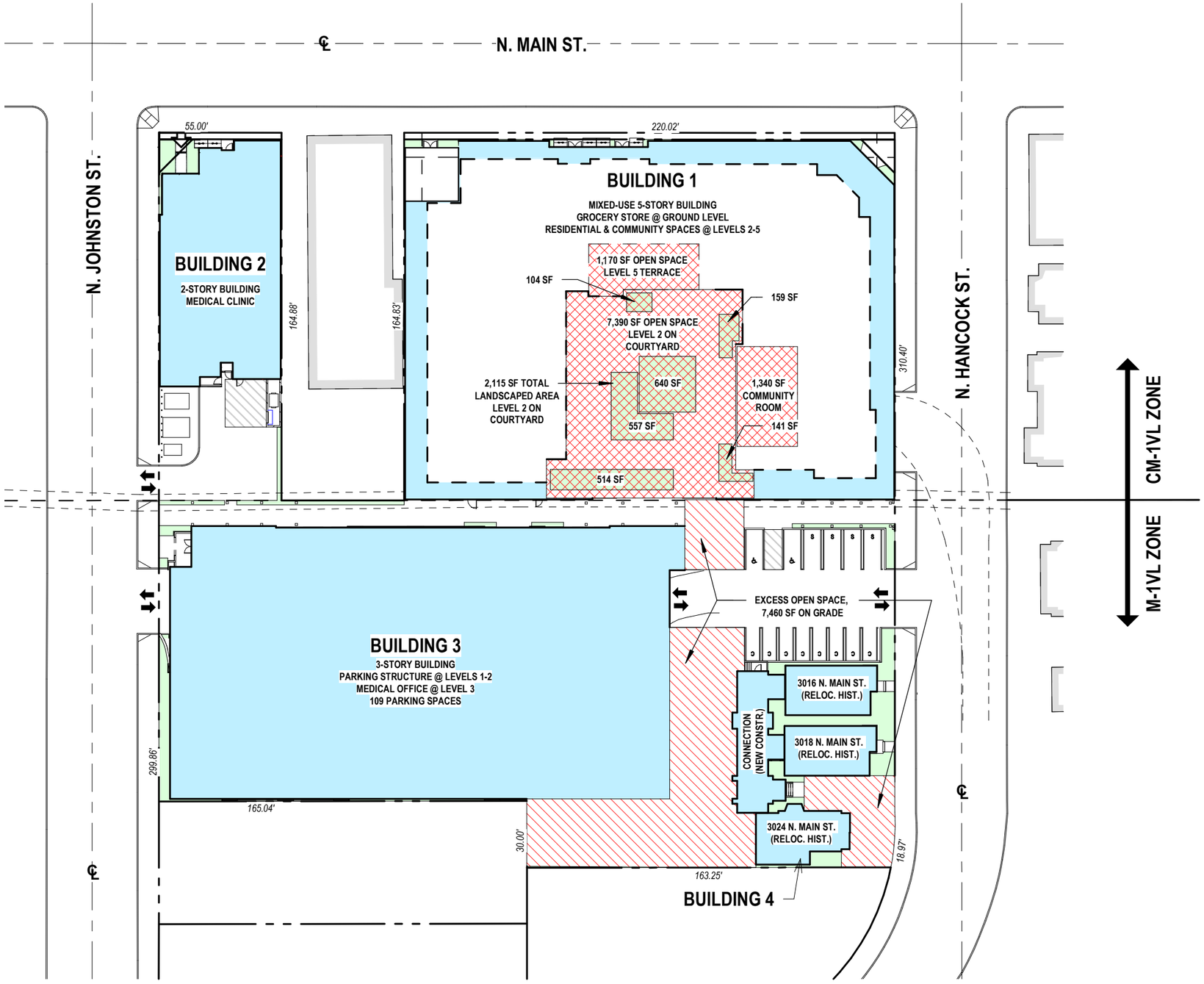
0' 25' 50' 100' scale: 1" = 50'-0"

WAYFINDING

0.005



No. Habitable Rooms	Area/du	Units	Area
< 3 habitable rooms	100	91	9,100
= 3 habitable rooms	125	5	625
> 3 habitable rooms	175	1	175
		Total	9,900

LEGEND

REQUIRED OPEN SPACE

EXCESS OPEN SPACE

OPEN SPACE DATA

REQUIRED OPEN SPACE FOR BUILDING 1:

NO. HABITABLE ROOMS	AREA/DU	UNITS	AREA
<3 HABITABLE ROOMS	100 SF	91	9,100 SF
=3 HABITABLE ROOMS	125 SF	5	625 SF
>3 HABITABLE ROOMS	175 SF	1	175 SF

TOTAL REQUIRED: **9,900 SF**

REQUIRED OUTDOOR COMMON OPEN SPACE (50% MIN.)	4,950 SF
PERMITTED INDOOR COMMON OPEN SPACE (25% MAX.)	2,475 SF

PROVIDED OUTDOOR COMMON OPEN SPACE FOR BUILDING 1:

LEVEL 2, COURTYARD	7,390 SF
LEVEL 5, TERRACE	1,170 SF
TOTAL:	**8,560 SF*,****

PROVIDED INDOOR COMMON OPEN SPACE FOR BUILDING 1:

LEVEL 2, COMMUNITY ROOM	**1,340 SF**
TOTAL PROVIDED:	**9,900 SF**

LANDSCAPE REQUIREMENT FOR COMMON OPEN SPACE = 25% * 8,560 SF =	2,140 SF
LANDSCAPE PROVIDED AT COMMON OPEN SPACE =	**2,140 SF**

EXCESS OPEN SPACE FOR PROJECT:

ON GRADE	7,460 SF

**PRIVATE OPEN SPACE (BALCONIES) AND 5TH FLOOR TERRACE NOT USED TO MEET OPEN SPACE REQUIREMENT*
***INTERIOR COMMON SPACE NOT USED TO MEET REQUIREMENT*

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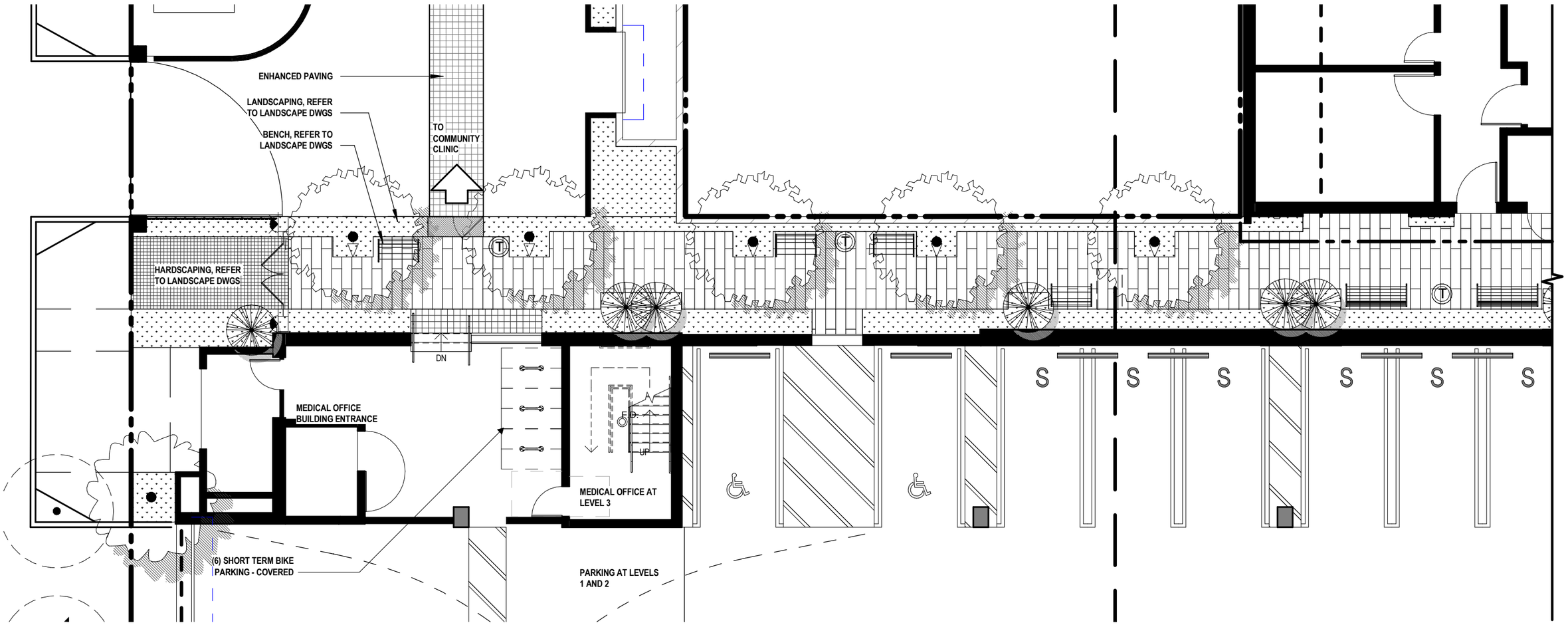
0' 25' 50' 100' scale: 1" = 50'-0"

OPEN SPACE DIAGRAMS

0.006



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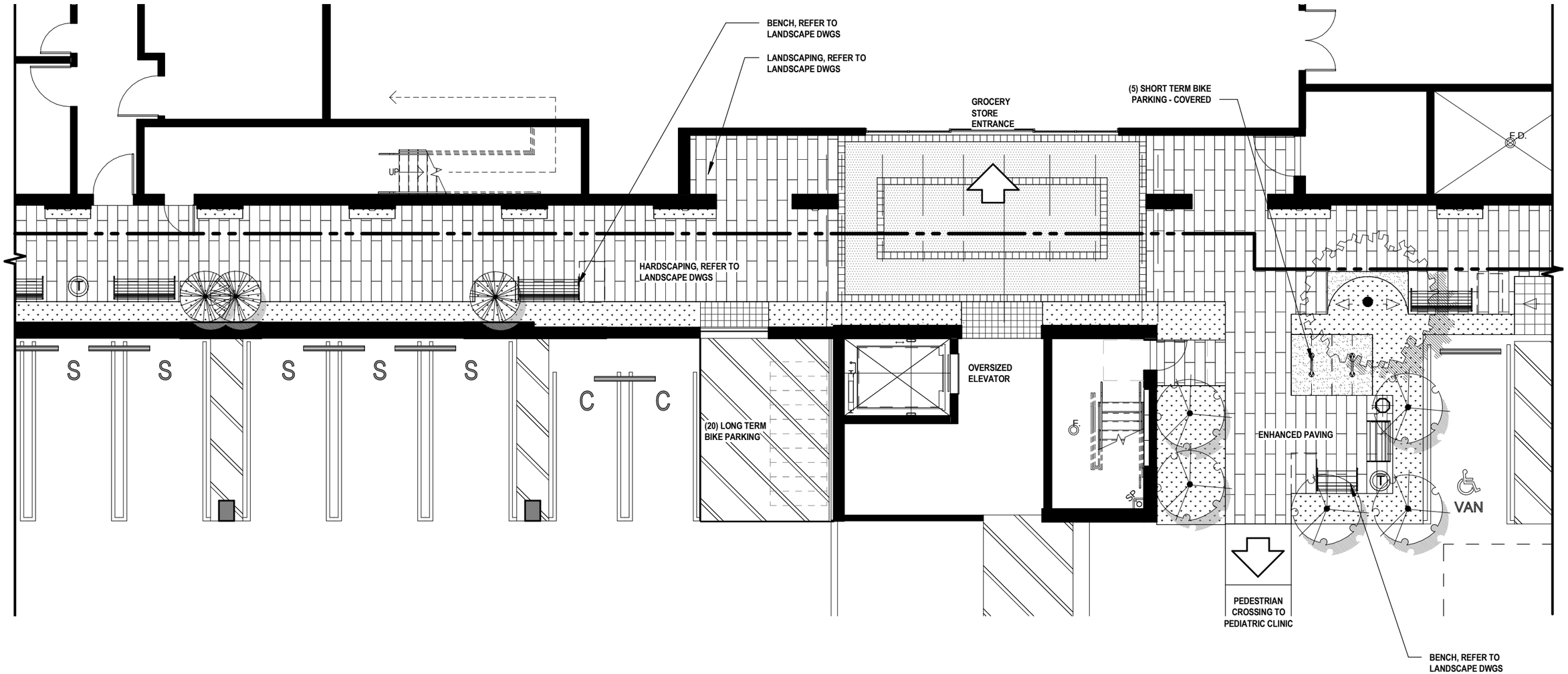
PASEO - ENLARGED PLAN A

0' 5' 10' 20'

scale: 1" = 10'-0"

0.007A



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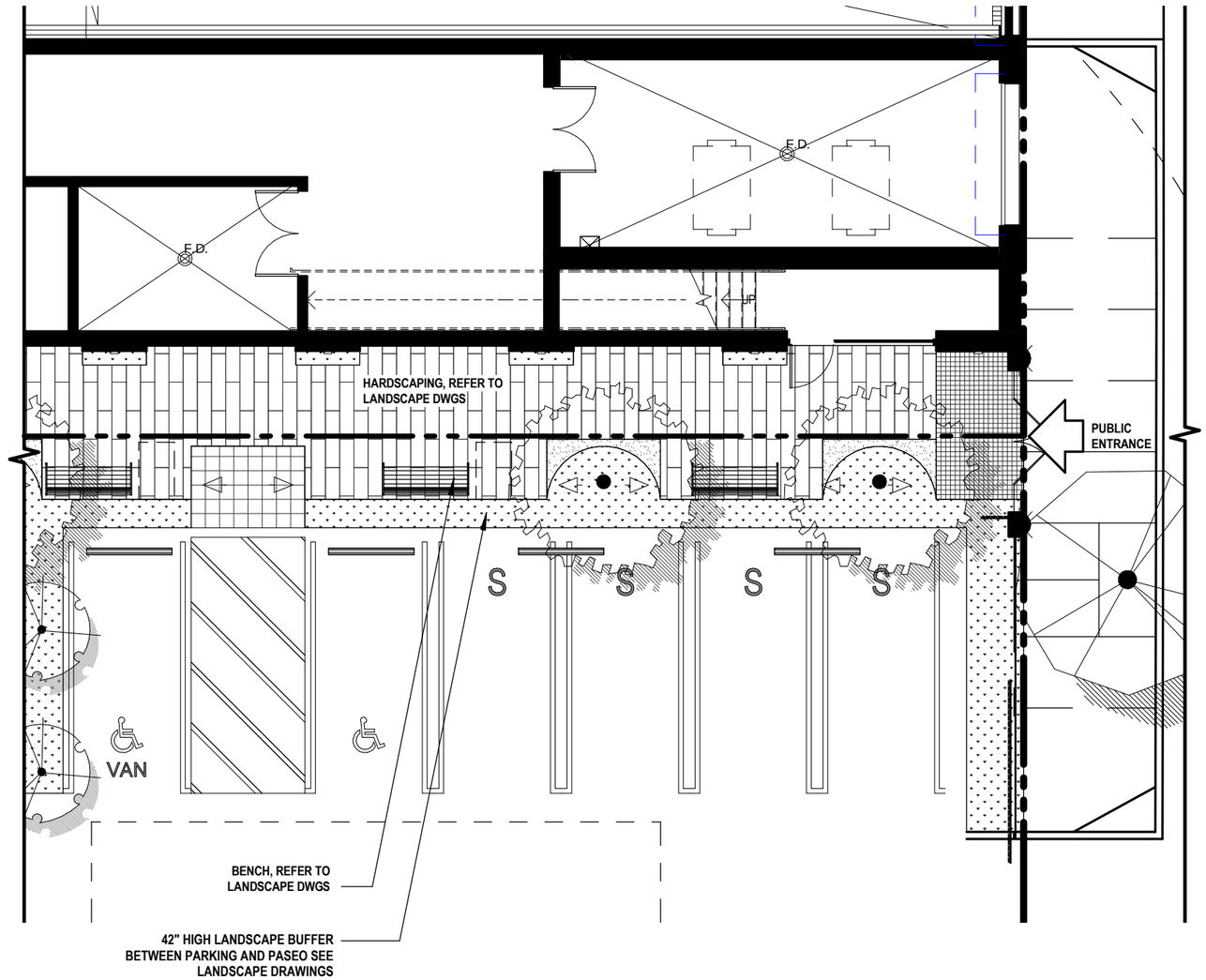
0' 5' 10' 20'

scale: 1" = 10'-0"

PASEO - ENLARGED PLAN B

0.007B



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PASEO - ENLARGED PLAN C

0' 5' 10' 20'

scale: 1" = 10'-0"

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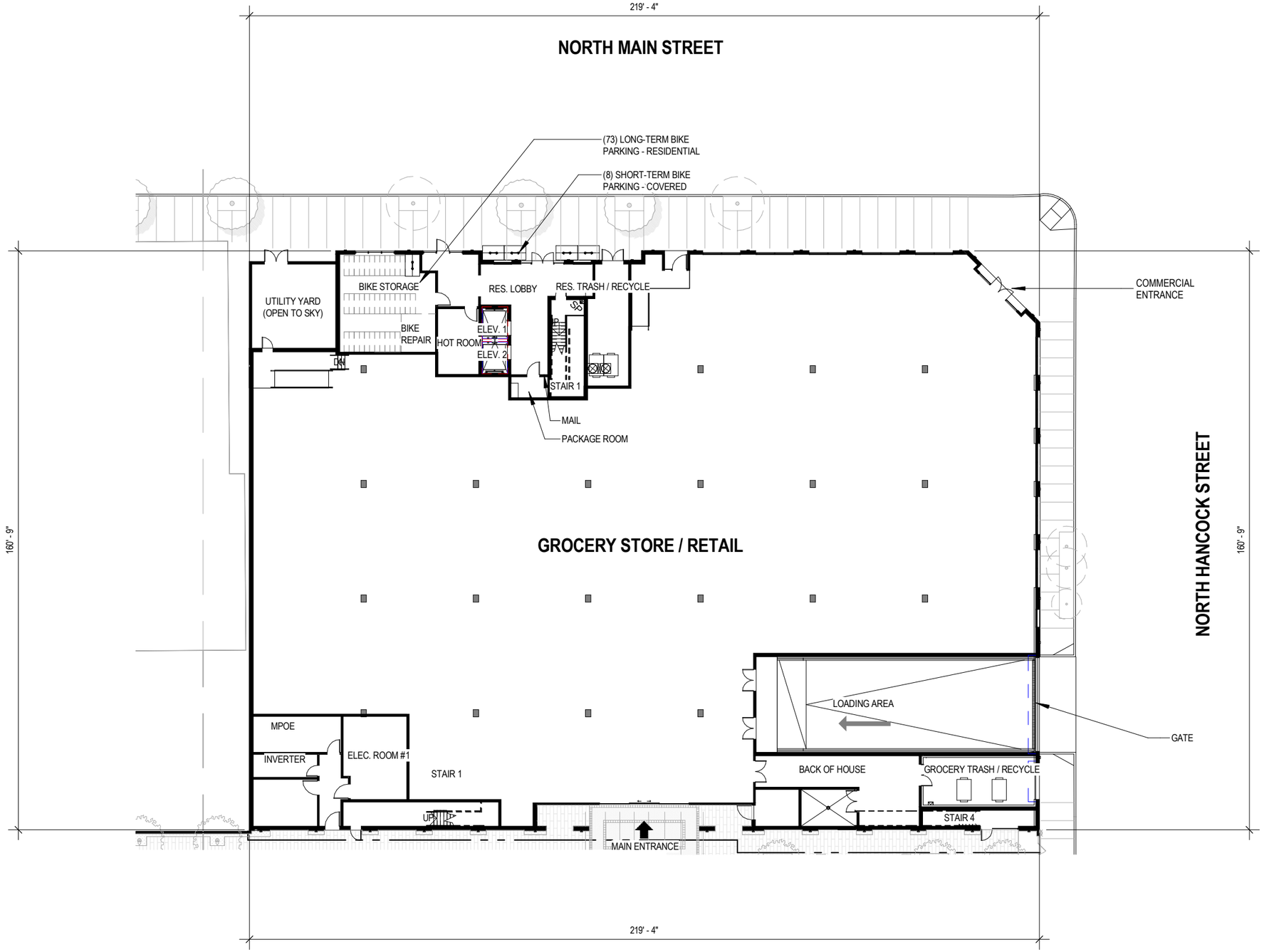


BUILDING DATA

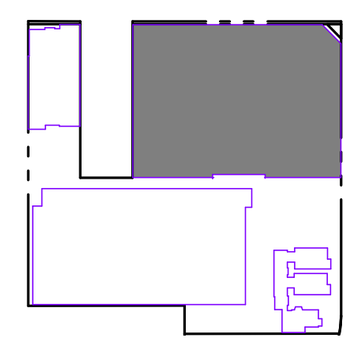
AREA:

COMMERCIAL SQ. FT.:		28,418
RESIDENTIAL SQ. FT:		106,931
TOTAL:		**135,349**

DWELLING UNITS:

STUDIOS:	58	60%
ONE BEDROOM:	35	36%
TWO BEDROOM:	4	4%
TOTAL:	**97**	**100%**

KEYPLAN



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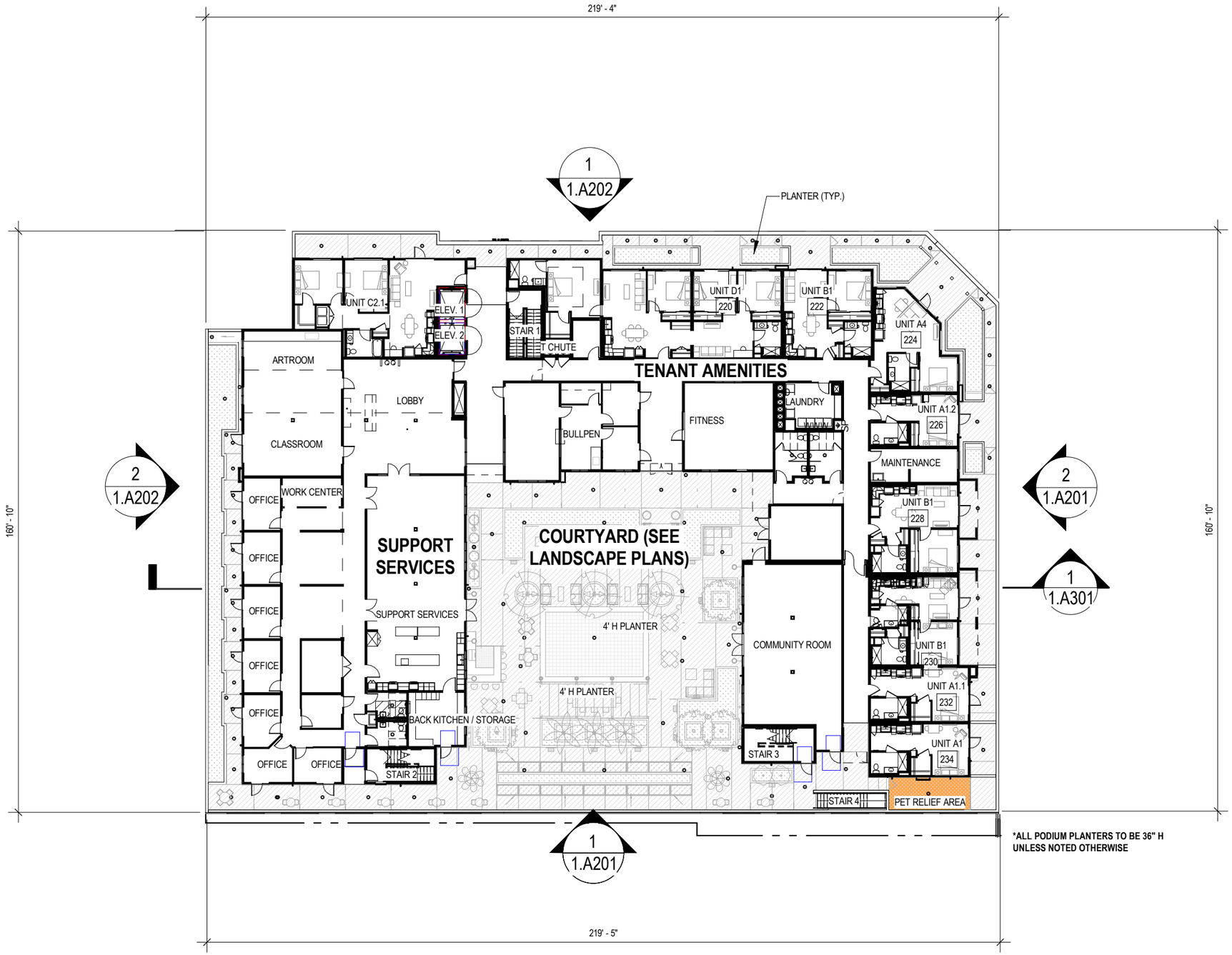
0' 15' 30' 60' scale: 1" = 30'-0"

BUILDING 1 - LEVEL 1

1.A101



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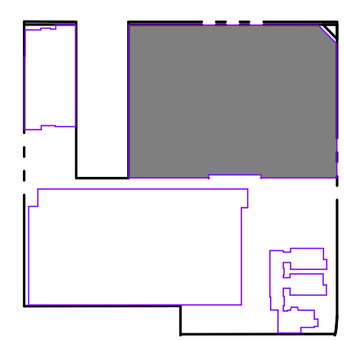

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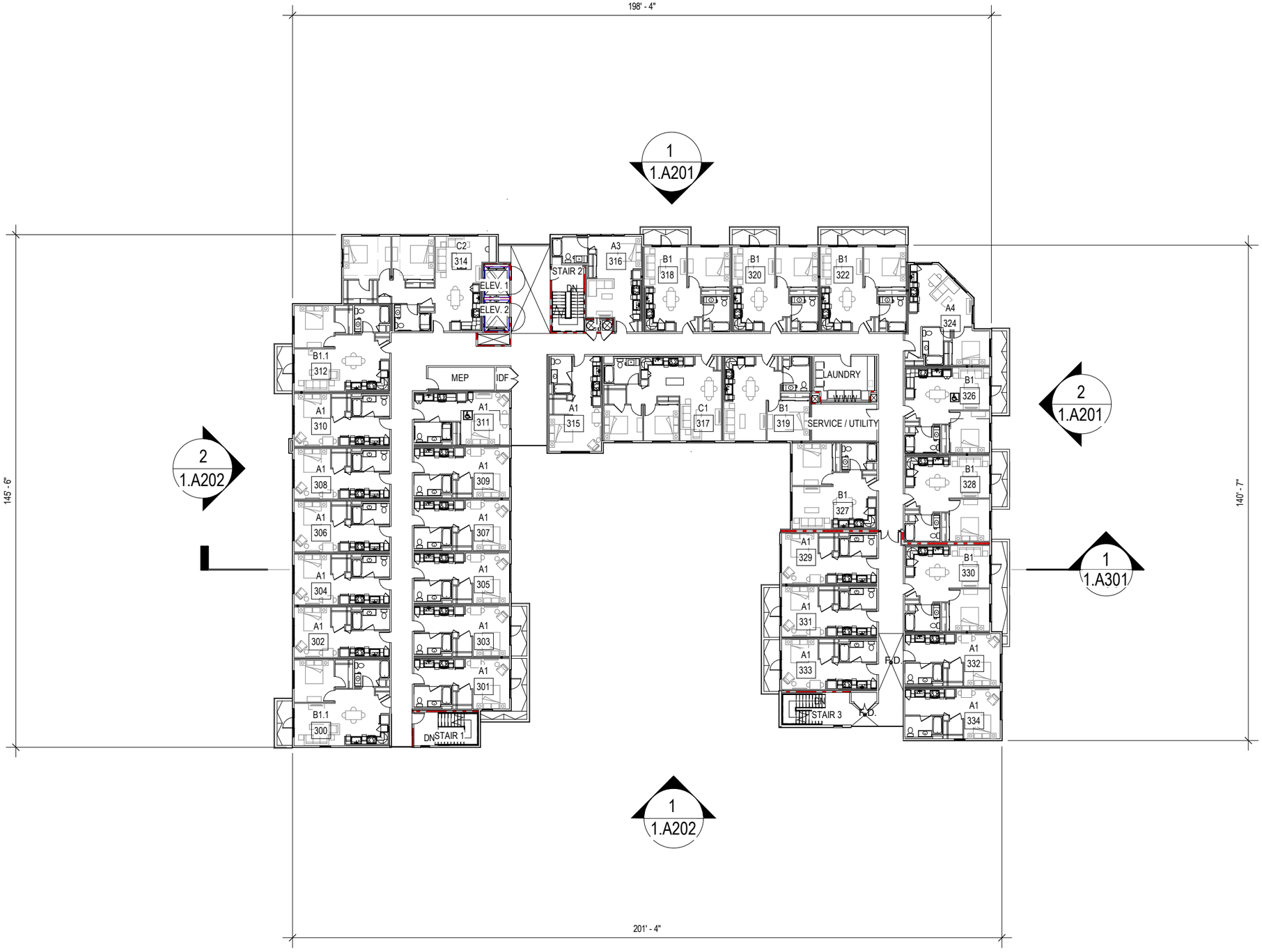
0' 15' 30' 60'

scale: 1" = 30'-0"

BUILDING 1 - LEVEL 2

1.A102



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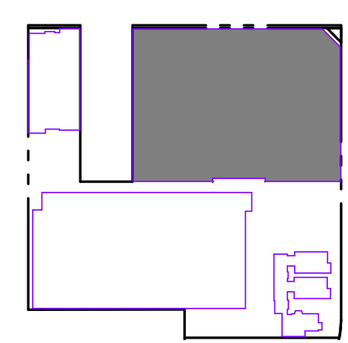

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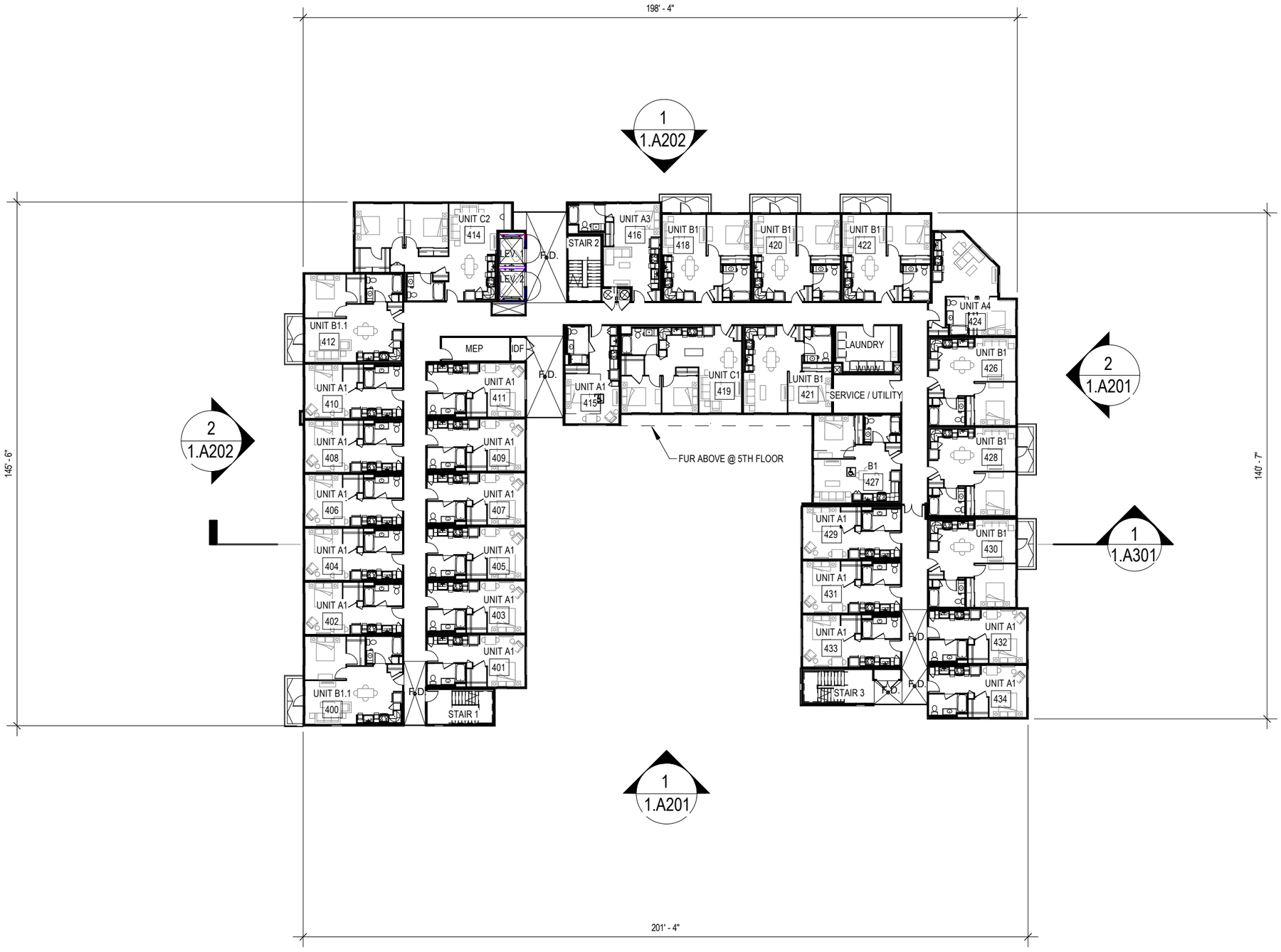
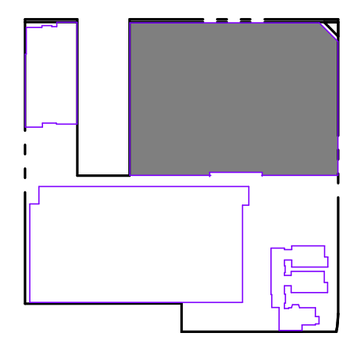
0' 15' 30' 60' scale: 1" = 30'-0"

BUILDING 1 - LEVEL 3

1.A103



KEYPLAN



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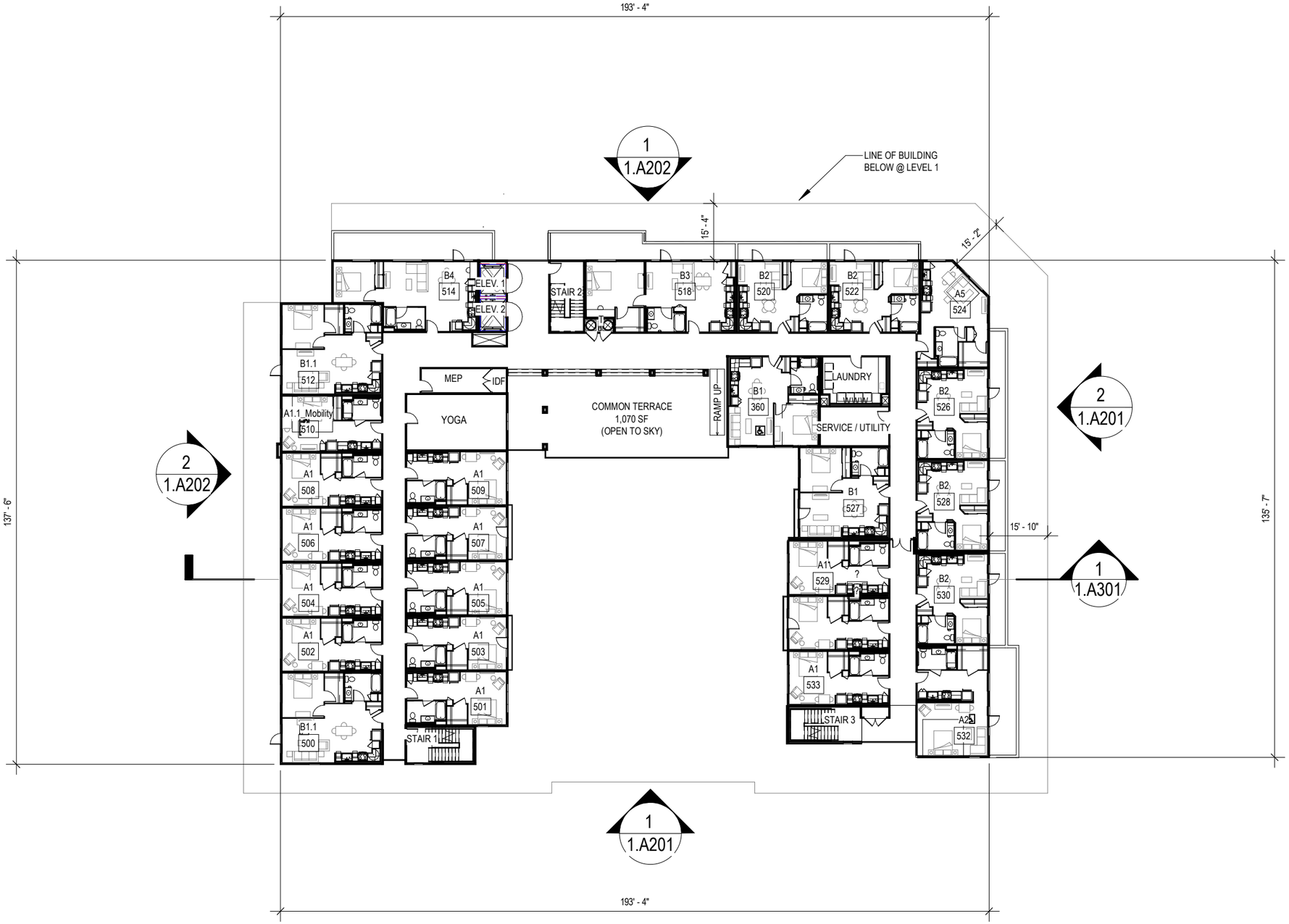
3000 N. MAIN ST. (BUILDING 2), 1826 N. JOHNSTON ST. (BUILDING 3), 1817 N. HANCOCK ST. (BUILDING 4),
LOS ANGELES, CA 90031

1804437 | APRIL 27, 2020

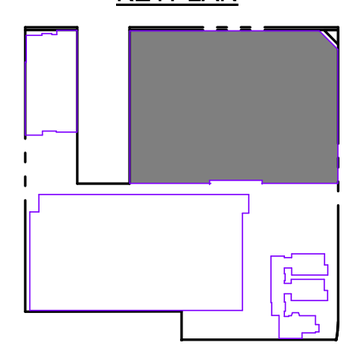
0' 15' 30' 60' scale: 1" = 30'-0"

BUILDING 1 - LEVEL 4

1.A104



KEYPLAN



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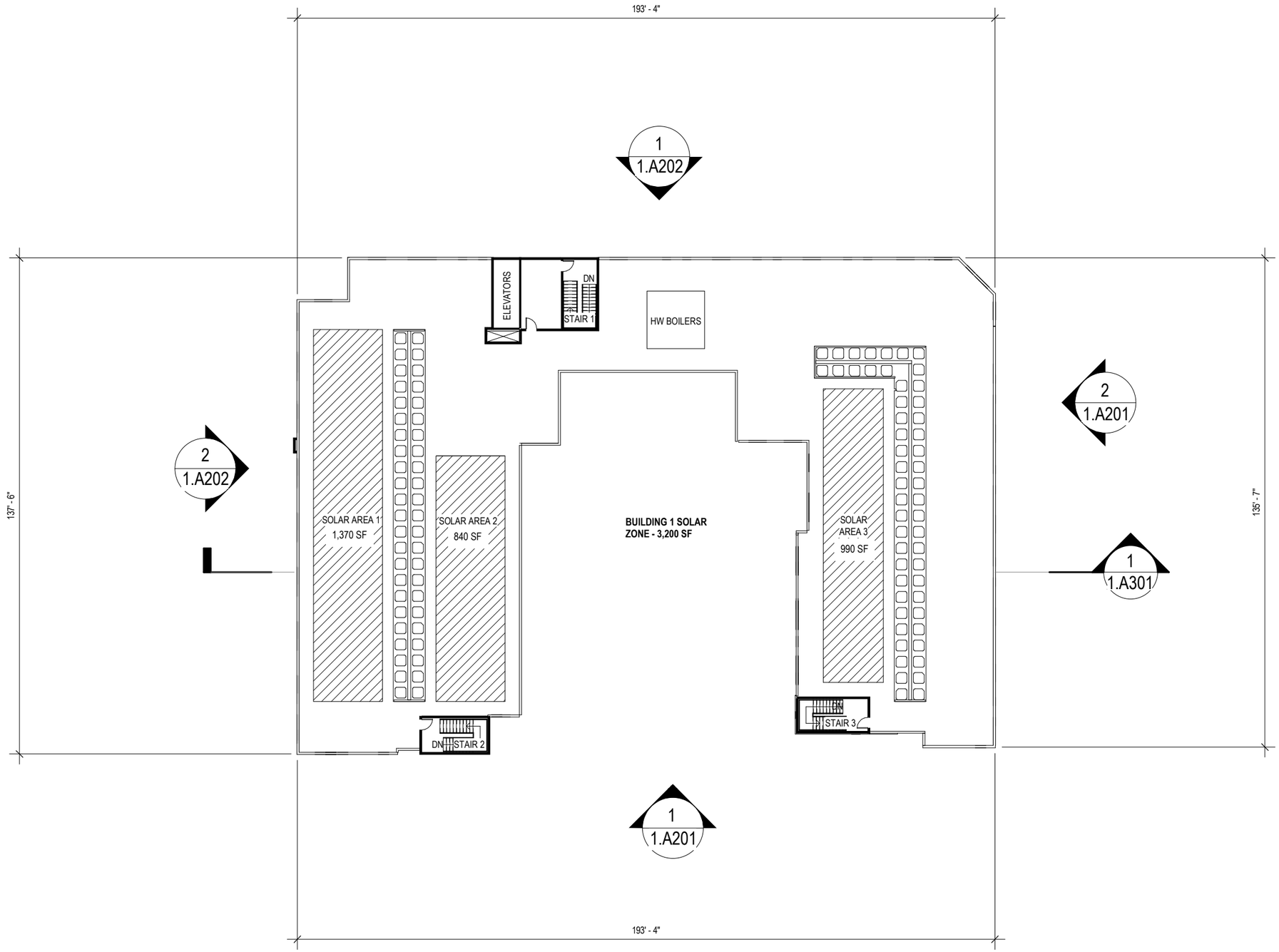
0' 15' 30' 60'

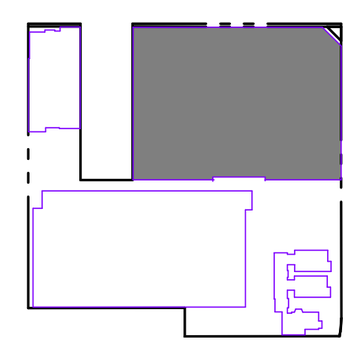
scale: 1" = 30'-0"

BUILDING 1 - LEVEL 5

1.A105



KEYPLAN



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LOS ANGELES, CA 90031

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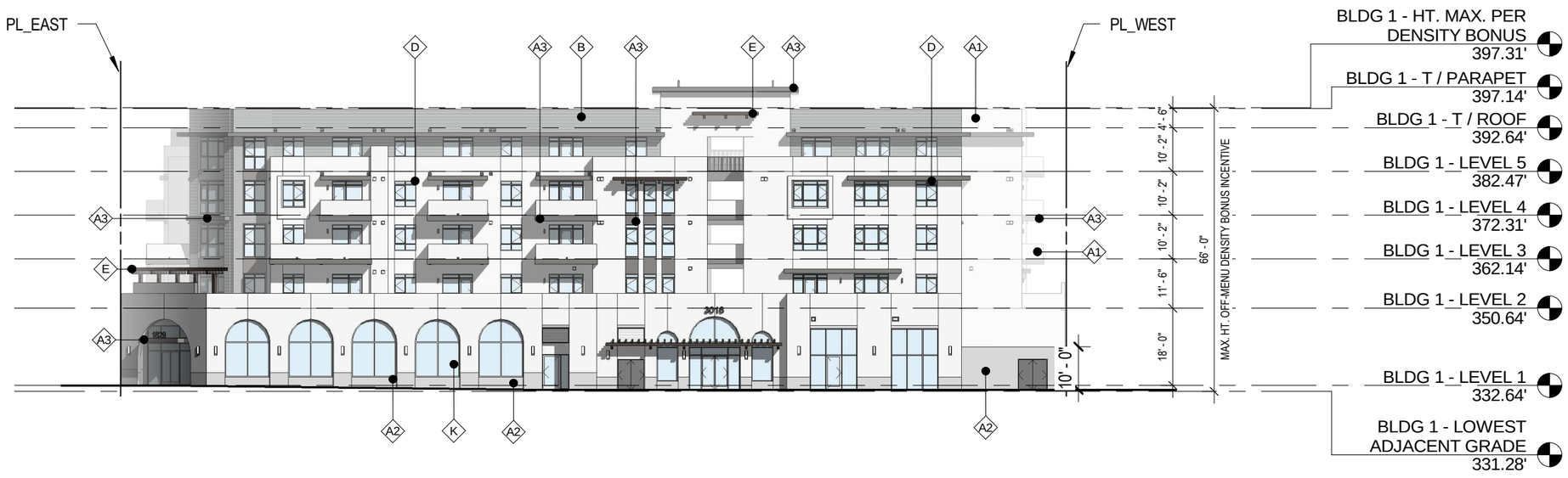
0' 15' 30' 60'

scale: 1" = 30'-0"

BUILDING 1 - ROOF

1.A110

2 - EAST ELEVATION

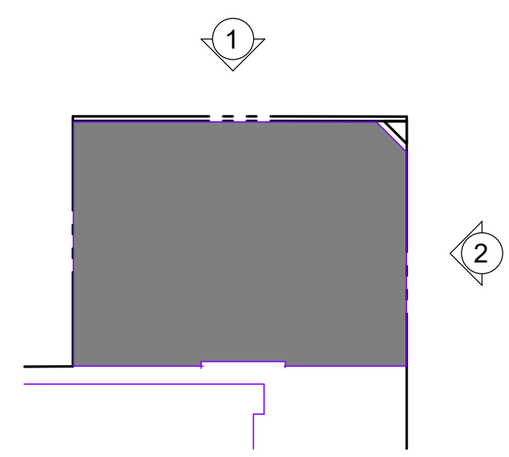


1 - NORTH ELEVATION

MATERIAL SCHEDULE

MARK	BUILDING COMPONENT	MANUFACTURER	MODEL/STYLE/TEXTURE	COLOR
A1	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	GLACIER WHITE P-100, BASE 100
A2	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	OAT GRAIN P-105, BASE 200
A3	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30, PAINTED	SHERWIN WILLIAMS SW7046 ANONYMOUS
B	LAP SIDING	JAMES HARDIE	HARDIEPLANK LAP SIDING PRIMED FOR PAINT	SHERWIN WILLIAMS SW9163 TIN LIZZIE
C	BRICK VENEER	H.C. MUDDOX	NORMAN	SPANISH MOSS
D	VINYL WINDOW	VPI	PAINTED	GREY
E	STEEL HSS TUBE TRELLIS	FIELD FABRICATED HSS STEEL	GALV. STEEL WITH HIGH PERFORMANCE COATING, PAINTED	SHERWIN WILLIAMS SW7505 MANOR HOUSE
F	METAL GUARDRAIL		PAINTED	SHERWIN WILLIAMS SW7045 INTELLECTUAL

KEYPLAN



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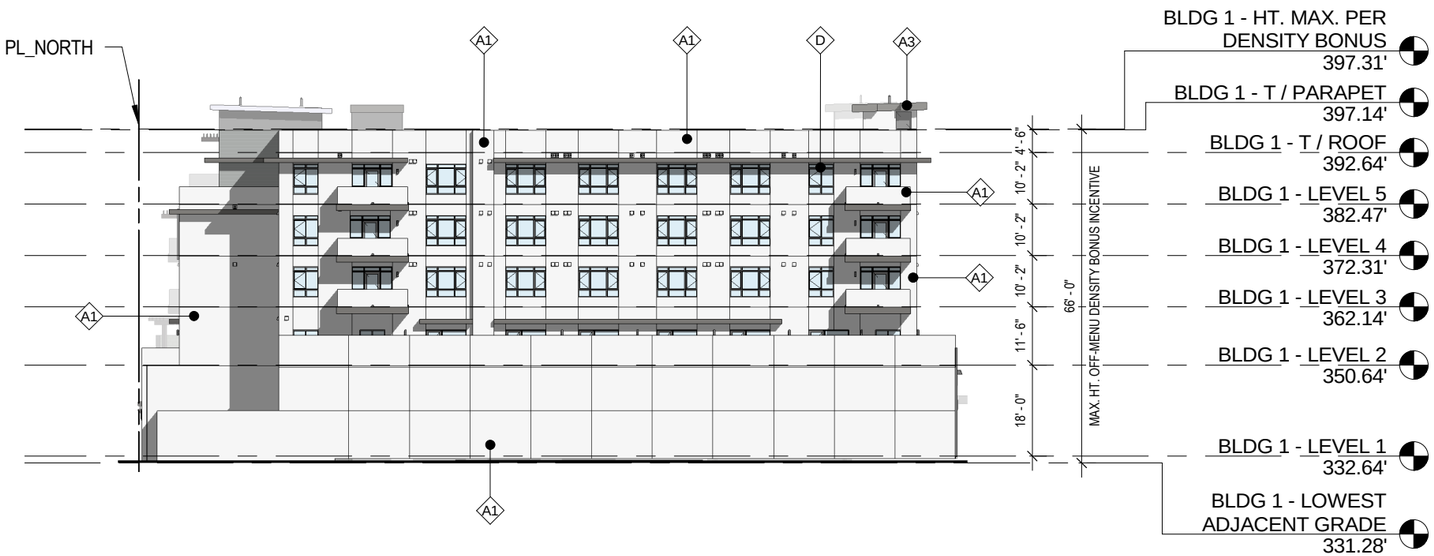
BUILDING 1 - EXTERIOR ELEVATIONS

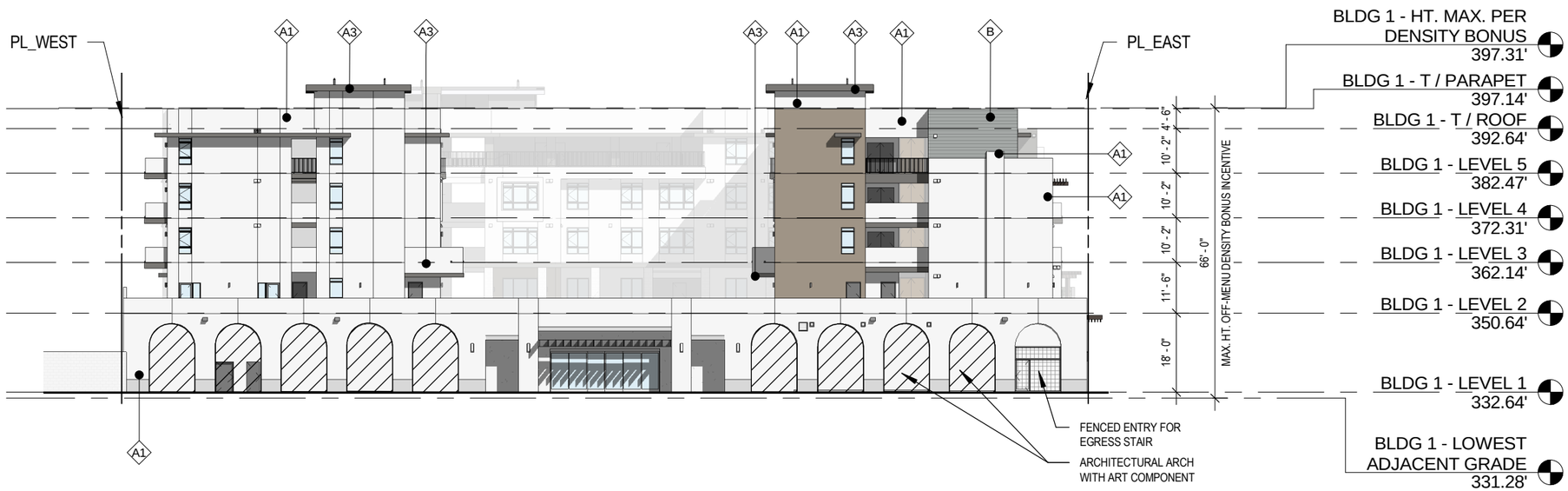
0' 15' 30' 60'

scale: 1" = 30'-0"

1.A201



2 - WEST ELEVATION

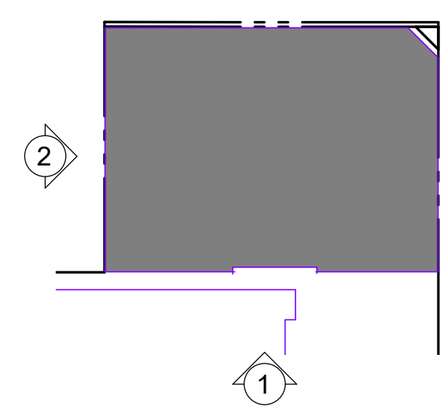


1 - SOUTH ELEVATION

MATERIAL SCHEDULE

MARK	BUILDING COMPONENT	MANUFACTURER	MODEL/STYLE/TEXTURE	COLOR
A1	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	GLACIER WHITE P-100, BASE 100
A2	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	OAT GRAIN P-105, BASE 200
A3	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30, PAINTED	SHERWIN WILLIAMS SW7046 ANONYMOUS
B	LAP SIDING	JAMES HARDIE	HARDIEPLANK LAP SIDING PRIMED FOR PAINT	SHERWIN WILLIAMS SW9163 TIN LIZZIE
C	BRICK VENEER	H.C. MUDDOX	NORMAN	SPANISH MOSS
D	VINYL WINDOW	VPI	PAINTED	GREY
E	STEEL HSS TUBE TRELLIS	FIELD FABRICATED HSS STEEL	GALV. STEEL WITH HIGH PERFORMANCE COATING, PAINTED	SHERWIN WILLIAMS SW7505 MANOR HOUSE
F	METAL GUARDRAIL		PAINTED	SHERWIN WILLIAMS SW7045 INTELLECTUAL

KEYPLAN



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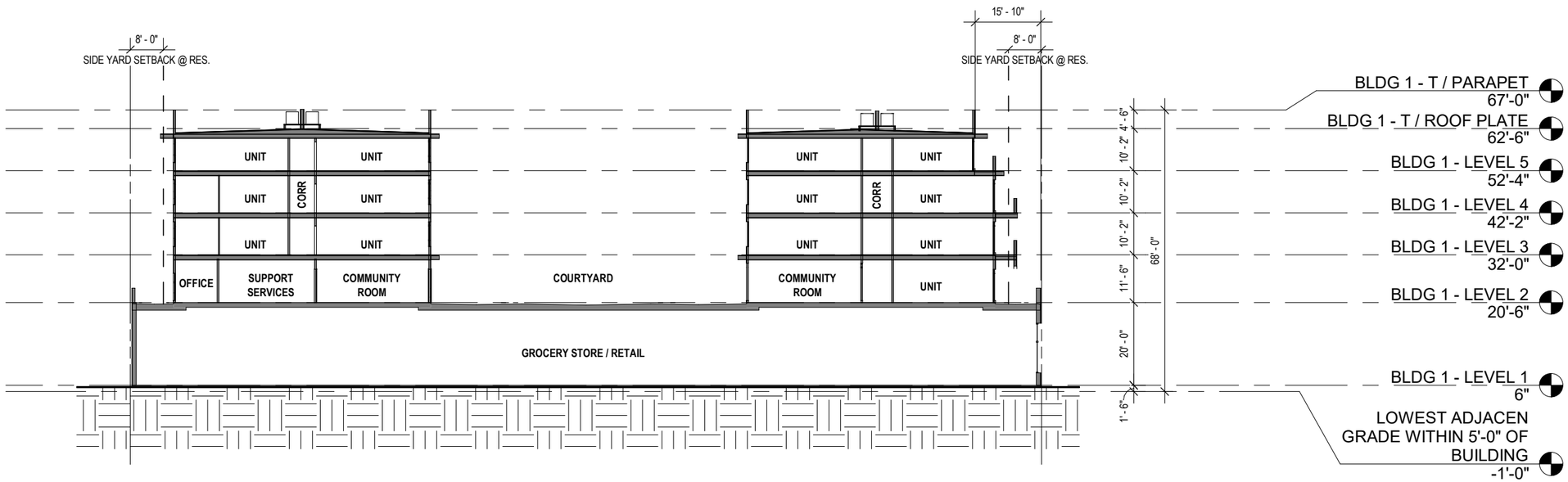
0' 15' 30' 60' scale: 1" = 30'-0"

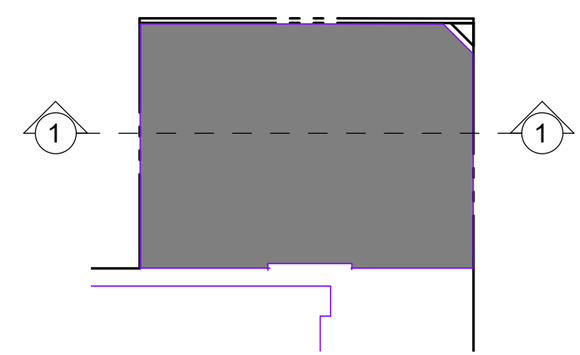
BUILDING 1 - EXTERIOR ELEVATIONS

1.A202



1 - SECTION

KEYPLAN



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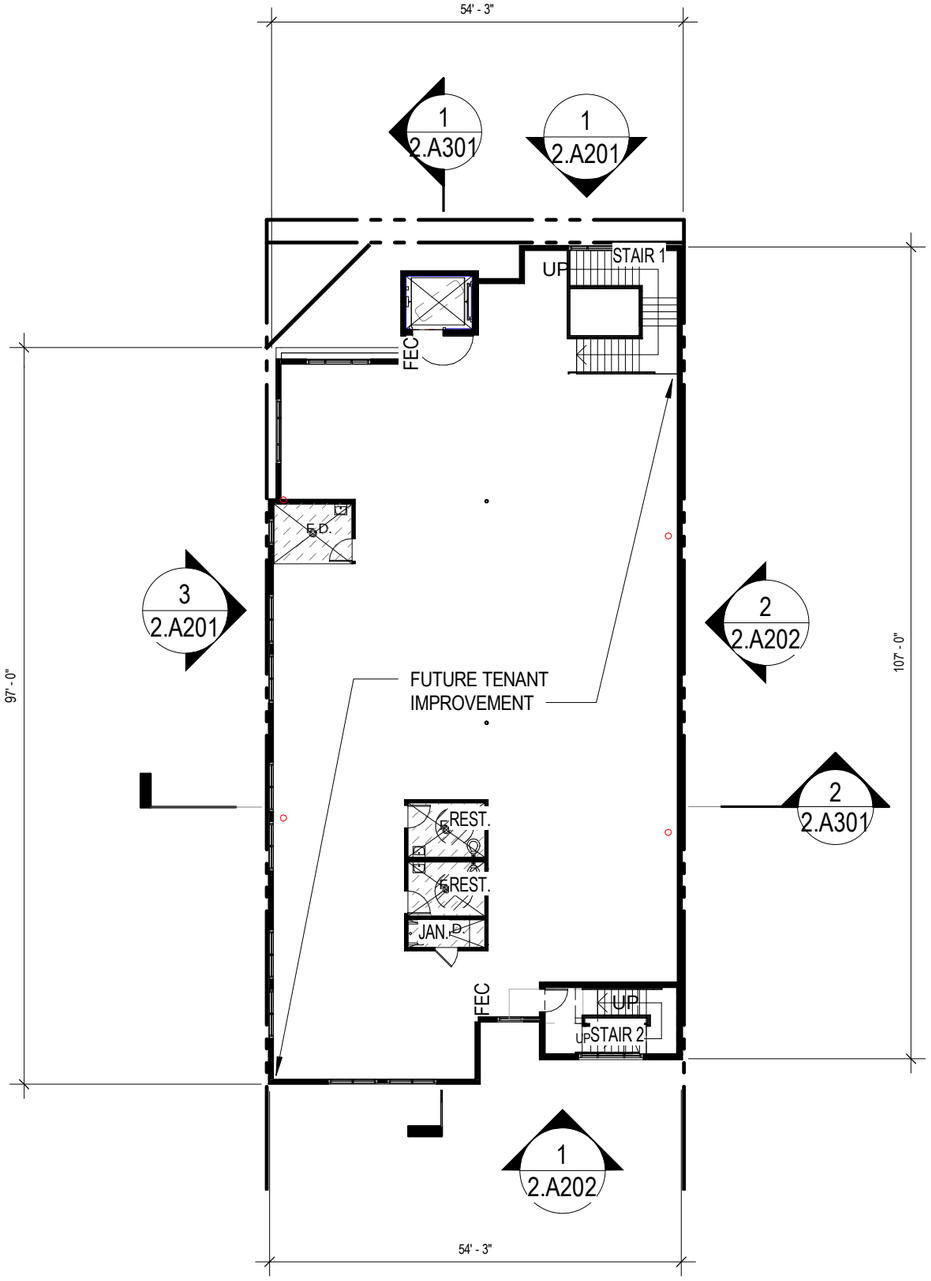
0' 15' 30' 60'

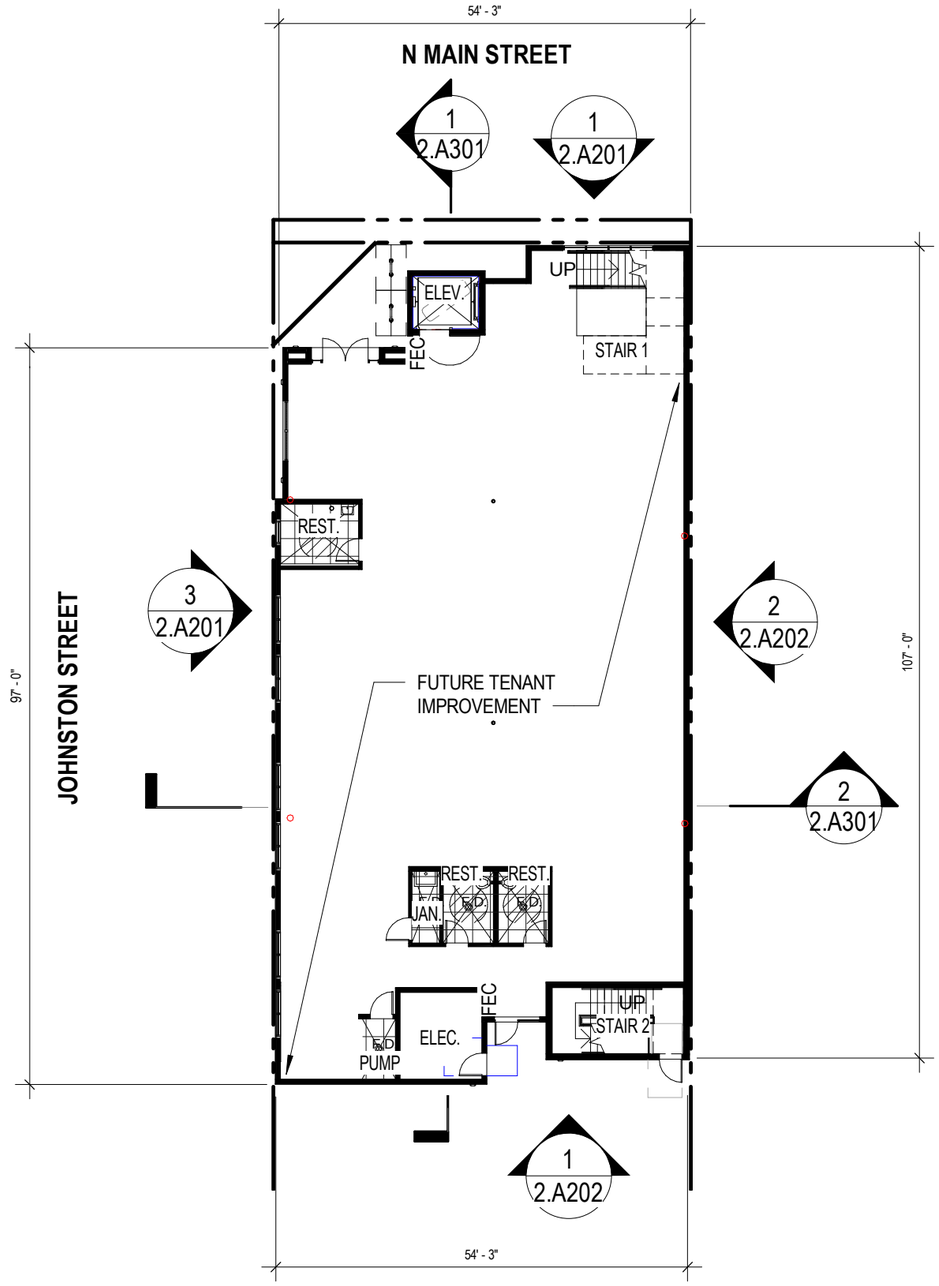
scale: 1" = 30'-0"

BUILDING 1 - SECTION

1.A301



LEVEL 2



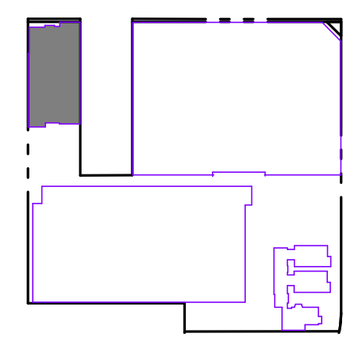
LEVEL 1

BUILDING DATA

AREA:

COMMERCIAL SQ. FT.:	9,856
TOTAL:	**9,856**

KEYPLAN



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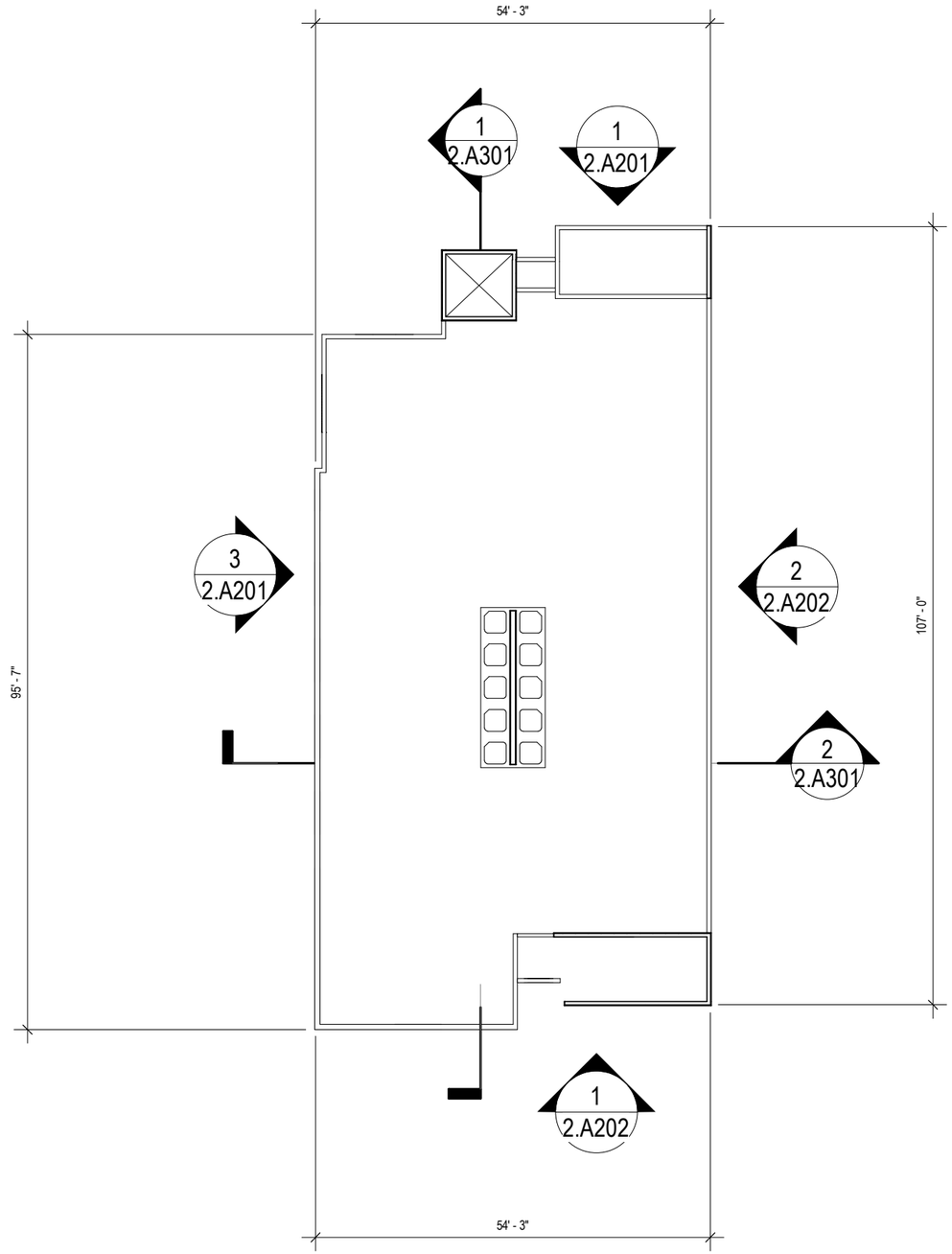
0' 15' 30' 60'

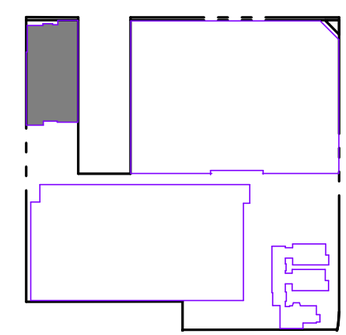
scale: 1" = 30'-0"

BUILDING 2 - LEVELS 1-2

2.A101



KEYPLAN



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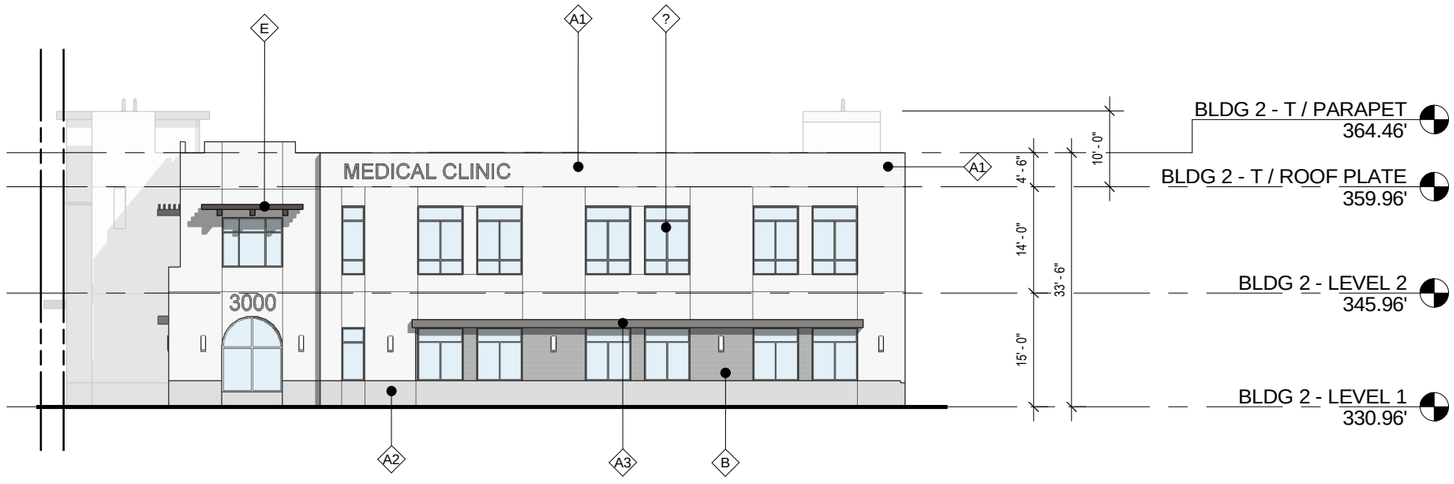
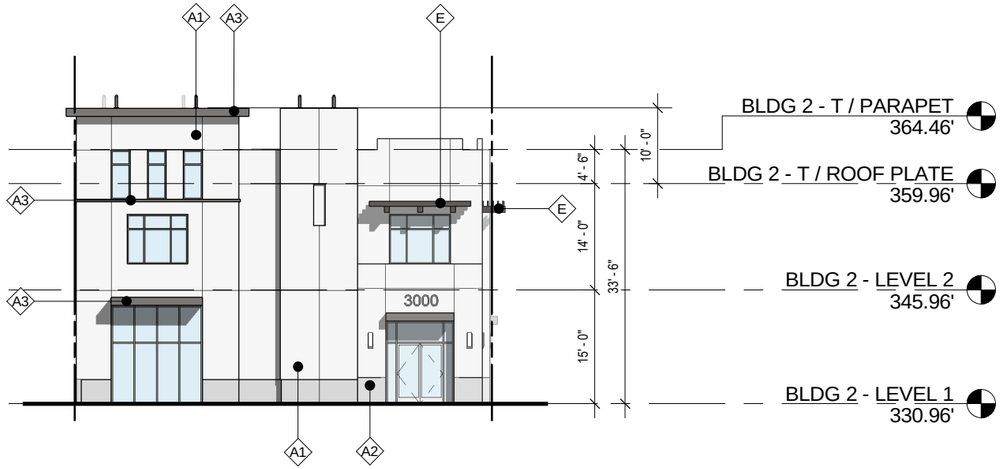
0' 15' 30' 60' scale: 1" = 30'-0"

BUILDING 2 - ROOF

2.A110

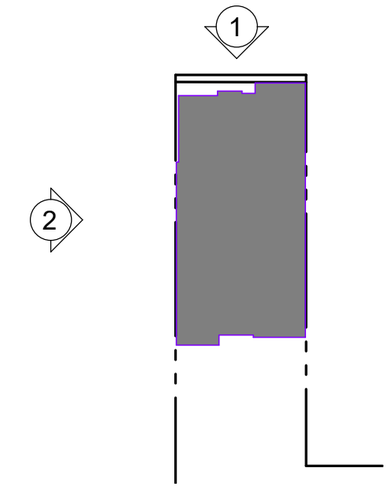


2 - WEST ELEVATION



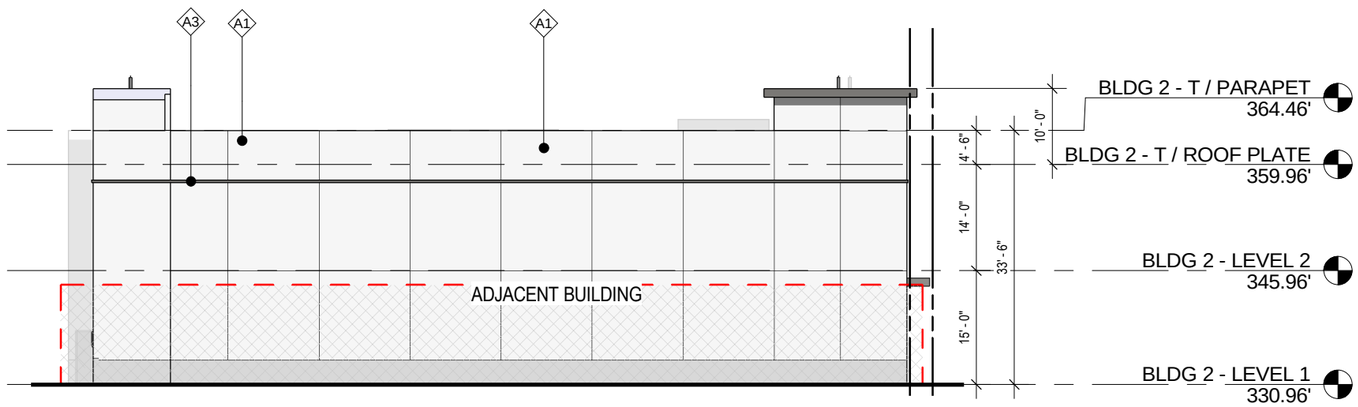
1 - NORTH ELEVATION

KEYPLAN

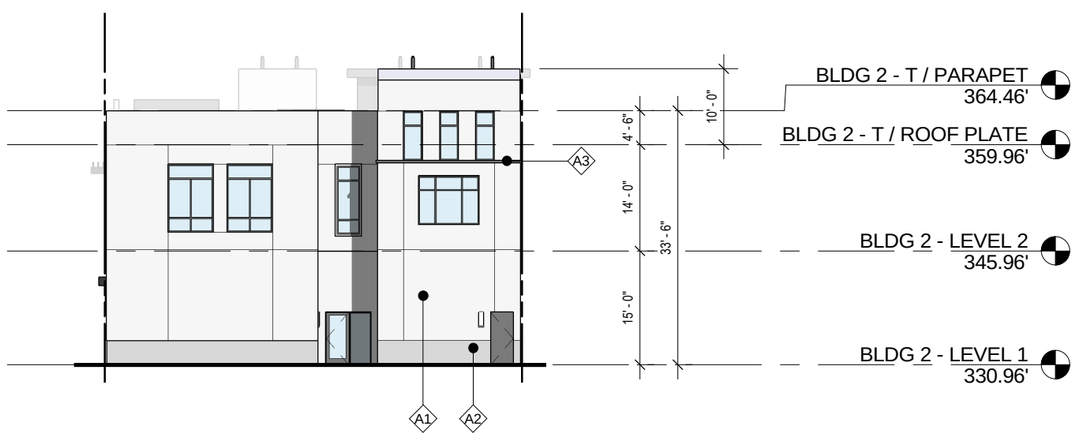


MATERIAL SCHEDULE

MARK	BUILDING COMPONENT	MANUFACTURER	MODEL/STYLE/TEXTURE	COLOR
A1	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	GLACIER WHITE P-100, BASE 100
A2	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	OAT GRAIN P-105, BASE 200
A3	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30, PAINTED	SHERWIN WILLIAMS SW7046 ANONYMOUS
B	LAP SIDING	JAMES HARDIE	HARDIEPLANK LAP SIDING PRIMED FOR PAINT	SHERWIN WILLIAMS SW9163 TIN LIZZIE
C	BRICK VENEER	H.C. MUDDOX	NORMAN	SPANISH MOSS
D	VINYL WINDOW	VPI	PAINTED	GREY
E	STEEL HSS TUBE TRELLIS	FIELD FABRICATED HSS STEEL	GALV. STEEL WITH HIGH PERFORMANCE COATING, PAINTED	SHERWIN WILLIAMS SW7505 MANOR HOUSE
F	METAL GUARDRAIL		PAINTED	SHERWIN WILLIAMS SW7045 INTELLECTUAL

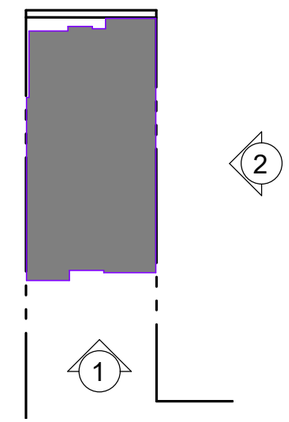


2 - EAST ELEVATION



2 - SOUTH ELEVATION

KEYPLAN



MATERIAL SCHEDULE

MARK	BUILDING COMPONENT	MANUFACTURER	MODEL/STYLE/TEXTURE	COLOR
A1	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	GLACIER WHITE P-100, BASE 100
A2	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	OAT GRAIN P-105, BASE 200
A3	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30, PAINTED	SHERWIN WILLIAMS SW7046 ANONYMOUS
B	LAP SIDING	JAMES HARDIE	HARDIEPLANK LAP SIDING PRIMED FOR PAINT	SHERWIN WILLIAMS SW9163 TIN LIZZIE
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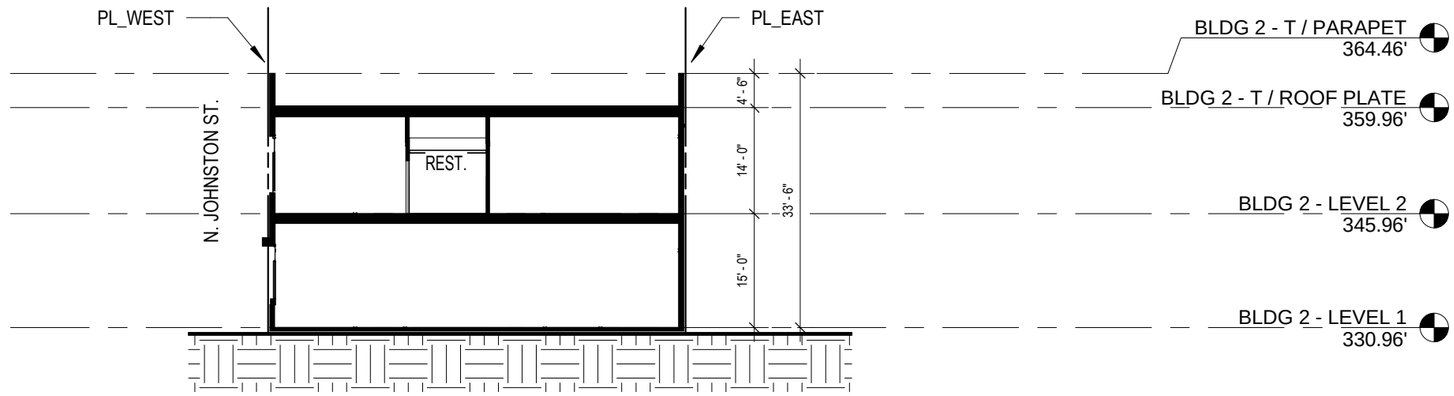
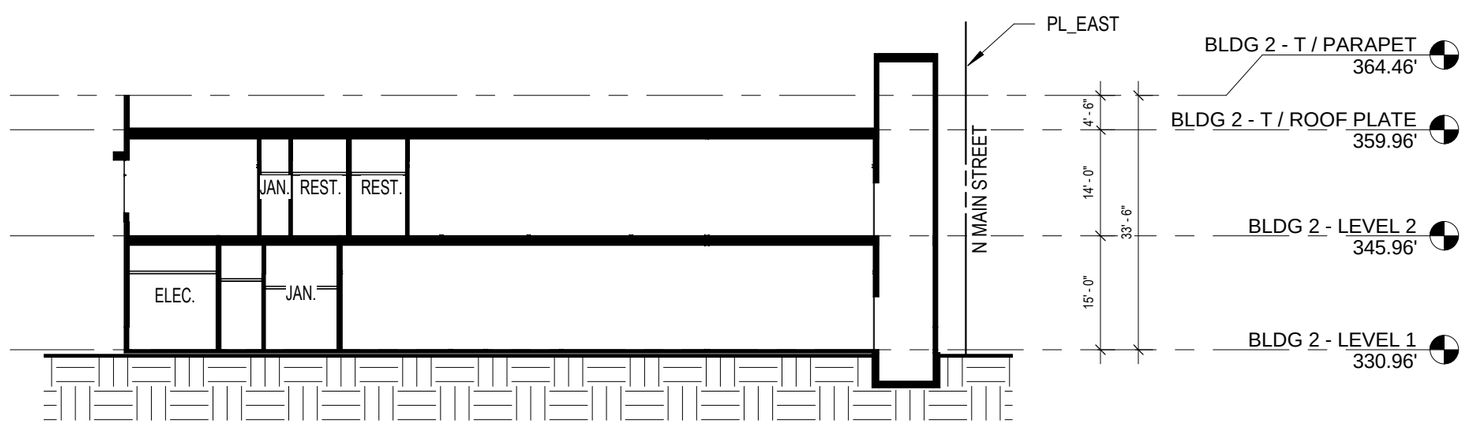
E	STEEL HSS TUBE TRELLIS	FIELD FABRICATED HSS STEEL	GALV. STEEL WITH HIGH PERFORMANCE COATING, PAINTED	SHERWIN WILLIAMS SW7505 MANOR HOUSE
F	METAL GUARDRAIL		PAINTED	SHERWIN WILLIAMS SW7045 INTELLECTUAL

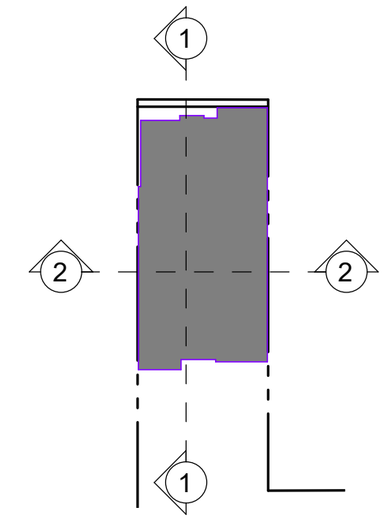


SECTION 2



SECTION 1

KEYPLAN



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LOS ANGELES, CA 90031

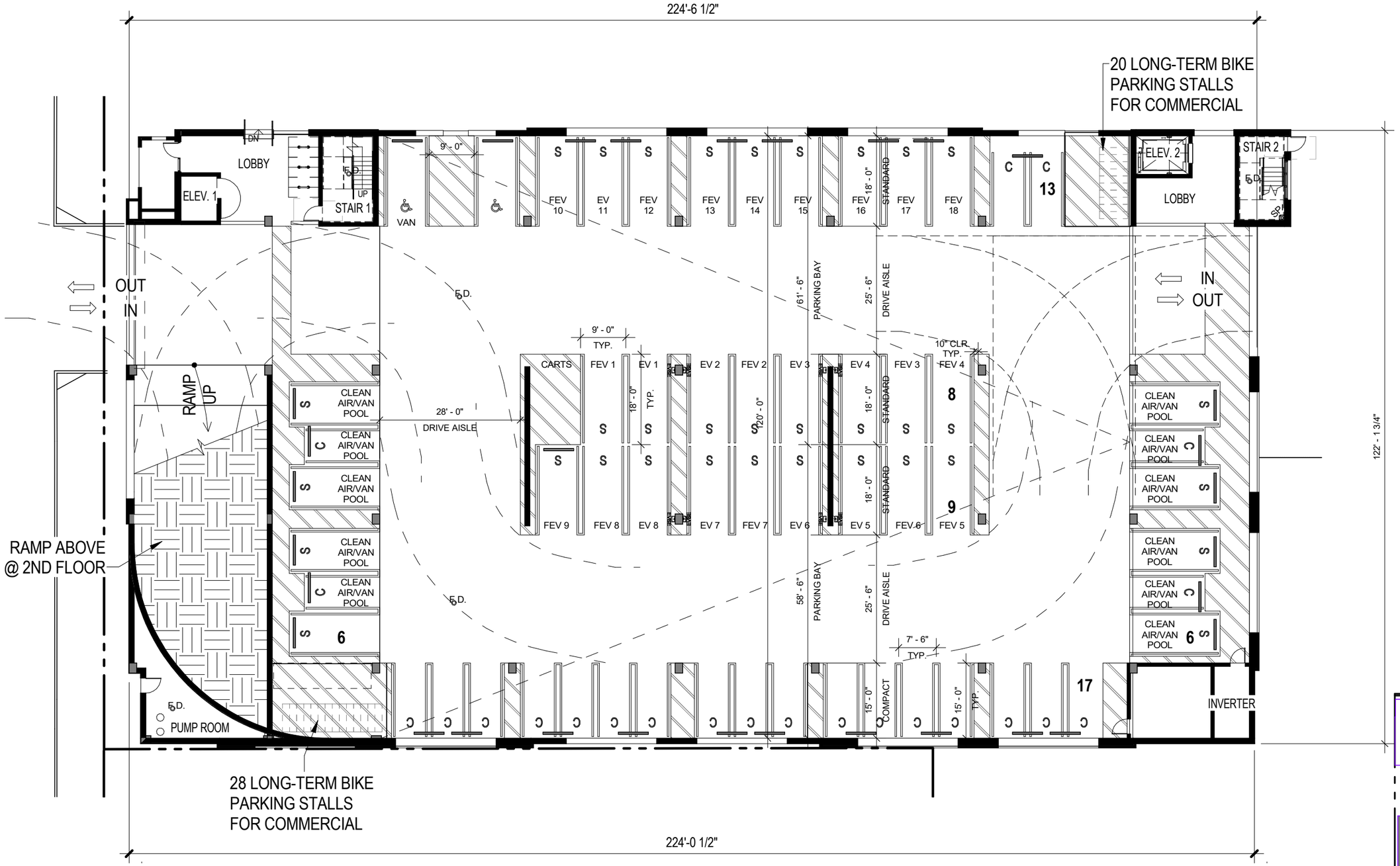
1804437 | APRIL 27, 2020

0' 10' 20' 40'

scale: 1" = 20'-0"

BUILDING 2 - SECTION

2.A301



BUILDING DATA

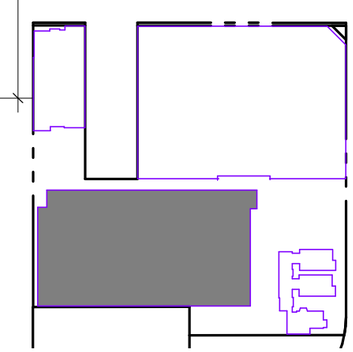
AREA:

COMMERCIAL SQ. FT.:	27,300
TOTAL:	**27,300**

PARKING SUMMARY:

LEVEL 2:		
STANDARD:	39	
ACCESSIBLE:	2	
COMPACT:	19	
LEVEL 2 TOTAL:	**60**	**SPACES**
LEVEL 1:		
STANDARD:	25	
ACCESSIBLE:	2	
COMPACT:	23	
LEVEL 2 TOTAL:	50	**SPACES**
TOTAL PARKING:	110	**SPACES**

KEYPLAN



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LOS ANGELES, CA 90031

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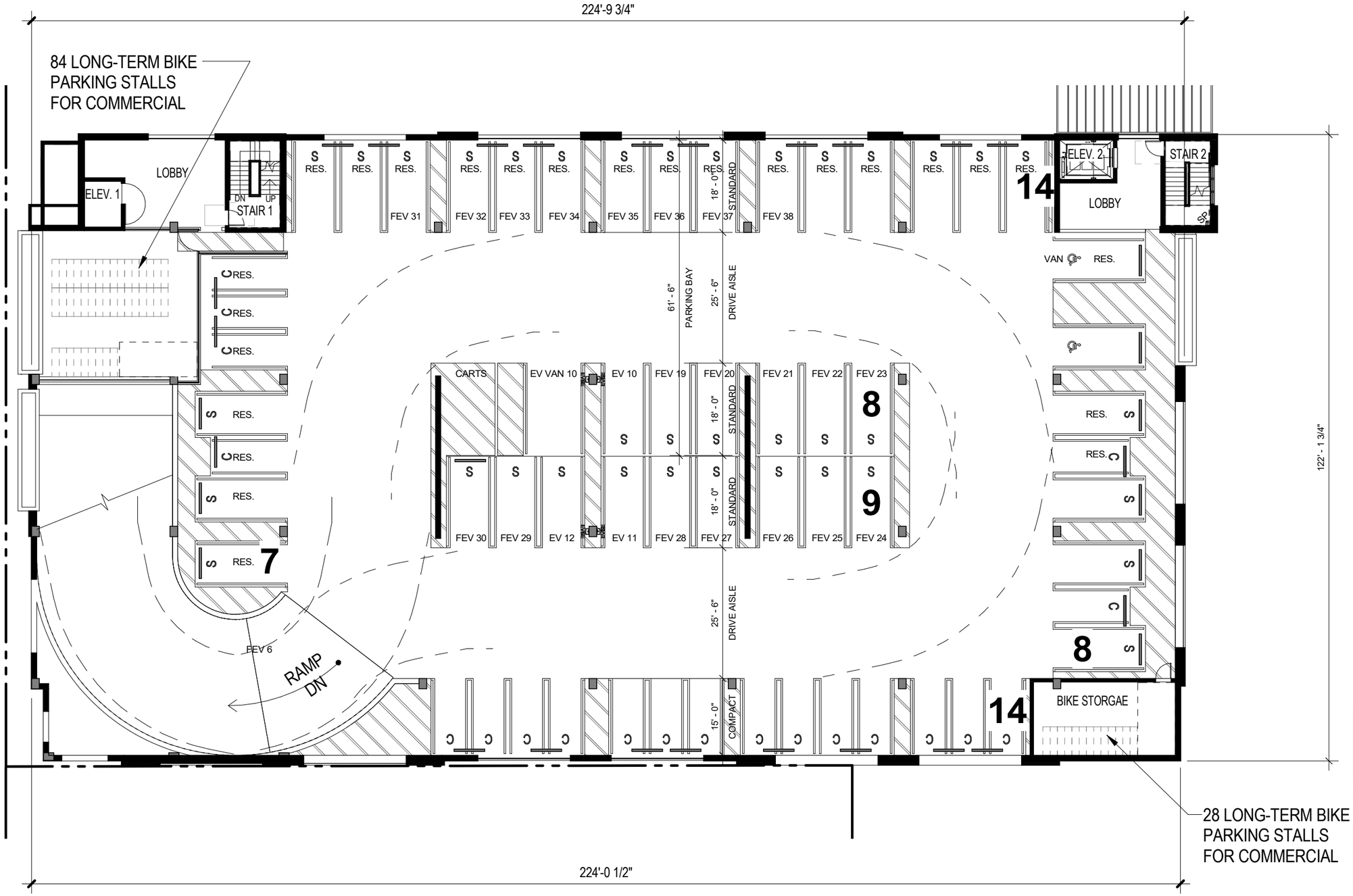
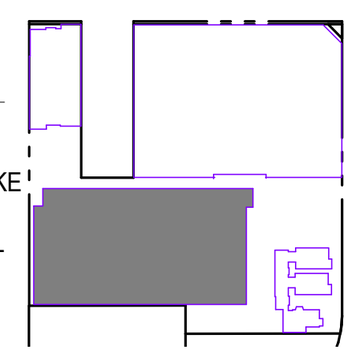
0' 10' 20' 40' scale: 1" = 20'-0"

BUILDING 3 - LEVEL 1

3.A101



KEYPLAN



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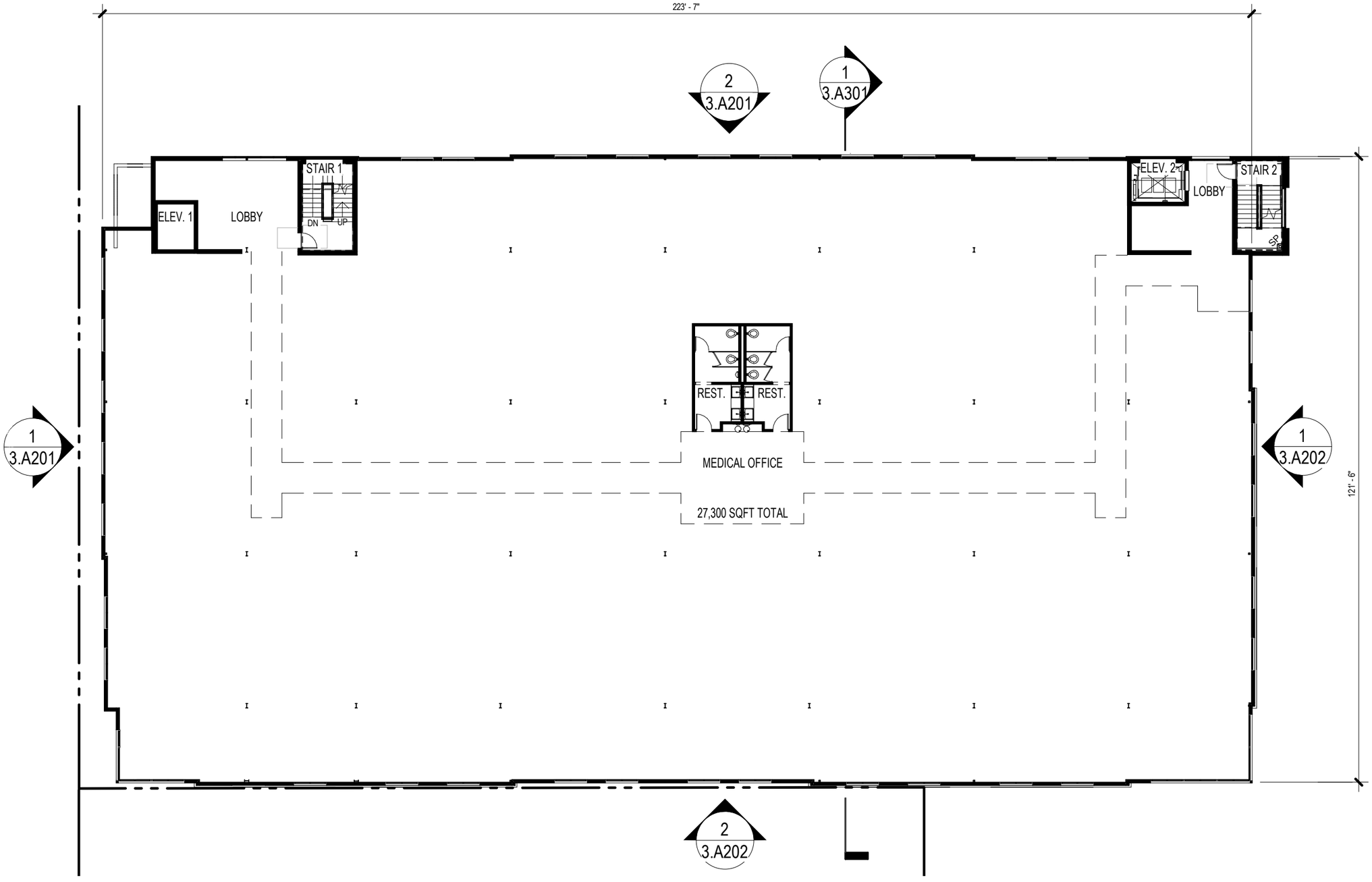
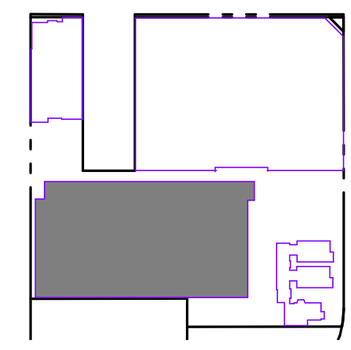
0' 10' 20' 40' scale: 1" = 20'-0"

BUILDING 3 - LEVEL 2

3.A102



KEYPLAN



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LOS ANGELES, CA 90031

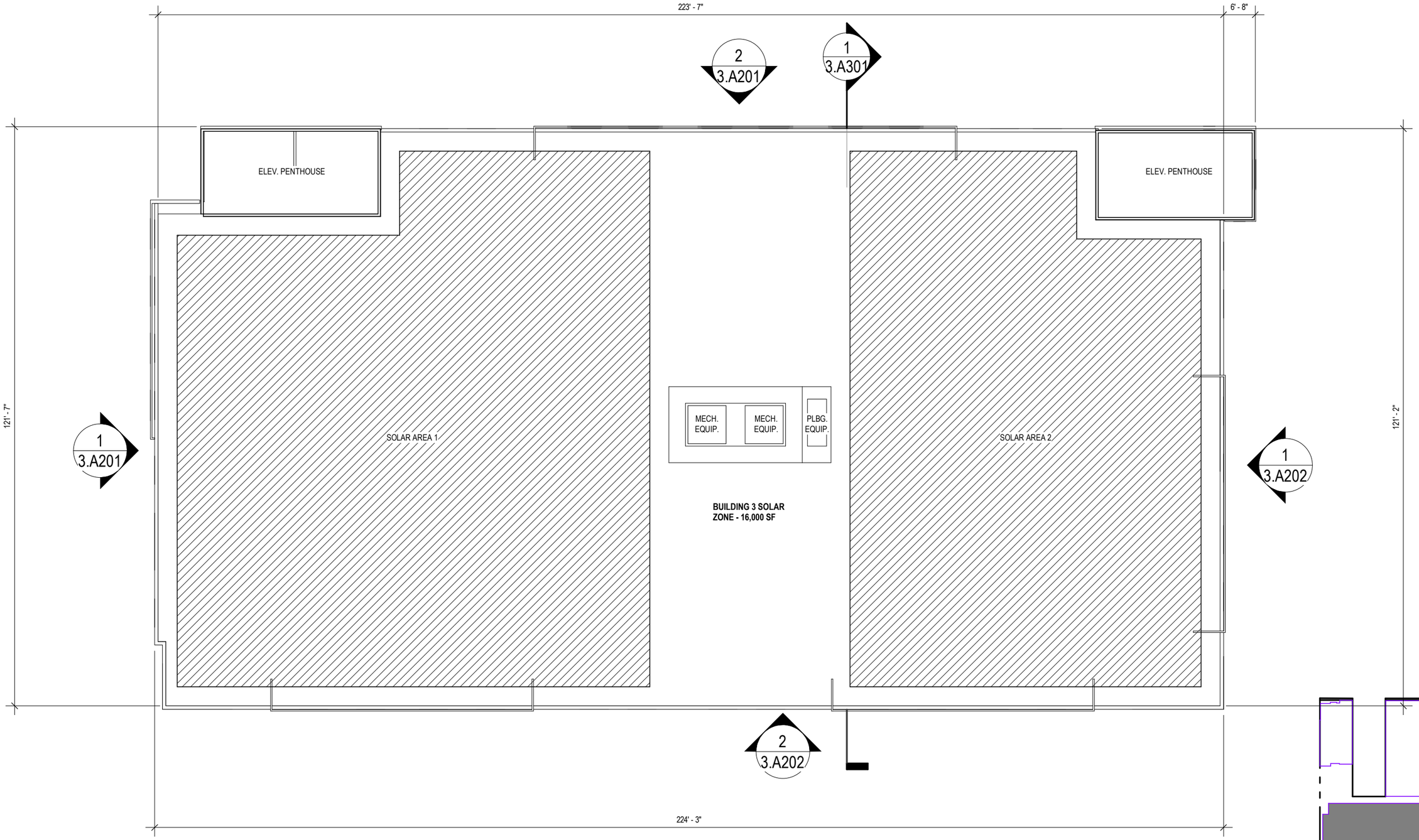
1804437 | APRIL 27, 2020

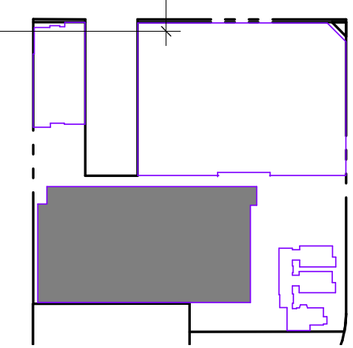
0' 10' 20' 40'

scale: 1" = 20'-0"

BUILDING 3 - LEVEL 3

3.A103





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The Brine

The Decro Group

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3016 N. MAIN ST. (BUILDING 1 RESIDENTIAL), 1829 N. HANCOCK ST. (BUILDING 1 COMMERCIAL),
3000 N. MAIN ST. (BUILDING 2), 1826 N. JOHNSTON ST. (BUILDING 3), 1817 N. HANCOCK ST. (BUILDING 4),
LOS ANGELES, CA 90031

1804437 | APRIL 27, 2020

0' 10' 20' 40'

scale: 1" = 20'-0"

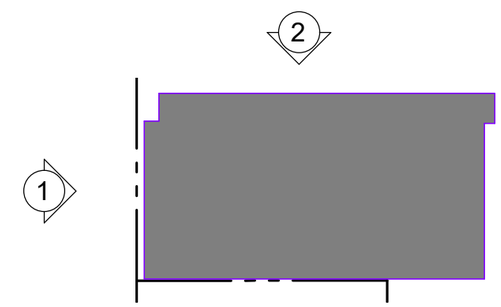
BUILDING 3 - ROOF

3.A110

2 - NORTH ELEVATION

1 - WEST ELEVATION

KEYPLAN



MATERIAL SCHEDULE

MARK	BUILDING COMPONENT	MANUFACTURER	MODEL/STYLE/TEXTURE	COLOR
A1	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	GLACIER WHITE P-100, BASE 100
A2	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	OAT GRAIN P-105, BASE 200
A3	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30, PAINTED	SHERWIN WILLIAMS SW7046 ANONYMOUS
B	LAP SIDING	JAMES HARDIE	HARDIEPLANK LAP SIDING PRIMED FOR PAINT	SHERWIN WILLIAMS SW9163 TIN LIZZIE
C	BRICK VENEER	H.C. MUDDOX	NORMAN	SPANISH MOSS
D	VINYL WINDOW	VPI	PAINTED	GREY
E	STEEL HSS TUBE TRELLIS	FIELD FABRICATED HSS STEEL	GALV. STEEL WITH HIGH PERFORMANCE COATING, PAINTED	SHERWIN WILLIAMS SW7505 MANOR HOUSE
F	METAL GUARDRAIL		PAINTED	SHERWIN WILLIAMS SW7045 INTELLECTUAL

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BUILDING 3 - EXTERIOR ELEVATIONS

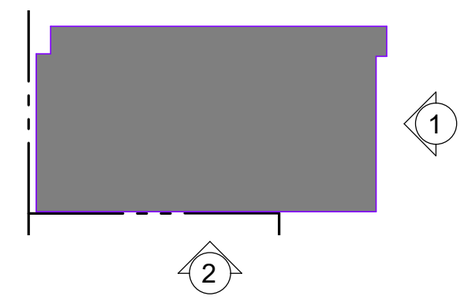
0' 10' 20' 40'

scale: 1" = 20'-0"

3.A201

2 - SOUTH ELEVATION

1 - EAST ELEVATION



MATERIAL SCHEDULE

MARK	BUILDING COMPONENT	MANUFACTURER	MODEL/STYLE/TEXTURE	COLOR
A1	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	GLACIER WHITE P-100, BASE 100
A2	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30	OAT GRAIN P-105, BASE 200
A3	CEMENT PLASTER	LA HABRA STUCCO	SAND FLOAT 20/30, PAINTED	SHERWIN WILLIAMS SW7046 ANONYMOUS
B	LAP SIDING	JAMES HARDIE	HARDIEPLANK LAP SIDING PRIMED FOR PAINT	SHERWIN WILLIAMS SW9163 TIN LIZZIE
C	BRICK VENEER	H.C. MUDDOX	NORMAN	SPANISH MOSS
D	VINYL WINDOW	VPI	PAINTED	GREY
E	STEEL HSS TUBE TRELLIS	FIELD FABRICATED HSS STEEL	GALV. STEEL WITH HIGH PERFORMANCE COATING, PAINTED	SHERWIN WILLIAMS SW7505 MANOR HOUSE
F	METAL GUARDRAIL		PAINTED	SHERWIN WILLIAMS SW7045 INTELLECTUAL

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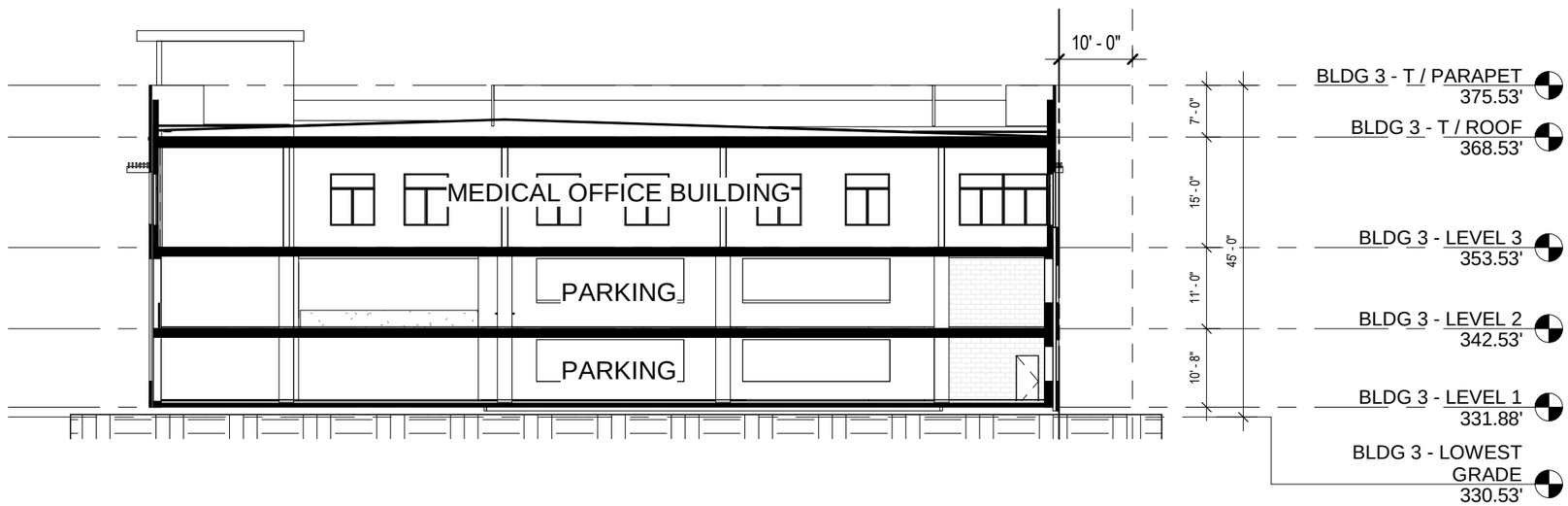
BUILDING 3 - EXTERIOR ELEVATIONS

0' 10' 20' 40'
scale: 1" = 20'-0"

3.A202



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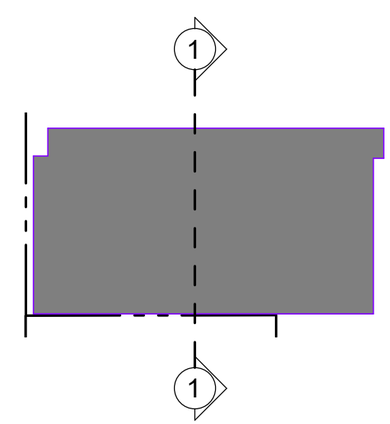

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LOS ANGELES, CA 90031

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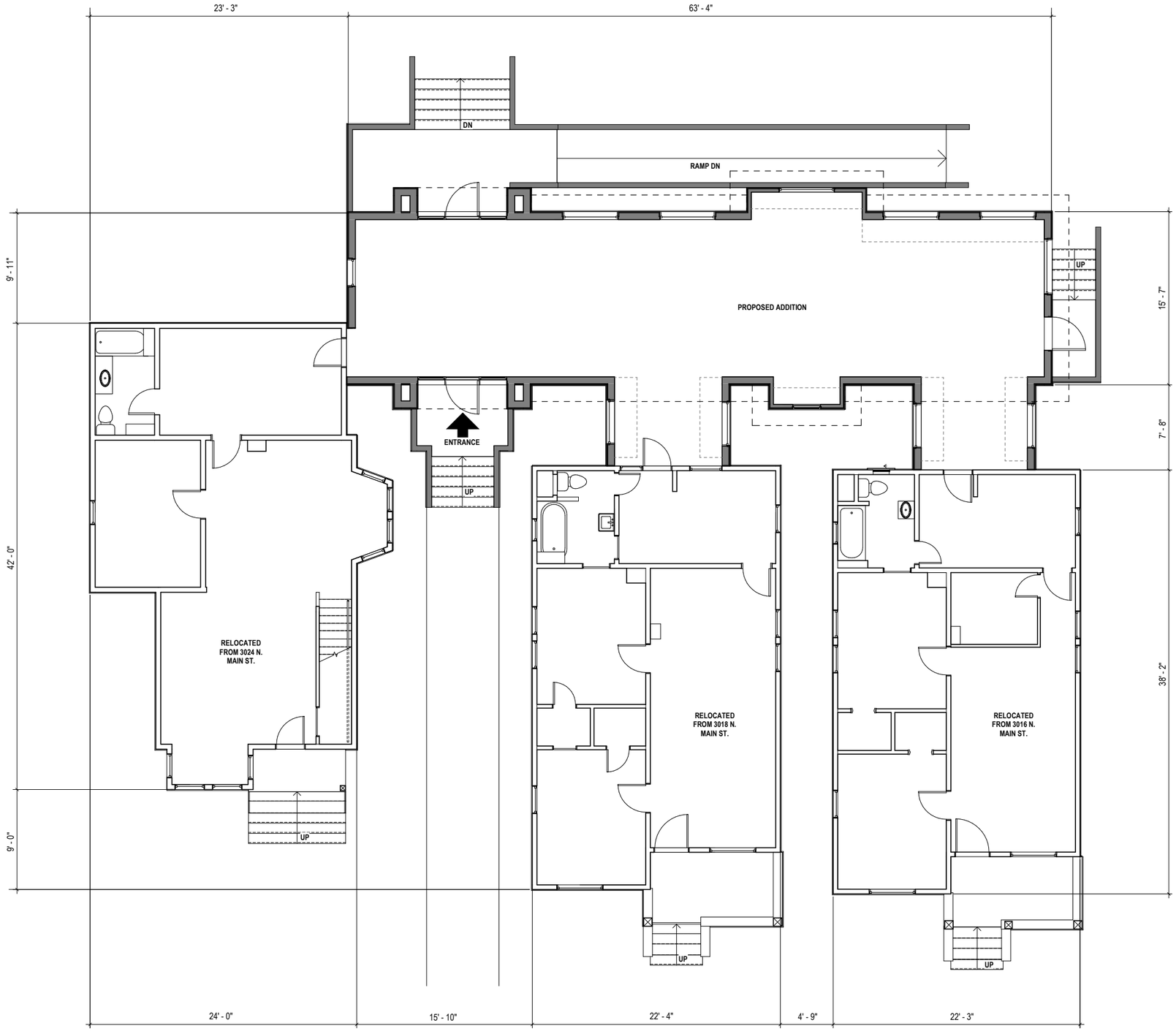
0' 10' 20' 40'

scale: 1" = 20'-0"

BUILDING 3 - SECTIONS

3.A301

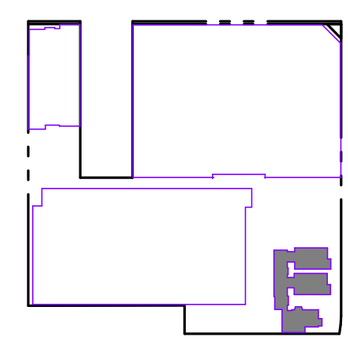


BUILDING DATA

AREA:

COMMERCIAL SQ. FT.:	4,254
TOTAL:	**4,254**

KEYPLAN



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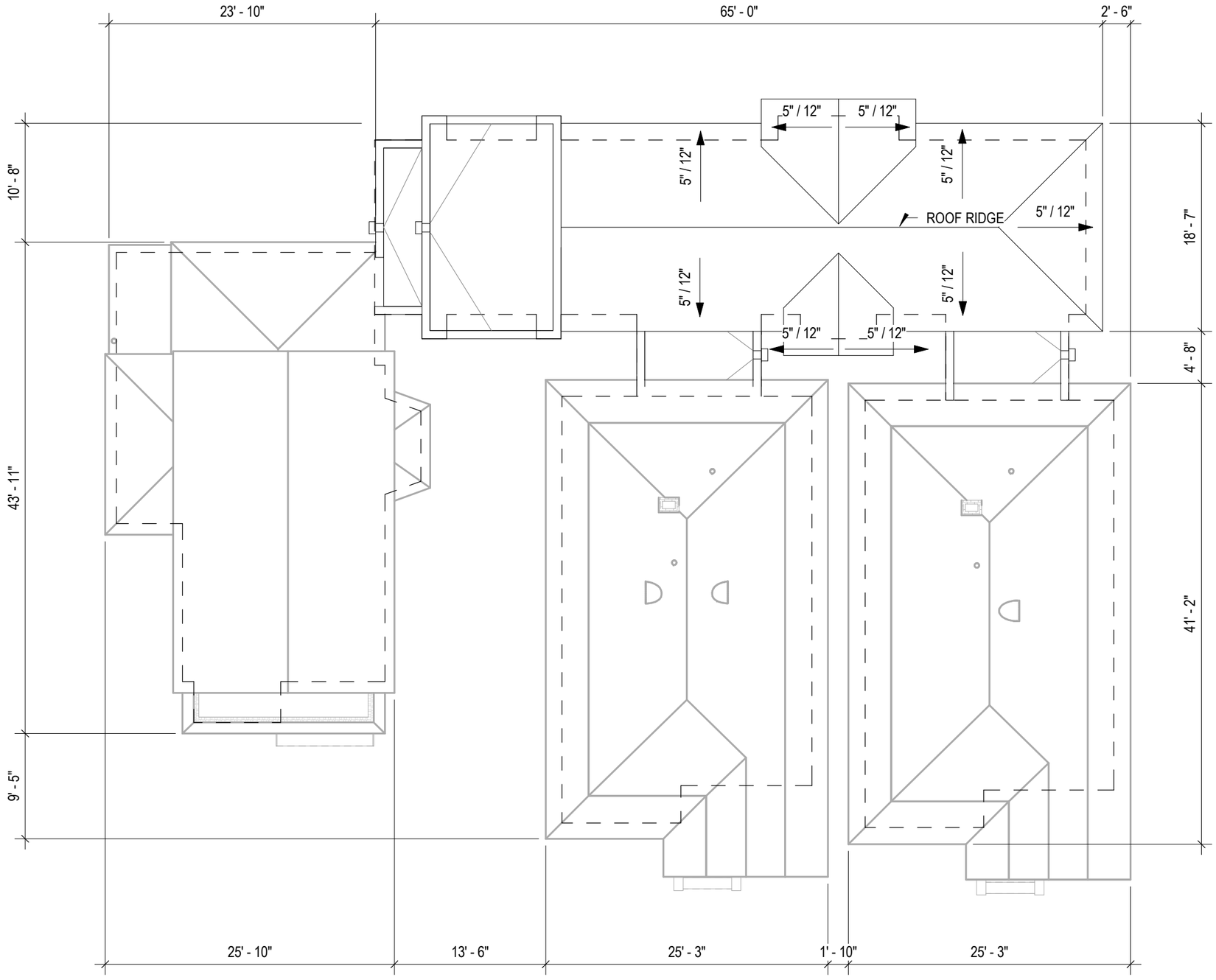
0' 5' 10' 20' scale: 1" = 10'-0"

BUILDING 4 - LEVEL 1

4.A101



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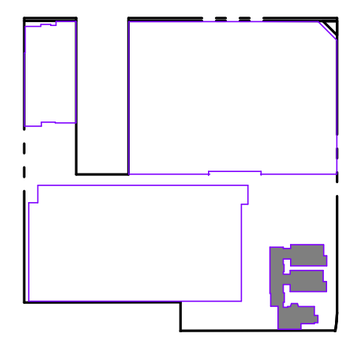

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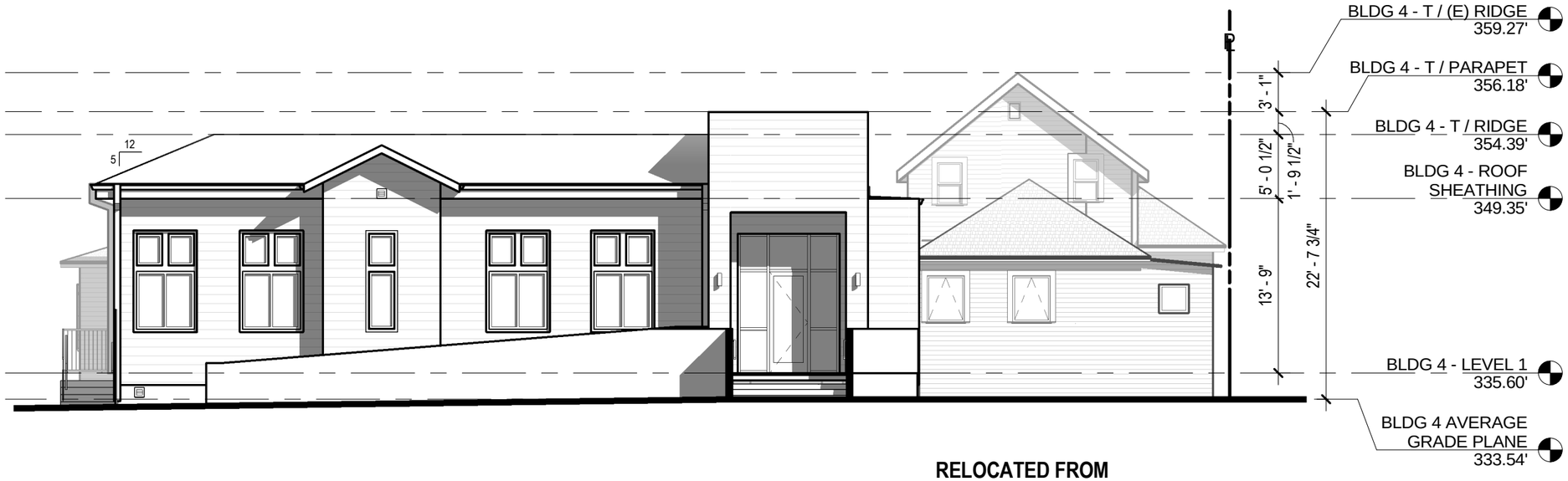
0' 5' 10' 20' scale: 1" = 10'-0"

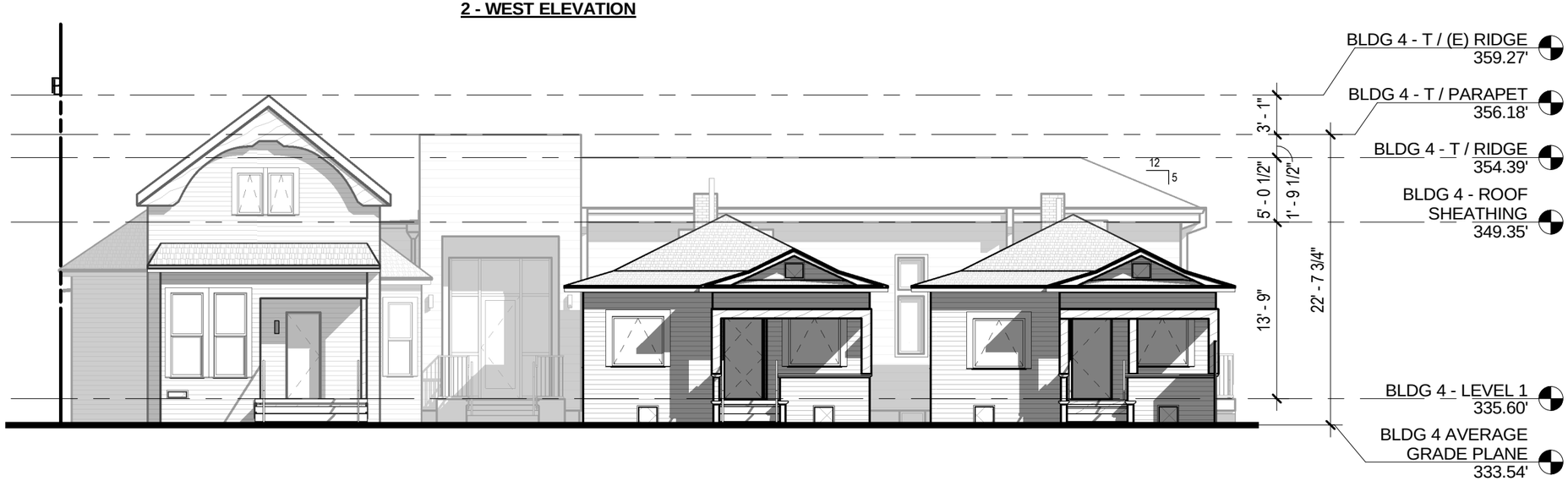
BUILDING 4 - ROOF

4.A110



RELOCATED FROM 3024 N. MAIN ST.

2 - WEST ELEVATION



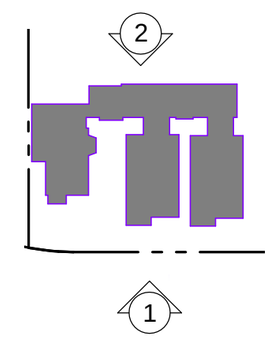
RELOCATED FROM 3024 N. MAIN ST. **RELOCATED FROM 3018 N. MAIN ST.** **RELOCATED FROM 3016 N. MAIN ST.**

1 - EAST ELEVATION

MATERIAL SCHEDULE

MARK	BUILDING COMPONENT
N1	8 1/4" WIDE PAINTED HARDIE BOARD
N2	PAINTED WOOD WINDOWS & ENTRANCE DOOR SYSTEM
N3	ARCH. GRADE COMP. SHINGLES
N4	NATURAL CONCRETE STEPS
N5	EXPOSED NATURAL CONCRETE STEM WALL
N6	STUCCO WALL
N7	NEW PAINTED WOOD STEPS TO MATCH ORIGINAL
E1	EXISTING PAINTED WOOD SIDING (+/- 2 1/8" W) TO BE REFURBISHED AS REQUIRED
E2	EXISTING PAINTED WOOD WINDOWS TO BE REPLACED
E3	EXISTING COMP. SHINGLES TO BE REMOVED & REPLACED W/ ARCH. GRADE COMP. SHINGLES

KEYPLAN



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BUILDING 4 - EXTERIOR ELEVATIONS

0' 5' 10' 20'

scale: 1" = 10'-0"

4.A201

2 - SOUTH ELEVATION

1 - NORTH ELEVATION

MATERIAL SCHEDULE

MARK	BUILDING COMPONENT
N1	8 1/4" WIDE PAINTED HARDIE BOARD
N2	PAINTED WOOD WINDOWS & ENTRANCE DOOR SYSTEM
N3	ARCH. GRADE COMP. SHINGLES
N4	NATURAL CONCRETE STEPS
N5	EXPOSED NATURAL CONCRETE STEM WALL
N6	STUCCO WALL
N7	NEW PAINTED WOOD STEPS TO MATCH ORIGINAL
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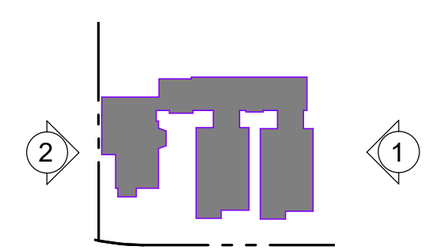
KEYPLAN



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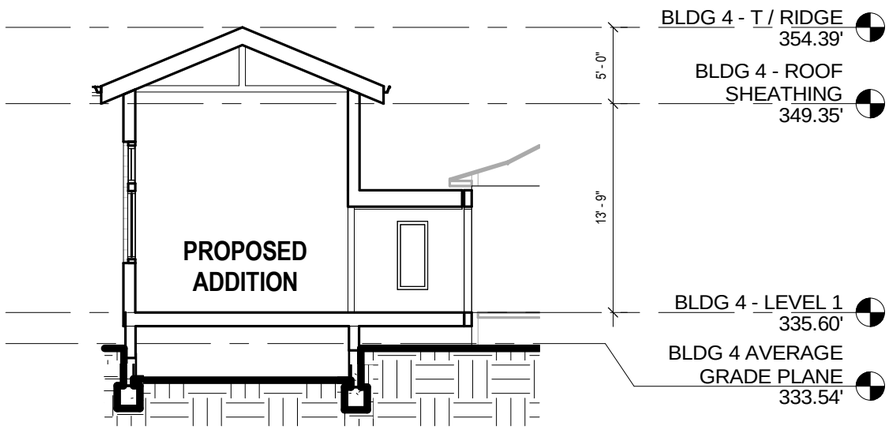
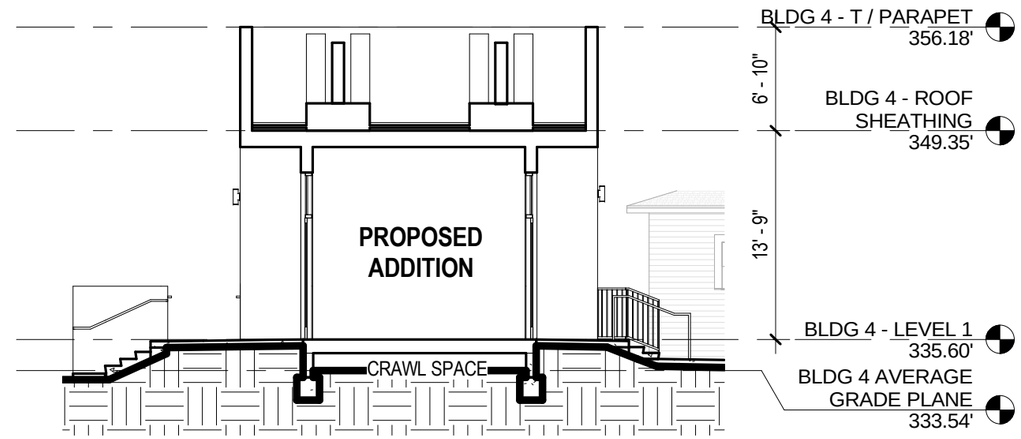
BUILDING 4 - EXTERIOR ELEVATIONS

0' 5' 10' 20' scale: 1" = 10'-0"

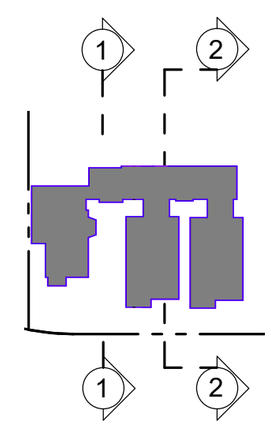
4.A202



2 - SECTION 2



1 - SECTION 1



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LOS ANGELES, CA 90031

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0' 5' 10' 20'

scale: 1" = 10'-0"

BUILDING 4 - SECTIONS

4.A301

View from North Main Street and Hancock Street

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LOS ANGELES, CA 90031

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RENDERINGS

5.A01

View from North Main Street and Johnston Street

View from Johnston Street

View from Hancock Street

TREE LEGEND - GROUND LEVEL (BUILDING 1-3)

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE / REMARKS	LA COUNTY ZONE 3	CA NATIVE
CUP SEM	CUPRESSUS SEMPERVIRENS "ITALIAN CYPRESS"	24"–36" BOX	√	
CUP STR	CUPRESSUS STRICTA "COLUMINAR ITALIAN CYPRESS"	24" BOX	√	
EUC CIT	EUCALYPTUS CITRODORA "LEMON SCENTED GUM"	24" BOX	√	
KOE BIP	KOELREUTERIA BIPINNATA "CHINESE FLAME TREE"	24" BOX / STREET TREE	N/A	
LAG IND	LAGERSTROEMIA INDICA "CRAPE MYRTLE"	36" BOX / STD.	√	
POD GRA	PODOCARPUS GRACILIOR "FISH PINE"	24" BOX	√	
PYR	PYRIUS	24" BOX / STREET TREE	N/A	
RHA M.B.	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' "MAJESTIC BEAUTY HAWTHORN"	24" BOX / STANDARD	√	

SHRUB, GROUNDCOVER & VINE LEGEND - (BUILDING 1-3)

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE / REMARKS (HEIGHT X SPREAD	LA COUNTY ZONE 3	CA NATIVE
CJ	CALLISTEMON 'LITTLE JOHN' "LITTLE JOHN CALLISTEMON"	5 GAL. (2–3' X 4–6')	√	
	DIANELLA CAERULEA 'CASSA BLUE' "BLUE FLAX LILY"	1 GAL. @ 12" O.C. (18" X 1–2')	√	
DL	DIANELLA 'LITTLE REV' "LITTLE REV FLAX LILY"	5 GAL. (2–4' X 1–2')	√	
D	DIANELLA TASMANICA 'VARIEGATA' "VARIEGATED FLAX LILY"	5 GAL. (1–2' X 1–2')	√	
DV	DIETES VEGETA "FORTNIGHT LILY"	15 GAL. (3–4' X 2–3')	√	
	FICUS REPENS "CREEPING FIG"	5 GAL. / VINE		
G	GALVEZIA SPECIOSA "FIRECRACKER" "FIRECRACKER ISLAND SNAPDRAGON"	5 GAL. (3–4' X 4–5')	√	√
GN	GREVILLEA NOELLI "NOEL'S GREVILLEA"	15 GAL. (4–5' X 4–5')	√	
ID	IRIS DOUGLASIANA "DOUGLAS IRIS"	5 GAL. (12–18" X 2')	√	√
MC	MYRTUS COMMUNIS 'COMPACTA' "COMPACT MYRTLE"	15 GAL. (2–3' X 2–3')	√	
PH	PODOCARPUS HENKELII "LONG–LEAFED YELLOWWOOD"	15 GAL. (25–40' X 15–25')	√	
RB	ROSMARINUS OFFICINALIS 'BOULE' "ROSEMARY BOULE"	5 GAL. (2–3' X 2')	√	
S	SENECIO CYLINDRICUS "NARROW–LEAF CHALKSTICKS"	5 GAL. (1–2' X 1–2')	√	
	TRACHELOSPERMUM JASMINOIDES "STAR JASMINE"	15 GAL. ESPALIER / 3' O.C.		

TREE LEGEND - BUILDING 4

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE / REMARKS (HEIGHT X SPREAD	LA COUNTY ZONE 3	CA NATIVE
CER D.M.	CERCIDIUM 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"	36" BOX (15' X 20')	√	√
CER OCC	CERCIS OCCIDENTALIS "WESTERN REDBUD"	24" BOX (15' X 15')	√	√
PLA RAC	PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"	36" BOX / MULTI TRUNK (30–80' X 20–50')	√	√
WAS FIL	WASHINGTONIA FILIFERA "DESERT FAN PALM"	20' BTH (6–40' X 3–9')	√	√

SHRUB, GROUNDCOVER & VINE LEGEND - BUILDING 4

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE / REMARKS (HEIGHT X SPREAD	LA COUNTY ZONE 3	CA NATIVE
AP	ABUTILON PALMERI "INDIAN MALLOW"	15 GAL. (4–5' X 4–5')	√	√
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' "HOWARD MCMINN MANZANITA"	15 GAL. (6–10' X 6–12')	√	√
AW	ARCTOSTAPHYLOS DENSIFLORA 'WHITE LANTERNS' "WHITE LANTERN MANZANITA" ALTERNATE: BERBERIS 'GOLDEN ABUNDANCE'	15 GAL. (4–8' X 8–12')	√	√
	ARMERIA MARITIMA "THRIFT SEA PINK"	1 GAL. @ 12" O.C.	√	√
CPS	CEANOTHUS GRISEUS "POINT SAL" "POINT SAL WILD LILAC"	5 GAL. (2–3' X 3–5')	√	√
CM	CEANOTHUS MARITIMUS "CALIFORNIA LILAC"	5 GAL. (1' X 1–3')	√	√
CWC	CEANOTHUS 'WHEELER CANYON' "WHEELER CANYON CEANOTHUS"	5 GAL. (4–6' X 6–8')	√	√
CT	CAREX TUMULICOLA "FOOTHILL SEDGE"	5 GAL. (1' X 1–2')	√	√
CC	CARPENTERIA CALIFORNICA 'ELIZABETH' "BUSH ANEMONE"	15 GAL. (4–6' X 3–5')	√	√
EC	ENCELIA CALIFORNICA 'EL DORADO' "EL DORADO BUSH SUNFLOWER"	5 GAL. (3–4' X 4–5')	√	√
F	FESTUCA CALIFORNICA "CALIFORNIA FESCUE" ALTERNATE: JUNCUS PATENS	5 GAL. (2–3' X 1–2')	√	√
G	GALVEZIA SPECIOSA 'FIRECRACKER' "FIRECRACKER ISLAND SNAPDRAGON"	5 GAL. (3–4' X 4–5')	√	√
HA	HETEROMELES ARBUTIFOLIA "TOYON"	15 GAL. (6–10' X 6–8')	√	√
H	HEUCHERA 'SANTA ANA CARDINAL' "SANTA ANA CARDINAL CORAL BELLS"	5 GAL. (1–2' X 1–2')	√	√
ID	IRIS DOUGLASIANA "DOUGLAS IRIS"	5 GAL. (12–18" X 2')	√	√
JE	JUNCUS EFFUSUS "COMMON RUSH"	5 GAL. (2–3' X 2–3')	√	√
LC	LEYMUS CONDENSATUS 'CANYON PRINCE' "CANYON PRINCE WILD RYE"	5 GAL. (2–3' X 4')	√	√
	LONICERA JAPONICA "JAPANESE HONEYSUCKLE"	5 GAL.		
	MACFADYENA UNGUIS–CATI "CATS CLAW VINE"	5 GAL.		
MH	MIMULUS 'HYBRID ORANGE' "HYBRID ORANGE MONKEYFLOWER"	5 GAL. (2–3' X 2–3')	√	√
P	PENSTEMON HETEROPHYLLUS "FOOTHILL PENSTEMON"	1 GAL. (1' X 1–2')	√	√
RI	RHUS INTEGRIFOLIA "LEMONADE SUMAC"	15 GAL. (6–10' X 10–15')	√	√
RC	ROMNEYA COULTERI "CALIFORNIA TREE POPPY"	15 GAL. (3–5' X 6–8')	√	√
SAC	SALVIA 'ALLEN CHICKERING' "ALLEN CHICKERING SAGE"	5 GAL. (4–5' X 4–5')	√	√
SC	SALVIA CLEVLANDII 'WINIFRED GILMAN' "WINIFRED GILMAN SAGE"	15 GAL. (4–5' X 4–5')	√	√
	DWARF TALL FESCUE SOD; MARATHON OR EQUAL			

NOTES:
Bark Mulch: All planting areas to be completely covered in 3" layer of fir bark mulch.
Street Trees to be planted according to LA City Standard Planting Detail S-663-1, and approved by BSS Street Tree Division.
All landscape plantings shall be irrigated by an automatically-controlled, underground, drip irrigation system with weather-based controller.
All hose bibs in public settings shall have locks.
The landscape plantings and irrigation shall be arranged so that the Estimated Total Water Use is less than the Maximum Applied Water Allowance as provided for in the LA Irrigation Guidelines (MWELO).
LANDSCAPE PLANTING NOTES: Conduct soil testing for agricultural suitability and amend soil to achieve suitable growing conditions.
I agree to comply with the City of Los Angeles Landscape Ordinance and Irrigation Guidelines (MWELO).
No Invasive plants shall be installed.
Lighting : On - Site Pedestrian areas Illuminated a 1 F.C. Min.

69 Total Trees with 13 Total Street Trees

The Brine
1892 N. Hancock St
Los Angeles, CA 90031

TGP

4208 W. Chandler Boulevard
Burbank, California 91505
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Client:
The Decro Group
3431 Wesley St, Suite F
Culver City, CA 90232
424-603-4586

PRELIMINARY-CONCEPTUAL LANDSCAPE PLAN - LEVEL 1

DATE	ISSUE	BY

SCALE:
SEE NOTES

DATE:
02/07/2020

SHEET NUMBER

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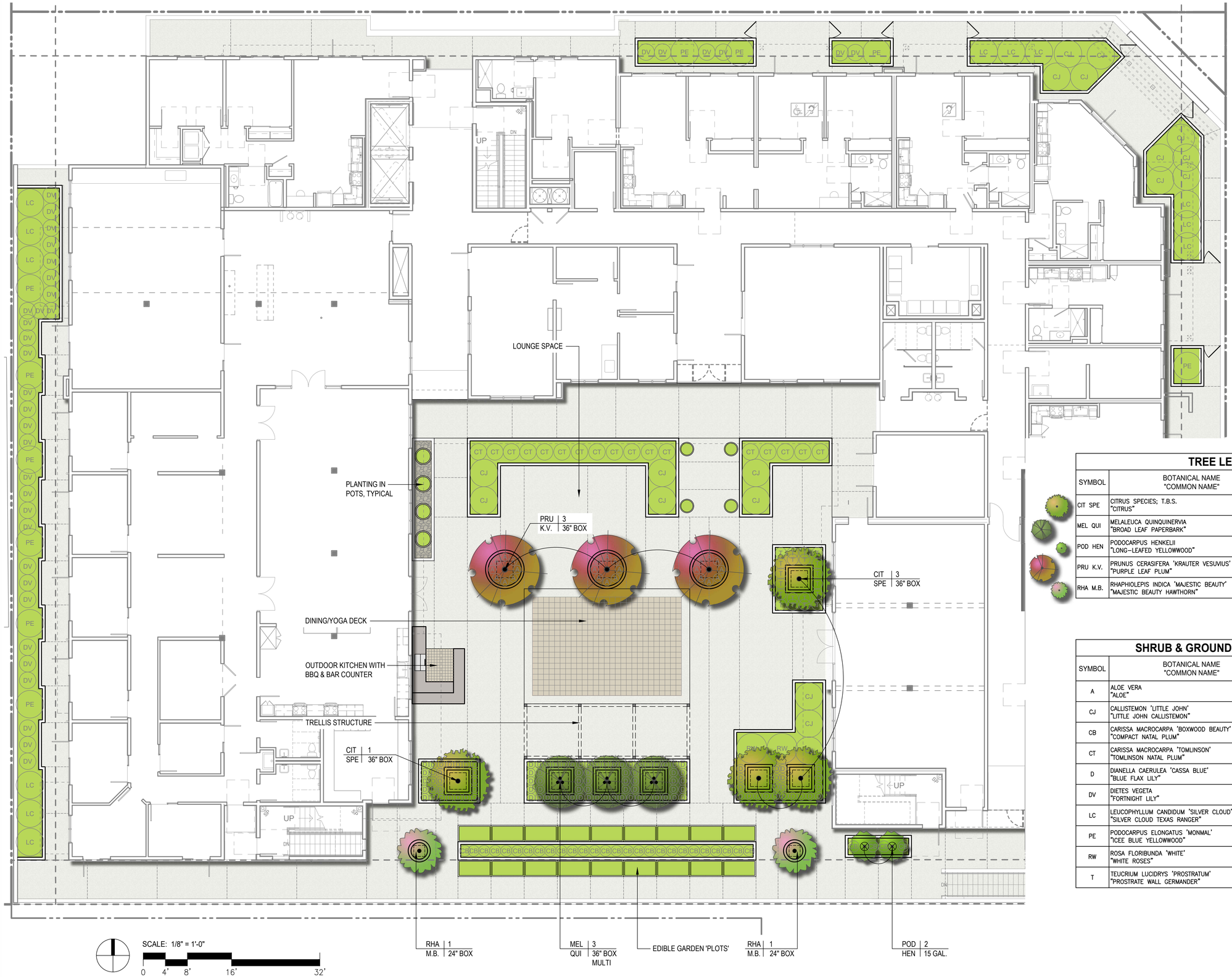

TREE LEGEND - SECOND LEVEL

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE / REMARKS (HEIGHT X SPREAD	LA COUNTY ZONE 3	CA NATIVE
CIT SPE	CITRUS SPECIES; T.B.S. "CITRUS"	36" BOX		
MEL QUI	MELALEUCA QUINQUINERVIA "BROAD LEAF PAPERBARK"	36" BOX / MULTI TRUNK	√	
POD HEN	PODOCARPUS HENKELII "LONG-LEAFED YELLOWWOOD"	15 GAL. / LOW BRANCHING	√	
PRU K.V.	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' "PURPLE LEAF PLUM"	36" BOX	√	
RHA M.B.	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' "MAJESTIC BEAUTY HAWTHORN"	24" BOX / STANDARD	√	

SHRUB & GROUNDCOVER LEGEND - SECOND LEVEL

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE / REMARKS (HEIGHT X SPREAD	LA COUNTY ZONE 3	CA NATIVE
A	ALOE VERA "ALOE"	1 GAL.	√	
CJ	CALLISTEMON 'LITTLE JOHN' "LITTLE JOHN CALLISTEMON"	5 GAL. (2-3' X 4-6')	√	
CB	CARISSA MACROCARPA 'BOXWOOD BEAUTY' "COMPACT NATAL PLUM"	5 GAL. (2' X 2')	√	
CT	CARISSA MACROCARPA 'TOMLINSON' "TOMLINSON NATAL PLUM"	15 GAL. (2-3' X 3-4')	√	
D	DIANELLA CAERULEA 'CASSA BLUE' "BLUE FLAX LILY"	5 GAL. (18" X 1-2')	√	
DV	DIETES VEGETA "FORTNIGHT LILY"	15 GAL. (3-4' X 2-3')	√	
LC	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' "SILVER CLOUD TEXAS RANGER"	15 GAL. (6-8' X 6-8')	√	
PE	PODOCARPUS ELONGATUS 'MONMAL' "ICEE BLUE YELLOWWOOD"	15 GAL. (15-25' X 15-25')	√	
RW	ROSA FLORIBUNDA 'WHITE' "WHITE ROSES"	15 GAL. (3-5' X 3-4')		
T	TEUCRIUM LUCIDRYS 'PROSTRATUM' "PROSTRATE WALL GERMANDER"	5 GAL. (2-3' X 1-2')	√	

The Brine
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PRELIMINARY-CONCEPTUAL LANDSCAPE PLAN - LEVEL 2

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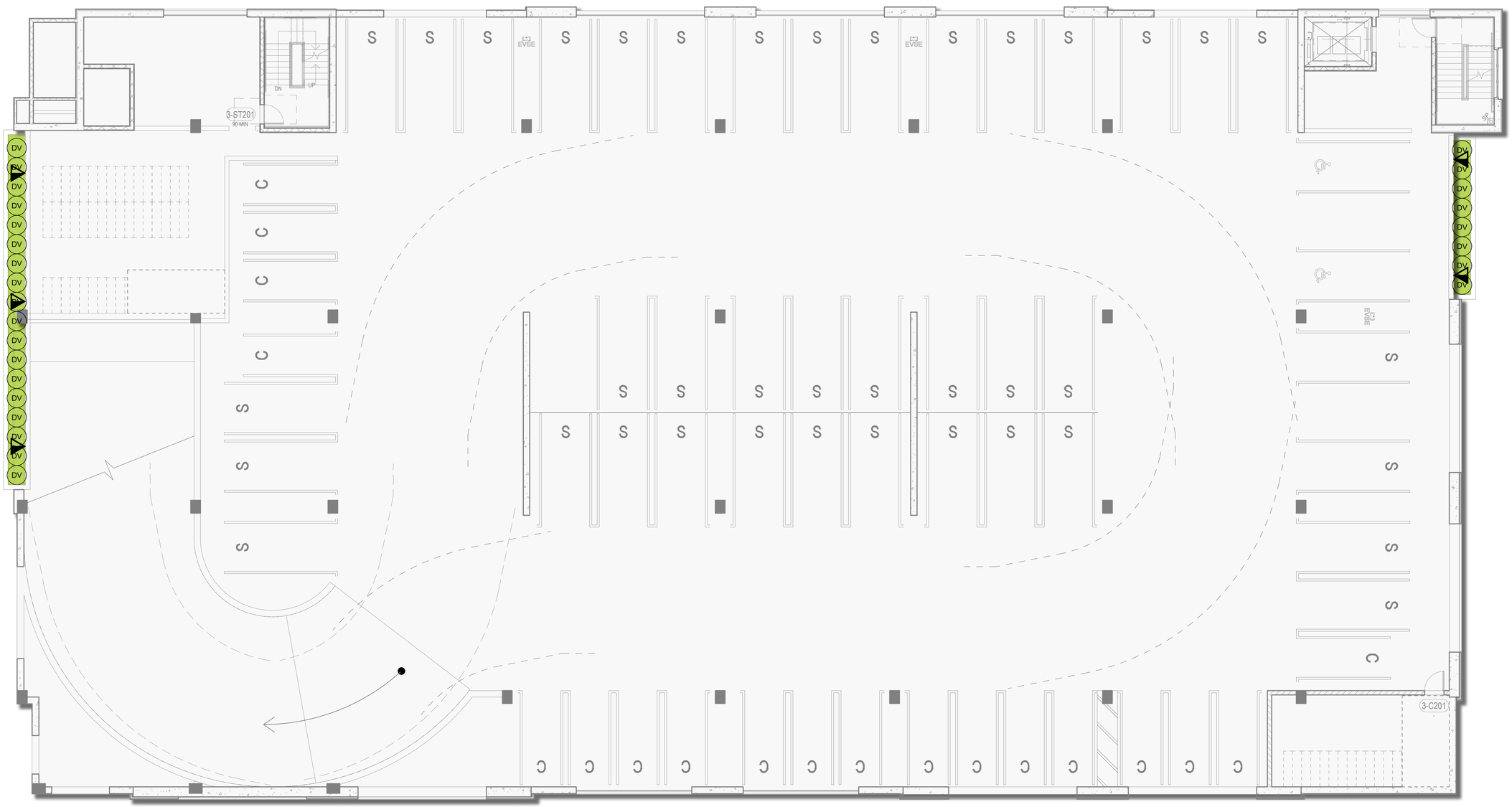
L2

SHRUB LEGEND - BUILDING 3				
SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE / REMARKS (HEIGHT X SPREAD	LA COUNTY ZONE 3	CA NATIVE
DV	DIETES VEGETA "FORTNIGHT LILY"	15 GAL. (3–4' X 2–3')	√	
▶	DISTICTIS BUCCINATORIA "RED TRUMPET VINE"	5 GAL.	√	



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

0 4' 8' 16' 32'

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PRELIMINARY-CONCEPTUAL LANDSCAPE PLAN
BUILDING 3 - LEVEL 2

DATE	ISSUE	BY

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SHEET NUMBER

L3

SHRUB LEGEND - LEVEL 5

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE / REMARKS (HEIGHT X SPREAD	LA COUNTY ZONE 3	CA NATIVE
CT	CARISSA MACROCARPA 'TOMLINSON' "TOMLINSON NATAL PLUM"	15 GAL. (2–3' X 3–4')	√	
DV	DIETES VEGETA "FORTNIGHT LILY"	15 GAL. (3–4' X 2–3')	√	
P	PHORMIUM 'BRONZE BABY' "BRONZE BABY NEW ZEALAND FLAX"	15 GAL. (4–6' X 3–5')	√	

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

0 4' 8' 16' 32'

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PRELIMINARY-CONCEPTUAL LANDSCAPE PLAN - LEVEL 5

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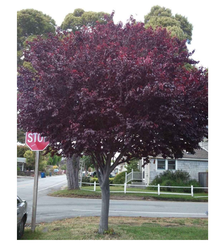
TREES

						
CERCIS OCCIDENTALIS "REDBUD"	CERCIDIUM 'DESERT MUSEUM' "PALO VERDE"	CITRUS SPECIES	CUPRESSUS SEMPERVIRENS "ITALIAN CYPRESS"	CUPRESSUS STRICTA "COLUMNAR ITALIAN CYPRESS"	EUCALYPTUS CITRIODORA "LEMON SCENTED GUM"	LAGERSTROEMIA INDICA "CRAPE MYRTLE"

TREES

						
MELALEUCA QUINQUINERVIA "BROAD LEAVED PAPERBARK"	PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"	PODOCARPUS GRACILIOR "FERN PINE"	PODOCARPUS HENKELII "LONG LEAF YELLOWWOOD"	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' "CHERRY PLUM"	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' "INDIAN HAWTHORN"	WASHINGTONIA FILIFERA "DESERT FAN PALM"

SHRUBS, GROUND COVERS, AND VINES

						
ABUTILON PALMERI "INDIAN MALLOW"	ALOE VERA "ALOE"	ARCTOSTAPHYLOS 'HOWARD MCMINN' "HOWARD MCMINN MANZANITA"	ARCTOSTAPHYLOS 'WHITE LANTERNS' "WHITE LANTERNS MANZANITA"	ARMERIA MARITIMA "THRIFT SEA PINK"	CALLISTEMON 'LITTLE JOHN" LITTLE JOHN CALLISTEMON"	CAREX TUMULICOLA "FOOTHILL SEDGE"

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PLANT IMAGES

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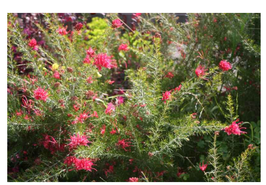
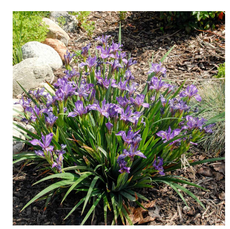
SHRUBS, GROUND COVERS, AND VINES

						
CARISSA MACROCARPA 'BOXWOOD BEAUTY' "BOXWOOD BEAUTY NATAL PLUM"	CARISSA MACROCARPA 'TOMLINSON' "TOMLINSON NATAL PLUM"	CARPENTERIA CALIFORNICA 'ELIZABETH' "ELIZABETH BUSH ANEMONE"	CEANOTHUS MARITIMUS "CALIFORNIA LILAC"	CEANOTHUS 'POINT SAL' "POINT SAL WILD LILAC"	CEANOTHUS 'WHEELER CANYON' WHEELER CANYON CEANOTHUS"	DIANELLA 'CASSA BLUE' "CASSA BLUE FLAX LILY"

SHRUBS, GROUND COVERS, AND VINES

						
DIANELLA 'LITTLE REV' "LITTLE REV FLAX LILY"	DIANELLA 'VARIEGATA' "VARIEGATED FLAX LILY"	DIETES VEGETA "FORTNIGHT LILY"	ENCELIA CALIFORNICA 'EL DORADO' "EL DORADO BUSH SUNFLOWER"	FESTUCA CALIFORNICA "CALIFORNIA FESCUE"	FICUS REPENS "CREEPING FIG"	GALVEZIA SPECIOSA 'FIRECRACKER" FIRECRACKER ISLAND SNAPDRAGON"

SHRUBS, GROUND COVERS, AND VINES

						
GREVILLEA 'NOELLII' NOEL'S GRAVILLEA"	HETEROMELES ARBUTIFOLIA "TOYON"	HEUCHERA 'SANTA ANA CARDINAL' "CORAL BELLS"	IRIS DOUGLASIANA "DOUGLAS IRIS"	JUNCUS EFFUSUS "COMMON RUSH"	LEUCOPHYLLUM 'SILVER CLOUD' "SILVER CLOUD TEXAS SAGE"	LEYMUS 'CANYON PRINCE' "CANYON PRINCE WILD RYE"

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SHRUBS, GROUND COVERS, AND VINES

						
LONICERA JAPONICA "JAPANESE HONEYSUCKLE"	MACFADYENA UNGUS-CATI "CATS CLAW VINE"	MIMULUS 'HYBRID ORANGE' "ORANGE MONKEY FLOWER"	MYRTUS COMMUNIS 'COMPACTA' "COMPACT MYRTLE"	PENSTEMON HETEROPHYLLUS "FOOTHILL PENSTEMON"	PHORMIUM 'BRONZE BABY' "NEW ZEALAND FLAX"	PODOCARPUS 'MONMAL' "ICEE BLUE YELLOW WOOD"

SHRUBS, GROUND COVERS, AND VINES

						
RHUS INTEGRIFOLIA "LEMONADE SUMAC"	ROMNEYA COULTERI "CALIFORNIA TREE POPPY"	ROSA FLORIBUNDA 'WHITE' "WHITE ROSES"	ROSMARINUS OFFICINALIS 'BOULE' "BOULE ROSEMARY"	SENECIO CYLINDRICUS "NARROW LEAF CHALKSTICKS"	TEUCRIUM LUCIDRYS 'PROSTRATUM' "PROSTRATE GERMANDER"	TRACHELOSPERMUM JASMINOIDES "STAR JASMINE"

GROUND COVERS


DWARF TALL FESCUE SOD OR EQUAL

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Exhibit B

Categorical Exemption No. ENV-2019-7420-CE and Appendices

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2019-7418-DB-SPR & AA-2019-7419-PMLA

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	**ENV-2019-7420-CE**
PROJECT TITLE **The Brine**	COUNCIL DISTRICT **1- Cedillo**

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
3000 & 3012-3030 North Main Street, 1815-1939 North Hancock Street, and 1822-1836 North Johnston Street

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The proposed project is the demolition of existing structures with the exception of the on-site relocation of three (3) structures, and the construction, use and maintenance of a new mixed-use development within four (4) buildings with a total of 97 dwelling units (100% affordable, exclusive of one (1) manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail. The maximum building heights would range from 27 feet, two-inch (27'-2") to 66 feet (66'). The project would provide a total of 124 automobile parking spaces and 261 bicycle parking spaces (28 short-term and 233 long-term spaces).

NAME OF APPLICANT / OWNER:
Ted Handel, The Brine, LP.

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Andie Adame, Craig Lawson & Co., LLC	**(310) 838-2400 x 106**

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **15332**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Oliver Netburn	**City Planner**

ENTITLEMENTS APPROVED

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
$5,774.00	**0108129184**	**Anna Vidal**

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

Air Quality, Greenhouse Gas, and Noise Analyses
The Brine
1829 Hancock Street
Los Angeles, California 90031

Prepared by:

Contact: Brett Pomeroy
25101 The Old Road, Suite 246
Santa Clarita, California 91381
T: (661) 388-2422
www.pomeroyes.com

January 2020

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Appendices

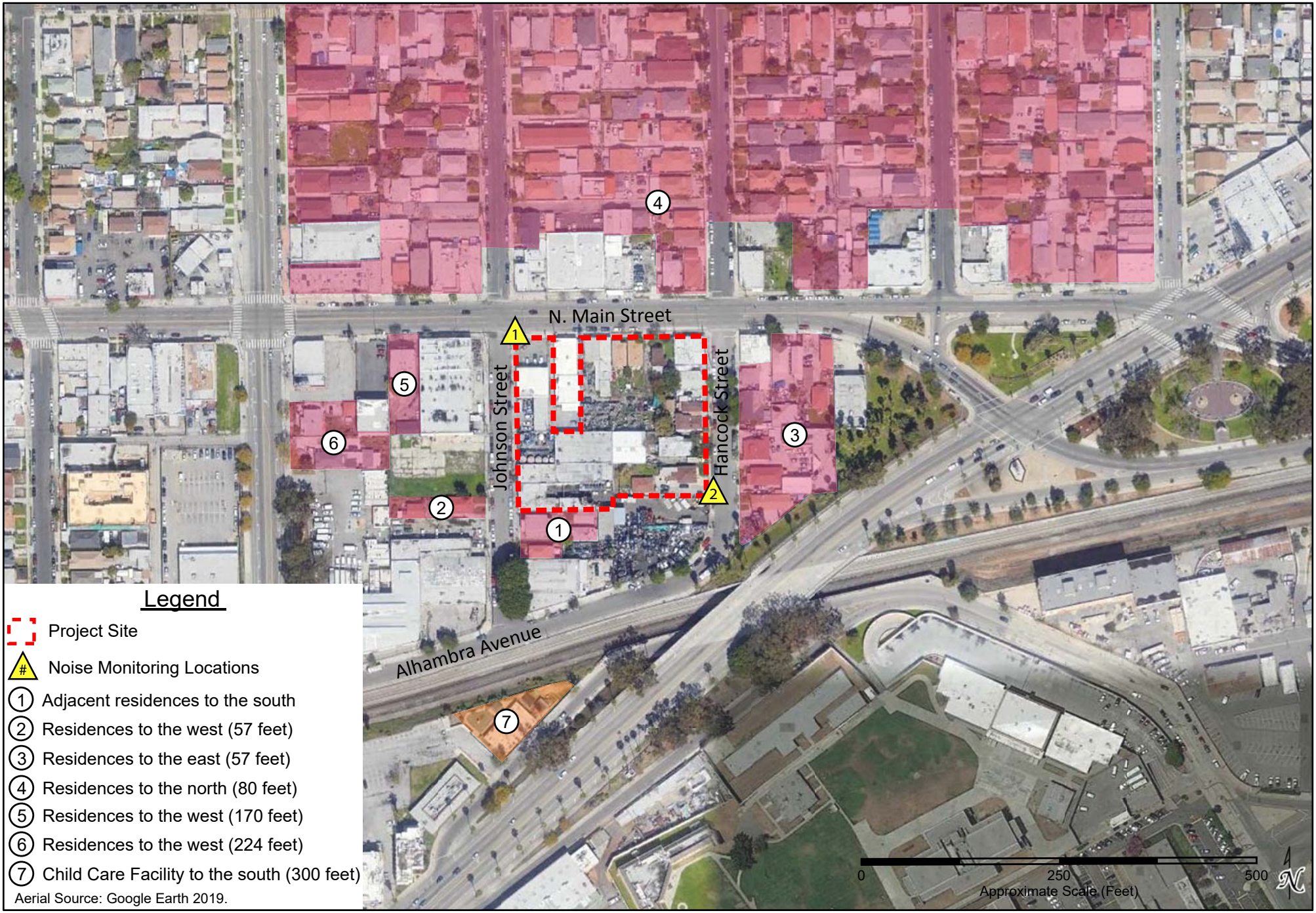
1.0 INTRODUCTION

The purpose of this report is to examine the degree to which the Project may result in significant environmental impacts with respect to air quality emissions, greenhouse gas emissions, and noise and vibration. Both short-term construction emissions, and operational emissions of the Project are discussed in this report. The potential for the Project to conflict with or obstruct implementation of the applicable air quality plan, to violate an adopted air quality standard or contribute substantially to an existing or projected air quality violation, to result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is designated to be in non-attainment, to expose sensitive receptors to substantial pollutant concentrations, or to create objectionable odors affecting a substantial number of people are discussed herein. Additionally, this report includes an evaluation of potential impacts associated with substantial temporary and permanent increases in ambient noise levels in the vicinity of the Project Site; exposure of people in the vicinity of the Project Site to excessive noise or groundborne vibration levels; and whether exposure is in excess of standards established in the City. This report can be attached to or kept on file for CEQA documentation.

2.0 PROJECT OVERVIEW

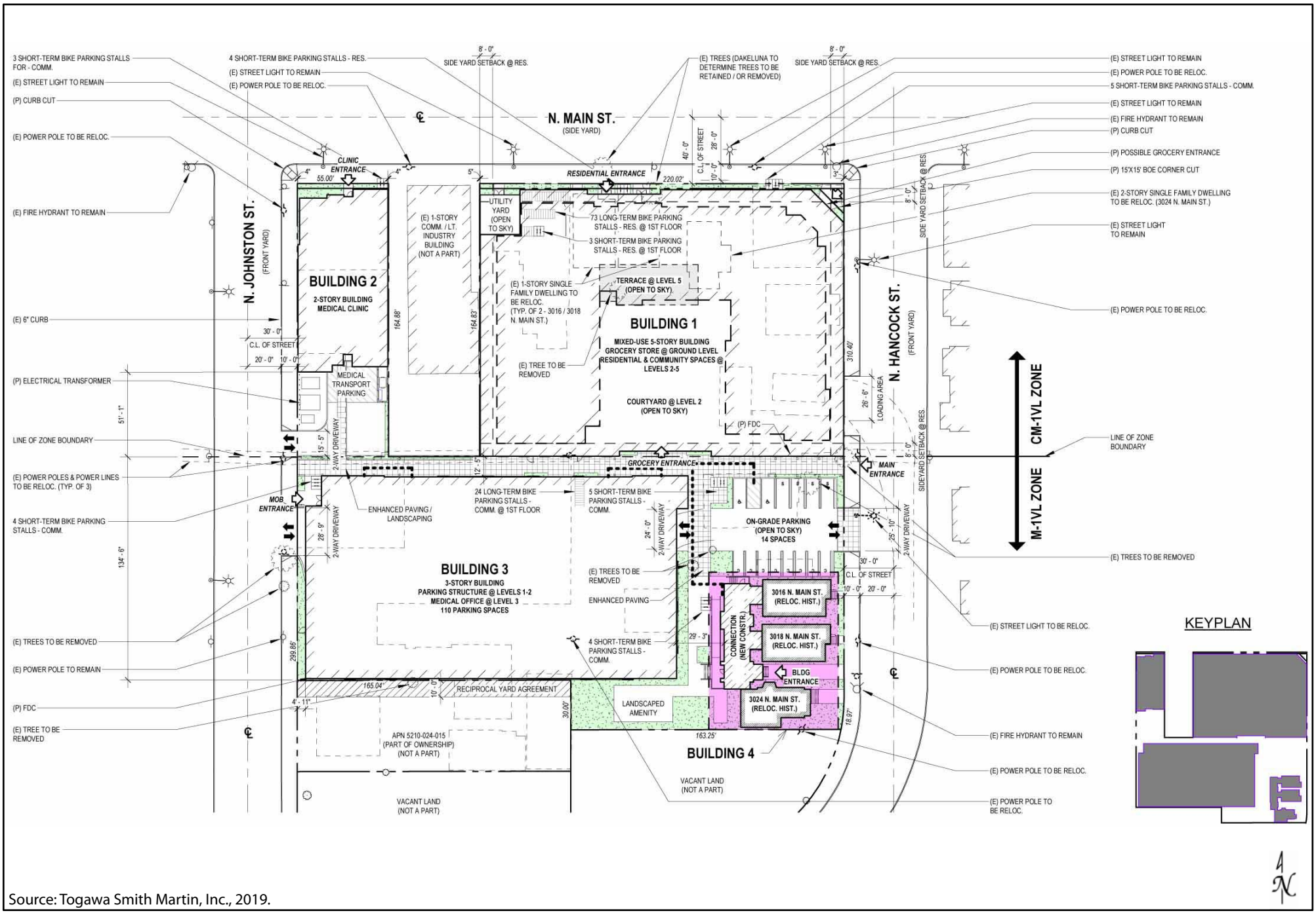
The Project Site is located at 1829 Hancock Street in the Northeast Los Angeles Community Plan area of the City. The Project Site is approximately 94,740 square feet (2.17 acres) and currently contains a variety of residential and commercial uses. The Project Site has three street frontages including N. Main Street, Hancock Street, and Johnson Street. The site is zoned CM-1VL and M1-1VL and has a General Plan Designation of "Limited Industrial." Developments within the vicinity of the Project Site consist primarily of industrial, commercial, and residential uses. The Project Site is currently developed with 2,750 square feet of commercial uses, 17,732 square feet of manufacturing uses, 4 single-family residences, and 7 multi-family residences. The Project proposes the demolition of approximately 29,469 square feet of existing uses and the relocation of three potentially historic residences on-site. The Project would develop four buildings including a 5-story mixed-use building with ground floor grocery space and residential uses, a 3-story building with parking on the first two levels and medical office uses on the third level, a 2-story medical clinic, and a medical clinic in a building that consists of three relocated on-site residential buildings. Overall, the Project would include approximately 71,764 square feet of commercial space, 97 residential units, and 124 parking spaces.[1] This analysis assumes the Project will be operational in 2022.

[1] *This technical report was conducted at the beginning of the planning process with the Department of City Planning. As a result of the planning process with City Planning, the public, and the project consultants, minor modifications to the project characteristics have occurred since this report was completed. These modifications include the following: 1) The project now includes four buildings (previously 3 buildings); 2) The project now includes approximately 71,764 sf (previously 69,261 sf); and, 3) The project now includes 124 parking spaces (previously 123 parking spaces). As discussed in detail herein, the project analyzed previously would not approach the thresholds of significance for air quality, greenhouse gases and noise. As the project modifications are minor (i.e., only an increase of 3% of floor area), the analyses and impact conclusions stated herein are unchanged and remain valid).*



POMEROY ENVIRONMENTAL SERVICES

Figure 1
Aerial Photograph of the Project Site



Source: Togawa Smith Martin, Inc., 2019.

POMEROY ENVIRONMENTAL SERVICES

Figure 2
Project Site Plan

3.0 AIR QUALITY ANALYSIS

Consistent with Appendix G of the State CEQA Guidelines, a significant impact may occur if a project would:

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; and/or
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

a) A significant air quality impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP), or would in some way represent a substantial hindrance to employing the policies, or obtaining the goals, of that plan.

The South Coast Air Quality Management District SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and State ambient air quality standards. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of the SCAQMD on March 3, 2017. This AQMP, referred to as the 2016 AQMP, was prepared to comply with the federal and State Clean Air Acts and amendments, to accommodate growth, to reduce the high levels of pollutants in the Basin, to meet federal and State air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. The 2016 AQMP identifies the control measures that will be implemented over a 15-year horizon to reduce major sources of pollutants. Implementation of control measures established in the previous AQMPs has substantially decreased the population's exposure to unhealthful levels of pollutants, even while substantial population growth has occurred within the Basin. The future air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the SCAQMD assumes that general new development within the Basin will occur in accordance with population growth and transportation projections identified by the Southern California Association of Governments (SCAG) in its most current version of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which was adopted April 7, 2016. The 2016 AQMP also assumes that general development projects will include strategies (mitigation measures) to reduce emissions generated during construction and operation in accordance with SCAQMD and local jurisdiction regulations, which are designed to address air quality impacts and pollution control measures.

For development projects, SCAQMD recommends that consistency with the current AQMP be determined by comparing the population generated by a project to the population projections used in the development of the AQMP. As mentioned above, the Project is located within the Northeast Los Angeles

Community Plan area. As part of the City's General Plan, the Northeast Los Angeles Community Plan (Community Plan) was adopted in 1999 and sets forth goals, objectives, policies, and implementation programs that pertain to the Northeast Los Angeles area. The Community Plan offers projections for population, housing, and employment for the area up to the year 2010. Since the Project is expected to become operational in 2022 this report analyzes compliance with the AQMP through SCAG's population estimates in the 2016 RTP/SCS as they are the most current estimates. Projects that are consistent with SCAG's applicable growth projections would not interfere with air quality attainment because this growth is included in the projections used in the formulation of the 2016 AQMP. As such, projects, land uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP. The Project would comply with all SCAQMD rules and regulations that are applicable to the Project; the Project Applicant is not requesting any exemptions from the currently adopted or proposed SCAQMD rules.

The Project proposes the demolition of approximately 29,469 square feet of existing uses and the relocation of three potentially historic residences on-site. The Project would develop four buildings including a 5-story mixed-use building with ground floor grocery space and residential uses, a 3-story building with parking on the first two levels and medical office uses on the third level, a 2-story medical clinic, and a medical clinic in a building that consists of three relocated on-site residential buildings. Overall, the Project would include approximately 71,764 square feet of commercial space, 97 residential units, and 124 parking spaces. As part of its comprehensive planning process for the Southern California region, SCAG has divided its jurisdiction into 14 subregions. The Project Site is located within the City of Los Angeles subregion, which includes all areas within the boundaries of the City of Los Angeles. SCAG's 2012 housing estimates for the City are 1,325,500 total housing units and estimates the housing of the City will increase to 1,690,300 housing units by 2040, a 27.5 percent increase.[2] The Project's 97 housing units would account for less than 0.03 percent of the total housing unit growth from 2012 to 2040. Thus, the Project's relatively small increase in housing would not have the potential to conflict with the regional growth projections for the Los Angeles subregion. In addition, and further discussed herein, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Thus, the Project would not impair implementation of the AQMP, and this impact would be less than significant.

b) A significant impact may occur if a project would add a considerable cumulative contribution to federal or State non-attainment pollutant. Measurements of ambient concentrations of the criteria pollutants are used by the U.S. EPA and the California Air Resources Board (ARB) to assess and classify the air quality of each air basin, county, or, in some cases, a specific urbanized area. The classification is determined by

[2] *Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies, Demographics and Growth Forecast Appendix, Adopted April 2016, website: http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS_DemographicsGrowthForecast.pdf, page 24 accessed: October 2019.*

comparing actual monitoring data with national and State standards. If a pollutant concentration in an area is lower than the standard, the area is classified as being in "attainment." If the pollutant exceeds the standard, the area is classified as a "non-attainment" area. If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated "unclassified." Attainment status of the Basin with regard to the national ambient air quality standards (NAAQS) and California ambient air quality standards (CAAQS) are shown in Table 1, Attainment Status for the South Coast Air Basin. As shown, the Basin is in nonattainment for ozone, PM_{10} and $PM_{2.5}$.

Table 1
Attainment Status for the South Coast Air Basin

Pollutant	Attainment Status	
	NAAQS	CAAQS
Ozone (1-Hour)	Non-Attainment (Extreme)	Non-Attainment
Ozone (8-Hour)	Pending – Expect Non-Attainment (Extreme)	Non-Attainment
Carbon Monoxide (1- & 8-hour)	Attainment (Maintenance)	Attainment
Nitrogen Dioxide (1-Hour)	Unclassifiable/Attainment	Attainment
Nitrogen Dioxide (Annual)	Attainment (Maintenance)	Attainment
Sulfur Dioxide (1-Hour)	Designations Pending (expect Unclassified/Attainment)	Attainment
Sulfur Dioxide (24-Hour & Annual)	Unclassified/Attainment	attainment
PM_{10} (24-Hour)	Attainment (Maintenance)	Non-Attainment
PM_{10} (Annual)	N/A	Non-Attainment
$PM_{2.5}$ (24-Hour)	Non-Attainment (Serious)	N/A
$PM_{2.5}$ (Annual)	Non-Attainment (Moderate)	Non-Attainment
Lead	Non-Attainment (Partial)	Attainment
Source: SCAQMD, Air Quality Management Plan Appendix II website: http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/appendix-ii.pdf?sfvrsn=4, accessed: October 2019.		

Because the South Coast Air Basin is currently in nonattainment for ozone, PM_{10} and $PM_{2.5}$, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of the Project contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those

pollutants for which the Basin is in nonattainment.[3]

A project may have a significant impact if project-related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. The Project Site is located in the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is the air pollution control agency for the Basin. To address potential impacts from construction and operational activities, the SCAQMD currently recommends that impacts from projects with mass daily emissions that exceed any of the thresholds outlined in Table 2, SCAQMD Thresholds of Significance, be considered significant. The City defers to these thresholds for the evaluation of construction and operational air quality impacts.

Table 2
SCAQMD Thresholds of Significance

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO_x)	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO_x)	150	150
Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55

Note: lbs = pounds.
Source: SCAQMD CEQA Handbook (SCAQMD, 1993), SCAQMD Air Quality Significance Thresholds, website: http://aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2; accessed: October 2019.

Regional Construction Emissions

For purposes of analyzing impacts associated with air quality, this analysis assumes a construction schedule of approximately 24 months, which is a conservative estimate and yields the maximum daily impacts. Construction activities would be undertaken in three main steps: (1) demolition, (2) excavation, grading, and foundation preparation, and (3) building construction. Demolition would occur for approximately two months and would require the demolition of 29,469 square feet of existing uses. Excavation, grading, and foundation preparation would occur for approximately two months with an export of approximately 2,000 cubic yards of soil. Building construction would occur for approximately 20 months. This phase would include the construction of the proposed structures, connection of utilities, laying irrigation for landscaping, architectural coatings, and landscaping the Project Site. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and site preparation would primarily generate $PM_{2.5}$ and PM_{10} emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NO_x emissions. The application of architectural coatings

[3] *South Coast Air Quality Management District, White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, Appendix A, August 2003.*

would primarily result in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time. The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod 2016.3.2) recommended by the SCAQMD to quantify the estimated daily emissions associated with Project construction. The results are presented in Table 3, Estimated Peak Daily Construction Emissions, which identifies daily emissions that are estimated to occur on peak construction days for each construction phase.

Table 3
Estimated Peak Daily Construction Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Demolition Phase						
Fugitive Dust	--	--	--	--	0.30	0.04
Off-Road Diesel Equipment	2.13	20.95	14.66	0.02	1.45	1.12
On-Road Diesel (Hauling)	0.03	0.89	0.21	0.01	0.06	0.02
Worker Trips	0.07	0.05	0.52	0.01	0.15	0.04
Total Emissions	***2.23***	***21.89***	***15.39***	***0.04***	***1.96***	***1.22***
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Excavation/Grading/Foundation Preparation						
Fugitive Dust	--	--	--	--	2.08	1.04
Off-Road Diesel Equipment	1.92	21.34	9.94	0.02	0.99	0.91
On-Road Diesel (Hauling)	0.05	1.65	0.38	0.01	0.10	0.03
Worker Trips	0.05	0.04	0.40	0.01	0.11	0.03
Total Emissions	***2.02***	***23.03***	***10.72***	***0.04***	***3.28***	***2.01***
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Building Construction Phase						
Building Construction Off-Road Diesel Equipment	2.29	17.43	14.90	0.02	0.95	0.91
Building Construction Vendor Trips	0.08	2.34	0.68	0.01	0.15	0.05
Building Construction Worker Trips	0.47	0.33	3.69	0.01	1.04	0.28
Architectural Coatings	22.50	--	--	--	--	--
Architectural Coating Off-Road Diesel Equipment	0.20	1.41	1.81	0.01	0.08	0.08
Architectural Coatings Worker Trips	0.08	0.05	0.61	0.01	0.20	0.05
Total Emissions	***25.62***	***21.56***	***21.69***	***0.06***	***2.42***	***1.37***
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. *Calculation sheets are provided in Appendix A to this report.*						

These calculations assume compliance with SCAQMD Rule 1113 – Architectural Coatings and appropriate dust control measures would be implemented as part of the Project during each phase of development as required by SCAQMD Rule 403 – Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes (at least two times per day), applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. As shown in Table 3, construction-related daily emissions associated with the Project would not exceed any regional SCAQMD significance thresholds for criteria pollutants during the construction phases. Therefore, regional construction impacts are considered to be less than significant. Localized air quality emissions are addressed under Question 3(c) below.

Regional Operational Emissions

The Project Site is currently developed with 2,750 square feet of commercial uses, 17,732 square feet of manufacturing uses, 4 single-family residences, and 7 multi-family residences. As such, air pollutant emissions are currently generated at the Project Site by area sources, energy demand, and mobile sources such as motor vehicle traffic traveling to and from the Project Site. The average daily emissions generated by the existing uses at the Project Site have been estimated utilizing CalEEMod 2016.3.2 recommended by the SCAQMD. As shown in Table 4, Existing Daily Operational Emissions, motor vehicles are the primary source of air pollutant emissions associated with existing use at the Project Site.

Table 4
Existing Daily Operational Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	3.67	0.24	6.51	0.01	0.85	0.85
Energy Demand	0.02	0.14	0.01	<0.01	0.01	0.01
Mobile (Motor Vehicles)	0.45	2.14	6.44	0.02	1.52	0.42
Total Existing Emissions	**4.14**	**2.52**	**13.04**	**0.04**	**2.37**	**1.28**
Wintertime (Non-Smog Season) Emissions						
Area Sources	3.67	0.24	6.51	0.01	0.85	0.85
Energy Demand	0.02	0.14	0.01	<0.01	0.01	0.01
Mobile (Motor Vehicles)	0.44	2.20	6.10	0.02	1.52	0.42
Total Existing Emissions	**4.13**	**2.59**	**12.71**	**0.03**	**2.37**	**1.28**
Calculation data provided in Appendix A to this report. Column totals may not add due to rounding from the model results.						

The Project proposes the demolition of approximately 29,469 square feet of existing uses and the relocation of three potentially historic residences on-site. The Project would develop four buildings including a 5-story mixed-use building with ground floor grocery space and residential uses, a 3-story building with parking on the first two levels and medical office uses on the third level, a 2-story medical

clinic, and a medical clinic in a building that consists of three relocated on-site residential buildings. Overall, the Project would include approximately 71,764 square feet of commercial space, 97 residential units, and 124 parking spaces. Operational emissions generated by area sources, motor vehicles and energy demand would result from normal day-to-day activities of the Project. The analysis of daily operational emissions associated with the Project has been prepared utilizing CalEEMod 2016.3.2 recommended by the SCAQMD. The results of these calculations are presented in Table 5, Estimated Daily Operational Emissions. As shown, the operational emissions generated by the Project would not exceed the regional thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the Project would be less than significant. Localized air quality emissions are addressed under Question 3(c) below.

Table 5
Estimated Daily Operational Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	4.17	1.54	8.63	<0.01	0.16	0.16
Energy Demand	0.08	0.75	0.52	<0.01	0.06	0.06
Mobile (Motor Vehicles)	4.49	20.20	49.78	0.17	13.72	3.76
Total Project Emissions	***8.74***	***22.49***	***58.93***	***0.19***	***13.94***	***3.98***
Less Existing Site Emissions	4.14	2.52	13.04	0.04	2.37	1.28
Net Increase Project Emissions	**4.60**	**19.97**	**45.89**	**0.15**	**11.57**	**2.70**
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Potentially Significant Impact?	No	No	No	No	No	No
Wintertime (Non-Smog Season) Emissions						
Area Sources	4.17	1.54	8.63	<0.01	0.16	0.16
Energy Demand	0.08	0.75	0.52	<0.01	0.06	0.06
Mobile (Motor Vehicles)	4.35	20.50	48.17	0.16	13.72	3.77
Total Project Emissions	***8.61***	***22.79***	***57.32***	***0.18***	***13.94***	***3.99***
Less Existing Site Emissions	4.13	2.59	12.71	0.03	2.37	1.28
Net Increase Project Emissions	**4.48**	**20.20**	**44.61**	**0.15**	**11.57**	**2.71**
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Potentially Significant Impact?	No	No	No	No	No	No

Note: Column totals may not add due to rounding from the model results.
Calculation sheets provided in Appendix A to this report.

c) A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people

in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Recreational areas are considered moderately sensitive to poor air quality because vigorous exercise associated with recreation places a high demand on the human respiratory function. The nearest air quality sensitive receptors to the Project Site are:

- adjacent residences to the south;
- residences to the west (57 feet);
- residences to the east (57 feet);
- residences to the north (80 feet);
- residences to the west (170 feet);
- residences to the west (224 feet); and
- a child care facility to the south (300 feet).

Localized Emissions

Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. The SCAQMD has developed localized significance threshold (LST) look-up tables for project sites that are one, two, and five acres in size to simplify the evaluation of localized emissions at small sites. LSTs are provided for each Source Receptor Area (SRA) and various distances from the source of emissions.

In the case of this analysis, the Project Site is located within SRA 1 covering the Central Los Angeles area. The nearest sensitive receptors to the Project Site are residential uses within 25 meters (82 feet). The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. As mentioned previously, the Project Site is 2.17 acres in size. Therefore, consistent with SCAQMD recommendations, the LSTs for a two-acre site in SRA 1 with receptors located within 25 meters have been used to address the potential localized NOx, CO, PM_{10}, and $PM_{2.5}$ emissions to the area surrounding the Project Site.

As shown in Table 6, Localized On-Site Peak Daily Construction Emissions, peak daily emissions generated within the Project Site during construction activities for each phase would not exceed the applicable construction LSTs for a two-acre site in SRA 1. Therefore, localized air quality impacts from Project construction activities on the off-site sensitive receptors would be less than significant.

Table 6
Localized On-Site Peak Daily Construction Emissions

Construction Phase [a]	Total On-site Emissions (Pounds per Day)			
	NO_x [b]	CO	PM_{10}	$PM_{2.5}$
Demolition Emissions	**20.95**	**14.66**	**1.45**	**1.12**
SCAQMD Localized Thresholds	*108.00*	*1,048.00*	*8.00*	*5.00*
Potentially Significant Impact?	No	No	No	No
Excavation/Grading/Foundation Preparation	**21.34**	**9.94**	**3.07**	**1.95**
SCAQMD Localized Thresholds	*108.00*	*1,048.00*	*8.00*	*5.00*
Potentially Significant Impact?	No	No	No	No
Building Construction Emissions	**18.84**	**16.71**	**1.03**	**0.99**
SCAQMD Localized Thresholds	*108.00*	*1,048.00*	*8.00*	*5.00*
Potentially Significant Impact?	No	No	No	No

Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. Building construction emissions include architectural coatings.
[a] The Project Site is 2.17 acres. Consistent with SCAQMD recommendations, the localized thresholds for all phases are based on a two-acre site with a receptor distance of 25 meters (82 feet) in SCAQMD's SRA 1.
[b] The localized thresholds listed for NO_x in this table takes into consideration the gradual conversion of NO_x to NO_2, and are provided in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD. As discussed previously, the analysis of localized air quality impacts associated with NO_x emissions is focused on NO_2 levels as they are associated with adverse health effects.
Calculation sheets are provided in Appendix A to this report.

With regard to localized emissions from motor vehicle travel, traffic congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). The SCAQMD suggests conducting a CO hotspots analysis for any intersection where a project would worsen the Level of Service (LOS) from A-C to any level below C, and for any intersection rated D or worse where the project would increase the V/C ratio by two percent or more. Based on the Project's Traffic Study, the Project is not anticipated to have significant traffic impacts at any of the 10 study intersections.[4] Therefore, impacts with respect to localized CO concentrations would be less than significant.

Toxic Air Contaminants (TAC)

As the Project consists of residential and commercial uses, the Project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from Project implementation. In addition, construction activities associated with the Project would be typical of other development projects in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Moreover, construction activity would not result in long-term substantial sources of

[4] *Linscott, Law & Greenspan, Engineers, Traffic Impact Study, The Brine, September 11, 2019.*

diesel particulate matter or other TAC emissions (i.e., 30 or 70 years) and would therefore not have the potential to generate significant health risks. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

d) A project-related significant adverse effect could occur if construction or operation of the proposed Project would result in generation of odors that would be perceptible in adjacent sensitive areas. According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The Project involves the construction and operation of residential and commercial uses, which are not typically associated with odor complaints. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the Project. The Project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. As mentioned previously, the Project would be consistent with SCAQMD Rule 1113 – Architectural Coatings. As the Project involves no operational elements related to industrial projects, no long-term operational objectionable odors are anticipated. Therefore, potential impacts associated with objectionable odors would be less than significant.

4.0 GREENHOUSE GAS ANALYSIS

Consistent with Appendix G of the State CEQA Guidelines, a significant impact may occur if a project would:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

a-b) Gases that trap heat in the atmosphere are called greenhouse gases (GHGs), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. Activities associated with the Project, including construction and operational activities, would have the potential to generate greenhouse gas emissions.

The principal GHGs are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H_2O). CO_2 is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying

warming potential of different GHGs, GHG emissions are often quantified and reported as CO_2 equivalents (CO_2e).

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

Assembly Bill 32 and Senate Bill 32 (Statewide GHG Reductions)

The California Global Warming Solutions Act of 2006, widely known as AB 32, requires the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed to set a statewide GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020.

The CARB AB 32 Scoping Plan (Scoping Plan) contains the main strategies to achieve the 2020 emissions cap. The Scoping Plan was developed by CARB with input from the Climate Action Team (CAT) and proposes a comprehensive set of actions designed to reduce overall carbon emissions in California, improve the environment, reduce oil dependency, diversify energy sources, and enhance public health while creating new jobs and improving the State economy. The GHG reduction strategies contained in the Scoping Plan include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

CARB has adopted the First Update to the Climate Change Scoping Plan.[5] This update identifies the next steps for California's leadership on climate change. The first update to the initial AB 32 Scoping Plan describes progress made to meet the near-term objectives of AB 32 and defines California's climate change priorities and activities for the next several years. It also frames activities and issues facing the State as it develops an integrated framework for achieving both air quality and climate goals in California beyond 2020.

In the original Scoping Plan, CARB approved a total statewide GHG 1990 emissions level and 2020 emissions limit of 427 million metric tons of CO_2e. As part of the update, CARB revised the 2020 Statewide limit to 431 million metric tons of CO_2e, an approximately 1 percent increase from the original estimate. The 2020 business-as-usual (BAU) forecast in the update is 509 million metric tons of CO_2e. The State

[5] *CARB, First Update to the Climate Change Scoping Plan: Building on the Framework, May 2014.*

would need to reduce those emissions by 15.3 percent to meet the 431 million metric tons of CO_2e 2020 limit.

CARB also aims to reduce GHG emissions significantly by 2030. As California moves closer to reaching the 2020 GHG emission reduction goal state legislation has focused on furthering GHG emission reduction targets. Executive Order B-30-15 was issued April 2015 and establishes a mid-term GHG reduction target for California of 40 percent below 1990 levels by 2030. In 2016, the Legislature passed SB 32 with the companion bill AB 197 which further mandates the 2030 target and provides additional direction to CARB on strategies to reduce GHG emissions. In response to Executive Order B-30-15 and SB 32 CARB has released California's 2017 Climate Change Scoping Plan.[6] The plan shows California is on track to exceed its 2020 climate target, and establishes a path that will lead California to its 2030 climate goal. Per SB 32, the 2030 limit is 260 $MMTCO_2e$ a year. However, known commitments are expected to result in emissions that are 60 $MMTCO_2e$ above the target in 2030, and have a cumulative emissions reduction gap of about 236 $MMTCO_2e$. This means the known commitments do not decline fast enough to achieve the 2030 target. The remaining 236 $MMTCO_2e$ of estimated GHG emissions reductions would not be achieved unless further action is taken to reduce GHGs. However, while there is a potential GHG emissions reduction gap of approximately 236 $MMTCO_2e$, the following paragraphs note that the California legislature passed AB 398 to extend the cap-and-trade program from January 1, 2021 through December 31, 2030 in order to achieve the necessary GHG reductions associated with SB 32.

Cap-and-Trade Program

As mentioned above, the Scoping Plan identifies a cap-and-trade program as one of the strategies the State will employ to reduce GHG emissions that cause climate change. The cap-and-trade program is implemented by CARB and "caps" GHG emissions from the industrial, utility, and transportation fuels sections, which account for roughly 85 percent of the State's GHG emissions. The program works by establishing a hard cap on about 85 percent of total statewide GHG emissions. The cap starts at expected business-as-usual emissions levels in 2012 and declines two to three percent per year through 2020. Fewer and fewer GHG emissions allowances are available each year, requiring covered sources to reduce their emissions or pay increasingly higher prices for those allowances. The cap level is set in 2020 to ensure California complies with AB 32's emission reduction target of returning to 1990 GHG emission levels.

The scope of GHG emission sources subject to cap-and-trade in the first compliance period (2013-2014) includes all electricity generated and imported into California (the first deliverer of electricity into the State in the "capped" entity and that one that will have to purchase allowances as appropriate), and large industrial facilities emitting more than 25,000 $MTCO_2E$ per year (e.g., oil refineries and cement manufacturers). The scope of GHG emission sources subjected to cap-and-trade during the second

[6] *California Air Resources Board, California's 2017 Climate Change Scoping Plan: The Strategy for achieving California's 2030 greenhouse gas target, November 2017.*

compliance period (2015-2017) expands to include distributors of transportation fuels (including gasoline and diesel), natural gas, and other fuels. The regulated entity will be the fuel provider that distributes the fuel upstream (not the gas station). In total, the cap-and-trade program is expected to include roughly 350 large businesses, representing about 600 facilities. Individuals and small businesses will not be regulated.

Under the program, companies do not have individual or facility-specific reduction requirements. Rather, all companies covered by the regulation are required to turn in allowances[7] in an amount equal to their total GHG emissions during each phase of the program. The program gives companies the flexibility to either trade allowances with others or take steps to cost-effectively reduce emissions at their own facilities. Companies that emit more will have to turn in more allowances. Companies that can cut their emissions will have to turn in fewer allowances. Furthermore, as the cap declines, total GHG emissions are reduced. On October 20, 2011, CARB's Board adopted the final cap-and-trade regulation. The cap-and-trade program began on January 1, 2012, with an enforceable compliance obligation beginning with the 2013 GHG emissions.[8]

On July 17, 2017 California legislature passed AB 398 to extend the cap-and-trade program from January 1, 2021 through December 31, 2030. AB 398 established the Compliance Offsets Protocol Task Force to provide guidance in approving new offset protocols that increase direct environmental benefits in the state. Moreover, AB 398 continues the gradual reduction in the number of allowances given to industries and reduces carbon offset credits to 4 percent from 2021 through 2025 and 6 percent from 2026 through 2030.

Executive Order B-30-15

On April 29, 2015, Governor Edmund G. Brown Jr. issued an executive order to establish a California GHG reduction target of 40 percent below 1990 levels by 2030. This new emission reduction target of 40 percent below 1990 levels by 2030 is a step toward the ultimate goal of reducing emissions by 80 percent below 1990 levels by 2050. The executive order also specifically addresses the need for climate adaptation and directs state government to:

- Incorporate climate change impacts into the state's Five-Year Infrastructure Plan;
- Update the Safeguarding California Plan - the state climate adaption strategy - to identify how climate change will affect California infrastructure and industry and what actions the state can take to reduce the risks posed by climate change;
- Factor climate change into state agencies' planning and investment decisions; and

[7] *"Allowance" means a limited tradable authorization to emit up to one metric ton of carbon dioxide equivalent.*

[8] *CARB, Cap-and-Trade Program, website: https://www.arb.ca.gov/cc/capandtrade/capandtrade.htm, accessed: January 2019.*

- Implement measures under existing agency and departmental authority to reduce GHG emissions.

California Senate Bills 1078, 107, and 2; Renewables Portfolio Standard

Established in 2002 under California Senate Bill 1078 and accelerated in 2006 under California Senate Bill 107, California's RPS requires retail suppliers of electric services to increase procurement from eligible renewable energy resources by at least 1 percent of their retail sales annually, until they reach 20 percent by 2010.

On April 2, 2011, Governor Jerry Brown signed California Senate Bill 2 to increase California's RPS to 33 percent by 2020. This new standard also requires regulated sellers of electricity to procure 25 percent of their energy supply from certified renewable resources by 2016.

Low Carbon Fuel Standard

California Executive Order S-01-07 (January 18, 2007) requires a 10 percent or greater reduction in the average carbon intensity for transportation fuels in California regulated by CARB. CARB identified the LCFS as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009.

Sustainable Communities and Climate Protection Act (SB 375)

California's Sustainable Communities and Climate Protection Act, also referred to as Senate Bill (SB) 375, became effective January 1, 2009. The goal of SB 375 is to help achieve AB 32's GHG emissions reduction goals by aligning the planning processes for regional transportation, housing, and land use. SB 375 requires CARB to develop regional reduction targets for GHGs, and prompts the creation of regional plans to reduce emissions from vehicle use throughout the State. California's 18 Metropolitan Planning Organizations (MPOs) have been tasked with creating Sustainable Community Strategies (SCS) in an effort to reduce the region's vehicle miles traveled (VMT) in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning. Pursuant to SB 375, CARB set per-capita GHG emissions reduction targets from passenger vehicles for each of the State's 18 MPOs. On September 23, 2010, CARB issued a regional eight (8) percent per capita reduction target for the planning year 2020, and a conditional target of 13 percent for 2035. The MPO covering the Project Site is the Southern California Association of Governments (SCAG) whose most current version of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted April 7, 2016.

California Green Building Standards (CALGreen) Code

Although not originally intended to reduce greenhouse gases, California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first

adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with recognition that energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The 2016 Title 24 standards (effective as of January 1, 2017) were revised and adopted in part to respond to the requirements of AB 32. Specifically, new development projects constructed within California after January 1, 2017 are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the 2016 California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11).

Local Policies and Regulations

The City is addressing the issue of global climate change through implementation of the Green LA, An Action Plan to Lead the Nation in Fighting Global Warming (LA Green Plan), which outlines the goals and actions that the City has established to reduce the generation and emission of GHGs from public and private activities. According to the LA Green Plan, the City is committed to the goal of reducing emissions of CO_2 to 35 percent below 1990 levels by the year 2030. To achieve this goal, the City is increasing the generation of renewable energy, improving energy conservation and efficiency, and changing transportation and land use patterns to reduce dependence on automobiles.

In 2010, the City adopted the 2010 California Green Building Standards Code, also known as CALGreen, with amendments, as Ordinance No. 181,480, thereby codifying provisions of CALGreen as the new Los Angeles Green Building Code. As stated in Section 99.01.101.1 of the LAMC, these regulations shall be known as the Los Angeles Green Building Code and may be cited as such. The Los Angeles Green Building Code is Article 9 of a total of 9 Articles of Chapter IX of the LAMC, and adopts by reference the CALGreen Code except as amended therein. The provisions of this code shall apply to the construction of every new building, every building alteration with a building permit valuation of $200,000 or more, and every building addition, unless otherwise indicated in this code, throughout the City. The Los Angeles Green Building Code contains both mandatory and voluntary green building measures for the reduction of GHG emissions through energy conservation. The Los Angeles Green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards. In addition, the Proposed Project is required to implement applicable energy conservation measures to reduce GHG emissions such as those described in AB 32, described above.

On April 8th 2015, Los Angeles released pLAn, a sustainability plan for the City of Los Angeles. The plan covers a multitude of environmental, social, and economic sustainability issues. Many of the sustainability plan goals and actions relate to greenhouse gas reduction either specifically or by association. Actionable goals include increasing the green building standard for new construction, create benchmarking policy for building energy use, develop "blue, green, and black" waste bin infrastructure, reduce water use by 20%, and possibly require LEED Silver or better new construction.

GHG Significance Threshold

The City, the SCAQMD nor the State CEQA Guidelines Amendments provide adopted quantitative thresholds of significance for addressing a mixed-use project's GHG emissions. Nonetheless, Section 15064.4 of the CEQA Guidelines Amendments serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in Section 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) an estimate of the amount of greenhouse gas emissions resulting from the project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the project increases greenhouse gas emissions as compared to the existing environmental setting; and (4) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

In December 2008, the SCAQMD adopted an interim 10,000 metric tons CO_2e ($MTCO_2e$) per year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD continues to consider adoption of significance thresholds for non-industrial development projects. The most recent proposal issued in September 2010 uses the following tiered approach to evaluate potential GHG impacts from various uses:

Tier 1: Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2: Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3: Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 $MTCO_2e$/year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 $MTCO_2e$/year), commercial projects (1,400 $MTCO_2e$/year), and mixed-use projects (3,000 $MTCO_2e$/year). Under option 2 a single numerical screening threshold of 3,000 $MTCO_2e$/year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4: Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 $MTCO_2e$ per service population for project level analyses and 6.6 $MTCO_2e$ per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5: Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

The thresholds identified above are not adopted by the SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain. For the purpose of evaluating the GHG impacts associated with the Project, this analysis utilizes the proposed 2020 4.8 $MTCO_2e$ per service population Tier 4 threshold. This approach is provided for informational purposes and is not a threshold of significance.

In addition, if the Project can demonstrate qualitative consistency with applicable plans, policies and regulations adopted for the purpose of reducing the emissions of GHGs, then impacts associated with GHG emissions would be less than significant.

Construction GHG Emissions

Construction emissions represent an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from on-site construction activities and off-site hauling and construction worker commuting are considered as Project-generated. As explained by California Air Pollution Controls Officers Association (CAPCOA) in its 2008 white paper, the information needed to characterize GHG emissions from manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level. CEQA does not require an evaluation of speculative impacts (*CEQA Guidelines* §15145). Therefore, the construction analysis does not consider such GHG emissions, but does consider non-speculative on-site construction activities and off-site hauling and construction worker trips. All GHG emissions are identified on an annual basis.

Emissions of GHGs were calculated using CalEEMod 2016.3.2 for each year of construction of the proposed Project and the results of this analysis are presented in Table 7, Project Construction GHG Emissions. As shown in Table 7, the total construction GHG emissions would be 894.15 metric tons. Consistent with SCAQMD recommendations and to ensure construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over a 30-year period and have been added to the annual operational GHG emissions of the Project identified in Table 9.

Table 7
Project Construction GHG Emissions

Phase	CO_2e Emissions (Metric Tons per Phase)
2020	224.78
2021	462.01
2022	207.36
Total Construction Emissions	**894.15**
GHG Emissions Amortized Over 30 Years	**29.81**
Note: Calculation data and results are provided in Appendix B to this report.	

Operational GHG Emissions

The Project Site is currently developed with 2,750 square feet of commercial uses, 17,732 square feet of manufacturing uses, 4 single-family residences, and 7 multi-family residences. As such, GHG emissions are currently generated by the use of on-road motor vehicles, energy (electricity and natural gas), water, and generation of solid waste and wastewater. The GHG emissions generated by the existing uses at the Project Site have been estimated utilizing CalEEMod 2016.3.2 recommended by the SCAQMD and are shown in Table 8, Existing Operational GHG Emissions. As shown, GHG emissions generated by existing uses at the Project Site are approximately 540.73 CO2e MTY.

Table 8
Existing Operational GHG Emissions

Emissions Source	Estimated Project CO_2e Emissions (Metric Tons per Year)
Area Sources	3.71
Energy (Electricity & Natural Gas)	193.95
Mobile (Motor Vehicles)	276.40
Solid Waste Generation	16.23
Water Demand	50.44
Existing Project Site Total	**540.73**
Calculation data and results provided in Appendix B to this report.	

The Project proposes the demolition of approximately 29,469 square feet of existing uses and the relocation of three potentially historic residences on-site. The Project would develop four buildings including a 5-story mixed-use building with ground floor grocery space and residential uses, a 3-story building with parking on the first two levels and medical office uses on the third level, a 2-story medical clinic, and a medical clinic in a building that consists of three relocated on-site residential buildings. Overall, the Project would include approximately 71,764 square feet of commercial space, 97 residential units, and 124 parking spaces. The operations of the Project would generate GHG emissions from the

usage of on-road motor vehicles, electricity, natural gas, water, and generation of solid waste and wastewater. Emissions of operational GHGs are shown in Table 9, Project Operational GHG Emissions.

Table 9
Project Operational GHG Emissions

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Area Sources	22.76
Energy Demand (Electricity & Natural Gas)	1,276.32
Mobile (Motor Vehicles)	2,481.32
Solid Waste Generation	324.86
Water Demand	128.32
Construction Emissions [a]	29.81
Total Project Emissions	***4,263.39***
Less Existing Site Emissions	540.73
Net Increase Project Emissions	**3,722.66**

[a] The total construction GHG emissions were amortized over 30 years and added to the operation of the Project.
Calculation sheets are provided in Appendix B to this report.

As shown, the increase in GHG emissions generated by the Project would be approximately 3,722.66 CO2e MTY per year. The Project would generate a service population of approximately 564 employees and residents.[9] This results in 6.6 $MTCO_2e$ per capita emissions for the Project, which exceeds the SCAQMD Tier 4 draft threshold of 4.8 $MTCO_2e$ per capita of service population. As stated previously, this is not an adopted numeric threshold and is provided for informational purposes only.

Consistency with Applicable Plans, Policies & Regulations

The following describes the Project's consistency with applicable regulatory plans and policies intended to reduce GHG emissions. As shown below, the Project would be generally consistent with the applicable GHG reduction plans, policies, and regulations.

CALGreen Code

As discussed previously, the City adopted the L.A. Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of greenhouse gas emissions. In order to further implement the L.A. Green Plan's goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code applicable to new development projects. As it relates to new development, the City adopted the Los Angeles Green Building Code, which incorporates applicable provisions of the

[9] *See Appendix B for service population calculations.*

CALGreen Code, and in some cases outlines more strict GHG reduction measures available to development projects in the City of Los Angeles. The Los Angeles Green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. Moreover, as the Los Angeles Green Building Code meets and exceeds applicable provisions of the CALGreen Code, a new development project that can demonstrate it complies with the Los Angeles Green Building Code is considered consistent with statewide GHG-reduction goals and policies, including AB 32. The Project would be required to meet the LA Green Building Code and the CALGreen Code.

Consistency with SB 32 and Executive Orders S-3-05 and B-30-15

Executive Orders S-3-05 and B-30-15 are orders from the state's Executive Branch for the purpose of reducing GHG emissions. As previously discussed, the goal to reduce GHG emissions to 1990 levels by 2020 was codified by the Legislature as AB 32. And, SB 32 requires the CARB to approve GHG emissions limits equivalent to 40% below the 1990 level by 2030 and 80% below the 1990 level by 2050.

Executive Order S-3-05 also directed the CalEPA to report every two years on the state's progress toward meeting the Governor's GHG emission reduction targets. As a result of this executive order, the California Climate Action Team was formed to provide recommendations and strategies for reducing GHG emissions and reaching the targets established in this Executive Order.[10] According to the California Climate Action Team, smart land use is an umbrella term for strategies that integrate transportation and land-use decisions. Such strategies generally encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential development along transit corridors.

The Project Site is served by several transit lines including Metro Lines 70, 20, 76, 78/79/378, 106, 251, 751, 605, and the DASH Boyle Heights/East Los Angeles and Lincoln Heights/Chinatown lines. The Project involves the construction and operation of residential and commercial uses within walking distance of existing bus lines, and will provide bicycle parking, which would maximize the potential for mobility and accessibility for people. Pedestrian access to the Project Site would be provided via the existing sidewalks. The Project would provide opportunities for residents and employees to walk to other retail businesses within and near the Project Site. A discussion of the Project's consistency with the California Climate Action Team strategies for reducing GHG emissions is provided below in Table 10, Project Consistency with Climate Action Team Report.

[10] *California Climate Action Team, Climate Action Team Report to Governor Schwarzenegger and the Legislature, March 2006.*

Table 10
Project Consistency with Climate Action Team Report

Strategies for Reducing GHG Emissions	Project Consistency
Diesel Anti-Idling	
Reduce GHG emissions from diesel-fueled commercial motor vehicle idling by reducing idling times and electrifying truck stops.	**Consistent**. Per California Code of Regulation, Title 13, Section 2480 the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction and operation (delivery trucks) would be limited to 5 minutes at any location.
Alternative Fuels: Biodiesel Blends and Ethanol	
Increase the use of alternative fuels that are less GHG-intensive, by adopting regulations to require the use of biodiesel to displace California diesel fuel, increasing the number of flexible fueled vehicles present in California, and increasing the percentage of ethanol used in gasoline.	**Consistent**. The Project would provide on-site electric vehicle charging stations consistent with the CALGreen Code, supporting and promoting the use of alternative fuels.
Achieve 50 Percent Statewide Recycling Goal	
Achieve California's 50 percent waste diversion mandate (AB 939, Integrated Waste Management Act of 1989) to reduce GHG emissions associated with virgin material extraction. AB 939 required each city or county plan to include an implementation schedule that showed 50 percent diversion of all solid waste by January 1, 2000 through source reduction, recycling, and composting. Additionally, AB 341 amended AB 939 to include a provision declaring that it is the policy goal of the state that not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020, and annually thereafter.	**Consistent**. The Project would be consistent with AB 939 and all regulations associated with solid waste. Specifically, the Project shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB 341, and the Project would provide recycling bins at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
Water Use Efficiency	
Implement efficient water management practices and incentives, as saving water saves energy and GHG emissions.	**Consistent**. In compliance with the CALGreen Code, the Project would reduce water demand due to low-flow and/or high efficiency water fixtures, such as low-flow toilets, urinals, showerheads, faucets, and high-efficiency clothes-washers and dishwashers. In addition, the Project would comply with the Los Angeles Green Building Code which requires projects to achieve a 20 percent reduction in potable water use and wastewater generation.
Building Energy Efficiency Standards in Place and in Progress	
Reduce GHG emissions from electricity by reducing energy demand. The California Energy Commission	**Consistent**. Project compliance with the CALGreen Code and Los Angeles Green Building Code would ensure energy

Table 10
Project Consistency with Climate Action Team Report

Strategies for Reducing GHG Emissions	Project Consistency
updates building energy efficiency standards that apply to newly constructed buildings and additions to and alterations to existing buildings. Both the Energy Action Plan and the Integrated Energy Policy Report call for ongoing updating of the standards.	savings. The Project would also include high-efficiency lighting, energy-efficient appliances, and infrastructure to support solar panels.
Appliance Energy Efficiency Standards in Place and in Progress	
Reduce GHG emissions from electricity by reducing energy demand. The California Energy Commission updates appliance energy efficiency standards that apply to electrical devices or equipment sold in California. Recent policies have established specific goals for updating the standards; new standards are currently in development.	**Consistent**. Consistent with the 2016 Building Energy Efficiency Standards, the Project would include energy-efficient appliances such as refrigerators, dishwashers and clothe washing machines.
Measures to Improve Transportation Energy Efficiency	
Advance cleaner transportation and reduce GHG emissions by providing incentives, enhancing outreach and educational programs to bring a coordinated message of sustainable transportation and root causes of GHG emissions, diversifying the transportation energy infrastructure, and slowing the rate of VMT growth.	**Consistent.** The Project would develop residential and commercial uses within walking distance of existing bus lines and provide bicycle parking, which would help reduce VMT. The Project would provide opportunities for residents and employees to walk to other retail businesses within and near the Project Site. In addition, the Project would provide on-site electric vehicle charging stations consistent with the CALGreen Code, supporting and promoting the use of alternative fuels. Thus, while the Project would not directly advance cleaner transportation, the Project would slow VMT growth through use of existing public transit and pedestrian/bicycle access.
Note: This analysis focuses on the Climate Action Team strategies most applicable to the Project.	

Consistency with Climate Change Scoping Plan

As noted previously, CARB adopted the Climate Change Scoping Plan to achieve the goals of AB 32. The Scoping Plan establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions for various categories of emissions. CARB determined that achieving the 1990 emission level by 2020 would require an approximately 28.5 percent reduction of GHG emissions in the absence of new laws and regulations (referred to as "business as usual" or "No Action Taken"). The Scoping Plan evaluates opportunities for sector-specific reductions, integrates all CARB and Climate Action Team early actions and additional GHG reduction measures by both entities, and identifies additional measures to be pursued as regulations, and outlines the role of a cap-and-trade program. As noted previously, the updated 2017 Climate Change Scoping Plan addresses the 2030 horizon and has a range of GHG reduction actions that include direct regulations, alternative compliance mechanisms, monetary and non-monetary

incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 implementation fee to fund the program.

Table 11, Project Consistency with Climate Change Scoping Plan provides an evaluation of the Project's consistency with applicable reduction actions/strategies outlined in the Climate Change Scoping Plan. As discussed therein, the Project would be consistent with the GHG reduction-related actions and strategies of the Climate Change Scoping Plan.

Table 11
Project Consistency with Climate Change Scoping Plan

Strategies for Reducing GHG Emissions	Project Consistency
California Light-Duty Vehicle Greenhouse Gas Standards. Implement adopted Pavley standards and planned second phase of the system. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	**Consistent**. The Project would be consistent with this regulation and would not conflict with implementation of the vehicle emissions standards.
Energy Efficiency. Maximize energy efficiency building and appliance standards and pursue additional efficiency efforts including new technologies, and new policy and mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	**Consistent**. Project compliance with the CALGreen Code and Los Angeles Green Building Code would ensure energy efficiency. The Project would also include high-efficiency lighting, energy-efficient appliances, and infrastructure to support solar panels.
Renewable Portfolio Standard. Achieve 33 percent renewable energy mix statewide.	**Consistent**. The Project would be served by the Los Angeles Department of Water and Power which is actively increasing its use of renewable sources.
Low-Carbon Fuel Standard. Develop and adopt the Low Carbon Fuel Standard.	**Consistent.** The Project would be consistent with this regulation and would not conflict with implementation of the transportation fuel standards.
Green Building Strategy. Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	**Consistent**. Project compliance with the CALGreen Code and Los Angeles Green Building Code would ensure energy efficiency. The Project would also include high-efficiency lighting, energy-efficient appliances, and infrastructure to support solar panels.
Recycling and Waste. Reduce methane emissions at landfills. Increase waste diversion, composting and other beneficial uses of organic materials and mandate commercial recycling. Move toward zero waste.	**Consistent.** The Project would be consistent with AB 341 which sets forth a mandate to divert 75% of solid waste from landfills. Specifically, the Project shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB 341, and the Project would provide recycling bins at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
Water. Continue efficiency programs and use cleaner energy sources to move and treat water.	**Consistent.** The Project would be consistent with the CALGreen Code and Los Angeles Green Building Code to reduce water consumption.
Note: This analysis focuses on the Scoping Plan GHG emissions reduction strategies most applicable to the Project.	

Consistency with SCAG's RTP/SCS

The Project proposes the demolition of approximately 29,469 square feet of existing uses and the relocation of three potentially historic residences on-site. The Project would develop four buildings including a 5-story mixed-use building with ground floor grocery space and residential uses, a 3-story building with parking on the first two levels and medical office uses on the third level, a 2-story medical clinic, and a medical clinic in a building that consists of three relocated on-site residential buildings. Overall, the Project would include approximately 71,764 square feet of commercial space, 97 residential units, and 124 parking spaces. As part of its comprehensive planning process for the Southern California region, SCAG has divided its jurisdiction into 14 subregions. The Project Site is located within the City of Los Angeles subregion, which includes all areas within the boundaries of the City of Los Angeles. SCAG's 2012 housing estimates for the City are 1,325,500 total housing units and estimates the housing of the City will increase to 1,690,300 housing units by 2040, a 27.5 percent increase.[11] The Project's 97 housing units would account for less than 0.03 percent of the total housing unit growth from 2012 to 2040. Thus, the Project's relatively small increase in housing would not have the potential to conflict with the regional growth projections for the Los Angeles subregion.

As discussed previously, the Project would generate a net increase in Project Site GHG emissions as compared to existing conditions. However, as demonstrated above, the Project would be consistent with applicable regulatory plans and policies to reduce GHG emissions. Therefore, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs and would be consistent with applicable regulatory plans and policies to reduce GHG emissions and impacts with respect to GHGs would be less than significant.

Cumulative Impacts

Though the Project would generate a net increase in Project Site GHG emissions as compared to existing conditions, the Project would be consistent with applicable regulatory plans and policies to reduce GHG emissions. Similar to the Project, all future projects in the state would be reviewed for consistency with applicable state, regional and local plans, policies, or regulations for the reduction of GHGs. Therefore, based on the discussion above, and consistent with State CEQA Guidelines Section 15064(h)(3), the Project's generation of GHG emissions would not be cumulatively considerable because the Project would not conflict with an applicable plan, policy, or regulation for the purposes of reducing the emissions of GHGs. Therefore, the Project's cumulative impact would be less than significant.

[11] *Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies, Demographics and Growth Forecast Appendix, Adopted April 2016, website: http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS_DemographicsGrowthForecast.pdf, page 24 accessed: October 2019.*

5.0 NOISE ANALYSIS

Consistent with Appendix G of the State CEQA Guidelines, a significant impact may occur if a project would:

a) Generate 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) Generate excessive groundborne vibration or groundborne noise levels; or
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 airstrip, expose people residing or working in the project area to excessive noise levels;

a) A significant impact may occur if the Project would generate excess noise that would cause the ambient noise environment at the Project Site to fail to comply with noise level standards set forth in the City of Los Angeles General Plan Noise Element (Noise Element) and the City of Los Angeles Noise Ordinance (Noise Ordinance) (Section 111.00 through Section 116.01 of the LAMC). Implementation of the Project would result in an increase in ambient noise levels during both construction and operations, as discussed in detail below.

Construction Noise

Construction-related noise impacts would be significant if, as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 dBA at a distance of 50 feet from the noise source. However, the above noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment.

Construction of the Project would require the use of heavy equipment for demolition, grading foundation preparation, the installation of utilities, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity.

The U.S. Environmental Protection Agency (EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. The data pertaining to the types of construction equipment and activities that would occur at the Project Site are presented in Table 12, Noise Range of Typical Construction Equipment, and Table 13, Estimated Project Construction Noise Levels, respectively, at a distance of 50 feet from the noise source (i.e., reference distance).

The noise levels shown in Table 13 represent composite noise levels associated with the construction activities that will be carried out by the Project, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction in a development such as the Project. As shown in Table 13, construction noise during the heavier initial periods of construction is presented as 86 dBA Leq when measured at a reference distance of 50 feet from the center of construction activity. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA Leq measured at 50 feet from the noise source to the receptor would reduce to 78 dBA Leq at 100 feet from the source to the receptor, and reduce by another 6 dBA Leq to 72 dBA Leq at 200 feet from the source to the receptor.

Table 12
Noise Range of Typical Construction Equipment

Construction Equipment	Noise Level in dBA L_{eq} at 50 Feet[a]
Front Loader	73-86
Trucks	82-95
Cranes (moveable)	75-88
Cranes (derrick)	86-89
Vibrator	68-82
Saws	72-82
Pneumatic Impact Equipment	83-88
Jackhammers	81-98
Pumps	68-72
Generators	71-83
Compressors	75-87
Concrete Mixers	75-88
Concrete Pumps	81-85
Back Hoe	73-95
Tractor	77-98
Scraper/Grader	80-93
Paver	85-88

[a] Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.
Source: United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.

Table 13
Estimated Project Construction Noise Levels

Construction Phase	Noise Levels at 50 Feet with Mufflers (dBA L_{eq})	Noise Levels at 60 Feet with Mufflers (dBA L_{eq})	Noise Levels at 100 Feet with Mufflers (dBA L_{eq})	Noise Levels at 200 Feet with Mufflers (dBA L_{eq})
Ground Clearing	82	80	76	70
Excavation, Grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74

Source: United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.

To identify the existing ambient noise levels in the general vicinity of the Project Site, a noise measurement was taken with a 3M SoundPro SP DL-1 sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2006) – Specification for Sound Level Meters/Type 1.12 The measured noise level is shown in Table 14, Existing Ambient Daytime Noise Levels. See Figure 1, previously, for the location of the noise measurement and nearest sensitive receptors. The nearest noise sensitive receptors to the Project Site are:

- adjacent residences to the south;
- residences to the west (57 feet);
- residences to the east (57 feet);
- residences to the north (80 feet);
- residences to the west (170 feet);
- residences to the west (224 feet); and
- a child care facility to the south (300 feet).

[12] *This noise meter meets the requirement specified in LAMC Section 111.01(l) that the instruments be "Type S2A" standard instruments or better. This instrument was calibrated and operated according to the manufacturer's written specifications. At the measurement sites, the microphone was placed at a height of approximately five feet above grade.*

Table 14
Existing Ambient Daytime Noise Levels

No.	Location	Primary Noise Sources	Noise Levels[a]		
			L_{eq}	L_{max}	L_{min}
1	Northwest corner of the Project Site, along Main Street.	Traffic and pedestrian activity.	68.1	79.9	51.6
2	Southeast corner of the Project Site, along Hancock Street.	Traffic and pedestrian/residential activity.	60.3	69.6	52.1

[a] Noise measurements were taken on June 3, 2019 at each location for a duration of 15 minutes.
See Appendix B to this report for noise data.
Source: Pomeroy Environmental Services, 2019.

Due to the use of construction equipment during the construction phase, the Project would expose surrounding off-site receptors to increased ambient exterior noise levels comparable to the previously listed noise level above in Table 13. Specifically, based on the data provided in Table 13, construction noise levels at the residences within 50 feet could reach 86 dBA compared to the existing measured noise levels of 68.1 dBA and 60.3 dBA for the area. It should be noted, however, that any increase in noise levels at off-site receptors during construction of the Project would be temporary in nature, and would not generate continuously high noise levels, although occasional single-event disturbances from construction are possible. In addition, the construction noise during the heavier initial periods of construction (i.e. demolition and foundation work) would typically be reduced in the later construction phases (i.e., interior building construction at the proposed building) as the physical structure of the proposed structure would break the line-of-sight noise transmission from the construction area to the nearby sensitive receptors.

Similar to other development projects in the City, the Project would comply with the City's existing noise regulations to ensure noise impacts would be less than significant. LAMC Section 41.40 regulates noise from construction activities. Exterior construction activities that generate noise are prohibited between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, and between 6:00 P.M. and 8:00 A.M. on Saturday.[13] The construction activities associated with the Project would comply with these LAMC requirements. In addition, pursuant to LAMC Section 112.05, compliance with construction noise standards is achieved if all technically feasible noise reduction measures are implemented. According to the LAMC, technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment.[14] Although the estimated construction-related noise levels associated with the Project could periodically exceed the numerical noise threshold of 75 dBA at 50 feet from the noise source as outlined in LAMC Section 112.05, the Project would implement all technically feasible reduction measures in compliance with the standards set forth in LAMC Section 112.05 (see RCM-1 through RCM-7 below).

[13] *Los Angeles Municipal Code, Section 41.40.*
[14] *Los Angeles Municipal Code, Section 112.05.*

Specifically, the use of barriers such as plywood structures, flexible sound control curtains, or intervening construction trailers, could reduce line-of-sight noise levels by approximately 10 dbA.[15] And, with the incorporation of the LAMC-required noise reduction techniques, construction noise levels could be reduced by up to approximately 20 dBA.[16] As previously stated, construction noise levels could reach up to approximately 86 dBA Leq. However, with the reduction of approximately 20 dBA per code-required noise reduction techniques (see RCM-1 through RCM-7, and footnotes 7 and 8 below), the resulting construction noise levels would be reduced to approximately 66 dBA Leq. These noise levels would not exceed the noise threshold of 75 dBA at 50 feet from the noise source as outlined in LAMC Section 112.05. With the code-required reduced construction noise of 66 dBA, the construction noise levels would be substantially similar to the existing ambient noise in the heavily urbanized location.

Thus, based on the provisions set forth in LAMC 112.05, implementation of the following regulatory compliance measures would ensure the Project be consistent with, and not violate the provisions of, the LAMC. As such, the Project would comply with the City's existing noise regulations to ensure construction noise impacts would be less than significant. The noise reduction techniques required by LAMC 41.40 and 112.05 would include the following:

RCM-1: The Project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 (see LAMC Section 112.05), and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels.

RCM-2: Construction shall be restricted 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.

RCM-3: Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

RCM-4: Noise-generating equipment operated at the Project Site shall be equipped with the most effective and technologically feasible noise control devices, such as mufflers, lagging (enclosures for exhaust pipes), and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

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15 *Based on a review of Table 4 of the FHWA Noise Barrier Design Handbook (July 14, 2011), the design feasibility of a sound barrier that reduces noise by 5 dBA is considered "simple" and a reduction of up to 10 dBA as "attainable." And, reductions of 15 and 20 dBA are considered "very difficult" and "nearly impossible," respectively.*

16 *Estimate based on information from the United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971. Per Table V, Noise Control For Construction Equipment therein, use of improved mufflers/silencers would achieve approximately 10 dBA reduction and enclosures/barriers blocking line-of-sight would achieve approximately 10 dBA reduction. While the additional measures would reduce noise, it should be noted that all reductions would not be wholly additive, but would be incremental, and therefore have conservatively not been quantified in the estimated reduction.*

RCM-5: Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

RCM-6: Barriers such as, but not limited to, plywood structures or flexible sound control curtains shall be erected around the perimeter of the construction site, and around stationary equipment as feasible (i.e., generators, air compressors, etc.), to minimize the amount of noise during construction on the nearby noise-sensitive uses. Perimeter barriers shall be at least 8 feet in height and constructed of materials achieving a Transmission Loss (TL) value of at least 20 dBA, such as ½ inch plywood.[17]

RCM-7: The Project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178,048 (see LAMC Section 91.106.4.8), 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 and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers 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.

Operational Noise

A significant impact may occur if the Project were to result in a substantial permanent increase in ambient noise levels above existing ambient noise levels without the Project. A project would normally have a significant impact on noise levels from project operations if the project causes the ambient noise level measured at the property line of affected uses that are shown in Table 15, Community Noise Exposure (CNEL), to increase by 3 dBA in CNEL to or within the "normally unacceptable" or "clearly unacceptable" category, or any 5 dBA or greater noise increase.

As such, a significant impact would occur if noise levels associated with operation of the Project would increase the ambient noise levels by 3 dBA CNEL at homes where the resulting noise level would be at least 70 dBA CNEL. In addition, any long-term increase of 5 dBA CNEL or more is considered to cause a significant impact. Generally, in order to achieve a 3 dBA CNEL increase in ambient noise from traffic, the volume on any given roadway would need to double. In addition to analyzing potential impacts in terms of CNEL, the analysis also addresses increases in on-site noise sources per the provisions of the LAMC, which establishes a Leq standard of 5 dBA over ambient conditions as constituting a LAMC violation.

[17] *Based on the FHWA Noise Barrier Design Handbook (July 14, 2011), see Table 3, Approximate sound transmission loss values for common materials.*

Table 15
Community Noise Exposure

Land Use	Normally Acceptable[a]	Conditionally Acceptable[b]	Normally Unacceptable[c]	Clearly Unacceptable[d]
Single-family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 75
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 75
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Transient Lodging – Motels, Hotels	50 - 65	60 - 70	70 - 80	above 75
Auditoriums, Concert Halls, Amphitheaters	---	50 - 70	---	above 70
Sports Arena, Outdoor Spectator Sports	---	50 - 75	---	above 75
Playgrounds, Neighborhood Parks	50 - 70	---	67 - 75	above 75
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	---	70 - 80	above 80
Office Buildings, Business and Professional Commercial	50 - 70	67 - 77	above 75	---
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	above 75	---

[a] Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
[b] Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
[c] Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
[d] Clearly Unacceptable: New construction or development should generally not be undertaken.
Source: Office of Planning and Research, State of California Genera Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.

Traffic Noise

In order for a new noise source to be audible, there would need to be a 3 dBA or greater CNEL noise increase. As discussed above, the traffic volume on any given roadway would need to double in order for a 3 dBA increase in ambient noise to occur. According to the L.A. CEQA Thresholds Guide, if a project would result in traffic that is less than double the existing traffic, then the project's mobile noise impacts are assumed to be less than significant. As detailed in the Traffic Study, the Project is estimated to add a net increase of 2,818 daily trips, including 156 morning peak hour trips and 255 afternoon peak hour trips to a highly developed area of the City that is already impacted by heavy traffic noise.[18] Moreover, the

[18] *Linscott, Law & Greenspan, Engineers, Traffic Impact Study, The Brine, September 11, 2019.*

highest Project-related trip increase would occur at intersection number 7 (Valley Boulevard/Mission Road) during the PM peak hour with 112 peak hour trips. When compared to the existing 3,393 vehicle trips occurring at intersection number 7 during the PM peak hour, it is clear that the Project would not double the traffic volumes on any roadway segment in the vicinity of the Project Site. As such, the Project would not increase roadway noise levels by 3 dBA and, thus, traffic noise impacts would be less than significant.

Stationary Noise Sources

New stationary sources of noise, such as mechanical HVAC equipment would be installed. The design of this equipment would comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Thus, because the noise levels generated by the HVAC equipment serving the Project would not be allowed to exceed the ambient noise level by five decibels on the premises of the adjacent properties, a substantial permanent increase in noise levels would not occur at the nearby sensitive receptors. This impact would be less than significant.

Parking Noise

Noise would be generated by activities within the proposed parking structure. Sources of noise would include engines accelerating, doors slamming, car alarms, and people talking. Noise levels within the parking area would fluctuate with the amount of automobile and human activity. It is anticipated that parking related noise would be less than the existing surface parking and street parking noise as the Project proposes enclosed parking which would reduce noise impacts to off-site uses. In addition, parking-related noise generated by motor driven vehicles within and around the Project Site is regulated under the LAMC. Specifically, with regard to motor-driven vehicles, LAMC Section 114.02 prohibits the operation of any motor-driven vehicles upon any property within the City such that the created noise would cause the noise level on the premises of any occupied residential property to exceed the ambient noise level by more than five decibels. As such, noise impacts associated with the Project's parking area would be less than significant.

In addition, on-site residences would not be adversely impacted by elevated ambient urban noise levels because the Project would be constructed to meet and exceed Title 24 insulation standards of the California Code of Regulations for residential buildings, which serves to provide an acceptable interior noise environment for sensitive uses. Specifically, as required by Title 24, the Project would be designed and constructed to ensure interior noise levels would be at or below a CNEL of 45 dBA in any habitable room of the project. Given the existing measured noise levels of 68.1 dBA and 60.3 dBA for the vicinity, and the approximate 30 dBA exterior-to-interior noise reduction for new residential construction,[19] it is

[19] *Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings requires substantial building insulation and windows which reduces exterior to interior noise transmission.*

clear that standard construction methods and materials would achieve interior noise levels at or below 45 dBA. As such, impacts associated with interior noise levels at the proposed residences would be less than significant.[20]

b) A significant impact may occur if a project were to generate excessive vibration during construction or operation. Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. 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. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the Project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

In terms of construction-related impacts on buildings, the City of Los Angeles has not adopted policies or guidelines relative to groundborne vibration. While the Los Angeles County Code (LACC Section 12.08.350) states a presumed perception threshold of 0.01 inch per second RMS, this threshold applies to groundborne vibrations from long-term operational activities, not construction. Consequently, as both

[20] *Impacts to future residents of the Project are not CEQA impacts per recent case law. As such, this analysis is provided for informational purposes.*

the City of Los Angeles and the County of Los Angeles do not have a significance threshold to assess vibration impacts during construction, the Federal Transit Administration (FTA) and California Department of Transportation's (Caltrans) adopted vibration standards for buildings which are used to evaluate potential impacts related to construction. Based on the FTA and Caltrans criteria, construction impacts relative to groundborne vibration would be considered significant if the following were to occur:[21]

- Project construction activities would cause a PPV groundborne vibration level to exceed 0.5 inches per second at any building that is constructed with reinforced-concrete, steel, or timber;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.3 inches per second at any engineered concrete and masonry buildings;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.2 inches per second at any non-engineered timber and masonry buildings; or
- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.12 inches per second at any historical building or building that is extremely susceptible to vibration damage.

In addition, the City of Los Angeles has not adopted any thresholds associated with human annoyance for groundborne vibration impacts. Therefore, this analysis uses the FTA's vibration impact thresholds for human annoyance. These thresholds include 80 VdB at residences and buildings where people normally sleep (e.g., nearby residences) and 83 VdB at institutional buildings, which includes schools and churches. No thresholds have been adopted or recommended for commercial and office uses. Table 16, Vibration Source Levels for Construction Equipment, identifies various PPV and RMS velocity (in VdB) levels for the types of construction equipment that would operate at the Project Site during construction.

[21] *Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006; and California Department of Transportation, Transportation- and Construction –Induced Vibration Guidance Manual, June 2004.*

Table 16
Vibration Source Levels for Construction Equipment

Equipment	Approximate PPV (in/sec)					Approximate RMS (VdB)				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Caisson Drilling	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40

Note: in/sec = inches per second
Note: The nearest residences are 0-57 feet from the Project site.
Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, 2006.

With respect to construction vibration impacts upon existing off-site structures, there are no known structures adjacent to the Project Site that would be considered structurally fragile or susceptible to vibration damages. However, there are residential uses immediately adjacent to the Project Site. According to the FTA,[22] ground vibration from construction activities do not often reach the levels that can damage structures. Nevertheless, a conservative quantified construction vibration assessment has been included in this analysis. Per the FTA (see above), there are four general building categories: I. Reinforced-concrete, steel or timber (no plaster), II. Engineered concrete and masonry (no plaster), III. Non-engineered timber and masonry buildings, and IV. Buildings extremely susceptible to vibration damage. Conservatively, this analysis assumes the adjacent uses best fit under Category III, Non-engineered timber and masonry building. The FTA identifies a 0.20 PPV (in/sec) construction vibration criteria for Category III. Based on the reference data provided in Table 16, worst-case construction vibration levels at adjacent locations could have the potential to exceed the FTA's 0.20 PPV (inches per second) construction vibration criteria for Category III. (Non-engineered timber and masonry building). The Project would comply with the City's existing construction vibration regulations. The Project would implement RCM-8 (below), which would ensure all construction work would be performed in accordance with Section 91.3307.1 (Protection Required) of the LAMC. Specifically, Section 91.3307.1 (Protection Required) states adjoining public and private property shall be protected from damage during construction, remodeling and demolition work.[23] Protection must be provided for footings, foundations, party (i.e., shared) walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. For excavations, adjacent property shall be protected as set forth in Section 832 of the Civil Code of California. Prior to the issuance of any permit, which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth

[22] *FTA, Transit Noise and Vibration Impact Assessment, Final Report, 2006, see page 12-10.*
[23] *Los Angeles Municipal Code, Section 91.3307.1.*

of the excavation, the owner of the site shall provide the Department of Building and Safety with evidence that the adjacent property owner or owners have been given a 30-day written notice of the intent to excavate. This notice shall state the depth to which the excavation is intended to be made and when the excavation will commence. This notice shall be by certified mail, return receipt requested.

The Project would implement RCM-8 (incorporating a structure monitoring program), ensuring the Project would comply with all regulatory requirements (i.e., Section 91.3307.1 of the LAMC and Section 832 of the Civil Code of California).

RCM-8: All construction work shall be performed in accordance with Section 91.3307.1 (Protection Required) of the LAMC and Section 832 of the Civil Code of California. Compliance with these standards will ensure all adjacent property shall be protected from damage during construction and demolition work. The Project Applicant shall complete a structural monitoring program for the adjacent uses during construction including the following steps and procedures:

- Prior to start of construction, the Applicant shall retain the services of a structural engineer to visit the adjacent uses to inspect and document the apparent physical condition of the buildings, including but not limited to the building structure, interior walls, and ceiling finishes. In addition, the structural engineer shall establish baseline structural conditions of the buildings and prepare a shoring design.
- The Applicant shall retain the services of a qualified acoustical engineer to review proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the building during construction. The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in inch/second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.17 inch/second (PPV), and a regulatory level of 0.20 inch/second (PPV). The system shall also provide real-time alert when the vibration levels exceed the two preset levels.
- In the event the warning levels above are triggered, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.
- In the event the regulatory levels above are triggered, the contractor shall halt the construction activities in the vicinity of the building and visually inspect the building for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level. Construction activities may then restart.
- In the event damage occurs to an adjacent use due to construction vibration, such materials shall be repaired and restored to previous condition as feasible.

With respect to human annoyance resulting from vibration generated during construction, the sensitive receptors located in the vicinity of the Project Site could be exposed to increased vibration levels. Based

on the data provided in Table 10, the adjacent residences could experience vibration levels of 87 VdB. As such, the 80 VdB residential annoyance threshold could be exceeded at these off-site locations during worst-case construction activity. However, it should be noted that vibration levels experienced in the Project vicinity would be temporary and intermittent, and would be reduced when the construction activities are located toward the center of the Project Site. As stated previously, the Project would comply with the City's existing construction LAMC regulations, which would protect adjacent uses from damage. Furthermore, consistent with the requirements of LAMC Section 112.05, construction activities would be compliant with the LAMC standards if all technically feasible noise reduction measures are implemented. The construction noise RCMs listed previously would also serve to reduce construction vibration levels to the maximum extent feasible. As such, human annoyance impacts with respect to construction vibration would be less than significant.

Operational Vibration

The Project involves the construction and operation of residential and commercial uses and would not involve the use of stationary equipment that would result in high vibration levels, which are more typical for large manufacturing and industrial projects. Groundborne vibrations at the Project Site and immediate vicinity currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, and the proposed land uses at the Project Site would not result in a substantive increase of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, these trips would typically only occur once a week and would not be any different than those presently occurring on-site and in the vicinity of the Project Site. As such, vibration impacts associated with operation of the Project would be less than significant.

c) The Project Site is not located in the vicinity of a private airstrip. The San Gabriel Airport is the closest airport to the Project Site, located approximately 9.9 miles to the east. In addition, the Project Site is not located within an airport land use plan. As such, the Project would not expose people to excessive aircraft noise levels. Therefore, no impact would occur.

6.0 CONCLUSION

As outlined in the preceding sections herein, the Project would not have the potential to result in any significant effects relating to air quality emissions, greenhouse gas emissions, and noise and vibration. The implementation of RCMs 1-8 would ensure the Project's consistency with all LAMC regulatory requirements.

Appendix A

Air Quality Data

Air Quality Data

Existing Project Site

The Brine - Existing

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	7.00	Dwelling Unit	0.44	7,000.00	20
Single Family Housing	4.00	Dwelling Unit	1.26	7,200.00	11
Manufacturing	17.73	1000sqft	0.41	17,732.00	0
General Office Building	2.75	1000sqft	0.06	2,750.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	12			**Operational Year**	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 2.17 ac.

Construction Phase - Existing only.

Vehicle Trips - Trips per traffic study.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	11/5/2019	10/8/2019
tblLandUse	LotAcreage	1.30	1.26
tblVehicleTrips	ST_TR	7.16	6.57
tblVehicleTrips	ST_TR	9.91	8.50
tblVehicleTrips	SU_TR	8.62	8.50
tblVehicleTrips	WD_TR	6.59	6.57
tblVehicleTrips	WD_TR	11.03	17.09
tblVehicleTrips	WD_TR	3.82	3.55
tblVehicleTrips	WD_TR	9.52	8.50

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					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	1.2875	0.0000	0.0000	1.2029	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.2875**	**0.0000**	**0.0000**	**1.2029**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	1.2875	0.0000	0.0000	1.2029	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.2875**	**0.0000**	**0.0000**	**1.2029**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	**NOx**	**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	3.6736	0.2388	6.5082	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6386	302.6747	0.3089	6.9900e-003	312.4809
Energy	0.0161	0.1431	0.0998	8.8000e-004		0.0111	0.0111		0.0111	0.0111		175.4490	175.4490	3.3600e-003	3.2200e-003	176.4916
Mobile	0.4415	2.2042	6.1024	0.0188	1.4961	0.0224	1.5184	0.4005	0.0210	0.4215		1,910.4559	1,910.4559	0.1130		1,913.2813
Total	**4.1311**	**2.5860**	**12.7104**	**0.0340**	**1.4961**	**0.8787**	**2.3748**	**0.4005**	**0.8774**	**1.2779**	**103.0361**	**2,285.5435**	**2,388.5796**	**0.4253**	**0.0102**	**2,402.2538**

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	3.6736	0.2388	6.5082	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6386	302.6747	0.3089	6.9900e-003	312.4809
Energy	0.0161	0.1431	0.0998	8.8000e-004		0.0111	0.0111		0.0111	0.0111		175.4490	175.4490	3.3600e-003	3.2200e-003	176.4916
Mobile	0.4415	2.2042	6.1024	0.0188	1.4961	0.0224	1.5184	0.4005	0.0210	0.4215		1,910.4559	1,910.4559	0.1130		1,913.2813
Total	**4.1311**	**2.5860**	**12.7104**	**0.0340**	**1.4961**	**0.8787**	**2.3748**	**0.4005**	**0.8774**	**1.2779**	**103.0361**	**2,285.5435**	**2,388.5796**	**0.4253**	**0.0102**	**2,402.2538**

	ROG	NOx	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	10/9/2019	10/8/2019	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	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	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

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	0.0000	0.0000	0.0000	0.0000	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**

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	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**

3.2 Demolition - 2019

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	0.0000	0.0000	0.0000	0.0000	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 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	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

	ROG	NOx	CO	SO2	Fugitive 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	0.4415	2.2042	6.1024	0.0188	1.4961	0.0224	1.5184	0.4005	0.0210	0.4215		1,910.4559	1,910.4559	0.1130		1,913.2813
Unmitigated	0.4415	2.2042	6.1024	0.0188	1.4961	0.0224	1.5184	0.4005	0.0210	0.4215		1,910.4559	1,910.4559	0.1130		1,913.2813

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	45.99	45.99	42.49	155,446	155,446
General Office Building	47.00	6.77	2.89	112,585	112,585
Manufacturing	62.95	26.42	10.99	222,779	222,779
Single Family Housing	34.00	34.00	34.00	116,183	116,183
Total	189.94	113.18	90.37	606,994	606,994

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Single Family Housing	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
Apartments Low Rise	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
General Office Building	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Manufacturing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Single Family Housing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

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	lb/day										lb/day					
NaturalGas Mitigated	0.0161	0.1431	0.0998	8.8000e-004		0.0111	0.0111		0.0111	0.0111		175.4490	175.4490	3.3600e-003	3.2200e-003	176.4916
NaturalGas Unmitigated	0.0161	0.1431	0.0998	8.8000e-004		0.0111	0.0111		0.0111	0.0111		175.4490	175.4490	3.3600e-003	3.2200e-003	176.4916

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 Low Rise	206.697	2.2300e-003	0.0191	8.1100e-003	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003		24.3173	24.3173	4.7000e-004	4.5000e-004	24.4618
General Office Building	78.4315	8.5000e-004	7.6900e-003	6.4600e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.2272	9.2272	1.8000e-004	1.7000e-004	9.2821
Manufacturing	879.313	9.4800e-003	0.0862	0.0724	5.2000e-004		6.5500e-003	6.5500e-003		6.5500e-003	6.5500e-003		103.4486	103.4486	1.9800e-003	1.9000e-003	104.0633
Single Family Housing	326.875	3.5300e-003	0.0301	0.0128	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003		38.4559	38.4559	7.4000e-004	7.1000e-004	38.6844
Total		**0.0161**	**0.1431**	**0.0998**	**8.8000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**		**175.4490**	**175.4490**	**3.3700e-003**	**3.2300e-003**	**176.4917**

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					
Apartments Low Rise	0.206697	2.2300e-003	0.0191	8.1100e-003	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003		24.3173	24.3173	4.7000e-004	4.5000e-004	24.4618
General Office Building	0.0784315	8.5000e-004	7.6900e-003	6.4600e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.2272	9.2272	1.8000e-004	1.7000e-004	9.2821
Manufacturing	0.879313	9.4800e-003	0.0862	0.0724	5.2000e-004		6.5500e-003	6.5500e-003		6.5500e-003	6.5500e-003		103.4486	103.4486	1.9800e-003	1.9000e-003	104.0633
Single Family Housing	0.326875	3.5300e-003	0.0301	0.0128	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003		38.4559	38.4559	7.4000e-004	7.1000e-004	38.6844
Total		**0.0161**	**0.1431**	**0.0998**	**8.8000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**		**175.4490**	**175.4490**	**3.3700e-003**	**3.2300e-003**	**176.4917**

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	3.6736	0.2388	6.5082	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6386	302.6747	0.3089	6.9900e-003	312.4809
Unmitigated	3.6736	0.2388	6.5082	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6386	302.6747	0.3089	6.9900e-003	312.4809

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	0.0764					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6867					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8824	0.2282	5.5941	0.0143		0.8403	0.8403		0.8403	0.8403	103.0361	198.0000	301.0361	0.3073	6.9900e-003	310.8020
Landscaping	0.0281	0.0106	0.9141	5.0000e-005		5.0000e-003	5.0000e-003		5.0000e-003	5.0000e-003		1.6386	1.6386	1.6200e-003		1.6790
Total	**3.6736**	**0.2388**	**6.5082**	**0.0143**		**0.8453**	**0.8453**		**0.8453**	**0.8453**	**103.0361**	**199.6386**	**302.6747**	**0.3089**	**6.9900e-003**	**312.4809**

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	0.0764					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6867					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8824	0.2282	5.5941	0.0143		0.8403	0.8403		0.8403	0.8403	103.0361	198.0000	301.0361	0.3073	6.9900e-003	310.8020
Landscaping	0.0281	0.0106	0.9141	5.0000e-005		5.0000e-003	5.0000e-003		5.0000e-003	5.0000e-003		1.6386	1.6386	1.6200e-003		1.6790
Total	**3.6736**	**0.2388**	**6.5082**	**0.0143**		**0.8453**	**0.8453**		**0.8453**	**0.8453**	**103.0361**	**199.6386**	**302.6747**	**0.3089**	**6.9900e-003**	**312.4809**

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

The Brine - Existing

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	7.00	Dwelling Unit	0.44	7,000.00	20
Single Family Housing	4.00	Dwelling Unit	1.26	7,200.00	11
Manufacturing	17.73	1000sqft	0.41	17,732.00	0
General Office Building	2.75	1000sqft	0.06	2,750.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	12			**Operational Year**	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 2.17 ac.

Construction Phase - Existing only.

Vehicle Trips - Trips per traffic study.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	11/5/2019	10/8/2019
tblLandUse	LotAcreage	1.30	1.26
tblVehicleTrips	ST_TR	7.16	6.57
tblVehicleTrips	ST_TR	9.91	8.50
tblVehicleTrips	SU_TR	8.62	8.50
tblVehicleTrips	WD_TR	6.59	6.57
tblVehicleTrips	WD_TR	11.03	17.09
tblVehicleTrips	WD_TR	3.82	3.55
tblVehicleTrips	WD_TR	9.52	8.50

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					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	1.2875	0.0000	0.0000	1.2029	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.2875**	**0.0000**	**0.0000**	**1.2029**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	1.2875	0.0000	0.0000	1.2029	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.2875**	**0.0000**	**0.0000**	**1.2029**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	**NOx**	**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	3.6736	0.2388	6.5082	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6386	302.6747	0.3089	6.9900e-003	312.4809
Energy	0.0161	0.1431	0.0998	8.8000e-004		0.0111	0.0111		0.0111	0.0111		175.4490	175.4490	3.3600e-003	3.2200e-003	176.4916
Mobile	0.4528	2.1365	6.4355	0.0198	1.4961	0.0222	1.5183	0.4005	0.0209	0.4213		2,008.2534	2,008.2534	0.1139		2,011.1011
Total	**4.1425**	**2.5183**	**13.0435**	**0.0350**	**1.4961**	**0.8786**	**2.3747**	**0.4005**	**0.8773**	**1.2777**	**103.0361**	**2,383.3410**	**2,486.3771**	**0.4262**	**0.0102**	**2,500.0737**

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	3.6736	0.2388	6.5082	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6386	302.6747	0.3089	6.9900e-003	312.4809
Energy	0.0161	0.1431	0.0998	8.8000e-004		0.0111	0.0111		0.0111	0.0111		175.4490	175.4490	3.3600e-003	3.2200e-003	176.4916
Mobile	0.4528	2.1365	6.4355	0.0198	1.4961	0.0222	1.5183	0.4005	0.0209	0.4213		2,008.2534	2,008.2534	0.1139		2,011.1011
Total	**4.1425**	**2.5183**	**13.0435**	**0.0350**	**1.4961**	**0.8786**	**2.3747**	**0.4005**	**0.8773**	**1.2777**	**103.0361**	**2,383.3410**	**2,486.3771**	**0.4262**	**0.0102**	**2,500.0737**

	ROG	NOx	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	10/9/2019	10/8/2019	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	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	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

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	0.0000	0.0000	0.0000	0.0000	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**

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	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**

3.2 Demolition - 2019

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	0.0000	0.0000	0.0000	0.0000	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 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	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

	ROG	NOx	CO	SO2	Fugitive 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	0.4528	2.1365	6.4355	0.0198	1.4961	0.0222	1.5183	0.4005	0.0209	0.4213		2,008.2534	2,008.2534	0.1139		2,011.1011
Unmitigated	0.4528	2.1365	6.4355	0.0198	1.4961	0.0222	1.5183	0.4005	0.0209	0.4213		2,008.2534	2,008.2534	0.1139		2,011.1011

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	45.99	45.99	42.49	155,446	155,446
General Office Building	47.00	6.77	2.89	112,585	112,585
Manufacturing	62.95	26.42	10.99	222,779	222,779
Single Family Housing	34.00	34.00	34.00	116,183	116,183
Total	189.94	113.18	90.37	606,994	606,994

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Single Family Housing	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
Apartments Low Rise	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
General Office Building	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Manufacturing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Single Family Housing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

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	lb/day										lb/day					
NaturalGas Mitigated	0.0161	0.1431	0.0998	8.8000e-004		0.0111	0.0111		0.0111	0.0111		175.4490	175.4490	3.3600e-003	3.2200e-003	176.4916
NaturalGas Unmitigated	0.0161	0.1431	0.0998	8.8000e-004		0.0111	0.0111		0.0111	0.0111		175.4490	175.4490	3.3600e-003	3.2200e-003	176.4916

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 Low Rise	206.697	2.2300e-003	0.0191	8.1100e-003	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003		24.3173	24.3173	4.7000e-004	4.5000e-004	24.4618
General Office Building	78.4315	8.5000e-004	7.6900e-003	6.4600e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.2272	9.2272	1.8000e-004	1.7000e-004	9.2821
Manufacturing	879.313	9.4800e-003	0.0862	0.0724	5.2000e-004		6.5500e-003	6.5500e-003		6.5500e-003	6.5500e-003		103.4486	103.4486	1.9800e-003	1.9000e-003	104.0633
Single Family Housing	326.875	3.5300e-003	0.0301	0.0128	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003		38.4559	38.4559	7.4000e-004	7.1000e-004	38.6844
Total		**0.0161**	**0.1431**	**0.0998**	**8.8000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**		**175.4490**	**175.4490**	**3.3700e-003**	**3.2300e-003**	**176.4917**

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					
Apartments Low Rise	0.206697	2.2300e-003	0.0191	8.1100e-003	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003		24.3173	24.3173	4.7000e-004	4.5000e-004	24.4618
General Office Building	0.0784315	8.5000e-004	7.6900e-003	6.4600e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.2272	9.2272	1.8000e-004	1.7000e-004	9.2821
Manufacturing	0.879313	9.4800e-003	0.0862	0.0724	5.2000e-004		6.5500e-003	6.5500e-003		6.5500e-003	6.5500e-003		103.4486	103.4486	1.9800e-003	1.9000e-003	104.0633
Single Family Housing	0.326875	3.5300e-003	0.0301	0.0128	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003		38.4559	38.4559	7.4000e-004	7.1000e-004	38.6844
Total		**0.0161**	**0.1431**	**0.0998**	**8.8000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**		**175.4490**	**175.4490**	**3.3700e-003**	**3.2300e-003**	**176.4917**

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	3.6736	0.2388	6.5082	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6386	302.6747	0.3089	6.9900e-003	312.4809
Unmitigated	3.6736	0.2388	6.5082	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6386	302.6747	0.3089	6.9900e-003	312.4809

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	0.0764					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6867					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8824	0.2282	5.5941	0.0143		0.8403	0.8403		0.8403	0.8403	103.0361	198.0000	301.0361	0.3073	6.9900e-003	310.8020
Landscaping	0.0281	0.0106	0.9141	5.0000e-005		5.0000e-003	5.0000e-003		5.0000e-003	5.0000e-003		1.6386	1.6386	1.6200e-003		1.6790
Total	**3.6736**	**0.2388**	**6.5082**	**0.0143**		**0.8453**	**0.8453**		**0.8453**	**0.8453**	**103.0361**	**199.6386**	**302.6747**	**0.3089**	**6.9900e-003**	**312.4809**

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	0.0764					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6867					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8824	0.2282	5.5941	0.0143		0.8403	0.8403		0.8403	0.8403	103.0361	198.0000	301.0361	0.3073	6.9900e-003	310.8020
Landscaping	0.0281	0.0106	0.9141	5.0000e-005		5.0000e-003	5.0000e-003		5.0000e-003	5.0000e-003		1.6386	1.6386	1.6200e-003		1.6790
Total	**3.6736**	**0.2388**	**6.5082**	**0.0143**		**0.8453**	**0.8453**		**0.8453**	**0.8453**	**103.0361**	**199.6386**	**302.6747**	**0.3089**	**6.9900e-003**	**312.4809**

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

Air Quality Data

Project Construction and Operation

The Brine - Project

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	97.00	Dwelling Unit	1.00	106,931.00	277
Supermarket	28.42	1000sqft	0.30	28,418.00	0
Hospital	13.54	1000sqft	0.31	13,543.00	0
Medical Office Building	27.30	1000sqft	0.56	27,300.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	12			**Operational Year**	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 2.17 ac.

Construction Phase - Estimated schedule.

Grading - Project Site is 2.17 ac.

Demolition -

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Trips per traffic study.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation - Project compliance with the LA Green Building Code results in a 20% reduction in both indoor and outdoor water use.

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
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	220.00	440.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	6.00	44.00
tblConstructionPhase	PhaseEndDate	6/10/2021	6/8/2022
tblConstructionPhase	PhaseEndDate	5/13/2021	6/8/2022
tblConstructionPhase	PhaseEndDate	6/26/2020	7/30/2020
tblConstructionPhase	PhaseEndDate	7/9/2020	9/30/2020
tblConstructionPhase	PhaseStartDate	5/28/2021	4/8/2022

tblConstructionPhase	PhaseStartDate	7/10/2020	10/1/2020
tblConstructionPhase	PhaseStartDate	7/2/2020	7/31/2020
tblGrading	AcresOfGrading	22.00	2.17
tblGrading	MaterialExported	0.00	2,000.00
tblGrading	MaterialSiltContent	6.90	4.30
tblGrading	MeanVehicleSpeed	7.10	40.00
tblLandUse	LandUseSquareFeet	97,000.00	106,931.00
tblLandUse	LotAcreage	2.55	1.00
tblLandUse	LotAcreage	0.65	0.30
tblLandUse	LotAcreage	0.63	0.56
tblVehicleTrips	ST_TR	6.39	2.25
tblVehicleTrips	ST_TR	177.59	57.67
tblVehicleTrips	SU_TR	5.86	2.25
tblVehicleTrips	SU_TR	166.44	57.67
tblVehicleTrips	WD_TR	6.65	2.25
tblVehicleTrips	WD_TR	13.22	28.21
tblVehicleTrips	WD_TR	36.13	28.17
tblVehicleTrips	WD_TR	102.24	57.67

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	2.8398	23.0330	19.2627	0.0408	4.8389	1.1565	5.8353	2.3598	1.0800	3.2767	0.0000	3,900.5024	3,900.5024	0.6835	0.0000	3,913.9099
2021	2.5539	18.4591	18.5686	0.0404	1.1692	0.8301	1.9993	0.3133	0.7951	1.1083	0.0000	3,863.5667	3,863.5667	0.5173	0.0000	3,876.4997
2022	25.1213	18.3622	20.4825	0.0449	1.3704	0.7975	2.1679	0.3666	0.7675	1.1341	0.0000	4,291.6903	4,291.6903	0.5280	0.0000	4,304.8894
Maximum	**25.1213**	**23.0330**	**20.4825**	**0.0449**	**4.8389**	**1.1565**	**5.8353**	**2.3598**	**1.0800**	**3.2767**	**0.0000**	**4,291.6903**	**4,291.6903**	**0.6835**	**0.0000**	**4,304.8894**

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	2.8398	23.0330	19.2627	0.0408	2.2936	1.1565	3.2900	1.0932	1.0800	2.0101	0.0000	3,900.5024	3,900.5024	0.6835	0.0000	3,913.9099
2021	2.5539	18.4591	18.5686	0.0404	1.1692	0.8301	1.9993	0.3133	0.7951	1.1083	0.0000	3,863.5667	3,863.5667	0.5173	0.0000	3,876.4997
2022	25.1213	18.3622	20.4825	0.0449	1.3704	0.7975	2.1679	0.3666	0.7675	1.1341	0.0000	4,291.6903	4,291.6903	0.5280	0.0000	4,304.8894
Maximum	**25.1213**	**23.0330**	**20.4825**	**0.0449**	**2.2936**	**1.1565**	**3.2900**	**1.0932**	**1.0800**	**2.0101**	**0.0000**	**4,291.6903**	**4,291.6903**	**0.6835**	**0.0000**	**4,304.8894**

The Brine - Project - Los Angeles-South Coast County, 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**	**34.50**	**0.00**	**25.45**	**41.67**	**0.00**	**22.95**	**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	29.4200	2.1050	57.3479	0.1263		7.4540	7.4540		7.4540	7.4540	908.5911	1,760.4247	2,669.0158	2.7235	0.0617	2,755.4815
Energy	0.0843	0.7492	0.5179	4.6000e-003		0.0583	0.0583		0.0583	0.0583		919.6797	919.6797	0.0176	0.0169	925.1449
Mobile	4.3511	20.5005	48.1653	0.1637	13.5756	0.1422	13.7177	3.6331	0.1326	3.7657		16,677.4650	16,677.4650	0.9295		16,700.7015
Total	**33.8554**	**23.3547**	**106.0311**	**0.2946**	**13.5756**	**7.6544**	**21.2300**	**3.6331**	**7.6448**	**11.2779**	**908.5911**	**19,357.5695**	**20,266.1606**	**3.6706**	**0.0785**	**20,381.3279**

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	4.1720	1.5406	8.6346	9.6700e-003		0.1614	0.1614		0.1614	0.1614	0.0000	1,863.1306	1,863.1306	0.0494	0.0339	1,874.4651
Energy	0.0843	0.7492	0.5179	4.6000e-003		0.0583	0.0583		0.0583	0.0583		919.6797	919.6797	0.0176	0.0169	925.1449
Mobile	4.3511	20.5005	48.1653	0.1637	13.5756	0.1422	13.7177	3.6331	0.1326	3.7657		16,677.4650	16,677.4650	0.9295		16,700.7015
Total	**8.6073**	**22.7903**	**57.3178**	**0.1780**	**13.5756**	**0.3618**	**13.9374**	**3.6331**	**0.3522**	**3.9853**	**0.0000**	**19,460.2754**	**19,460.2754**	**0.9965**	**0.0508**	**19,500.3115**

	ROG	NOx	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	**74.58**	**2.42**	**45.94**	**39.58**	**0.00**	**95.27**	**34.35**	**0.00**	**95.39**	**64.66**	**100.00**	**-0.53**	**3.98**	**72.85**	**35.38**	**4.32**

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	6/1/2020	7/30/2020	5	44	
2	Grading	Grading	7/31/2020	9/30/2020	5	44	
3	Building Construction	Building Construction	10/1/2020	6/8/2022	5	440	
4	Architectural Coating	Architectural Coating	4/8/2022	6/8/2022	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 2.17

Acres of Paving: 0

Residential Indoor: 216,535; Residential Outdoor: 72,178; Non-Residential Indoor: 103,892; Non-Residential Outdoor: 34,631; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Building Construction	Welders	3	8.00	46	0.45

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	5	13.00	0.00	134.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	250.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	92.00	22.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	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					
Fugitive Dust					0.6593	0.0000	0.6593	0.0998	0.0000	0.0998			0.0000			0.0000
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761		2,322.3127	2,322.3127	0.5970		2,337.2363
Total	**2.1262**	**20.9463**	**14.6573**	**0.0241**	**0.6593**	**1.1525**	**1.8118**	**0.0998**	**1.0761**	**1.1760**		**2,322.3127**	**2,322.3127**	**0.5970**		**2,337.2363**

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	0.0273	0.8870	0.2062	2.3600e-003	0.0533	2.8400e-003	0.0561	0.0146	2.7100e-003	0.0173		256.1514	256.1514	0.0184		256.6110
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	0.0664	0.0471	0.5213	1.4500e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		143.9647	143.9647	4.5400e-003		144.0781
Total	**0.0937**	**0.9342**	**0.7275**	**3.8100e-003**	**0.1986**	**4.0500e-003**	**0.2026**	**0.0531**	**3.8300e-003**	**0.0570**		**400.1160**	**400.1160**	**0.0229**		**400.6891**

3.2 Demolition - 2020

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					0.2967	0.0000	0.2967	0.0449	0.0000	0.0449			0.0000			0.0000
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761	0.0000	2,322.3127	2,322.3127	0.5970		2,337.2363
Total	**2.1262**	**20.9463**	**14.6573**	**0.0241**	**0.2967**	**1.1525**	**1.4492**	**0.0449**	**1.0761**	**1.1211**	**0.0000**	**2,322.3127**	**2,322.3127**	**0.5970**		**2,337.2363**

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	0.0273	0.8870	0.2062	2.3600e-003	0.0533	2.8400e-003	0.0561	0.0146	2.7100e-003	0.0173		256.1514	256.1514	0.0184		256.6110
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	0.0664	0.0471	0.5213	1.4500e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		143.9647	143.9647	4.5400e-003		144.0781
Total	**0.0937**	**0.9342**	**0.7275**	**3.8100e-003**	**0.1986**	**4.0500e-003**	**0.2026**	**0.0531**	**3.8300e-003**	**0.0570**		**400.1160**	**400.1160**	**0.0229**		**400.6891**

3.3 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					4.6278	0.0000	4.6278	2.3030	0.0000	2.3030			0.0000			0.0000
Off-Road	1.9219	21.3418	9.9355	0.0206		0.9902	0.9902		0.9110	0.9110		1,996.4061	1,996.4061	0.6457		2,012.5480
Total	**1.9219**	**21.3418**	**9.9355**	**0.0206**	**4.6278**	**0.9902**	**5.6180**	**2.3030**	**0.9110**	**3.2139**		**1,996.4061**	**1,996.4061**	**0.6457**		**2,012.5480**

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	0.0508	1.6549	0.3848	4.4100e-003	0.0993	5.2900e-003	0.1046	0.0272	5.0700e-003	0.0323		477.8944	477.8944	0.0343		478.7519
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	0.0511	0.0363	0.4010	1.1100e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		110.7420	110.7420	3.4900e-003		110.8293
Total	**0.1019**	**1.6912**	**0.7858**	**5.5200e-003**	**0.2111**	**6.2200e-003**	**0.2174**	**0.0569**	**5.9300e-003**	**0.0628**		**588.6364**	**588.6364**	**0.0378**		**589.5812**

3.3 Grading - 2020

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					2.0825	0.0000	2.0825	1.0363	0.0000	1.0363			0.0000			0.0000
Off-Road	1.9219	21.3418	9.9355	0.0206		0.9902	0.9902		0.9110	0.9110	0.0000	1,996.4061	1,996.4061	0.6457		2,012.5480
Total	**1.9219**	**21.3418**	**9.9355**	**0.0206**	**2.0825**	**0.9902**	**3.0727**	**1.0363**	**0.9110**	**1.9473**	**0.0000**	**1,996.4061**	**1,996.4061**	**0.6457**		**2,012.5480**

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	0.0508	1.6549	0.3848	4.4100e-003	0.0993	5.2900e-003	0.1046	0.0272	5.0700e-003	0.0323		477.8944	477.8944	0.0343		478.7519
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	0.0511	0.0363	0.4010	1.1100e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		110.7420	110.7420	3.4900e-003		110.8293
Total	**0.1019**	**1.6912**	**0.7858**	**5.5200e-003**	**0.2111**	**6.2200e-003**	**0.2174**	**0.0569**	**5.9300e-003**	**0.0628**		**588.6364**	**588.6364**	**0.0378**		**589.5812**

3.4 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	2.2879	17.4336	14.8972	0.0250		0.9482	0.9482		0.9089	0.9089		2,288.8877	2,288.8877	0.4646		2,300.5014
Total	**2.2879**	**17.4336**	**14.8972**	**0.0250**		**0.9482**	**0.9482**		**0.9089**	**0.9089**		**2,288.8877**	**2,288.8877**	**0.4646**		**2,300.5014**

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	0.0818	2.3397	0.6763	5.5500e-003	0.1408	0.0112	0.1520	0.0406	0.0107	0.0513		592.7879	592.7879	0.0396		593.7789
Worker	0.4701	0.3335	3.6893	0.0102	1.0283	8.6000e-003	1.0369	0.2727	7.9200e-003	0.2806		1,018.8268	1,018.8268	0.0321		1,019.6296
Total	**0.5519**	**2.6732**	**4.3656**	**0.0158**	**1.1692**	**0.0198**	**1.1890**	**0.3133**	**0.0186**	**0.3319**		**1,611.6147**	**1,611.6147**	**0.0718**		**1,613.4085**

3.4 Building Construction - 2020

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	2.2879	17.4336	14.8972	0.0250		0.9482	0.9482		0.9089	0.9089	0.0000	2,288.8877	2,288.8877	0.4646		2,300.5014
Total	**2.2879**	**17.4336**	**14.8972**	**0.0250**		**0.9482**	**0.9482**		**0.9089**	**0.9089**	**0.0000**	**2,288.8877**	**2,288.8877**	**0.4646**		**2,300.5014**

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	0.0818	2.3397	0.6763	5.5500e-003	0.1408	0.0112	0.1520	0.0406	0.0107	0.0513		592.7879	592.7879	0.0396		593.7789
Worker	0.4701	0.3335	3.6893	0.0102	1.0283	8.6000e-003	1.0369	0.2727	7.9200e-003	0.2806		1,018.8268	1,018.8268	0.0321		1,019.6296
Total	**0.5519**	**2.6732**	**4.3656**	**0.0158**	**1.1692**	**0.0198**	**1.1890**	**0.3133**	**0.0186**	**0.3319**		**1,611.6147**	**1,611.6147**	**0.0718**		**1,613.4085**

3.4 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	2.0451	16.0275	14.5629	0.0250		0.8173	0.8173		0.7831	0.7831		2,288.9355	2,288.9355	0.4503		2,300.1935
Total	**2.0451**	**16.0275**	**14.5629**	**0.0250**		**0.8173**	**0.8173**		**0.7831**	**0.7831**		**2,288.9355**	**2,288.9355**	**0.4503**		**2,300.1935**

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	0.0702	2.1316	0.6177	5.5000e-003	0.1409	4.5100e-003	0.1454	0.0406	4.3100e-003	0.0449		588.1602	588.1602	0.0380		589.1094
Worker	0.4387	0.3001	3.3880	9.9000e-003	1.0283	8.3100e-003	1.0367	0.2727	7.6500e-003	0.2804		986.4710	986.4710	0.0290		987.1967
Total	**0.5089**	**2.4316**	**4.0056**	**0.0154**	**1.1692**	**0.0128**	**1.1820**	**0.3133**	**0.0120**	**0.3252**		**1,574.6312**	**1,574.6312**	**0.0670**		**1,576.3061**

3.4 Building Construction - 2021

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	2.0451	16.0275	14.5629	0.0250		0.8173	0.8173		0.7831	0.7831	0.0000	2,288.9355	2,288.9355	0.4503		2,300.1935
Total	**2.0451**	**16.0275**	**14.5629**	**0.0250**		**0.8173**	**0.8173**		**0.7831**	**0.7831**	**0.0000**	**2,288.9355**	**2,288.9355**	**0.4503**		**2,300.1935**

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	0.0702	2.1316	0.6177	5.5000e-003	0.1409	4.5100e-003	0.1454	0.0406	4.3100e-003	0.0449		588.1602	588.1602	0.0380		589.1094
Worker	0.4387	0.3001	3.3880	9.9000e-003	1.0283	8.3100e-003	1.0367	0.2727	7.6500e-003	0.2804		986.4710	986.4710	0.0290		987.1967
Total	**0.5089**	**2.4316**	**4.0056**	**0.0154**	**1.1692**	**0.0128**	**1.1820**	**0.3133**	**0.0120**	**0.3252**		**1,574.6312**	**1,574.6312**	**0.0670**		**1,576.3061**

3.4 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	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

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	0.0659	2.0257	0.5847	5.4500e-003	0.1409	3.9400e-003	0.1448	0.0406	3.7700e-003	0.0443		582.9346	582.9346	0.0366		583.8505
Worker	0.4120	0.2710	3.1204	9.5500e-003	1.0283	8.0500e-003	1.0364	0.2727	7.4100e-003	0.2801		951.8039	951.8039	0.0262		952.4591
Total	**0.4779**	**2.2967**	**3.7051**	**0.0150**	**1.1692**	**0.0120**	**1.1812**	**0.3133**	**0.0112**	**0.3245**		**1,534.7385**	**1,534.7385**	**0.0629**		**1,536.3096**

3.4 Building Construction - 2022

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	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

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	0.0659	2.0257	0.5847	5.4500e-003	0.1409	3.9400e-003	0.1448	0.0406	3.7700e-003	0.0443		582.9346	582.9346	0.0366		583.8505
Worker	0.4120	0.2710	3.1204	9.5500e-003	1.0283	8.0500e-003	1.0364	0.2727	7.4100e-003	0.2801		951.8039	951.8039	0.0262		952.4591
Total	**0.4779**	**2.2967**	**3.7051**	**0.0150**	**1.1692**	**0.0120**	**1.1812**	**0.3133**	**0.0112**	**0.3245**		**1,534.7385**	**1,534.7385**	**0.0629**		**1,536.3096**

3.5 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	22.5027					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	**22.7073**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

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	0.0806	0.0530	0.6105	1.8700e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4500e-003	0.0548		186.2225	186.2225	5.1300e-003		186.3507
Total	**0.0806**	**0.0530**	**0.6105**	**1.8700e-003**	**0.2012**	**1.5700e-003**	**0.2028**	**0.0534**	**1.4500e-003**	**0.0548**		**186.2225**	**186.2225**	**5.1300e-003**		**186.3507**

3.5 Architectural Coating - 2022

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	22.5027					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	**22.7073**	**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**

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	0.0806	0.0530	0.6105	1.8700e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4500e-003	0.0548		186.2225	186.2225	5.1300e-003		186.3507
Total	**0.0806**	**0.0530**	**0.6105**	**1.8700e-003**	**0.2012**	**1.5700e-003**	**0.2028**	**0.0534**	**1.4500e-003**	**0.0548**		**186.2225**	**186.2225**	**5.1300e-003**		**186.3507**

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	lb/day										lb/day					
Mitigated	4.3511	20.5005	48.1653	0.1637	13.5756	0.1422	13.7177	3.6331	0.1326	3.7657		16,677.4650	16,677.4650	0.9295		16,700.7015
Unmitigated	4.3511	20.5005	48.1653	0.1637	13.5756	0.1422	13.7177	3.6331	0.1326	3.7657		16,677.4650	16,677.4650	0.9295		16,700.7015

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	218.25	218.25	218.25	745,793	745,793
Hospital	382.05	137.87	120.67	1,201,143	1,201,143
Medical Office Building	769.04	244.61	42.32	1,531,165	1,531,165
Supermarket	1,638.87	1,638.87	1638.87	2,162,436	2,162,436
Total	3,008.21	2,239.59	2,020.10	5,640,538	5,640,538

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
Hospital	16.60	8.40	6.90	64.90	16.10	19.00	73	25	2
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Supermarket	16.60	8.40	6.90	6.50	74.50	19.00	34	30	36

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Hospital	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Medical Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Supermarket	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

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	0.0843	0.7492	0.5179	4.6000e-003		0.0583	0.0583		0.0583	0.0583		919.6797	919.6797	0.0176	0.0169	925.1449
NaturalGas Unmitigated	0.0843	0.7492	0.5179	4.6000e-003		0.0583	0.0583		0.0583	0.0583		919.6797	919.6797	0.0176	0.0169	925.1449

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	2917.49	0.0315	0.2689	0.1144	1.7200e-003		0.0217	0.0217		0.0217	0.0217		343.2340	343.2340	6.5800e-003	6.2900e-003	345.2737
Hospital	2402.86	0.0259	0.2356	0.1979	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.6897	282.6897	5.4200e-003	5.1800e-003	284.3696
Medical Office Building	778.611	8.4000e-003	0.0763	0.0641	4.6000e-004		5.8000e-003	5.8000e-003		5.8000e-003	5.8000e-003		91.6013	91.6013	1.7600e-003	1.6800e-003	92.1456
Supermarket	1718.32	0.0185	0.1685	0.1415	1.0100e-003		0.0128	0.0128		0.0128	0.0128		202.1548	202.1548	3.8700e-003	3.7100e-003	203.3561
Total		**0.0843**	**0.7492**	**0.5179**	**4.6000e-003**		**0.0582**	**0.0582**		**0.0582**	**0.0582**		**919.6797**	**919.6797**	**0.0176**	**0.0169**	**925.1449**

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					
Apartments Mid Rise	2.91749	0.0315	0.2689	0.1144	1.7200e-003		0.0217	0.0217		0.0217	0.0217		343.2340	343.2340	6.5800e-003	6.2900e-003	345.2737
Hospital	2.40286	0.0259	0.2356	0.1979	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.6897	282.6897	5.4200e-003	5.1800e-003	284.3696
Medical Office Building	0.778611	8.4000e-003	0.0763	0.0641	4.6000e-004		5.8000e-003	5.8000e-003		5.8000e-003	5.8000e-003		91.6013	91.6013	1.7600e-003	1.6800e-003	92.1456
Supermarket	1.71832	0.0185	0.1685	0.1415	1.0100e-003		0.0128	0.0128		0.0128	0.0128		202.1548	202.1548	3.8700e-003	3.7100e-003	203.3561
Total		**0.0843**	**0.7492**	**0.5179**	**4.6000e-003**		**0.0582**	**0.0582**		**0.0582**	**0.0582**		**919.6797**	**919.6797**	**0.0176**	**0.0169**	**925.1449**

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

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive 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	4.1720	1.5406	8.6346	9.6700e-003		0.1614	0.1614		0.1614	0.1614	0.0000	1,863.1306	1,863.1306	0.0494	0.0339	1,874.4651
Unmitigated	29.4200	2.1050	57.3479	0.1263		7.4540	7.4540		7.4540	7.4540	908.5911	1,760.4247	2,669.0158	2.7235	0.0617	2,755.4815

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	0.2713					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.4886					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	25.4175	2.0126	49.3295	0.1258		7.4097	7.4097		7.4097	7.4097	908.5911	1,746.0000	2,654.5911	2.7096	0.0617	2,740.7082
Landscaping	0.2426	0.0925	8.0183	4.2000e-004		0.0443	0.0443		0.0443	0.0443		14.4247	14.4247	0.0139		14.7733
Total	**29.4200**	**2.1051**	**57.3479**	**0.1263**		**7.4540**	**7.4540**		**7.4540**	**7.4540**	**908.5911**	**1,760.4247**	**2,669.0158**	**2.7235**	**0.0617**	**2,755.4815**

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	0.2713					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.4886					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1695	1.4482	0.6162	9.2400e-003		0.1171	0.1171		0.1171	0.1171	0.0000	1,848.7059	1,848.7059	0.0354	0.0339	1,859.6918
Landscaping	0.2426	0.0925	8.0183	4.2000e-004		0.0443	0.0443		0.0443	0.0443		14.4247	14.4247	0.0139		14.7733
Total	**4.1720**	**1.5406**	**8.6346**	**9.6600e-003**		**0.1614**	**0.1614**		**0.1614**	**0.1614**	**0.0000**	**1,863.1306**	**1,863.1306**	**0.0494**	**0.0339**	**1,874.4651**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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

The Brine - Project

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	97.00	Dwelling Unit	1.00	106,931.00	277
Supermarket	28.42	1000sqft	0.30	28,418.00	0
Hospital	13.54	1000sqft	0.31	13,543.00	0
Medical Office Building	27.30	1000sqft	0.56	27,300.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	12			**Operational Year**	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 2.17 ac.

Construction Phase - Estimated schedule.

Grading - Project Site is 2.17 ac.

Demolition -

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Trips per traffic study.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation - Project compliance with the LA Green Building Code results in a 20% reduction in both indoor and outdoor water use.

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
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	220.00	440.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	6.00	44.00
tblConstructionPhase	PhaseEndDate	6/10/2021	6/8/2022
tblConstructionPhase	PhaseEndDate	5/13/2021	6/8/2022
tblConstructionPhase	PhaseEndDate	6/26/2020	7/30/2020
tblConstructionPhase	PhaseEndDate	7/9/2020	9/30/2020
tblConstructionPhase	PhaseStartDate	5/28/2021	4/8/2022

tblConstructionPhase	PhaseStartDate	7/10/2020	10/1/2020
tblConstructionPhase	PhaseStartDate	7/2/2020	7/31/2020
tblGrading	AcresOfGrading	22.00	2.17
tblGrading	MaterialExported	0.00	2,000.00
tblGrading	MaterialSiltContent	6.90	4.30
tblGrading	MeanVehicleSpeed	7.10	40.00
tblLandUse	LandUseSquareFeet	97,000.00	106,931.00
tblLandUse	LotAcreage	2.55	1.00
tblLandUse	LotAcreage	0.65	0.30
tblLandUse	LotAcreage	0.63	0.56
tblVehicleTrips	ST_TR	6.39	2.25
tblVehicleTrips	ST_TR	177.59	57.67
tblVehicleTrips	SU_TR	5.86	2.25
tblVehicleTrips	SU_TR	166.44	57.67
tblVehicleTrips	WD_TR	6.65	2.25
tblVehicleTrips	WD_TR	13.22	28.21
tblVehicleTrips	WD_TR	36.13	28.17
tblVehicleTrips	WD_TR	102.24	57.67

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	2.7895	23.0083	19.5385	0.0416	4.8389	1.1565	5.8352	2.3598	1.0799	3.2766	0.0000	3,980.3659	3,980.3659	0.6825	0.0000	3,993.7622
2021	2.5063	18.4346	18.8269	0.0412	1.1692	0.8299	1.9991	0.3133	0.7949	1.1082	0.0000	3,941.3412	3,941.3412	0.5168	0.0000	3,954.2616
2022	25.0672	18.3365	20.7828	0.0457	1.3704	0.7974	2.1677	0.3666	0.7673	1.1340	0.0000	4,378.7818	4,378.7818	0.5278	0.0000	4,391.9756
Maximum	**25.0672**	**23.0083**	**20.7828**	**0.0457**	**4.8389**	**1.1565**	**5.8352**	**2.3598**	**1.0799**	**3.2766**	**0.0000**	**4,378.7818**	**4,378.7818**	**0.6825**	**0.0000**	**4,391.9756**

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	2.7895	23.0083	19.5385	0.0416	2.2936	1.1565	3.2899	1.0932	1.0799	2.0100	0.0000	3,980.3659	3,980.3659	0.6825	0.0000	3,993.7622
2021	2.5063	18.4346	18.8269	0.0412	1.1692	0.8299	1.9991	0.3133	0.7949	1.1082	0.0000	3,941.3412	3,941.3412	0.5168	0.0000	3,954.2616
2022	25.0672	18.3365	20.7828	0.0457	1.3704	0.7974	2.1677	0.3666	0.7673	1.1340	0.0000	4,378.7818	4,378.7818	0.5278	0.0000	4,391.9756
Maximum	**25.0672**	**23.0083**	**20.7828**	**0.0457**	**2.2936**	**1.1565**	**3.2899**	**1.0932**	**1.0799**	**2.0100**	**0.0000**	**4,378.7818**	**4,378.7818**	**0.6825**	**0.0000**	**4,391.9756**

The Brine - Project - Los Angeles-South Coast County, 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**	**34.50**	**0.00**	**25.45**	**41.67**	**0.00**	**22.95**	**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	29.4200	2.1050	57.3479	0.1263		7.4540	7.4540		7.4540	7.4540	908.5911	1,760.4247	2,669.0158	2.7235	0.0617	2,755.4815
Energy	0.0843	0.7492	0.5179	4.6000e-003		0.0583	0.0583		0.0583	0.0583		919.6797	919.6797	0.0176	0.0169	925.1449
Mobile	4.4873	20.1998	49.7774	0.1723	13.5756	0.1411	13.7167	3.6331	0.1316	3.7647		17,547.0472	17,547.0472	0.9228		17,570.1163
Total	**33.9916**	**23.0541**	**107.6431**	**0.3032**	**13.5756**	**7.6533**	**21.2289**	**3.6331**	**7.6438**	**11.2769**	**908.5911**	**20,227.1517**	**21,135.7428**	**3.6639**	**0.0785**	**21,250.7427**

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	4.1720	1.5406	8.6346	9.6700e-003		0.1614	0.1614		0.1614	0.1614	0.0000	1,863.1306	1,863.1306	0.0494	0.0339	1,874.4651
Energy	0.0843	0.7492	0.5179	4.6000e-003		0.0583	0.0583		0.0583	0.0583		919.6797	919.6797	0.0176	0.0169	925.1449
Mobile	4.4873	20.1998	49.7774	0.1723	13.5756	0.1411	13.7167	3.6331	0.1316	3.7647		17,547.0472	17,547.0472	0.9228		17,570.1163
Total	**8.7436**	**22.4897**	**58.9298**	**0.1866**	**13.5756**	**0.3608**	**13.9363**	**3.6331**	**0.3512**	**3.9843**	**0.0000**	**20,329.8576**	**20,329.8576**	**0.9898**	**0.0508**	**20,369.7263**

	ROG	NOx	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	**74.28**	**2.45**	**45.25**	**38.46**	**0.00**	**95.29**	**34.35**	**0.00**	**95.41**	**64.67**	**100.00**	**-0.51**	**3.81**	**72.99**	**35.38**	**4.15**

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	6/1/2020	7/30/2020	5	44	
2	Grading	Grading	7/31/2020	9/30/2020	5	44	
3	Building Construction	Building Construction	10/1/2020	6/8/2022	5	440	
4	Architectural Coating	Architectural Coating	4/8/2022	6/8/2022	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 2.17

Acres of Paving: 0

Residential Indoor: 216,535; Residential Outdoor: 72,178; Non-Residential Indoor: 103,892; Non-Residential Outdoor: 34,631; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Building Construction	Welders	3	8.00	46	0.45

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	5	13.00	0.00	134.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	250.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	92.00	22.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	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					
Fugitive Dust					0.6593	0.0000	0.6593	0.0998	0.0000	0.0998			0.0000			0.0000
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761		2,322.3127	2,322.3127	0.5970		2,337.2363
Total	**2.1262**	**20.9463**	**14.6573**	**0.0241**	**0.6593**	**1.1525**	**1.8118**	**0.0998**	**1.0761**	**1.1760**		**2,322.3127**	**2,322.3127**	**0.5970**		**2,337.2363**

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	0.0266	0.8757	0.1941	2.4100e-003	0.0533	2.7900e-003	0.0560	0.0146	2.6700e-003	0.0173		260.6397	260.6397	0.0177		261.0832
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	0.0598	0.0426	0.5692	1.5400e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		152.8947	152.8947	4.8200e-003		153.0152
Total	**0.0864**	**0.9183**	**0.7633**	**3.9500e-003**	**0.1986**	**4.0000e-003**	**0.2026**	**0.0531**	**3.7900e-003**	**0.0569**		**413.5344**	**413.5344**	**0.0226**		**414.0984**

3.2 Demolition - 2020

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					0.2967	0.0000	0.2967	0.0449	0.0000	0.0449			0.0000			0.0000
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761	0.0000	2,322.3127	2,322.3127	0.5970		2,337.2363
Total	**2.1262**	**20.9463**	**14.6573**	**0.0241**	**0.2967**	**1.1525**	**1.4492**	**0.0449**	**1.0761**	**1.1211**	**0.0000**	**2,322.3127**	**2,322.3127**	**0.5970**		**2,337.2363**

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	0.0266	0.8757	0.1941	2.4100e-003	0.0533	2.7900e-003	0.0560	0.0146	2.6700e-003	0.0173		260.6397	260.6397	0.0177		261.0832
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	0.0598	0.0426	0.5692	1.5400e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		152.8947	152.8947	4.8200e-003		153.0152
Total	**0.0864**	**0.9183**	**0.7633**	**3.9500e-003**	**0.1986**	**4.0000e-003**	**0.2026**	**0.0531**	**3.7900e-003**	**0.0569**		**413.5344**	**413.5344**	**0.0226**		**414.0984**

3.3 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					4.6278	0.0000	4.6278	2.3030	0.0000	2.3030			0.0000			0.0000
Off-Road	1.9219	21.3418	9.9355	0.0206		0.9902	0.9902		0.9110	0.9110		1,996.4061	1,996.4061	0.6457		2,012.5480
Total	**1.9219**	**21.3418**	**9.9355**	**0.0206**	**4.6278**	**0.9902**	**5.6180**	**2.3030**	**0.9110**	**3.2139**		**1,996.4061**	**1,996.4061**	**0.6457**		**2,012.5480**

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	0.0496	1.6338	0.3620	4.4900e-003	0.0993	5.2100e-003	0.1046	0.0272	4.9900e-003	0.0322		486.2681	486.2681	0.0331		487.0955
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	0.0460	0.0327	0.4378	1.1800e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		117.6113	117.6113	3.7100e-003		117.7040
Total	**0.0957**	**1.6665**	**0.7999**	**5.6700e-003**	**0.2111**	**6.1400e-003**	**0.2173**	**0.0569**	**5.8500e-003**	**0.0627**		**603.8794**	**603.8794**	**0.0368**		**604.7995**

3.3 Grading - 2020

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					2.0825	0.0000	2.0825	1.0363	0.0000	1.0363			0.0000			0.0000
Off-Road	1.9219	21.3418	9.9355	0.0206		0.9902	0.9902		0.9110	0.9110	0.0000	1,996.4061	1,996.4061	0.6457		2,012.5480
Total	**1.9219**	**21.3418**	**9.9355**	**0.0206**	**2.0825**	**0.9902**	**3.0727**	**1.0363**	**0.9110**	**1.9473**	**0.0000**	**1,996.4061**	**1,996.4061**	**0.6457**		**2,012.5480**

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	0.0496	1.6338	0.3620	4.4900e-003	0.0993	5.2100e-003	0.1046	0.0272	4.9900e-003	0.0322		486.2681	486.2681	0.0331		487.0955
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	0.0460	0.0327	0.4378	1.1800e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		117.6113	117.6113	3.7100e-003		117.7040
Total	**0.0957**	**1.6665**	**0.7999**	**5.6700e-003**	**0.2111**	**6.1400e-003**	**0.2173**	**0.0569**	**5.8500e-003**	**0.0627**		**603.8794**	**603.8794**	**0.0368**		**604.7995**

3.4 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	2.2879	17.4336	14.8972	0.0250		0.9482	0.9482		0.9089	0.9089		2,288.8877	2,288.8877	0.4646		2,300.5014
Total	**2.2879**	**17.4336**	**14.8972**	**0.0250**		**0.9482**	**0.9482**		**0.9089**	**0.9089**		**2,288.8877**	**2,288.8877**	**0.4646**		**2,300.5014**

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	0.0783	2.3402	0.6132	5.7100e-003	0.1408	0.0110	0.1519	0.0406	0.0105	0.0511		609.4543	609.4543	0.0372		610.3841
Worker	0.4234	0.3012	4.0282	0.0109	1.0283	8.6000e-003	1.0369	0.2727	7.9200e-003	0.2806		1,082.0238	1,082.0238	0.0341		1,082.8767
Total	**0.5016**	**2.6414**	**4.6413**	**0.0166**	**1.1692**	**0.0196**	**1.1888**	**0.3133**	**0.0185**	**0.3317**		**1,691.4782**	**1,691.4782**	**0.0713**		**1,693.2608**

3.4 Building Construction - 2020

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	2.2879	17.4336	14.8972	0.0250		0.9482	0.9482		0.9089	0.9089	0.0000	2,288.8877	2,288.8877	0.4646		2,300.5014
Total	**2.2879**	**17.4336**	**14.8972**	**0.0250**		**0.9482**	**0.9482**		**0.9089**	**0.9089**	**0.0000**	**2,288.8877**	**2,288.8877**	**0.4646**		**2,300.5014**

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	0.0783	2.3402	0.6132	5.7100e-003	0.1408	0.0110	0.1519	0.0406	0.0105	0.0511		609.4543	609.4543	0.0372		610.3841
Worker	0.4234	0.3012	4.0282	0.0109	1.0283	8.6000e-003	1.0369	0.2727	7.9200e-003	0.2806		1,082.0238	1,082.0238	0.0341		1,082.8767
Total	**0.5016**	**2.6414**	**4.6413**	**0.0166**	**1.1692**	**0.0196**	**1.1888**	**0.3133**	**0.0185**	**0.3317**		**1,691.4782**	**1,691.4782**	**0.0713**		**1,693.2608**

3.4 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	2.0451	16.0275	14.5629	0.0250		0.8173	0.8173		0.7831	0.7831		2,288.9355	2,288.9355	0.4503		2,300.1935
Total	**2.0451**	**16.0275**	**14.5629**	**0.0250**		**0.8173**	**0.8173**		**0.7831**	**0.7831**		**2,288.9355**	**2,288.9355**	**0.4503**		**2,300.1935**

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	0.0669	2.1360	0.5584	5.6600e-003	0.1409	4.3700e-003	0.1452	0.0406	4.1800e-003	0.0447		604.7374	604.7374	0.0356		605.6281
Worker	0.3944	0.2711	3.7055	0.0105	1.0283	8.3100e-003	1.0367	0.2727	7.6500e-003	0.2804		1,047.6683	1,047.6683	0.0309		1,048.4400
Total	**0.4612**	**2.4070**	**4.2639**	**0.0162**	**1.1692**	**0.0127**	**1.1819**	**0.3133**	**0.0118**	**0.3251**		**1,652.4057**	**1,652.4057**	**0.0665**		**1,654.0681**

3.4 Building Construction - 2021

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	2.0451	16.0275	14.5629	0.0250		0.8173	0.8173		0.7831	0.7831	0.0000	2,288.9355	2,288.9355	0.4503		2,300.1935
Total	**2.0451**	**16.0275**	**14.5629**	**0.0250**		**0.8173**	**0.8173**		**0.7831**	**0.7831**	**0.0000**	**2,288.9355**	**2,288.9355**	**0.4503**		**2,300.1935**

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	0.0669	2.1360	0.5584	5.6600e-003	0.1409	4.3700e-003	0.1452	0.0406	4.1800e-003	0.0447		604.7374	604.7374	0.0356		605.6281
Worker	0.3944	0.2711	3.7055	0.0105	1.0283	8.3100e-003	1.0367	0.2727	7.6500e-003	0.2804		1,047.6683	1,047.6683	0.0309		1,048.4400
Total	**0.4612**	**2.4070**	**4.2639**	**0.0162**	**1.1692**	**0.0127**	**1.1819**	**0.3133**	**0.0118**	**0.3251**		**1,652.4057**	**1,652.4057**	**0.0665**		**1,654.0681**

3.4 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	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

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	0.0628	2.0313	0.5283	5.6000e-003	0.1409	3.8200e-003	0.1447	0.0406	3.6500e-003	0.0442		599.4690	599.4690	0.0344		600.3290
Worker	0.3694	0.2449	3.4187	0.0101	1.0283	8.0500e-003	1.0364	0.2727	7.4100e-003	0.2801		1,010.8153	1,010.8153	0.0279		1,011.5128
Total	**0.4322**	**2.2761**	**3.9471**	**0.0157**	**1.1692**	**0.0119**	**1.1811**	**0.3133**	**0.0111**	**0.3244**		**1,610.2843**	**1,610.2843**	**0.0623**		**1,611.8418**

3.4 Building Construction - 2022

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	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

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	0.0628	2.0313	0.5283	5.6000e-003	0.1409	3.8200e-003	0.1447	0.0406	3.6500e-003	0.0442		599.4690	599.4690	0.0344		600.3290
Worker	0.3694	0.2449	3.4187	0.0101	1.0283	8.0500e-003	1.0364	0.2727	7.4100e-003	0.2801		1,010.8153	1,010.8153	0.0279		1,011.5128
Total	**0.4322**	**2.2761**	**3.9471**	**0.0157**	**1.1692**	**0.0119**	**1.1811**	**0.3133**	**0.0111**	**0.3244**		**1,610.2843**	**1,610.2843**	**0.0623**		**1,611.8418**

3.5 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	22.5027					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	**22.7073**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

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	0.0723	0.0479	0.6689	1.9800e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4500e-003	0.0548		197.7682	197.7682	5.4600e-003		197.9047
Total	**0.0723**	**0.0479**	**0.6689**	**1.9800e-003**	**0.2012**	**1.5700e-003**	**0.2028**	**0.0534**	**1.4500e-003**	**0.0548**		**197.7682**	**197.7682**	**5.4600e-003**		**197.9047**

3.5 Architectural Coating - 2022

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	22.5027					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	**22.7073**	**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**

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	0.0723	0.0479	0.6689	1.9800e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4500e-003	0.0548		197.7682	197.7682	5.4600e-003		197.9047
Total	**0.0723**	**0.0479**	**0.6689**	**1.9800e-003**	**0.2012**	**1.5700e-003**	**0.2028**	**0.0534**	**1.4500e-003**	**0.0548**		**197.7682**	**197.7682**	**5.4600e-003**		**197.9047**

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	lb/day										lb/day					
Mitigated	4.4873	20.1998	49.7774	0.1723	13.5756	0.1411	13.7167	3.6331	0.1316	3.7647		17,547.0472	17,547.0472	0.9228		17,570.1163
Unmitigated	4.4873	20.1998	49.7774	0.1723	13.5756	0.1411	13.7167	3.6331	0.1316	3.7647		17,547.0472	17,547.0472	0.9228		17,570.1163

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	218.25	218.25	218.25	745,793	745,793
Hospital	382.05	137.87	120.67	1,201,143	1,201,143
Medical Office Building	769.04	244.61	42.32	1,531,165	1,531,165
Supermarket	1,638.87	1,638.87	1638.87	2,162,436	2,162,436
Total	3,008.21	2,239.59	2,020.10	5,640,538	5,640,538

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
Hospital	16.60	8.40	6.90	64.90	16.10	19.00	73	25	2
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Supermarket	16.60	8.40	6.90	6.50	74.50	19.00	34	30	36

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Hospital	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Medical Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Supermarket	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

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	0.0843	0.7492	0.5179	4.6000e-003		0.0583	0.0583		0.0583	0.0583		919.6797	919.6797	0.0176	0.0169	925.1449
NaturalGas Unmitigated	0.0843	0.7492	0.5179	4.6000e-003		0.0583	0.0583		0.0583	0.0583		919.6797	919.6797	0.0176	0.0169	925.1449

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	2917.49	0.0315	0.2689	0.1144	1.7200e-003		0.0217	0.0217		0.0217	0.0217		343.2340	343.2340	6.5800e-003	6.2900e-003	345.2737
Hospital	2402.86	0.0259	0.2356	0.1979	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.6897	282.6897	5.4200e-003	5.1800e-003	284.3696
Medical Office Building	778.611	8.4000e-003	0.0763	0.0641	4.6000e-004		5.8000e-003	5.8000e-003		5.8000e-003	5.8000e-003		91.6013	91.6013	1.7600e-003	1.6800e-003	92.1456
Supermarket	1718.32	0.0185	0.1685	0.1415	1.0100e-003		0.0128	0.0128		0.0128	0.0128		202.1548	202.1548	3.8700e-003	3.7100e-003	203.3561
Total		**0.0843**	**0.7492**	**0.5179**	**4.6000e-003**		**0.0582**	**0.0582**		**0.0582**	**0.0582**		**919.6797**	**919.6797**	**0.0176**	**0.0169**	**925.1449**

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					
Apartments Mid Rise	2.91749	0.0315	0.2689	0.1144	1.7200e-003		0.0217	0.0217		0.0217	0.0217		343.2340	343.2340	6.5800e-003	6.2900e-003	345.2737
Hospital	2.40286	0.0259	0.2356	0.1979	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.6897	282.6897	5.4200e-003	5.1800e-003	284.3696
Medical Office Building	0.778611	8.4000e-003	0.0763	0.0641	4.6000e-004		5.8000e-003	5.8000e-003		5.8000e-003	5.8000e-003		91.6013	91.6013	1.7600e-003	1.6800e-003	92.1456
Supermarket	1.71832	0.0185	0.1685	0.1415	1.0100e-003		0.0128	0.0128		0.0128	0.0128		202.1548	202.1548	3.8700e-003	3.7100e-003	203.3561
Total		**0.0843**	**0.7492**	**0.5179**	**4.6000e-003**		**0.0582**	**0.0582**		**0.0582**	**0.0582**		**919.6797**	**919.6797**	**0.0176**	**0.0169**	**925.1449**

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

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive 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	4.1720	1.5406	8.6346	9.6700e-003		0.1614	0.1614		0.1614	0.1614	0.0000	1,863.1306	1,863.1306	0.0494	0.0339	1,874.4651
Unmitigated	29.4200	2.1050	57.3479	0.1263		7.4540	7.4540		7.4540	7.4540	908.5911	1,760.4247	2,669.0158	2.7235	0.0617	2,755.4815

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	0.2713					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.4886					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	25.4175	2.0126	49.3295	0.1258		7.4097	7.4097		7.4097	7.4097	908.5911	1,746.0000	2,654.5911	2.7096	0.0617	2,740.7082
Landscaping	0.2426	0.0925	8.0183	4.2000e-004		0.0443	0.0443		0.0443	0.0443		14.4247	14.4247	0.0139		14.7733
Total	**29.4200**	**2.1051**	**57.3479**	**0.1263**		**7.4540**	**7.4540**		**7.4540**	**7.4540**	**908.5911**	**1,760.4247**	**2,669.0158**	**2.7235**	**0.0617**	**2,755.4815**

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	0.2713					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.4886					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1695	1.4482	0.6162	9.2400e-003		0.1171	0.1171		0.1171	0.1171	0.0000	1,848.7059	1,848.7059	0.0354	0.0339	1,859.6918
Landscaping	0.2426	0.0925	8.0183	4.2000e-004		0.0443	0.0443		0.0443	0.0443		14.4247	14.4247	0.0139		14.7733
Total	**4.1720**	**1.5406**	**8.6346**	**9.6600e-003**		**0.1614**	**0.1614**		**0.1614**	**0.1614**	**0.0000**	**1,863.1306**	**1,863.1306**	**0.0494**	**0.0339**	**1,874.4651**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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

Appendix B

Greenhouse Gas Data

Greenhouse Gas Data

Existing Project Site

The Brine - Existing

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	7.00	Dwelling Unit	0.44	7,000.00	20
Single Family Housing	4.00	Dwelling Unit	1.26	7,200.00	11
Manufacturing	17.73	1000sqft	0.41	17,732.00	0
General Office Building	2.75	1000sqft	0.06	2,750.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	12			**Operational Year**	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 2.17 ac.

Construction Phase - Existing only.

Vehicle Trips - Trips per traffic study.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	11/5/2019	10/8/2019
tblLandUse	LotAcreage	1.30	1.26
tblVehicleTrips	ST_TR	7.16	6.57
tblVehicleTrips	ST_TR	9.91	8.50
tblVehicleTrips	SU_TR	8.62	8.50
tblVehicleTrips	WD_TR	6.59	6.57
tblVehicleTrips	WD_TR	11.03	17.09
tblVehicleTrips	WD_TR	3.82	3.55
tblVehicleTrips	WD_TR	9.52	8.50

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					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**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

	ROG	NOx	CO	SO2	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					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	**NOx**	**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)
		Highest		

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	0.1788	4.1800e-003	0.1842	1.8000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4311	3.5995	3.6700e-003	8.0000e-005	3.7148
Energy	2.9400e-003	0.0261	0.0182	1.6000e-004		2.0300e-003	2.0300e-003		2.0300e-003	2.0300e-003	0.0000	193.4360	193.4360	4.4400e-003	1.3400e-003	193.9451
Mobile	0.0680	0.3534	0.9735	3.0000e-003	0.2304	3.4900e-003	0.2339	0.0618	3.2900e-003	0.0651	0.0000	275.9972	275.9972	0.0161	0.0000	276.3992
Waste						0.0000	0.0000		0.0000	0.0000	6.5526	0.0000	6.5526	0.3872	0.0000	16.2337
Water						0.0000	0.0000		0.0000	0.0000	1.6832	43.1262	44.8094	0.1739	4.2900e-003	50.4362
Total	**0.2497**	**0.3837**	**1.1759**	**3.3400e-003**	**0.2304**	**0.0167**	**0.2471**	**0.0618**	**0.0165**	**0.0782**	**9.4042**	**514.9906**	**524.3947**	**0.5853**	**5.7100e-003**	**540.7290**

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	0.1788	4.1800e-003	0.1842	1.8000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4311	3.5995	3.6700e-003	8.0000e-005	3.7148
Energy	2.9400e-003	0.0261	0.0182	1.6000e-004		2.0300e-003	2.0300e-003		2.0300e-003	2.0300e-003	0.0000	193.4360	193.4360	4.4400e-003	1.3400e-003	193.9451
Mobile	0.0680	0.3534	0.9735	3.0000e-003	0.2304	3.4900e-003	0.2339	0.0618	3.2900e-003	0.0651	0.0000	275.9972	275.9972	0.0161	0.0000	276.3992
Waste						0.0000	0.0000		0.0000	0.0000	6.5526	0.0000	6.5526	0.3872	0.0000	16.2337
Water						0.0000	0.0000		0.0000	0.0000	1.6832	43.1262	44.8094	0.1739	4.2900e-003	50.4362
Total	**0.2497**	**0.3837**	**1.1759**	**3.3400e-003**	**0.2304**	**0.0167**	**0.2471**	**0.0618**	**0.0165**	**0.0782**	**9.4042**	**514.9906**	**524.3947**	**0.5853**	**5.7100e-003**	**540.7290**

	ROG	**NOx**	**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	10/9/2019	10/8/2019	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	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	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

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	0.0000	0.0000	0.0000	0.0000	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**

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**

3.2 Demolition - 2019

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	0.0000	0.0000	0.0000	0.0000	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 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

	ROG	NOx	CO	SO2	Fugitive 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	0.3534	0.9735	3.0000e-003	0.2304	3.4900e-003	0.2339	0.0618	3.2900e-003	0.0651	0.0000	275.9972	275.9972	0.0161	0.0000	276.3992
Unmitigated	0.0680	0.3534	0.9735	3.0000e-003	0.2304	3.4900e-003	0.2339	0.0618	3.2900e-003	0.0651	0.0000	275.9972	275.9972	0.0161	0.0000	276.3992

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	45.99	45.99	42.49	155,446	155,446
General Office Building	47.00	6.77	2.89	112,585	112,585
Manufacturing	62.95	26.42	10.99	222,779	222,779
Single Family Housing	34.00	34.00	34.00	116,183	116,183
Total	189.94	113.18	90.37	606,994	606,994

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Single Family Housing	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
Apartments Low Rise	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
General Office Building	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Manufacturing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Single Family Housing	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

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	164.3885	164.3885	3.8800e-003	8.0000e-004	164.7249
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	164.3885	164.3885	3.8800e-003	8.0000e-004	164.7249
NaturalGas Mitigated	2.9400e-003	0.0261	0.0182	1.6000e-004		2.0300e-003	2.0300e-003		2.0300e-003	2.0300e-003	0.0000	29.0476	29.0476	5.6000e-004	5.3000e-004	29.2202
NaturalGas Unmitigated	2.9400e-003	0.0261	0.0182	1.6000e-004		2.0300e-003	2.0300e-003		2.0300e-003	2.0300e-003	0.0000	29.0476	29.0476	5.6000e-004	5.3000e-004	29.2202

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 Low Rise	75444.5	4.1000e-004	3.4800e-003	1.4800e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	4.0260	4.0260	8.0000e-005	7.0000e-005	4.0499
General Office Building	28627.5	1.5000e-004	1.4000e-003	1.1800e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5277	1.5277	3.0000e-005	3.0000e-005	1.5368
Manufacturing	320949	1.7300e-003	0.0157	0.0132	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	17.1271	17.1271	3.3000e-004	3.1000e-004	17.2289
Single Family Housing	119309	6.4000e-004	5.5000e-003	2.3400e-003	4.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	6.3668	6.3668	1.2000e-004	1.2000e-004	6.4046
Total		**2.9300e-003**	**0.0261**	**0.0182**	**1.6000e-004**		**2.0300e-003**	**2.0300e-003**		**2.0300e-003**	**2.0300e-003**	**0.0000**	**29.0476**	**29.0476**	**5.6000e-004**	**5.3000e-004**	**29.2202**

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					
Apartments Low Rise	75444.5	4.1000e-004	3.4800e-003	1.4800e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	4.0260	4.0260	8.0000e-005	7.0000e-005	4.0499
General Office Building	28627.5	1.5000e-004	1.4000e-003	1.1800e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5277	1.5277	3.0000e-005	3.0000e-005	1.5368
Manufacturing	320949	1.7300e-003	0.0157	0.0132	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	17.1271	17.1271	3.3000e-004	3.1000e-004	17.2289
Single Family Housing	119309	6.4000e-004	5.5000e-003	2.3400e-003	4.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	6.3668	6.3668	1.2000e-004	1.2000e-004	6.4046
Total		**2.9300e-003**	**0.0261**	**0.0182**	**1.6000e-004**		**2.0300e-003**	**2.0300e-003**		**2.0300e-003**	**2.0300e-003**	**0.0000**	**29.0476**	**29.0476**	**5.6000e-004**	**5.3000e-004**	**29.2202**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	29257.2	16.2951	3.8000e-004	8.0000e-005	16.3285
General Office Building	35722.5	19.8961	4.7000e-004	1.0000e-004	19.9368
Manufacturing	196825	109.6241	2.5900e-003	5.4000e-004	109.8484
Single Family Housing	33347.4	18.5732	4.4000e-004	9.0000e-005	18.6112
Total		**164.3885**	**3.8800e-003**	**8.1000e-004**	**164.7249**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	29257.2	16.2951	3.8000e-004	8.0000e-005	16.3285
General Office Building	35722.5	19.8961	4.7000e-004	1.0000e-004	19.9368
Manufacturing	196825	109.6241	2.5900e-003	5.4000e-004	109.8484
Single Family Housing	33347.4	18.5732	4.4000e-004	9.0000e-005	18.6112
Total		**164.3885**	**3.8800e-003**	**8.1000e-004**	**164.7249**

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	0.1788	4.1800e-003	0.1842	1.8000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4311	3.5995	3.6700e-003	8.0000e-005	3.7148
Unmitigated	0.1788	4.1800e-003	0.1842	1.8000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4311	3.5995	3.6700e-003	8.0000e-005	3.7148

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	0.0139					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1253					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0360	2.8500e-003	0.0699	1.8000e-004		0.0105	0.0105		0.0105	0.0105	1.1684	2.2453	3.4137	3.4800e-003	8.0000e-005	3.5244
Landscaping	3.5100e-003	1.3200e-003	0.1143	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004	0.0000	0.1858	0.1858	1.8000e-004	0.0000	0.1904
Total	**0.1788**	**4.1700e-003**	**0.1842**	**1.9000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**	**1.1684**	**2.4311**	**3.5995**	**3.6600e-003**	**8.0000e-005**	**3.7148**

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	0.0139					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1253					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0360	2.8500e-003	0.0699	1.8000e-004		0.0105	0.0105		0.0105	0.0105	1.1684	2.2453	3.4137	3.4800e-003	8.0000e-005	3.5244
Landscaping	3.5100e-003	1.3200e-003	0.1143	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004	0.0000	0.1858	0.1858	1.8000e-004	0.0000	0.1904
Total	**0.1788**	**4.1700e-003**	**0.1842**	**1.9000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**	**1.1684**	**2.4311**	**3.5995**	**3.6600e-003**	**8.0000e-005**	**3.7148**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	44.8094	0.1739	4.2900e-003	50.4362
Unmitigated	44.8094	0.1739	4.2900e-003	50.4362

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.456078 / 0.287528	5.2314	0.0150	3.8000e-004	5.7180
General Office Building	0.488768 / 0.299567	5.5534	0.0161	4.0000e-004	6.0747
Manufacturing	4.10006 / 0	31.0352	0.1343	3.3000e-003	35.3762
Single Family Housing	0.260616 / 0.164301	2.9894	8.5600e-003	2.1000e-004	3.2674
Total		**44.8094**	**0.1739**	**4.2900e-003**	**50.4362**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.456078 / 0.287528	5.2314	0.0150	3.8000e-004	5.7180
General Office Building	0.488768 / 0.299567	5.5534	0.0161	4.0000e-004	6.0747
Manufacturing	4.10006 / 0	31.0352	0.1343	3.3000e-003	35.3762
Single Family Housing	0.260616 / 0.164301	2.9894	8.5600e-003	2.1000e-004	3.2674
Total		**44.8094**	**0.1739**	**4.2900e-003**	**50.4362**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.5526	0.3872	0.0000	16.2337
Unmitigated	6.5526	0.3872	0.0000	16.2337

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	3.22	0.6536	0.0386	0.0000	1.6193
General Office Building	2.56	0.5197	0.0307	0.0000	1.2874
Manufacturing	21.99	4.4638	0.2638	0.0000	11.0588
Single Family Housing	4.51	0.9155	0.0541	0.0000	2.2681
Total		**6.5526**	**0.3872**	**0.0000**	**16.2337**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	3.22	0.6536	0.0386	0.0000	1.6193
General Office Building	2.56	0.5197	0.0307	0.0000	1.2874
Manufacturing	21.99	4.4638	0.2638	0.0000	11.0588
Single Family Housing	4.51	0.9155	0.0541	0.0000	2.2681
Total		**6.5526**	**0.3872**	**0.0000**	**16.2337**

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

Greenhouse Gas Data

Project Construction and Operation

The Brine - Project

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	97.00	Dwelling Unit	1.00	106,931.00	277
Supermarket	28.42	1000sqft	0.30	28,418.00	0
Hospital	13.54	1000sqft	0.31	13,543.00	0
Medical Office Building	27.30	1000sqft	0.56	27,300.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	12			**Operational Year**	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

The Brine - Project - Los Angeles-South Coast County, Annual

Project Characteristics -

Land Use - Project Site is 2.17 ac.

Construction Phase - Estimated schedule.

Grading - Project Site is 2.17 ac.

Demolition -

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Trips per traffic study.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation - Project compliance with the LA Green Building Code results in a 20% reduction in both indoor and outdoor water use.

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
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	220.00	440.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	6.00	44.00
tblConstructionPhase	PhaseEndDate	6/10/2021	6/8/2022
tblConstructionPhase	PhaseEndDate	5/13/2021	6/8/2022
tblConstructionPhase	PhaseEndDate	6/26/2020	7/30/2020
tblConstructionPhase	PhaseEndDate	7/9/2020	9/30/2020
tblConstructionPhase	PhaseStartDate	5/28/2021	4/8/2022

tblConstructionPhase	PhaseStartDate	7/10/2020	10/1/2020
tblConstructionPhase	PhaseStartDate	7/2/2020	7/31/2020
tblGrading	AcresOfGrading	22.00	2.17
tblGrading	MaterialExported	0.00	2,000.00
tblGrading	MaterialSiltContent	6.90	4.30
tblGrading	MeanVehicleSpeed	7.10	40.00
tblLandUse	LandUseSquareFeet	97,000.00	106,931.00
tblLandUse	LotAcreage	2.55	1.00
tblLandUse	LotAcreage	0.65	0.30
tblLandUse	LotAcreage	0.63	0.56
tblVehicleTrips	ST_TR	6.39	2.25
tblVehicleTrips	ST_TR	177.59	57.67
tblVehicleTrips	SU_TR	5.86	2.25
tblVehicleTrips	SU_TR	166.44	57.67
tblVehicleTrips	WD_TR	6.65	2.25
tblVehicleTrips	WD_TR	13.22	28.21
tblVehicleTrips	WD_TR	36.13	28.17
tblVehicleTrips	WD_TR	102.24	57.67

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	0.1852	1.6545	1.2123	2.5500e-003	0.1630	0.0793	0.2423	0.0654	0.0745	0.1399	0.0000	223.7269	223.7269	0.0420	0.0000	224.7775
2021	0.3275	2.4152	2.4313	5.3100e-003	0.1497	0.1083	0.2580	0.0402	0.1037	0.1439	0.0000	460.4802	460.4802	0.0612	0.0000	462.0088
2022	0.6306	0.9896	1.0772	2.3800e-003	0.0691	0.0422	0.1113	0.0185	0.0405	0.0590	0.0000	206.7022	206.7022	0.0263	0.0000	207.3594
Maximum	**0.6306**	**2.4152**	**2.4313**	**5.3100e-003**	**0.1630**	**0.1083**	**0.2580**	**0.0654**	**0.1037**	**0.1439**	**0.0000**	**460.4802**	**460.4802**	**0.0612**	**0.0000**	**462.0088**

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	0.1852	1.6545	1.2123	2.5500e-003	0.0990	0.0793	0.1783	0.0363	0.0745	0.1109	0.0000	223.7267	223.7267	0.0420	0.0000	224.7773
2021	0.3275	2.4151	2.4313	5.3100e-003	0.1497	0.1083	0.2580	0.0402	0.1037	0.1439	0.0000	460.4798	460.4798	0.0612	0.0000	462.0085
2022	0.6306	0.9896	1.0772	2.3800e-003	0.0691	0.0422	0.1113	0.0185	0.0405	0.0590	0.0000	206.7021	206.7021	0.0263	0.0000	207.3593
Maximum	**0.6306**	**2.4151**	**2.4313**	**5.3100e-003**	**0.1497**	**0.1083**	**0.2580**	**0.0402**	**0.1037**	**0.1439**	**0.0000**	**460.4798**	**460.4798**	**0.0612**	**0.0000**	**462.0085**

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	ROG	NOx	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**	**16.76**	**0.00**	**10.46**	**23.43**	**0.00**	**8.48**	**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	**6-1-2020**	**8-31-2020**	0.8019	0.8019
2	**9-1-2020**	**11-30-2020**	0.7680	0.7680
3	**12-1-2020**	**2-28-2021**	0.6968	0.6968
4	**3-1-2021**	**5-31-2021**	0.6889	0.6889
5	**6-1-2021**	**8-31-2021**	0.6881	0.6881
6	**9-1-2021**	**11-30-2021**	0.6822	0.6822
7	**12-1-2021**	**2-28-2022**	0.6379	0.6379
8	**3-1-2022**	**5-31-2022**	1.0979	1.0979
9	**6-1-2022**	**8-31-2022**	0.1240	0.1240
		Highest	1.0979	1.0979

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	1.0342	0.0367	1.6189	1.6300e-003		0.0982	0.0982		0.0982	0.0982	10.3033	21.4350	31.7383	0.0323	7.0000e-004	32.7544
Energy	0.0154	0.1367	0.0945	8.4000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	1,331.7543	1,331.7543	0.0308	8.5500e-003	1,335.0731
Mobile	0.6958	3.4200	7.8871	0.0268	2.1408	0.0229	2.1637	0.5739	0.0213	0.5952	0.0000	2,477.9257	2,477.9257	0.1356	0.0000	2,481.3154
Waste						0.0000	0.0000		0.0000	0.0000	131.1281	0.0000	131.1281	7.7495	0.0000	324.8643
Water						0.0000	0.0000		0.0000	0.0000	4.7423	139.7695	144.5118	0.4904	0.0122	160.4020
Total	**1.7454**	**3.5934**	**9.6005**	**0.0293**	**2.1408**	**0.1316**	**2.2725**	**0.5739**	**0.1301**	**0.7040**	**146.1736**	**3,970.8846**	**4,117.0582**	**8.4385**	**0.0214**	**4,334.4092**

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	0.7186	0.0297	1.0100	1.7000e-004		7.0000e-003	7.0000e-003		7.0000e-003	7.0000e-003	0.0000	22.5997	22.5997	1.9800e-003	3.8000e-004	22.7638
Energy	0.0154	0.1367	0.0945	8.4000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	1,273.1228	1,273.1228	0.0294	8.2700e-003	1,276.3216
Mobile	0.6958	3.4200	7.8871	0.0268	2.1408	0.0229	2.1637	0.5739	0.0213	0.5952	0.0000	2,477.9257	2,477.9257	0.1356	0.0000	2,481.3154
Waste						0.0000	0.0000		0.0000	0.0000	131.1281	0.0000	131.1281	7.7495	0.0000	324.8643
Water						0.0000	0.0000		0.0000	0.0000	3.7938	111.8156	115.6094	0.3923	9.7500e-003	128.3216
Total	**1.4298**	**3.5864**	**8.9916**	**0.0278**	**2.1408**	**0.0405**	**2.1813**	**0.5739**	**0.0389**	**0.6128**	**134.9219**	**3,885.4638**	**4,020.3857**	**8.3087**	**0.0184**	**4,233.5867**

	ROG	NOx	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	**18.08**	**0.20**	**6.34**	**4.99**	**0.00**	**69.25**	**4.01**	**0.00**	**70.07**	**12.95**	**7.70**	**2.15**	**2.35**	**1.54**	**14.14**	**2.33**

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	6/1/2020	7/30/2020	5	44	
2	Grading	Grading	7/31/2020	9/30/2020	5	44	
3	Building Construction	Building Construction	10/1/2020	6/8/2022	5	440	
4	Architectural Coating	Architectural Coating	4/8/2022	6/8/2022	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 2.17

Acres of Paving: 0

Residential Indoor: 216,535; Residential Outdoor: 72,178; Non-Residential Indoor: 103,892; Non-Residential Outdoor: 34,631; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Building Construction	Welders	3	8.00	46	0.45

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	5	13.00	0.00	134.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	250.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	92.00	22.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	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					
Fugitive Dust					0.0145	0.0000	0.0145	2.2000e-003	0.0000	2.2000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0468	0.4608	0.3225	5.3000e-004		0.0254	0.0254		0.0237	0.0237	0.0000	46.3489	46.3489	0.0119	0.0000	46.6467
Total	**0.0468**	**0.4608**	**0.3225**	**5.3000e-004**	**0.0145**	**0.0254**	**0.0399**	**2.2000e-003**	**0.0237**	**0.0259**	**0.0000**	**46.3489**	**46.3489**	**0.0119**	**0.0000**	**46.6467**

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	5.9000e-004	0.0199	4.3900e-003	5.0000e-005	1.1500e-003	6.0000e-005	1.2100e-003	3.2000e-004	6.0000e-005	3.8000e-004	0.0000	5.1642	5.1642	3.6000e-004	0.0000	5.1732
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	1.3200e-003	1.0600e-003	0.0118	3.0000e-005	3.1300e-003	3.0000e-005	3.1600e-003	8.3000e-004	2.0000e-005	8.6000e-004	0.0000	2.9211	2.9211	9.0000e-005	0.0000	2.9234
Total	**1.9100e-003**	**0.0210**	**0.0162**	**8.0000e-005**	**4.2800e-003**	**9.0000e-005**	**4.3700e-003**	**1.1500e-003**	**8.0000e-005**	**1.2400e-003**	**0.0000**	**8.0853**	**8.0853**	**4.5000e-004**	**0.0000**	**8.0966**

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					6.5300e-003	0.0000	6.5300e-003	9.9000e-004	0.0000	9.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0468	0.4608	0.3225	5.3000e-004		0.0254	0.0254		0.0237	0.0237	0.0000	46.3488	46.3488	0.0119	0.0000	46.6467
Total	**0.0468**	**0.4608**	**0.3225**	**5.3000e-004**	**6.5300e-003**	**0.0254**	**0.0319**	**9.9000e-004**	**0.0237**	**0.0247**	**0.0000**	**46.3488**	**46.3488**	**0.0119**	**0.0000**	**46.6467**

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	5.9000e-004	0.0199	4.3900e-003	5.0000e-005	1.1500e-003	6.0000e-005	1.2100e-003	3.2000e-004	6.0000e-005	3.8000e-004	0.0000	5.1642	5.1642	3.6000e-004	0.0000	5.1732
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	1.3200e-003	1.0600e-003	0.0118	3.0000e-005	3.1300e-003	3.0000e-005	3.1600e-003	8.3000e-004	2.0000e-005	8.6000e-004	0.0000	2.9211	2.9211	9.0000e-005	0.0000	2.9234
Total	**1.9100e-003**	**0.0210**	**0.0162**	**8.0000e-005**	**4.2800e-003**	**9.0000e-005**	**4.3700e-003**	**1.1500e-003**	**8.0000e-005**	**1.2400e-003**	**0.0000**	**8.0853**	**8.0853**	**4.5000e-004**	**0.0000**	**8.0966**

3.3 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					0.1018	0.0000	0.1018	0.0507	0.0000	0.0507	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0423	0.4695	0.2186	4.5000e-004		0.0218	0.0218		0.0200	0.0200	0.0000	39.8444	39.8444	0.0129	0.0000	40.1666
Total	**0.0423**	**0.4695**	**0.2186**	**4.5000e-004**	**0.1018**	**0.0218**	**0.1236**	**0.0507**	**0.0200**	**0.0707**	**0.0000**	**39.8444**	**39.8444**	**0.0129**	**0.0000**	**40.1666**

3.3 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	1.1000e-003	0.0371	8.1800e-003	1.0000e-004	2.1500e-003	1.2000e-004	2.2600e-003	5.9000e-004	1.1000e-004	7.0000e-004	0.0000	9.6348	9.6348	6.7000e-004	0.0000	9.6516
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	1.0200e-003	8.2000e-004	9.0600e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2470	2.2470	7.0000e-005	0.0000	2.2487
Total	**2.1200e-003**	**0.0379**	**0.0172**	**1.2000e-004**	**4.5600e-003**	**1.4000e-004**	**4.6900e-003**	**1.2300e-003**	**1.3000e-004**	**1.3600e-003**	**0.0000**	**11.8818**	**11.8818**	**7.4000e-004**	**0.0000**	**11.9003**

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					0.0458	0.0000	0.0458	0.0228	0.0000	0.0228	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0423	0.4695	0.2186	4.5000e-004		0.0218	0.0218		0.0200	0.0200	0.0000	39.8444	39.8444	0.0129	0.0000	40.1665
Total	**0.0423**	**0.4695**	**0.2186**	**4.5000e-004**	**0.0458**	**0.0218**	**0.0676**	**0.0228**	**0.0200**	**0.0428**	**0.0000**	**39.8444**	**39.8444**	**0.0129**	**0.0000**	**40.1665**

3.3 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	1.1000e-003	0.0371	8.1800e-003	1.0000e-004	2.1500e-003	1.2000e-004	2.2600e-003	5.9000e-004	1.1000e-004	7.0000e-004	0.0000	9.6348	9.6348	6.7000e-004	0.0000	9.6516
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	1.0200e-003	8.2000e-004	9.0600e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2470	2.2470	7.0000e-005	0.0000	2.2487
Total	**2.1200e-003**	**0.0379**	**0.0172**	**1.2000e-004**	**4.5600e-003**	**1.4000e-004**	**4.6900e-003**	**1.2300e-003**	**1.3000e-004**	**1.3600e-003**	**0.0000**	**11.8818**	**11.8818**	**7.4000e-004**	**0.0000**	**11.9003**

3.4 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	0.0755	0.5753	0.4916	8.3000e-004		0.0313	0.0313		0.0300	0.0300	0.0000	68.5227	68.5227	0.0139	0.0000	68.8703
Total	**0.0755**	**0.5753**	**0.4916**	**8.3000e-004**		**0.0313**	**0.0313**		**0.0300**	**0.0300**	**0.0000**	**68.5227**	**68.5227**	**0.0139**	**0.0000**	**68.8703**

3.4 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	2.6300e-003	0.0787	0.0213	1.9000e-004	4.5700e-003	3.7000e-004	4.9400e-003	1.3200e-003	3.5000e-004	1.6700e-003	0.0000	18.0357	18.0357	1.1500e-003	0.0000	18.0644
Worker	0.0140	0.0113	0.1250	3.4000e-004	0.0333	2.8000e-004	0.0336	8.8400e-003	2.6000e-004	9.1000e-003	0.0000	31.0082	31.0082	9.8000e-004	0.0000	31.0326
Total	**0.0166**	**0.0900**	**0.1463**	**5.3000e-004**	**0.0378**	**6.5000e-004**	**0.0385**	**0.0102**	**6.1000e-004**	**0.0108**	**0.0000**	**49.0439**	**49.0439**	**2.1300e-003**	**0.0000**	**49.0970**

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	0.0755	0.5753	0.4916	8.3000e-004		0.0313	0.0313		0.0300	0.0300	0.0000	68.5226	68.5226	0.0139	0.0000	68.8703
Total	**0.0755**	**0.5753**	**0.4916**	**8.3000e-004**		**0.0313**	**0.0313**		**0.0300**	**0.0300**	**0.0000**	**68.5226**	**68.5226**	**0.0139**	**0.0000**	**68.8703**

3.4 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	2.6300e-003	0.0787	0.0213	1.9000e-004	4.5700e-003	3.7000e-004	4.9400e-003	1.3200e-003	3.5000e-004	1.6700e-003	0.0000	18.0357	18.0357	1.1500e-003	0.0000	18.0644
Worker	0.0140	0.0113	0.1250	3.4000e-004	0.0333	2.8000e-004	0.0336	8.8400e-003	2.6000e-004	9.1000e-003	0.0000	31.0082	31.0082	9.8000e-004	0.0000	31.0326
Total	**0.0166**	**0.0900**	**0.1463**	**5.3000e-004**	**0.0378**	**6.5000e-004**	**0.0385**	**0.0102**	**6.1000e-004**	**0.0108**	**0.0000**	**49.0439**	**49.0439**	**2.1300e-003**	**0.0000**	**49.0970**

3.4 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	0.2669	2.0916	1.9005	3.2600e-003		0.1067	0.1067		0.1022	0.1022	0.0000	270.9816	270.9816	0.0533	0.0000	272.3144
Total	**0.2669**	**2.0916**	**1.9005**	**3.2600e-003**		**0.1067**	**0.1067**		**0.1022**	**0.1022**	**0.0000**	**270.9816**	**270.9816**	**0.0533**	**0.0000**	**272.3144**

3.4 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	8.9200e-003	0.2833	0.0768	7.3000e-004	0.0181	5.8000e-004	0.0187	5.2200e-003	5.5000e-004	5.7700e-003	0.0000	70.7692	70.7692	4.3400e-003	0.0000	70.8777
Worker	0.0517	0.0402	0.4540	1.3100e-003	0.1316	1.0800e-003	0.1327	0.0349	1.0000e-003	0.0359	0.0000	118.7294	118.7294	3.4900e-003	0.0000	118.8167
Total	**0.0606**	**0.3236**	**0.5308**	**2.0400e-003**	**0.1496**	**1.6600e-003**	**0.1513**	**0.0402**	**1.5500e-003**	**0.0417**	**0.0000**	**189.4986**	**189.4986**	**7.8300e-003**	**0.0000**	**189.6944**

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	0.2669	2.0916	1.9005	3.2600e-003		0.1067	0.1067		0.1022	0.1022	0.0000	270.9813	270.9813	0.0533	0.0000	272.3141
Total	**0.2669**	**2.0916**	**1.9005**	**3.2600e-003**		**0.1067**	**0.1067**		**0.1022**	**0.1022**	**0.0000**	**270.9813**	**270.9813**	**0.0533**	**0.0000**	**272.3141**

3.4 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	8.9200e-003	0.2833	0.0768	7.3000e-004	0.0181	5.8000e-004	0.0187	5.2200e-003	5.5000e-004	5.7700e-003	0.0000	70.7692	70.7692	4.3400e-003	0.0000	70.8777
Worker	0.0517	0.0402	0.4540	1.3100e-003	0.1316	1.0800e-003	0.1327	0.0349	1.0000e-003	0.0359	0.0000	118.7294	118.7294	3.4900e-003	0.0000	118.8167
Total	**0.0606**	**0.3236**	**0.5308**	**2.0400e-003**	**0.1496**	**1.6600e-003**	**0.1513**	**0.0402**	**1.5500e-003**	**0.0417**	**0.0000**	**189.4986**	**189.4986**	**7.8300e-003**	**0.0000**	**189.6944**

3.4 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	0.1048	0.8251	0.8110	1.4100e-003		0.0397	0.0397		0.0380	0.0380	0.0000	117.3393	117.3393	0.0226	0.0000	117.9052
Total	**0.1048**	**0.8251**	**0.8110**	**1.4100e-003**		**0.0397**	**0.0397**		**0.0380**	**0.0380**	**0.0000**	**117.3393**	**117.3393**	**0.0226**	**0.0000**	**117.9052**

3.4 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	3.6200e-003	0.1166	0.0315	3.1000e-004	7.8300e-003	2.2000e-004	8.0500e-003	2.2600e-003	2.1000e-004	2.4700e-003	0.0000	30.3704	30.3704	1.8100e-003	0.0000	30.4158
Worker	0.0210	0.0157	0.1811	5.5000e-004	0.0570	4.5000e-004	0.0574	0.0151	4.2000e-004	0.0156	0.0000	49.5970	49.5970	1.3700e-003	0.0000	49.6311
Total	**0.0246**	**0.1323**	**0.2126**	**8.6000e-004**	**0.0648**	**6.7000e-004**	**0.0655**	**0.0174**	**6.3000e-004**	**0.0180**	**0.0000**	**79.9674**	**79.9674**	**3.1800e-003**	**0.0000**	**80.0469**

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	0.1048	0.8251	0.8110	1.4100e-003		0.0397	0.0397		0.0380	0.0380	0.0000	117.3391	117.3391	0.0226	0.0000	117.9051
Total	**0.1048**	**0.8251**	**0.8110**	**1.4100e-003**		**0.0397**	**0.0397**		**0.0380**	**0.0380**	**0.0000**	**117.3391**	**117.3391**	**0.0226**	**0.0000**	**117.9051**

3.4 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	3.6200e-003	0.1166	0.0315	3.1000e-004	7.8300e-003	2.2000e-004	8.0500e-003	2.2600e-003	2.1000e-004	2.4700e-003	0.0000	30.3704	30.3704	1.8100e-003	0.0000	30.4158
Worker	0.0210	0.0157	0.1811	5.5000e-004	0.0570	4.5000e-004	0.0574	0.0151	4.2000e-004	0.0156	0.0000	49.5970	49.5970	1.3700e-003	0.0000	49.6311
Total	**0.0246**	**0.1323**	**0.2126**	**8.6000e-004**	**0.0648**	**6.7000e-004**	**0.0655**	**0.0174**	**6.3000e-004**	**0.0180**	**0.0000**	**79.9674**	**79.9674**	**3.1800e-003**	**0.0000**	**80.0469**

3.5 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	0.4951					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-003	0.0310	0.0399	7.0000e-005		1.8000e-003	1.8000e-003		1.8000e-003	1.8000e-003	0.0000	5.6172	5.6172	3.7000e-004	0.0000	5.6263
Total	**0.4996**	**0.0310**	**0.0399**	**7.0000e-005**		**1.8000e-003**	**1.8000e-003**		**1.8000e-003**	**1.8000e-003**	**0.0000**	**5.6172**	**5.6172**	**3.7000e-004**	**0.0000**	**5.6263**

3.5 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	1.6000e-003	1.2000e-003	0.0138	4.0000e-005	4.3400e-003	3.0000e-005	4.3700e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.7785	3.7785	1.0000e-004	0.0000	3.7811
Total	**1.6000e-003**	**1.2000e-003**	**0.0138**	**4.0000e-005**	**4.3400e-003**	**3.0000e-005**	**4.3700e-003**	**1.1500e-003**	**3.0000e-005**	**1.1800e-003**	**0.0000**	**3.7785**	**3.7785**	**1.0000e-004**	**0.0000**	**3.7811**

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	0.4951					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-003	0.0310	0.0399	7.0000e-005		1.8000e-003	1.8000e-003		1.8000e-003	1.8000e-003	0.0000	5.6172	5.6172	3.7000e-004	0.0000	5.6263
Total	**0.4996**	**0.0310**	**0.0399**	**7.0000e-005**		**1.8000e-003**	**1.8000e-003**		**1.8000e-003**	**1.8000e-003**	**0.0000**	**5.6172**	**5.6172**	**3.7000e-004**	**0.0000**	**5.6263**

3.5 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	1.6000e-003	1.2000e-003	0.0138	4.0000e-005	4.3400e-003	3.0000e-005	4.3700e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.7785	3.7785	1.0000e-004	0.0000	3.7811
Total	**1.6000e-003**	**1.2000e-003**	**0.0138**	**4.0000e-005**	**4.3400e-003**	**3.0000e-005**	**4.3700e-003**	**1.1500e-003**	**3.0000e-005**	**1.1800e-003**	**0.0000**	**3.7785**	**3.7785**	**1.0000e-004**	**0.0000**	**3.7811**

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	0.6958	3.4200	7.8871	0.0268	2.1408	0.0229	2.1637	0.5739	0.0213	0.5952	0.0000	2,477.9257	2,477.9257	0.1356	0.0000	2,481.3154
Unmitigated	0.6958	3.4200	7.8871	0.0268	2.1408	0.0229	2.1637	0.5739	0.0213	0.5952	0.0000	2,477.9257	2,477.9257	0.1356	0.0000	2,481.3154

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	218.25	218.25	218.25	745,793	745,793
Hospital	382.05	137.87	120.67	1,201,143	1,201,143
Medical Office Building	769.04	244.61	42.32	1,531,165	1,531,165
Supermarket	1,638.87	1,638.87	1638.87	2,162,436	2,162,436
Total	3,008.21	2,239.59	2,020.10	5,640,538	5,640,538

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
Hospital	16.60	8.40	6.90	64.90	16.10	19.00	73	25	2
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Supermarket	16.60	8.40	6.90	6.50	74.50	19.00	34	30	36

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Hospital	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Medical Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Supermarket	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

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	1,120.8595	1,120.8595	0.0265	5.4800e-003	1,123.1534
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,179.4910	1,179.4910	0.0279	5.7600e-003	1,181.9049
NaturalGas Mitigated	0.0154	0.1367	0.0945	8.4000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	152.2633	152.2633	2.9200e-003	2.7900e-003	153.1681
NaturalGas Unmitigated	0.0154	0.1367	0.0945	8.4000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	152.2633	152.2633	2.9200e-003	2.7900e-003	153.1681

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	1.06488e+006	5.7400e-003	0.0491	0.0209	3.1000e-004		3.9700e-003	3.9700e-003		3.9700e-003	3.9700e-003	0.0000	56.8262	56.8262	1.0900e-003	1.0400e-003	57.1639
Hospital	877045	4.7300e-003	0.0430	0.0361	2.6000e-004		3.2700e-003	3.2700e-003		3.2700e-003	3.2700e-003	0.0000	46.8024	46.8024	9.0000e-004	8.6000e-004	47.0806
Medical Office Building	284193	1.5300e-003	0.0139	0.0117	8.0000e-005		1.0600e-003	1.0600e-003		1.0600e-003	1.0600e-003	0.0000	15.1656	15.1656	2.9000e-004	2.8000e-004	15.2557
Supermarket	627185	3.3800e-003	0.0307	0.0258	1.8000e-004		2.3400e-003	2.3400e-003		2.3400e-003	2.3400e-003	0.0000	33.4690	33.4690	6.4000e-004	6.1000e-004	33.6679
Total		**0.0154**	**0.1367**	**0.0945**	**8.3000e-004**		**0.0106**	**0.0106**		**0.0106**	**0.0106**	**0.0000**	**152.2633**	**152.2633**	**2.9200e-003**	**2.7900e-003**	**153.1681**

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					
Apartments Mid Rise	1.06488e+006	5.7400e-003	0.0491	0.0209	3.1000e-004		3.9700e-003	3.9700e-003		3.9700e-003	3.9700e-003	0.0000	56.8262	56.8262	1.0900e-003	1.0400e-003	57.1639
Hospital	877045	4.7300e-003	0.0430	0.0361	2.6000e-004		3.2700e-003	3.2700e-003		3.2700e-003	3.2700e-003	0.0000	46.8024	46.8024	9.0000e-004	8.6000e-004	47.0806
Medical Office Building	284193	1.5300e-003	0.0139	0.0117	8.0000e-005		1.0600e-003	1.0600e-003		1.0600e-003	1.0600e-003	0.0000	15.1656	15.1656	2.9000e-004	2.8000e-004	15.2557
Supermarket	627185	3.3800e-003	0.0307	0.0258	1.8000e-004		2.3400e-003	2.3400e-003		2.3400e-003	2.3400e-003	0.0000	33.4690	33.4690	6.4000e-004	6.1000e-004	33.6679
Total		**0.0154**	**0.1367**	**0.0945**	**8.3000e-004**		**0.0106**	**0.0106**		**0.0106**	**0.0106**	**0.0000**	**152.2633**	**152.2633**	**2.9200e-003**	**2.7900e-003**	**153.1681**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	393202	218.9985	5.1700e-003	1.0700e-003	219.4467
Hospital	309051	172.1297	4.0700e-003	8.4000e-004	172.4819
Medical Office Building	354627	197.5136	4.6600e-003	9.7000e-004	197.9178
Supermarket	1.06084e+006	590.8493	0.0140	2.8900e-003	592.0585
Total		**1,179.4910**	**0.0279**	**5.7700e-003**	**1,181.9049**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	382905	213.2632	5.0400e-003	1.0400e-003	213.6997
Hospital	309051	172.1297	4.0700e-003	8.4000e-004	172.4819
Medical Office Building	354627	197.5136	4.6600e-003	9.7000e-004	197.9178
Supermarket	965871	537.9530	0.0127	2.6300e-003	539.0540
Total		**1,120.8595**	**0.0265**	**5.4800e-003**	**1,123.1534**

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

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive 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	0.7186	0.0297	1.0100	1.7000e-004		7.0000e-003	7.0000e-003		7.0000e-003	7.0000e-003	0.0000	22.5997	22.5997	1.9800e-003	3.8000e-004	22.7638
Unmitigated	1.0342	0.0367	1.6189	1.6300e-003		0.0982	0.0982		0.0982	0.0982	10.3033	21.4350	31.7383	0.0323	7.0000e-004	32.7544

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	0.0495					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6367					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.3177	0.0252	0.6166	1.5700e-003		0.0926	0.0926		0.0926	0.0926	10.3033	19.7993	30.1026	0.0307	7.0000e-004	31.0791
Landscaping	0.0303	0.0116	1.0023	5.0000e-005		5.5400e-003	5.5400e-003		5.5400e-003	5.5400e-003	0.0000	1.6357	1.6357	1.5800e-003	0.0000	1.6753
Total	**1.0342**	**0.0367**	**1.6189**	**1.6200e-003**		**0.0982**	**0.0982**		**0.0982**	**0.0982**	**10.3033**	**21.4351**	**31.7383**	**0.0323**	**7.0000e-004**	**32.7544**

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	0.0495					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6367					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.1200e-003	0.0181	7.7000e-003	1.2000e-004		1.4600e-003	1.4600e-003		1.4600e-003	1.4600e-003	0.0000	20.9640	20.9640	4.0000e-004	3.8000e-004	21.0886
Landscaping	0.0303	0.0116	1.0023	5.0000e-005		5.5400e-003	5.5400e-003		5.5400e-003	5.5400e-003	0.0000	1.6357	1.6357	1.5800e-003	0.0000	1.6753
Total	**0.7186**	**0.0297**	**1.0100**	**1.7000e-004**		**7.0000e-003**	**7.0000e-003**		**7.0000e-003**	**7.0000e-003**	**0.0000**	**22.5997**	**22.5997**	**1.9800e-003**	**3.8000e-004**	**22.7638**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	115.6094	0.3923	9.7500e-003	128.3216
Unmitigated	144.5118	0.4904	0.0122	160.4020

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	6.31994 / 3.98431	72.4928	0.2076	5.2100e-003	79.2345
Hospital	1.69901 / 0.32362	14.8631	0.0557	1.3800e-003	16.6660
Medical Office Building	3.42562 / 0.652499	29.9676	0.1123	2.7800e-003	33.6028
Supermarket	3.50328 / 0.108349	27.1884	0.1148	2.8200e-003	30.8988
Total		**144.5118**	**0.4904**	**0.0122**	**160.4020**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.05595 / 3.18745	57.9942	0.1661	4.1700e-003	63.3876
Hospital	1.35921 / 0.258896	11.8904	0.0446	1.1000e-003	13.3328
Medical Office Building	2.74049 / 0.521999	23.9741	0.0898	2.2200e-003	26.8822
Supermarket	2.80263 / 0.0866792	21.7507	0.0918	2.2600e-003	24.7191
Total		**115.6094**	**0.3923**	**9.7500e-003**	**128.3216**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	131.1281	7.7495	0.0000	324.8643
Unmitigated	131.1281	7.7495	0.0000	324.8643

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	44.62	9.0575	0.5353	0.0000	22.4395
Hospital	146.23	29.6834	1.7542	0.0000	73.5393
Medical Office Building	294.84	59.8499	3.5370	0.0000	148.2755
Supermarket	160.29	32.5374	1.9229	0.0000	80.6101
Total		**131.1281**	**7.7495**	**0.0000**	**324.8643**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	44.62	9.0575	0.5353	0.0000	22.4395
Hospital	146.23	29.6834	1.7542	0.0000	73.5393
Medical Office Building	294.84	59.8499	3.5370	0.0000	148.2755
Supermarket	160.29	32.5374	1.9229	0.0000	80.6101
Total		**131.1281**	**7.7495**	**0.0000**	**324.8643**

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

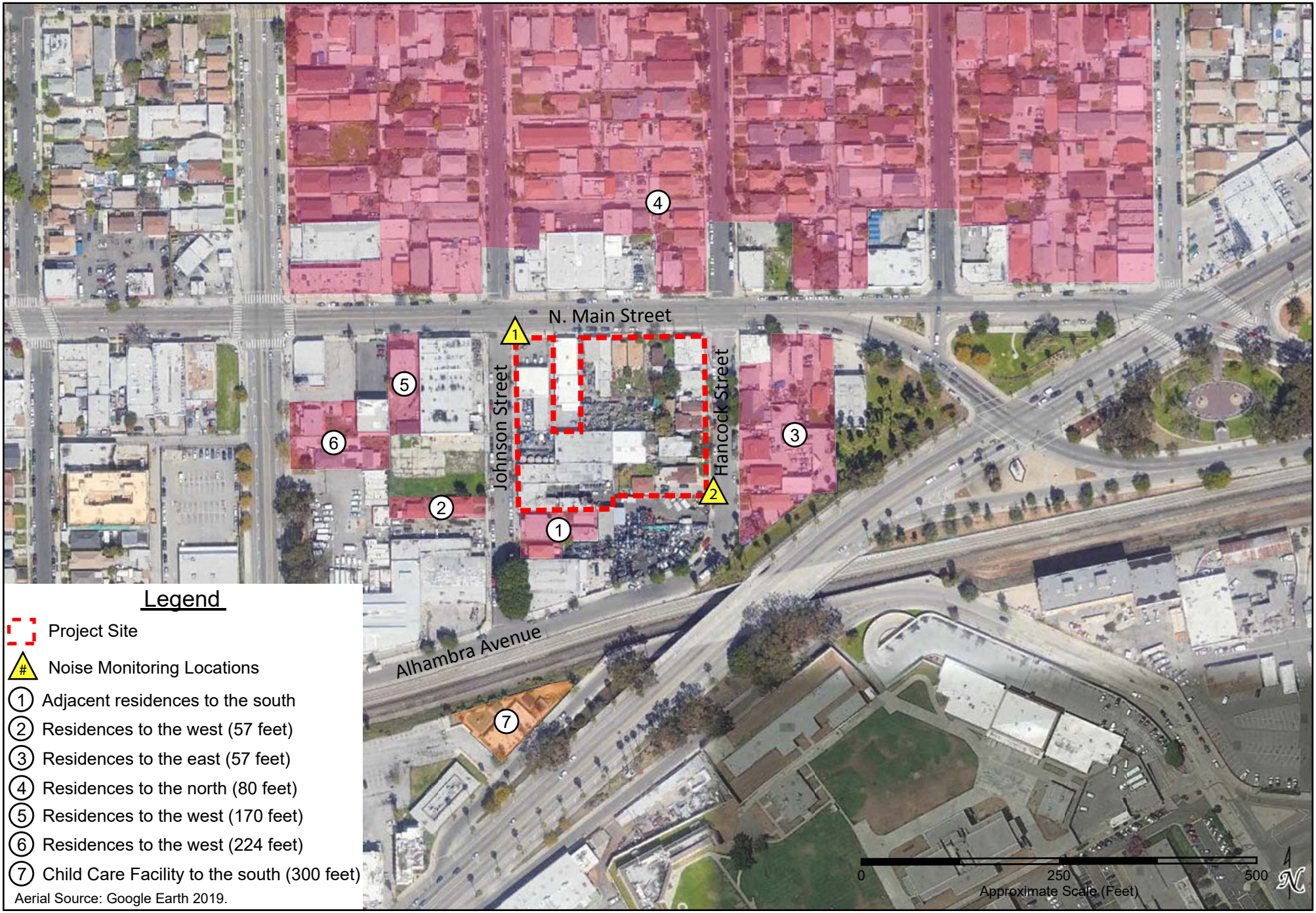
User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix C

Noise Monitoring Data



Legend

- Project Site
- # Noise Monitoring Locations
- (1) Adjacent residences to the south
- (2) Residences to the west (57 feet)
- (3) Residences to the east (57 feet)
- (4) Residences to the north (80 feet)
- (5) Residences to the west (170 feet)
- (6) Residences to the west (224 feet)
- (7) Child Care Facility to the south (300 feet)

Aerial Source: Google Earth 2019.

POMEROY ENVIRONMENTAL SERVICES

Noise Monitoring and
Sensitive Receptor Location Map

The Brine - 1

Information Panel

Name	The Brine - 1
Start Time	6/3/2019 11:22:05 AM
Stop Time	6/3/2019 11:37:05 AM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

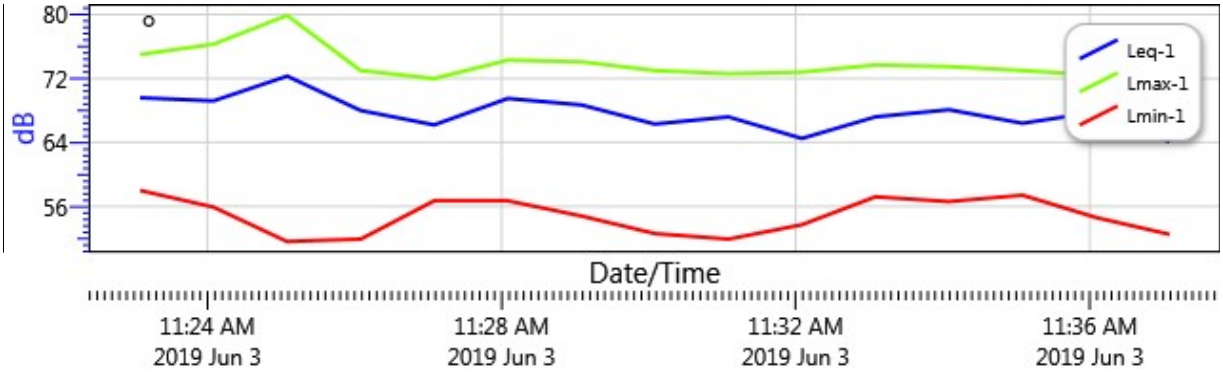
Description	Meter	Value	Description	Meter	Value
Lmin	1	51.6 dB	Lmax	1	79.9 dB
Leq	1	68.1 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
6/3/2019 11:23:05 AM	69.6	75	58
11:24:05 AM	69.2	76.3	55.9
11:25:05 AM	72.3	79.9	51.6
11:26:05 AM	68	73	51.9
11:27:05 AM	66.2	72	56.7
11:28:05 AM	69.5	74.3	56.7
11:29:05 AM	68.7	74.1	54.8
11:30:05 AM	66.3	73	52.6
11:31:05 AM	67.2	72.6	51.9
11:32:05 AM	64.5	72.8	53.7
11:33:05 AM	67.2	73.7	57.2
11:34:05 AM	68.1	73.5	56.6
11:35:05 AM	66.4	73	57.4
11:36:05 AM	67.8	72.4	54.6
11:37:05 AM	64.1	70.7	52.5

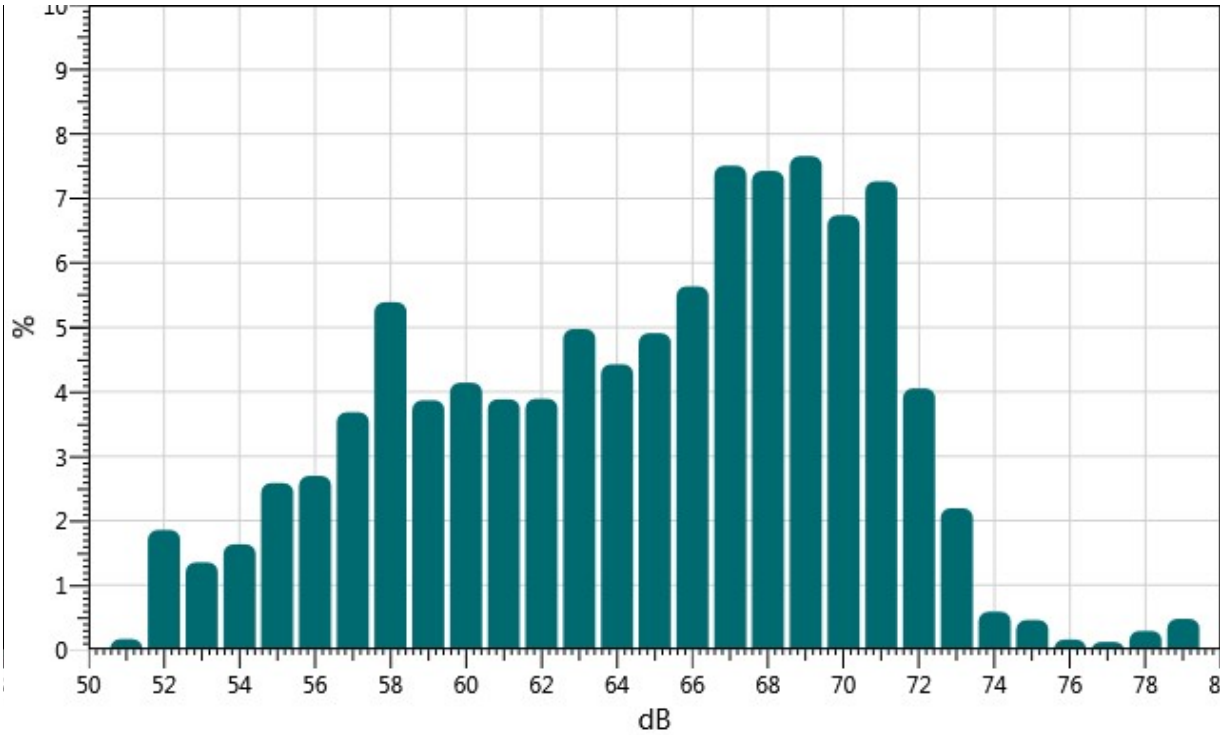
Logged Data Chart

S044: Logged Data Chart



Statistics Chart

S044: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
6/3/2019 11:20:12 AM	Calibration	114.0			

The Brine - 2

Information Panel

Name	The Brine - 2
Start Time	6/3/2019 11:51:50 AM
Stop Time	6/3/2019 12:06:50 PM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

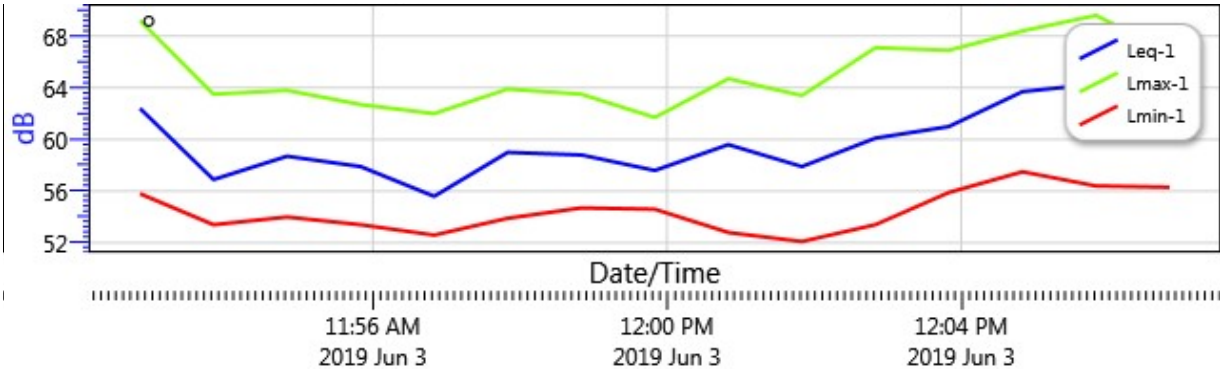
Description	Meter	Value	Description	Meter	Value
Lmin	1	52.1 dB	Lmax	1	69.6 dB
Leq	1	60.3 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
6/3/2019 11:52:50 AM	62.4	69.2	55.8
11:53:50 AM	56.9	63.5	53.4
11:54:50 AM	58.7	63.8	54
11:55:50 AM	57.9	62.7	53.4
11:56:50 AM	55.6	62	52.6
11:57:50 AM	59	63.9	53.9
11:58:50 AM	58.8	63.5	54.7
11:59:50 AM	57.6	61.7	54.6
12:00:50 PM	59.6	64.7	52.8
12:01:50 PM	57.9	63.4	52.1
12:02:50 PM	60.1	67.1	53.4
12:03:50 PM	61	66.9	55.9
12:04:50 PM	63.7	68.4	57.5
12:05:50 PM	64.3	69.6	56.4
12:06:50 PM	61.6	66.7	56.3

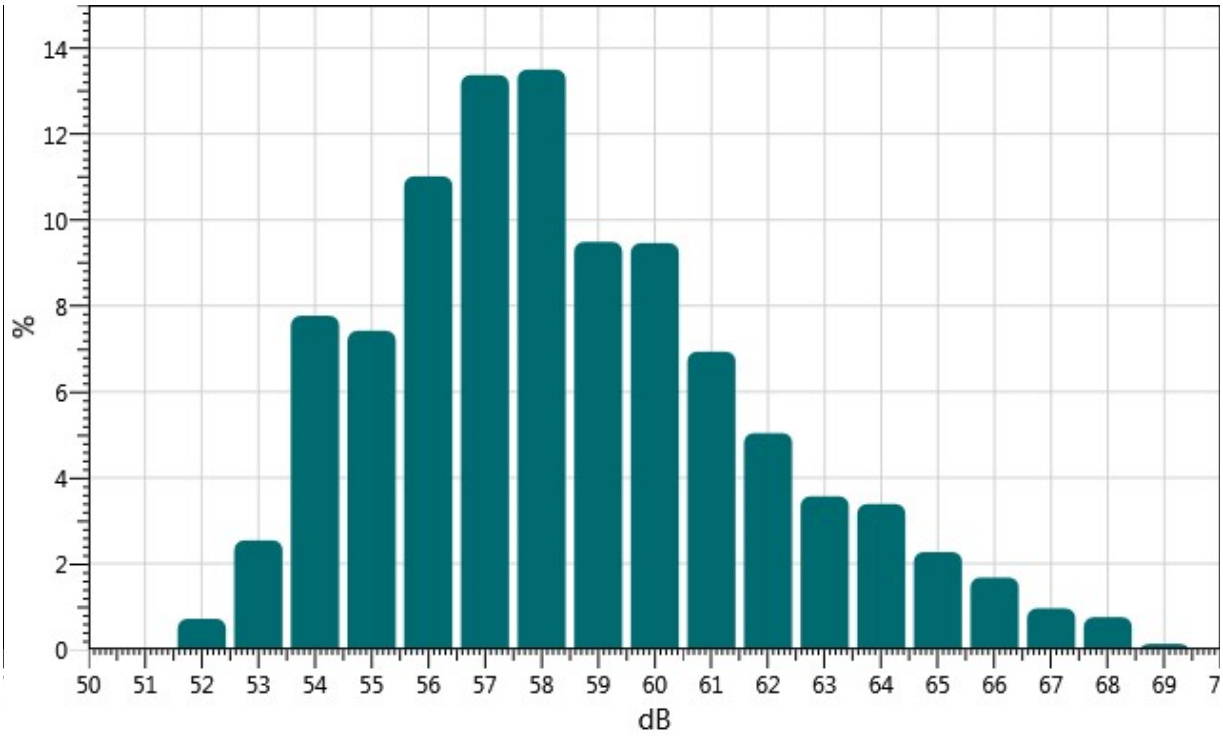
Logged Data Chart

S045: Logged Data Chart



Statistics Chart

S045: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
6/3/2019 11:20:12 AM	Calibration	114.0			

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San Diego
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MEMORANDUM

To:	Oliver Netburn Los Angeles Department of City Planning	Date:	March 2, 2020
From:	David S. Shender, P.E. Linscott, Law & Greenspan, Engineers	LLG Ref:	5-18-0436-1
Subject:	**Traffic Analysis Addendum – The Brine Mixed-Use Project at 1829 North Hancock Street CPC-2019-7418-DB-SPR/ENV-2019-7420-CE**		

This memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to provide an addendum traffic analysis for the proposed Brine mixed-use project (the "Project") located at 1817-1839 North Hancock Street, 3000 and 3012-3030 North Main Street, and 1822-1836 North Johnson Street in the Lincoln Heights area of the City of Los Angeles. LLG previously prepared a traffic impact study dated September 11, 2019 for the project[1] (the "2019 Traffic Study"). The findings of the 2019 Traffic Study were confirmed based on the Los Angeles Department of Transportation (LADOT) traffic assessment letter dated October 21, 2019.[2]

The development evaluated in the 2019 Traffic Study includes the following components of the Project:

- 97 dwelling units (49 permanent supportive housing units, 18 affordable senior housing units, 29 affordable housing units, and a manager's unit);
- 28,418 square feet of retail or grocery floor area;
- 13,543 square feet of medical clinic floor area; and
- 27,300 square feet of medical office floor area.

The LADOT traffic assessment letter confirmed the findings of the 2019 Traffic Study whereby in consideration of trip generation potential of the Project (including the elimination of vehicle trips generated by existing uses to be removed), the potential traffic impacts of the Project are calculated to be less than significant.

Subsequent to the preparation of the 2019 Traffic Study and issuance of the LADOT traffic assessment letter, the Project description has been slightly modified to increase the proposed medical clinic floor area from 13,543 square feet to 14,110 square feet (i.e., an increase of 567 square feet). Thus, this addendum has been prepared to evaluate the relative traffic effects associated with the slight change in the Project description.

[1] *Traffic Impact Study – The Brine*, Linscott, Law & Greenspan, Engineers, September 11, 2019.
[2] *Transportation Analysis for the Proposed Brine Mixed-Use Project Located at 1829 North Hancock Street*, Los Angeles Department of Transportation, October 21, 2019.

Table 7-1 in the 2019 Traffic Study provides the trip generation forecast for the Project. Based on the development program evaluated in the 2019 Traffic Study (i.e., with the 13,543 square feet of proposed medical clinic floor area), Table 7-1 indicates that the Project on a typical weekday is forecast to generate 2,818 net new daily vehicle trips (1,409 inbound, 1,409 outbound), 156 net new morning (AM) peak hour trips (106 inbound, 50 outbound), and 255 net new afternoon (PM) peak hour trips (106 inbound, 149 outbound). As previously noted, the 2019 Traffic Study concluded that based on the net new AM and PM peak hour vehicle trips forecast to be generated by the Project, none of the study intersections would experience significant traffic impacts.

Table A attached to this memorandum provides an updated trip generation forecast based on the revised Project description (i.e., changing the amount of proposed medical clinic floor area from 13,543 square feet to 14,110 square feet). As shown in *Table A*, the revised Project description generates:

- 2,834 daily trips (an increase in 16 daily trips when compared to the Project evaluated in the 2019 Traffic Study);

- 157 AM peak hour trips (an increase in 1 AM peak hour trip when compared to the Project evaluated in the 2019 Traffic Study); and

- 256 PM peak hour trips (an increase in 1 PM peak hour trip when compared to the Project evaluated in the 2019 Traffic Study).

Table 9-1 in the 2019 Traffic Study provides a summary of the traffic impact analysis prepared for the Project. As shown in Table 9-1, the relative changes in the calculated volume-to-capacity (v/c) ratios at the study intersections due to Project-related traffic fall well below the thresholds of significance used in assessing whether a significant impact occurs. For example, at Intersection No. 1, the relative change in the calculated v/c ratio due to Project-related traffic during the PM peak hour in the future year 2022 build-out year is 0.015, which is 75% of the threshold of significance (0.020) whereby a significant impact would be identified. Accordingly, it is reasonable to assume that a minor revision in the Project description (i.e., 567 square feet of additional medical clinic floor area) which results in a less than 1% change in the forecast AM and PM peak hour trips evaluated in the 2019 Traffic Study would not modify the conclusions in the report and corresponding LADOT assessment letter whereby the Project-related traffic impacts at the study intersections would be less than significant. Accordingly, no additional analysis of potential traffic impacts is required or recommended related to the change in the Project description.

cc: File

Table A
PROJECT TRIP GENERATION [1]

02-Mar-20

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2] IN	AM PEAK HOUR VOLUMES [2] OUT	AM PEAK HOUR VOLUMES [2] TOTAL	PM PEAK HOUR VOLUMES [2] IN	PM PEAK HOUR VOLUMES [2] OUT	PM PEAK HOUR VOLUMES [2] TOTAL
Proposed Project								
Permanent Supportive Housing [3]	49 DU	62	3	3	6	4	2	6
Affordable Senior Housing [4]	18 DU	31	1	1	2	2	1	3
Affordable Family Housing [5]	29 DU	118	6	9	15	6	4	10
Manager Unit [6]	1 DU	7	0	0	0	1	0	1
Grocery Store [7]	28,418 GSF	3,034	65	44	109	134	129	263
Medical Clinic [8]	14,110 GSF	491	30	9	39	14	35	49
Medical Office [8]	27,300 GSF	950	59	17	76	26	68	94
Subtotal		4,693	164	83	247	187	239	426
Transit Trips [9]								
Grocery Store (10%)		(303)	(7)	(4)	(11)	(13)	(13)	(26)
Medical Clinic (10%)		(49)	(3)	(1)	(4)	(1)	(4)	(5)
Medical Office (10%)		(95)	(6)	(2)	(8)	(3)	(7)	(10)
Subtotal		(447)	(16)	(7)	(23)	(17)	(24)	(41)
Subtotal Project Driveway Trips		**4,246**	**148**	**76**	**224**	**170**	**215**	**385**
Existing Site								
Commercial [10]	(2,750) GLSF	(104)	(2)	(1)	(3)	(5)	(5)	(10)
Manufacturing [11]	(17,732) GSF	(70)	(9)	(2)	(11)	(4)	(8)	(12)
Single-Family Residential [12]	(4) DU	(38)	(1)	(2)	(3)	(3)	(1)	(4)
Multi-Family Residential [6]	(7) DU	(51)	(1)	(2)	(3)	(3)	(1)	(4)
Subtotal		(263)	(13)	(7)	(20)	(15)	(15)	(30)
Existing Transit Trips [9]								
Commercial (10%)		10	0	0	0	1	1	2
Manufacturing (10%)		7	1	0	1	0	1	1
Single-Family Residential (10%)		4	0	0	0	0	0	0
Multi-Family Residential (10%)		5	0	0	0	0	0	0
Subtotal		26	1	0	1	1	2	3
Subtotal Existing Driveway Trips		**(237)**	**(12)**	**(7)**	**(19)**	**(14)**	**(13)**	**(27)**
NET INCREASE DRIVEWAY TRIPS		**4,009**	**136**	**69**	**205**	**156**	**202**	**358**
Proposed Pass-By Trips [13]								
Grocery Store (40%)		(1,092)	(23)	(16)	(39)	(48)	(46)	(94)
Medical Clinic (10%)		(44)	(3)	(1)	(4)	(1)	(3)	(4)
Medical Office (10%)		(86)	(5)	(2)	(7)	(2)	(6)	(8)
Subtotal		(1,222)	(31)	(19)	(50)	(51)	(55)	(106)
Existing Pass-By Trips [13]								
Commercial (50%)		47	1	1	2	2	2	4
Subtotal		47	1	1	2	2	2	4
NET INCREASE "OFF-SITE" TRIPS		**2,834**	**106**	**51**	**157**	**107**	**149**	**256**
NET INCREASE "OFF-SITE" TRIPS FROM APPROVED TRAFFIC STUDY		**2,818**	**106**	**50**	**156**	**106**	**149**	**255**
NET DIFFERENCE		**16**	**0**	**1**	**1**	**1**	**0**	**1**

[1] Source: ITE "Trip Generation Manual," 10th Edition, 2017.
[2] Trips are one-way traffic movements, entering or leaving.
[3] City of Los Angeles Affordable Housing (Permanent Supportive Housing) trip generation average rates.
- Daily Trip Rate: 1.27 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.12 trips/dwelling unit; 44% inbound/56% outbound
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[4] City of Los Angeles Affordable Housing (Seniors) trip generation average rates.
- Daily Trip Rate: 1.72 trips/dwelling unit; 50% inbound/50% outbound
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[5] City of Los Angeles Affordable Housing (Family) trip generation average rates.
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- PM Peak Hour Trip Rate: 0.34 trips/dwelling unit; 55% inbound/45% outbound

[6] ITE Land Use Code 220 (Multifamily Housing [Low-Rise]) trip generation average rates.
- Daily Trip Rate: 7.32 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.46 trips/dwelling unit; 23% inbound/77% outbound
- PM Peak Hour Trip Rate: 0.56 trips/dwelling unit; 63% inbound/37% outbound

[7] ITE Land Use Code 850 (Supermarket) trip generation average rates.
- Daily Trip Rate: 106.78 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 3.82 trips/1,000 SF of floor area; 60% inbound/40% outbound
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[8] ITE Land Use Code 720 (Medical-Dental Office Building) trip generation average rates.
- Daily Trip Rate: 34.80 trips/1,000 SF of floor area; 50% inbound/50% outbound
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[9] The transit reduction is based on the site's proximity to Metro Rapid bus stops and various bus lines, as well as the land use characteristics of the project.
[10] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
- Daily Trip Rate: 37.75 trips/1,000 SF of leasable floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.94 trips/1,000 SF of floor area; 62% inbound/38% outbound
- AM Peak Hour Trip Rate: 3.81 trips/1,000 SF of floor area; 48% inbound/52% outbound

[11] ITE Land Use Code 140 (Manufacturing) trip generation average rates.
- Daily Trip Rate: 3.93 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.62 trips/1,000 SF of floor area; 77% inbound/23% outbound
- PM Peak Hour Trip Rate: 0.67 trips/1,000 SF of floor area; 31% inbound/69% outbound

[12] ITE Land Use Code 210 (Single-Family Detached Housing) trip generation average rates.
- Daily Trip Rate: 9.44 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.74 trips/dwelling unit; 25% inbound/75% outbound
- PM Peak Hour Trip Rate: 0.99 trips/dwelling unit; 63% inbound/37% outbound

[13] Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the site. The trip reduction for pass-by trips has been applied to the commercial component of the project based on the "LADOT Transportation Impact Study Guidelines," December 2016 for Supermarket, Medical Office and Shopping Center less than 50,000 SF.

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

1829 N Hancock St
DOT Case No. CEN 19-48048

Date: October 21, 2019

To: Heather Bleemers, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ANALYSIS FOR THE PROPOSED THE BRINE MIXED-USE PROJECT LOCATED AT 1829 NORTH HANCOCK STREET (ADM-2018-5955-TOC/PAR-2018-7441-TOC)**

The Department of Transportation (DOT) has reviewed the transportation study prepared by Linscott Law & Greenspan engineers, dated September 2019, for the proposed The Brine mixed-use project located at 1817-1839 North Hancock Street, 3000 and 3012-3030 North Main Street, and 1820-1834 North Johnson Street. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, the significance of the project's traffic impacts is measured in terms of change to the volume-to-capacity (V/C) ratio between the "future no project" and the "future with project" scenarios. This change in the V/C ratio is compared to established threshold standards to assess the project-related traffic impacts. Based on DOT's traffic impact criteria[1], the traffic study included the analysis of 10 intersections and determined that none of the study intersections would be significantly impacted by project-related traffic as summarized in **Attachment 1**. The results of the traffic impact analysis, which accounted for other known development projects in estimating potential cumulative impacts, adequately evaluate the project's traffic impacts on the surrounding community.

DISCUSSION AND FINDINGS

A. Project Description

The project proposes to construct a mixed-use development on the south side of Main Street between Johnston Street and Hancock Street as illustrated in **Attachment 2**. The development will include a total of 97 dwelling units (49 permanent supportive housing, 18 affordable senior housing, 29 affordable family housing, and a manager's dwelling unit); a 28,418 square foot grocery or retail store; 13,543 square feet of medical clinic; and a 27,300 square foot medical office. The project will remove four single-family houses and several buildings with seven multi-family residential dwelling units, 2,750 square feet of commercial floor area, and 17,732 square feet manufacturing floor area. Three of the existing single-family houses are potentially historic structures and will be relocated to the southeastern portion of the project site, preserved and redeveloped. The project will provide 109 parking spaces in a structure and 14 parking spaces in a surface lot. Vehicular access to the project will be provided via four driveways: two on Hancock Street and two on Johnston Street. The southerly driveways will provide access to

[1] Per DOT's December 2016 Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

parking. The northerly Johnston Street driveway will provide access to the medical clinic and the northerly Hancock Street driveway will provide access to the loading dock of the grocery store or retail component of the development. The project is expected to be completed by 2022.

B. Trip Generation

The project is estimated to generate an approximate net increase of 2,818 daily trips, 156 trips during the a.m. peak hour and 255 trips during the p.m. peak hour. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 2017. A copy of the project trip generation table can be found in **Attachment 3**.

PROJECT REQUIREMENTS

Non-CEQA-Related Requirements and Considerations

To comply with transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the following:

A. **Parking Requirements**

The project will provide 123 parking spaces onsite. The applicant should check with the Department of Building and Safety on the number of code-required parking spaces needed for the project.

B. **Highway Dedication and Street Widening Requirements**

On January 20, 2016, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **Main Street**, an Avenue II, would require a 28-foot half-width roadway within a 43-foot half-width right-of-way; and **Johnston Street** and **Hancock Street**, a Local Streets, would require a 18-foot half-width roadway within a 30-foot half-width right-of-way. The project applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. **Project Access and Circulation**

The conceptual site plan for the project (see **Attachment 2**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.

D. **Worksite Traffic Control Requirements**

DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/what-we-do/plan-review to determine which section to coordinate review of the work site traffic control

plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

E. **Development Review Fees**

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. Ordinance No. 183270 identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Eileen Hunt of my staff at (213) 972-8481.

Attachments

K:\Letters\2019\CEN19-48048_1829 Hancock_The Brine MU_ts_ ltr.docx

c: Gerald Gubatan, Council District No. 1
Matthew Masuda, Central District, BOE
Mehrdad Moshksar, Central District, DOT
Taimour Tanavoli, Case Management Office, DOT
David Shender/Jason Shender, LLG engineers

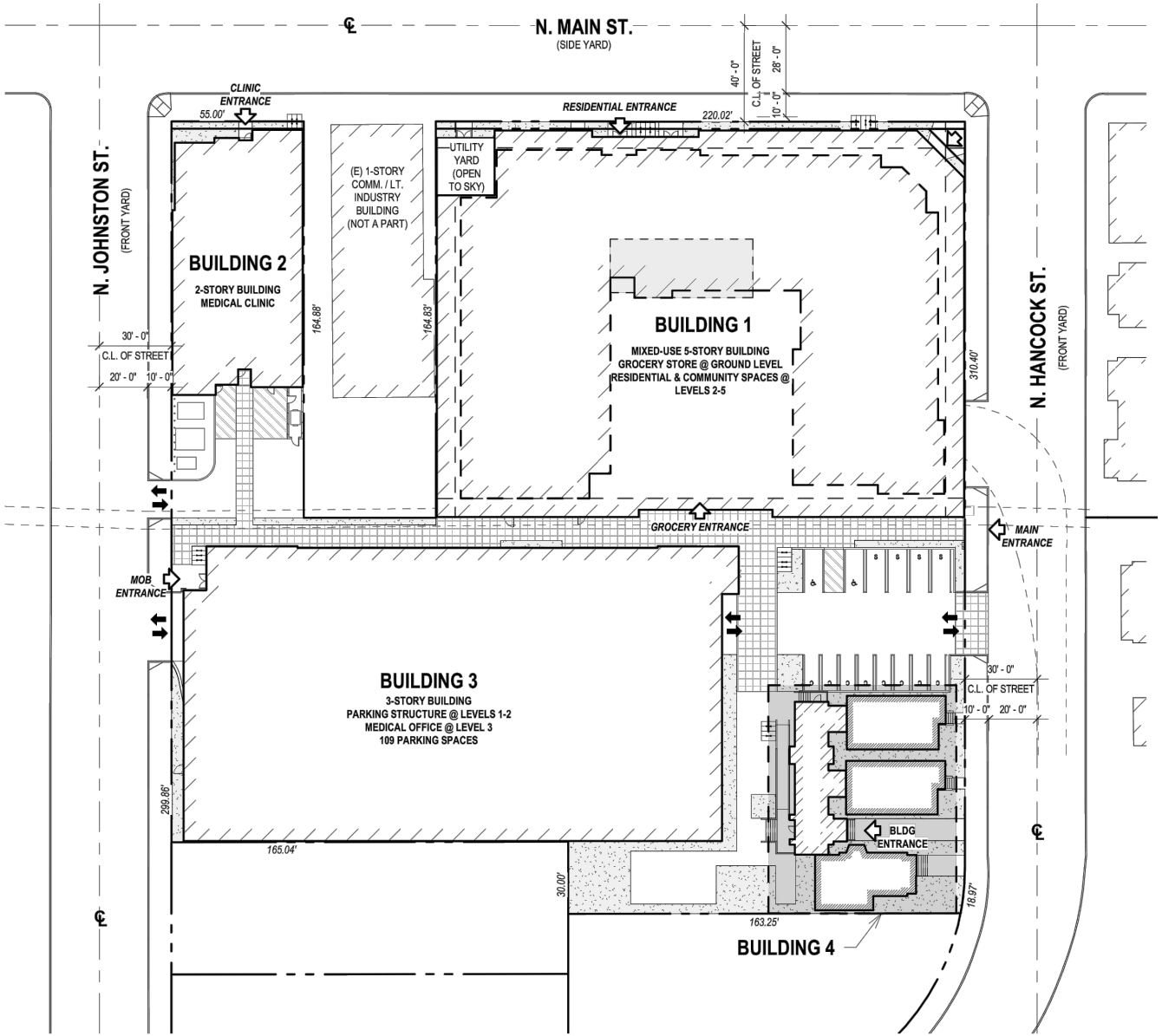
Table 9-1
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
AM AND PM PEAK HOURS

14-Aug-19

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2019 EXISTING V/C	[1] LOS	[2] YEAR 2019 EXISTING W/ PROJECT V/C	[2] LOS	[2] CHANGE V/C [(2)-(1)]	[2] SIGNIF. IMPACT [a]	[3] YEAR 2022 FUTURE PRE-PROJECT V/C	[3] LOS	[4] YEAR 2022 FUTURE W/ PROJECT V/C	[4] LOS	[4] CHANGE V/C [(4)-(3)]	[4] SIGNIF. IMPACT [a]
1	Daly Street /	AM	0.747	C	0.771	C	0.024	NO	0.792	C	0.799	C	0.007	NO
	Main Street	PM	0.776	C	0.791	C	0.015	NO	0.819	D	0.834	D	0.015	NO
2	Daly Street-Marengo Street /	AM	0.851	D	0.855	D	0.004	NO	0.885	D	0.889	D	0.004	NO
	Mission Road	PM	0.797	C	0.811	D	0.014	NO	0.860	D	0.875	D	0.015	NO
3	Sichel Street /	AM	0.374	A	0.378	A	0.004	NO	0.394	A	0.399	A	0.005	NO
	Main Street	PM	0.295	A	0.306	A	0.011	NO	0.317	A	0.329	A	0.012	NO
4	Griffin Avenue /	AM	0.487	A	0.495	A	0.008	NO	0.505	A	0.513	A	0.008	NO
	Darwin Avenue	PM	0.421	A	0.431	A	0.010	NO	0.439	A	0.449	A	0.010	NO
5	Griffin Avenue /	AM	0.679	B	0.682	B	0.003	NO	0.707	C	0.711	C	0.004	NO
	Main Street	PM	0.650	B	0.664	B	0.014	NO	0.685	B	0.699	B	0.014	NO
6	Griffin Avenue-Zonal Avenue /	AM	0.599	A	0.611	B	0.012	NO	0.629	B	0.641	B	0.012	NO
	Mission Road	PM	0.577	A	0.585	A	0.008	NO	0.606	B	0.614	B	0.008	NO
7	Valley Boulevard /	AM	0.506	A	0.520	A	0.014	NO	0.549	A	0.563	A	0.014	NO
	Mission Road	PM	0.586	A	0.611	B	0.025	NO	0.622	B	0.647	B	0.025	NO
8	Main Street /	AM	0.681	B	0.692	B	0.011	NO	0.709	C	0.720	C	0.011	NO
	Mission Road	PM	0.502	A	0.515	A	0.013	NO	0.527	A	0.540	A	0.013	NO
9	Lincoln Park Avenue /	AM	0.775	C	0.787	C	0.012	NO	0.809	D	0.821	D	0.012	NO
	Mission Road	PM	0.367	A	0.381	A	0.014	NO	0.385	A	0.398	A	0.013	NO
10	San Pablo Street /	AM	0.544	A	0.551	A	0.007	NO	0.581	A	0.588	A	0.007	NO
	Valley Boulevard	PM	0.493	A	0.498	A	0.005	NO	0.558	A	0.567	A	0.009	NO

[a] According to LADOT's "Transportation Impact Study Guidelines", December 2016, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
0.701 - 0.800	C	equal to or greater than 0.040
0.801 - 0.900	D	equal to or greater than 0.020
> 0.901	E, F	equal to or greater than 0.010



NOT TO SCALE

MAP SOURCE: TOGAWA SMITH MARTIN, INC.

FIGURE 2-1
PROJECT SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

THE BRINE

Table 7-1
PROJECT TRIP GENERATION [1]

13-Aug-19

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2] IN	AM PEAK HOUR VOLUMES [2] OUT	AM PEAK HOUR VOLUMES [2] TOTAL	PM PEAK HOUR VOLUMES [2] IN	PM PEAK HOUR VOLUMES [2] OUT	PM PEAK HOUR VOLUMES [2] TOTAL
Proposed Project								
Permanent Supportive Housing [3]	49 DU	62	3	3	6	4	2	6
Affordable Senior Housing [4]	18 DU	31	1	1	2	2	1	3
Affordable Family Housing [5]	29 DU	118	6	9	15	6	4	10
Manager Unit [6]	1 DU	7	0	0	0	1	0	1
Grocery Store [7]	28,418 GSF	3,034	65	44	109	134	129	263
Medical Clinic [8]	13,543 GSF	471	30	8	38	13	34	47
Medical Office [8]	27,300 GSF	950	59	17	76	26	68	94
Subtotal		4,673	164	82	246	186	238	424
Transit Trips [9]								
Grocery Store (10%)		(303)	(7)	(4)	(11)	(13)	(13)	(26)
Medical Clinic (10%)		(47)	(3)	(1)	(4)	(1)	(3)	(4)
Medical Office (10%)		(95)	(6)	(2)	(8)	(3)	(7)	(10)
Subtotal		(445)	(16)	(7)	(23)	(17)	(23)	(40)
Subtotal Project Driveway Trips		**4,228**	**148**	**75**	**223**	**169**	**215**	**384**
Existing Site								
Commercial [10]	(2,750) GLSF	(104)	(2)	(1)	(3)	(5)	(5)	(10)
Manufacturing [11]	(17,732) GSF	(70)	(9)	(2)	(11)	(4)	(8)	(12)
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Multi-Family Residential [6]	(7) DU	(51)	(1)	(2)	(3)	(3)	(1)	(4)
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Subtotal Existing Driveway Trips		**(237)**	**(12)**	**(7)**	**(19)**	**(14)**	**(13)**	**(27)**
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- AM Peak Hour Trip Rate: 0.74 trips/dwelling unit; 25% inbound/75% outbound
- PM Peak Hour Trip Rate: 0.99 trips/dwelling unit; 63% inbound/37% outbound

[13] Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the site. The trip reduction for pass-by trips has been applied to the commercial component of the project based on the "LADOT Transportation Impact Study Guidelines", December 2016 for Supermarket, Medical Office and Shopping Center less than 50,000 SF.

LINSCOTT
LAW &
GREENSPAN
engineers

TRAFFIC IMPACT STUDY

THE BRINE

City of Los Angeles, California
September 11, 2019

Prepared for:

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LLG Ref. 5-18-0436-1

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TRAFFIC IMPACT STUDY

THE BRINE

City of Los Angeles, California
September 11, 2019

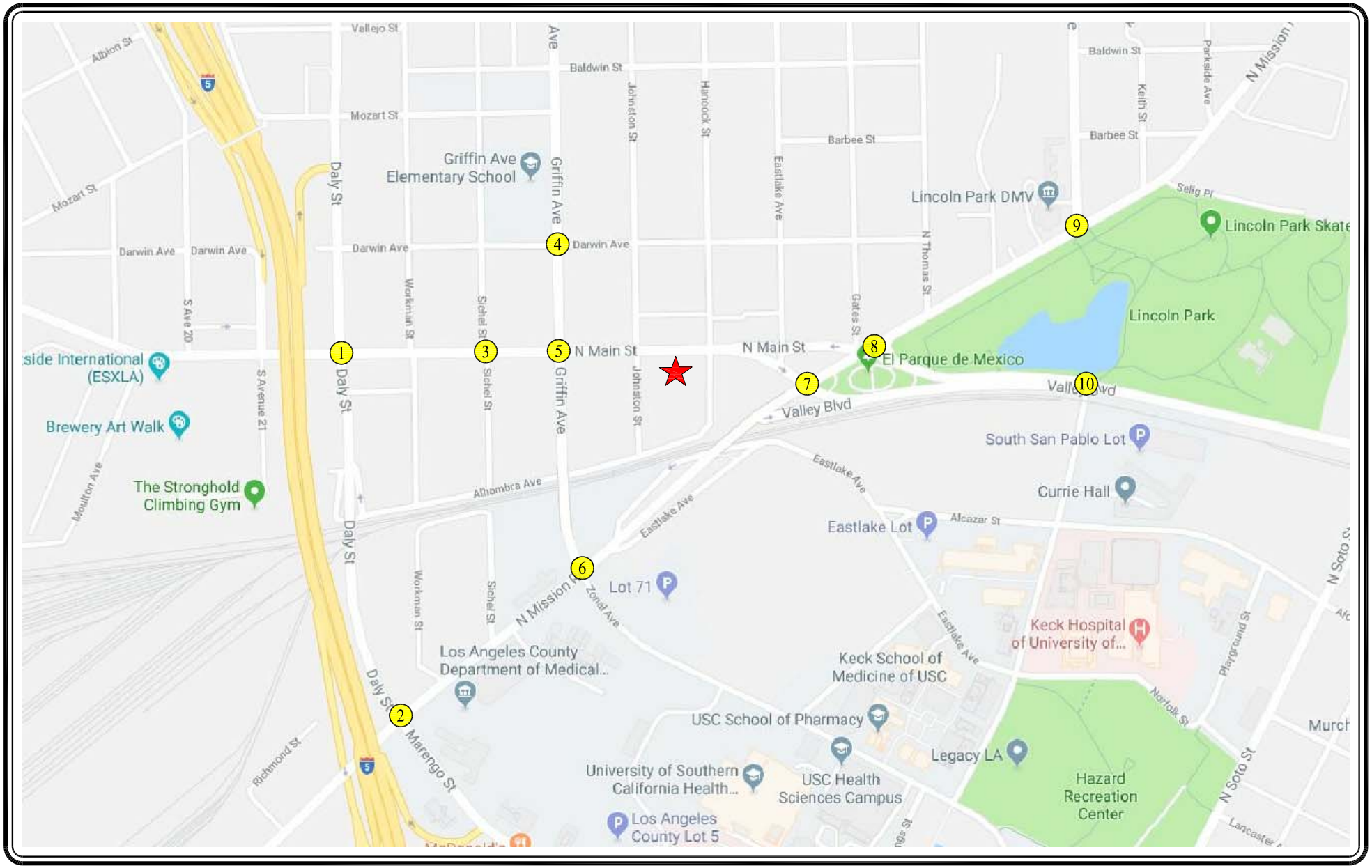
1.0 INTRODUCTION

This traffic analysis has been conducted to identify and evaluate the potential traffic impacts of the proposed The Brine project (the "Project") located at 1829 Hancock Street in the City of Los Angeles (the "City"). The Project applicant seeks to develop 49 permanent supportive housing dwelling units, 18 affordable senior housing dwelling units, 29 affordable family housing dwelling units, one manager's dwelling unit, 28,418 square feet of grocery store floor area, 13,543 square feet of medical clinic floor area, and 27,300 square feet of medical office floor area. The Project site is bounded by Main Street to the north, commercial buildings to the south, Hancock Street to the east, and Johnston Street to the west. The Project site location and general vicinity are shown in ***Figure 1–1***.

The traffic analysis follows the City's traffic study guidelines[1] and is consistent with traffic impact assessment guidelines set forth in the Los Angeles County Congestion Management Program[2] (CMP). This traffic impact study evaluates potential Project-related impacts at 10 key intersections in the vicinity of the Project site. The study intersections were determined in consultation with City of Los Angeles Department of Transportation (LADOT) staff. The Critical Movement Analysis (CMA) method was used to determine Volume-to-Capacity (*v/c*) ratios and corresponding Levels of Service (LOS) at the study intersections. A review also was conducted of Los Angeles County Metropolitan Transportation Authority (Metro) freeway and intersection monitoring stations to determine if a CMP transportation impact assessment analysis is required for the proposed Project.

This study (i) presents existing traffic volumes, (ii) includes existing traffic volumes with the forecast net new traffic volumes from the proposed Project, (iii) recommends mitigation measures, where necessary, (iv) forecasts future cumulative baseline traffic volumes, (v) forecasts future traffic volumes with the proposed Project, (vi) determines future forecast with Project-related impacts, and (vii) recommends mitigation measures, where necessary.

[1] *Transportation Impact Study Guidelines*, City of Los Angeles Department of Transportation, December 2016.
[2] *2010 Congestion Management Program for Los Angeles County*, Los Angeles County Metropolitan Transportation Authority, 2010.



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MAP SOURCE: GOOGLE MAPS
★ PROJECT SITE
Ⓧ STUDY INTERSECTION

FIGURE 1-1
VICINITY MAP

LINSCOTT, LAW & GREENSPAN, engineers

THE BRINE

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1.1 Study Area

Upon coordination with LADOT staff, 10 study intersections have been identified for evaluation during the weekday morning and afternoon peak hours. The study intersections were evaluated from 7:00 AM to 10:00 AM and 3:00 PM to 6:00 PM to determine the respective peak commuter hours. The 10 study intersections provide local access to the study area and define the extent of the boundaries for this traffic impact analysis. Further discussion of the existing street system and study area is provided in Section 4.0.

The general location of the Project in relation to the study locations and surrounding street system is presented in *Figure 1–1*. The traffic analysis study area is generally comprised of those locations which have the greatest potential to experience significant traffic impacts due to the proposed Project as defined by the Lead Agency. The study area generally includes those intersections that are:

a. Immediately adjacent to or in close proximity to the Project site;

b. In the vicinity of the Project site that are documented to have current or projected future adverse operational issues; and

c. In the vicinity of the Project site that are forecast to experience a relatively greater percentage of Project-related vehicular turning movements (e.g., at freeway ramp intersections).

The locations selected for analysis were based on the above criteria, the peak-hour vehicle trip generation associated with the proposed Project, the anticipated distribution of Project vehicular trips, and existing intersection/corridor operations.

2.0 PROJECT DESCRIPTION

2.1 Site Location

The proposed Project site is located at 1817-1839 Hancock Street, 3000 and 3012-3030 Main Street, and 1820-1834 Johnston Street in the City. The Project site is bounded by Main Street to the north, commercial buildings to the south, Hancock Street to the east, and Johnston Street to the west. The Project site location and general vicinity are shown in *Figure 1–1*.

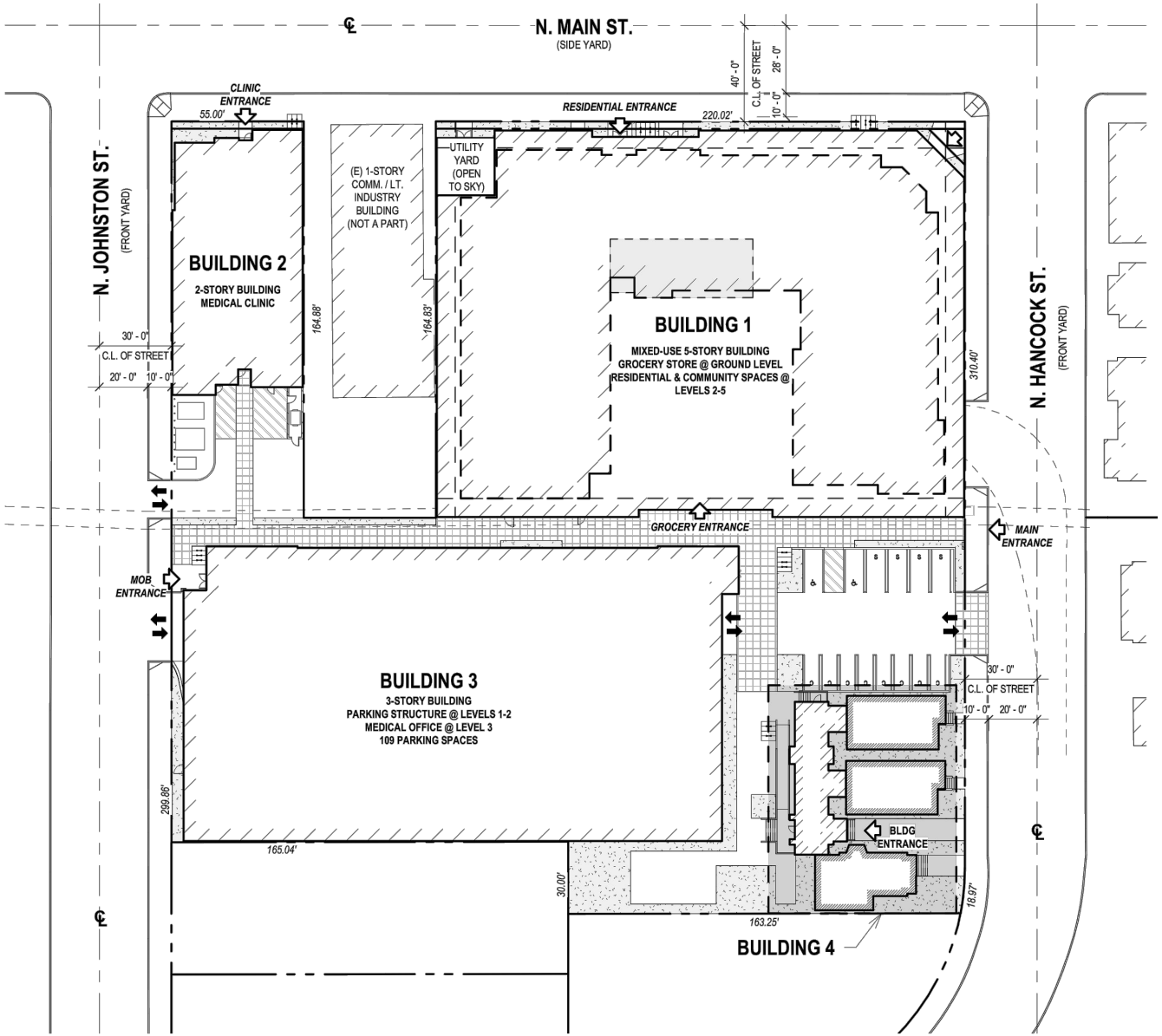
2.2 Existing Project Site

The existing Project site is currently occupied by 2,750 square feet of commercial floor area, 17,732 square feet of manufacturing floor area, four single-family residential dwelling units, and seven multi-family residential dwelling units. Vehicular access to the existing Project site is generally provided via Main Street, Hancock Street, and Johnston Street.

2.3 Proposed Project Description

The Project applicant seeks to remove the existing commercial floor area, manufacturing floor area, one single-family residential dwelling unit, and the seven multi-family residential dwelling units from the Project site and develop 49 permanent supportive housing dwelling units, 18 affordable senior housing dwelling units, 29 affordable family housing dwelling units, one manager's dwelling unit (for a total of 97 dwelling units), 28,418 square feet of grocery store floor area, 9,856 square feet of medical clinic floor area (in Building 2), 3,687 square feet of medical clinic floor area (in Building 4), and 27,300 square feet of medical office floor area (in Building 3). It should be noted that three of the existing single-family housing dwelling units are potentially historic structures and will be relocated to the southeastern portion of the Project site. The structures will be preserved and redeveloped to accommodate a portion of the proposed medical clinic component of the Project. Furthermore, it should be noted that the proposed grocery store floor area might operate as a retail use. A two-story parking structure providing 109 parking spaces and a surface parking lot providing 14 parking spaces are proposed as part of the Project. Construction and occupancy of the proposed Project is planned to be completed by the year 2022. The site plan for the proposed Project is illustrated in ***Figure 2–1***.

Vehicular access to the Project site will be provided via Main Street, Alhambra Avenue, Hancock Street, and Johnston Street. Further discussion of the Project site access and circulation schemes is provided in Section 3.0.



NOT TO SCALE

MAP SOURCE: TOGAWA SMITH MARTIN, INC.

FIGURE 2-1
PROJECT SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

THE BRINE

3.0 SITE ACCESS AND CIRCULATION

The proposed site access scheme for the Project is displayed in *Figure 2–1*. A description of the proposed site access and circulation scheme is provided in the following subsections.

3.1 Existing Vehicular Site Access

Vehicular access to the existing Project site is generally provided via Main Street, Hancock Street, and Johnston Street.

3.2 Vehicular Project Site Access

Vehicular access to the Project site will be provided via one driveway along the west side of Hancock Street and one driveway along the east side of Johnston Street. The driveways will provide access to the on-site parking garage and surface parking lot. The driveways are proposed to accommodate full vehicular access (i.e., left-turn and right-turn ingress and egress turning movements.

An additional driveway will be provided to serve the medical transport parking area associated with the medical clinic component in Building 2. This driveway will be located along the east side of Johnston Street, just north of the primary Johnston Street driveway. Furthermore, the loading dock serving the grocery store component located in Building 1 will be located along the west side of Hancock Street, just north of the primary Hancock Street driveway.

4.0 EXISTING STREET SYSTEM

4.1 Regional Highway System

Regional access to the Project site is provided by the I-5 (Golden State) Freeway and the I-10 (San Bernardino) Freeway. Brief descriptions of the I-5 and I-10 Freeways are provided in the following paragraphs.

I-5 (Golden State) Freeway is a north-south freeway that extends across Northern and Southern California. In the Project vicinity, four to five mixed-flow freeway lanes are provided on the I-5 Freeway. Northbound and southbound ramps on the I-5 Freeway are provided at Main Street in the Project vicinity, which are located approximately 0.5 miles west of the Project site.

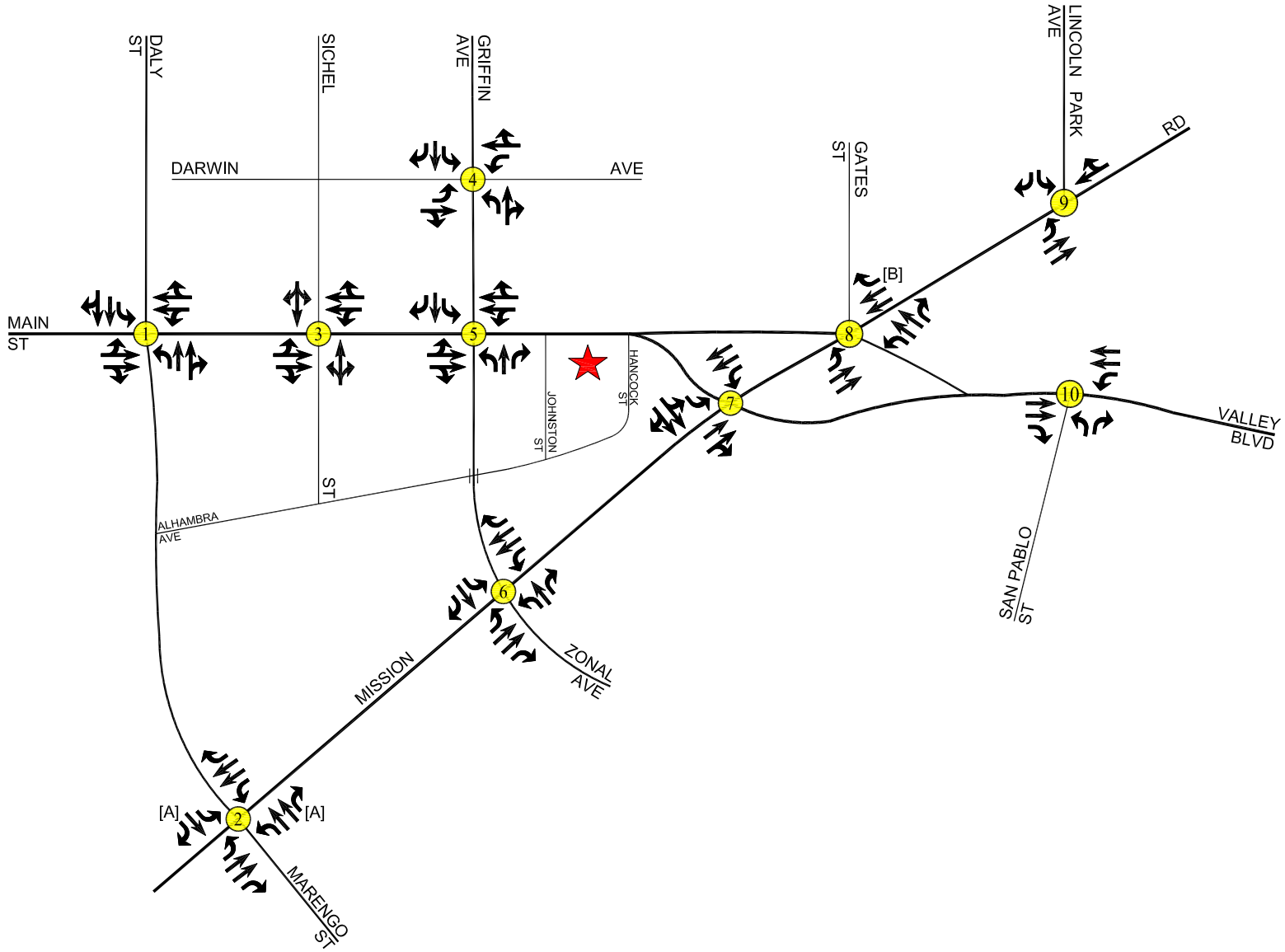
I-10 (San Bernardino) Freeway is an east-west freeway that extends across Southern California from the coastline to the Arizona border. In the Project vicinity, six mixed-flow freeway lanes are provided on the I-10 Freeway. Eastbound and westbound ramps on the I-10 Freeway are provided at Soto Street in the Project vicinity, which are located approximately 1.25 miles southeast of the Project site.

4.2 Local Roadway System

The study intersections were selected in consultation with LADOT staff. The following intersections were analyzed for potential traffic impacts due to the proposed Project:

1. Daly Street / Main Street
2. Daly Street – Marengo Street / Mission Road
3. Sichel Street / Main Street
4. Griffin Avenue / Darwin Avenue
5. Griffin Avenue / Main Street
6. Griffin Avenue – Zonal Avenue / Mission Road
7. Valley Boulevard / Mission Road
8. Main Street / Mission Road
9. Lincoln Park Avenue / Mission Road
10. San Pablo Street / Valley Boulevard

All 10 intersections selected for analysis are presently controlled by traffic signals. The existing lane configurations at the study intersections are displayed in ***Figure 4–1***.



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★ PROJECT SITE
(X) STUDY INTERSECTION
[A] RIGHT-TURN OVERLAP
[B] NO RIGHT-TURN ON RED

FIGURE 4-1
EXISTING LANE CONFIGURATIONS

LINSCOTT, LAW & GREENSPAN, engineers

THE BRINE

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4.3 Roadway Descriptions

A brief description of the roadways in the Project vicinity is provided in the following paragraphs.

Daly Street is a north-south oriented roadway located west of the Project site. Within the Project study area, Daly Street is designated as an Avenue II by the City of Los Angeles. Two through travel lanes are provided in each direction on Daly Street within the Project study area. Separate exclusive left-turn lanes are provided on Daly Street at major intersections. A separate exclusive right-turn lane is provided on Daly Street in the southbound direction at the Mission Road intersection. South of Mission Road, Daly Street becomes Marengo Street. Daly Street is posted for a speed limit of 35 miles per hour within the Project study area.

Marengo Street is a northwest-southeast oriented roadway located southwest of the Project site. Within the Project study area, Marengo Street is designated as an Avenue I by the City of Los Angeles. Two through travel lanes are provided in each direction on Marengo Street within the Project study area. Separate exclusive left-turn lanes are provided on Marengo Street at major intersections. A separate exclusive right-turn lane is provided on Marengo Street in the northbound direction at the Mission Road intersection. North of Mission Road, Marengo Street becomes Daly Street. Marengo Street is posted for a speed limit of 35 miles per hour within the Project study area.

Sichel Street is a north-south oriented roadway located west of the Project site. Within the Project study area, Sichel Street is designated as a Local Street by the City of Los Angeles. One through travel lane is provided in each direction on Sichel Street within the Project study area. There is no speed limit posted on Sichel Street within the Project study area, thus a prima facie speed limit of 25 miles per hour is assumed, consistent with California Vehicle Code Section 22352(b)(1).

Griffin Avenue is a north-south oriented roadway located west of the Project site. Within the Project study area, Griffin Avenue is designated as an Avenue II by the City of Los Angeles. One through travel lane is provided in each direction on Griffin Avenue within the Project study area. Separate exclusive left-turn lanes are provided on Griffin Avenue at major intersections. A separate exclusive right-turn lane is provided on Griffin Avenue in each direction at the Main Street intersection, and in the southbound direction at the Darwin Avenue and Mission Road intersections. South of Mission Road, Griffin Avenue becomes Zonal Avenue. Griffin Avenue is posted for a speed limit of 30 miles per hour within the Project study area.

Zonal Avenue is a northwest-southeast oriented roadway located south of the Project site. Within the Project study area, Zonal Avenue is designated as an Avenue III by the City of Los Angeles. One through travel lane is provided in each direction on Zonal Avenue within the Project study area. Separate exclusive left-turn lanes are provided on Zonal Avenue at major intersections. A separate exclusive right-turn lane is provided on Zonal Avenue in the northbound direction at the Mission Road intersection. North of Mission Road, Zonal Avenue becomes Griffin Avenue. Zonal Avenue is posted for a speed limit of 30 miles per hour within the Project study area.

Lincoln Park Avenue is a north-south oriented roadway located northeast of the Project site. Within the Project study area, Lincoln Park Avenue is designated as a Collector Street by the City of Los Angeles. One through travel lane is provided in each direction on Lincoln Park Avenue within the Project study area. A separate exclusive left-turn lane and right-turn lane are provided on Lincoln Park Avenue in the southbound direction at the Mission Road intersection. Lincoln Park Avenue is posted for a speed limit of 30 miles per hour within the Project study area.

San Pablo Street is a northeast-southwest oriented roadway located east of the Project site. Within the Project study area, San Pablo Street is designated as an Avenue III by the City of Los Angeles. One through travel lane is provided in each direction on San Pablo Street within the Project study area. A separate exclusive left-turn lane and right-turn lane are provided on San Pablo Street in the northbound direction at the Valley Boulevard intersection. There is no speed limit posted on San Pablo Street within the Project study area, thus a prima facie speed limit of 25 miles per hour is assumed, consistent with California Vehicle Code Section 22352(b)(1).

Main Street is an east-west oriented roadway that borders the Project site to the north. Within the Project study area, Main Street is designated as an Avenue II by the City of Los Angeles. Two through travel lanes are provided in each direction on Main Street within the Project study area. Separate exclusive left-turn lanes are provided on Main Street in each direction at the Mission Road intersection. A separate exclusive right-turn lane is provided on Main Street in the westbound direction at the Mission Road intersection. East of the Mission Road intersection, Main Street becomes Valley Boulevard. Main Street is posted for a speed limit of 35 miles per hour within the Project study area.

Mission Road is a northeast-southwest oriented roadway located south of the Project site. Within the Project study area, Mission Road is designated as a Boulevard II by the City of Los Angeles. Two through travel lanes are generally provided in each direction on Mission Road within the Project study area. East of the Lincoln Park Avenue intersection, one through travel lane is provided on Mission Road in the westbound direction. Separate exclusive left-turn lanes are provided on Mission Road at major intersections. Separate exclusive right-turn lanes are provided on Mission Road in each direction at the Daly Street – Marengo Street and Griffin Avenue – Zonal Avenue intersections, and in the westbound direction at the Main Street intersection. Mission Road is posted for a speed limit of 35 miles per hour within the Project study area.

Darwin Avenue is an east-west oriented roadway located north of the Project site. Within the Project study area, Darwin Avenue is designated as a Local Street by the City of Los Angeles. One through travel lane is provided in each direction on Darwin Avenue within the Project study area. Separate exclusive left-turn lanes are provided on Darwin Avenue in each direction at the Griffin Avenue intersection. There is no speed limit posted on Darwin Avenue within the Project study area, thus a prima facie speed limit of 25 miles per hour is assumed, consistent with California Vehicle Code Section 22352(b)(1).

Valley Boulevard is an east-west oriented roadway located east of the Project site. Within the Project study area, Valley Boulevard is designated as an Avenue I by the City of Los Angeles. Two through travel lanes are provided in each direction on Valley Boulevard within the Project study area. A separate exclusive left-turn lane is provided on Valley Boulevard in the westbound direction at the San Pablo Street intersection. A separate exclusive right-turn lane is provided on Valley Boulevard in the eastbound direction at the San Pablo Street intersection. West of the Mission Road intersection, Valley Boulevard becomes Main Street. Valley Boulevard is posted for a speed limit of 40 miles per hour within the Project study area.

4.4 Public Transit Services

Public transit service within the Project study area is currently provided by Metro and LADOT. A summary of the existing transit service, including the transit route, destinations and peak hour headways is presented in ***Table 4–1***. The existing public transit routes in the Project site vicinity are illustrated in ***Figure 4–2***.

Table 4-1
EXISTING PUBLIC TRANSIT ROUTES [1]

17-May-19

ROUTE	DESTINATIONS	ROADWAY(S) NEAR SITE	NO. OF BUSES DURING PEAK HOUR		
			DIR	AM	PM
Metro 70	El Monte to Downtown Los Angeles (via Garvey Avenue)	Marengo Street	EB WB	5 5	5 4
Metro 20	Cal State Los Angeles to Downtown Los Angeles (via Wabash Avenue and Terrace Drive)	Marengo Street	EB WB	3 3	2 2
Metro 76	El Monte to Downtown Los Angeles (via Valley Boulevard)	Main Street, Valley Boulevard	EB WB	4 5	5 4
Metro 78 / 79 / 378	Arcadia to Downtown Los Angeles (via Arcadia Avenue, Las Tunas Drive, and Huntington Drive)	Mission Road	EB WB	6 12	9 6
Metro 106	East LA College Transit Center to USC Medical Center (via State Street Street, Whittier Boulevard, and 1st Street)	Alvarado Street	EB WB	1 1	1 1
Metro 251 / Metro Rapid 751	Cypress Park to Long Beach Green Line Station (via Soto Street)	Daly Street	NB SB	8 8	9 8
Metro 605	LAC + USC Medical Center Shuttle (via Daly Street, Soto Street, and Lorena Street)	Mission Road, Daly Street	NB SB	5 4	4 5
DASH Boyle Heights / East LA	LAC + USC Medical Center to East Los Angeles (via Marengo Street, Wabash Avenue, and Winter Street)	Mission Road, Zonal Avenue, Marengo Street	NB SB	2 3	3 3
DASH Lincoln Heights / Chinatown	Roundtrip from Union Station (via Cesar Chavez Avenue, Main Street, and Broadway)	Marengo Street, Griffin Avenue	CW CCW	2 2	2 2
			Total	**79**	**75**

[1] Sources: Los Angeles County Metropolitan Transportation Authority (Metro) website, 2019.
Los Angeles Department of Transportation (LADOT) Transit website, 2019.
CW = Clockwise
CCW = Counterclockwise

NOT TO SCALE

MAP SOURCE: METROPOLITAN TRANSPORTATION AUTHORITY

★ PROJECT SITE

FIGURE 4-2
EXISTING PUBLIC TRANSIT ROUTES

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THE BRINE

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5.0 TRAFFIC COUNTS

Manual traffic counts of vehicular turning movements were conducted on Tuesday, March 19, 2019 at each of the study intersections during the weekday morning and afternoon commuter periods to determine the peak hour traffic volumes. The manual traffic counts at the study intersections were conducted from 7:00 AM to 10:00 AM and 3:00 PM to 6:00 PM to determine the respective peak commuter hours.

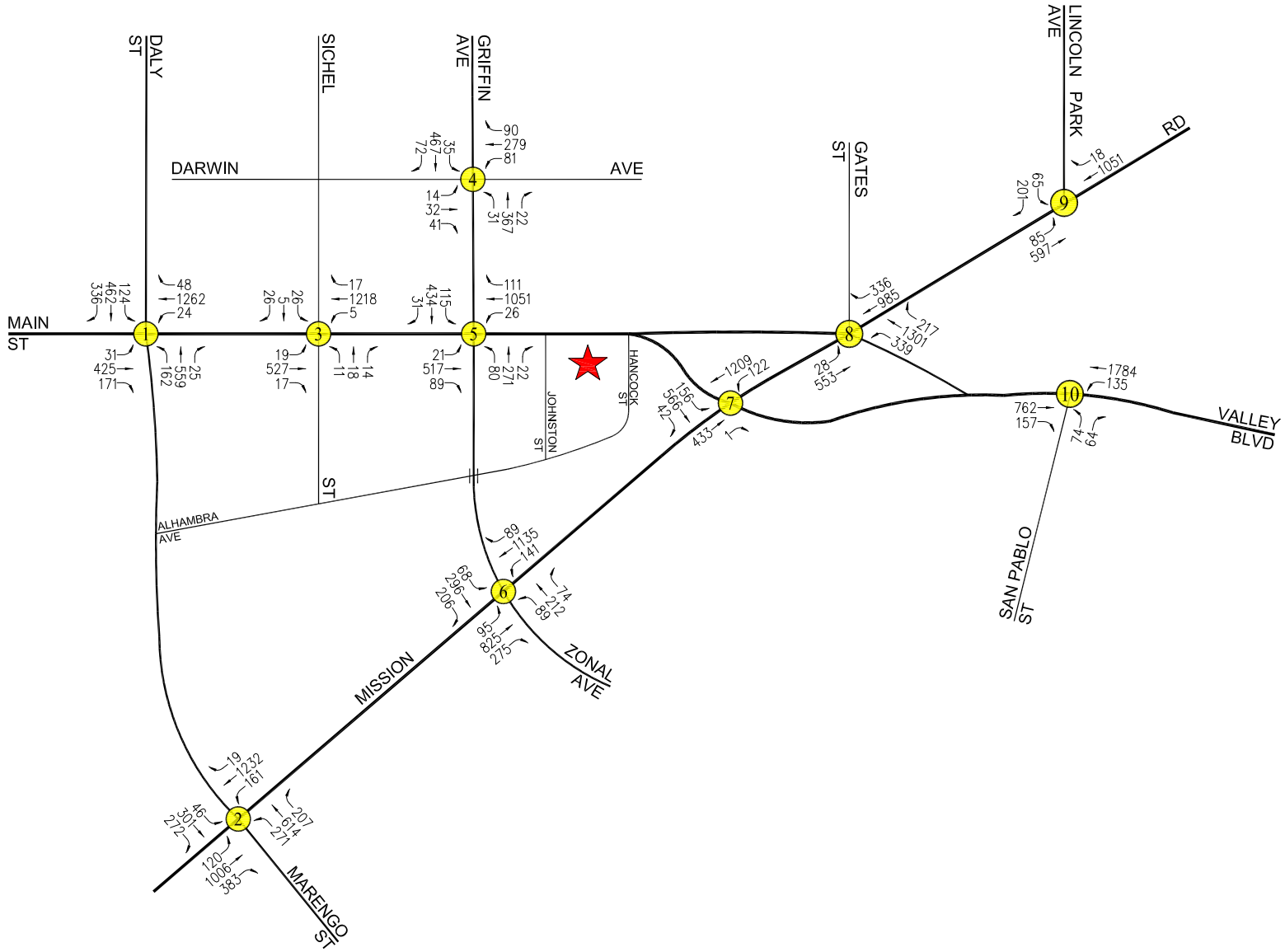
The weekday AM and PM peak period manual counts of vehicle movements at the study intersections are summarized in ***Table 5–1***. The existing traffic volumes at the study intersections during the weekday AM and PM peak hours are shown in ***Figures 5–1*** and ***5–2***, respectively. Summary data worksheets of the manual traffic counts at the study intersections are contained in ***Appendix A***.

Table 5-1
EXISTING TRAFFIC VOLUMES [1]

17-May-19

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR BEGAN	AM PEAK HOUR VOLUME [2]	PM PEAK HOUR BEGAN	PM PEAK HOUR VOLUME [2]
1	Daly Street / Main Street	03/19/2019	NB	7:30	746	5:00	1,106
			SB		922		553
			EB		627		1,157
			WB		1,334		746
2	Daly Street-Marengo Street / Mission Road	03/19/2019	NB	7:30	1,092	4:45	1,092
			SB		619		602
			EB		1,509		1,642
			WB		1,412		1,149
3	Sichel Street / Main Street	03/19/2019	NB	7:00	43	5:00	37
			SB		57		33
			EB		563		993
			WB		1,240		771
4	Griffin Avenue / Darwin Avenue	03/19/2019	NB	7:30	420	4:45	704
			SB		574		329
			EB		87		63
			WB		450		69
5	Griffin Avenue / Main Street	03/19/2019	NB	7:15	373	4:45	621
			SB		580		318
			EB		627		947
			WB		1,188		875
6	Griffin Avenue-Zonal Avenue / Mission Road	03/19/2019	NB	7:30	375	4:45	749
			SB		570		247
			EB		1,195		1,352
			WB		1,365		845
7	Valley Boulevard / Mission Road	03/19/2019	NB	7:15	0	5:00	0
			SB		764		1,119
			EB		434		866
			WB		1,331		704
8	Main Street / Mission Road	03/19/2019	NB	7:15	1,857	4:45	1,126
			SB		0		0
			EB		581		1,066
			WB		1,321		688
9	Lincoln Park Avenue / Mission Road	03/19/2019	NB	7:15	0	5:00	0
			SB		266		175
			EB		682		1,152
			WB		1,152		491
10	San Pablo Street / Valley Boulevard	03/19/2019	NB	7:15	138	4:45	374
			SB		0		0
			EB		919		1,408
			WB		1,919		978

[1] National Data & Surveying Services



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★ PROJECT SITE

Ⓧ STUDY INTERSECTION

FIGURE 5-1
EXISTING TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

THE BRINE

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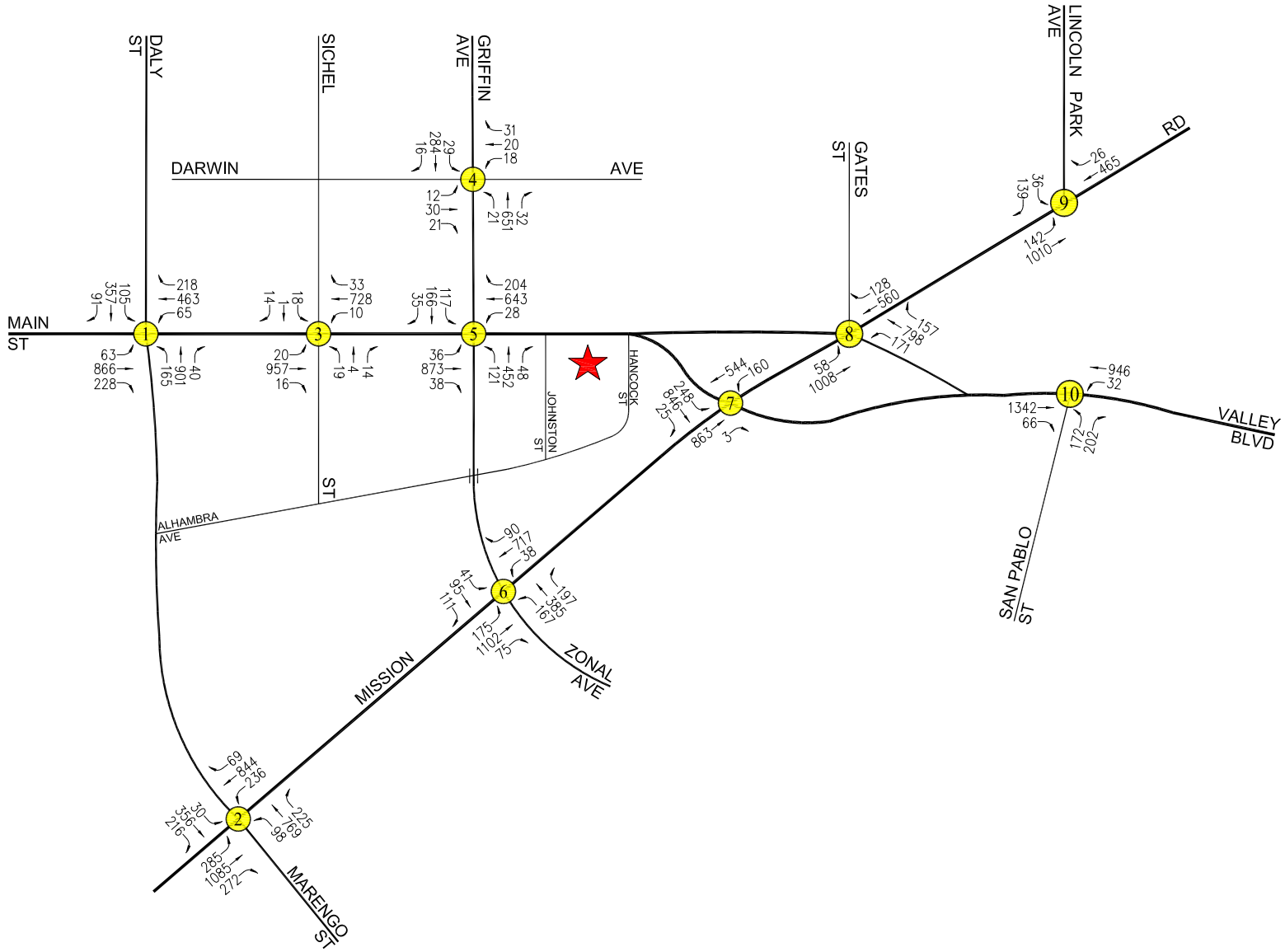

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★ PROJECT SITE

Ⓧ STUDY INTERSECTION

FIGURE 5-2
EXISTING TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

THE BRINE

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6.0 CUMULATIVE DEVELOPMENT PROJECTS

The forecast of future pre-Project conditions was prepared in accordance to procedures outlined in Section 15130 of the CEQA Guidelines. Specifically, the CEQA Guidelines provide two options for developing the future traffic volume forecast:

> "(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the [lead] agency, or
>
> (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency."

Accordingly, the traffic analysis provides a highly conservative estimate of future pre-Project traffic volumes as it incorporates both the "A" and "B" options outlined in CEQA Guidelines for purposes of developing the forecast.

6.1 Related Projects

A forecast of on-street traffic conditions prior to occupancy of the proposed Project was prepared by incorporating the potential trips associated with other known development projects (related projects) in the area. With this information, the potential impact of the proposed Project can be evaluated within the context of the cumulative impact of all ongoing development. The related projects research was based on a list of related projects provided by LADOT within a 0.75-mile radius of the Project site, per LADOT's related projects guidelines. The list of related projects in the Project site area is presented in ***Table 6–1***. The location of the related projects is shown in ***Figure 6–1***.

Traffic volumes expected to be generated by the related projects were calculated using rates provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*[3]. The related projects' respective traffic generation for the weekday AM and PM peak hours, as well as on a daily basis for a typical weekday, is summarized in *Table 6-1*. The distribution of the related projects traffic volumes to the study intersections during the weekday AM and PM peak hours are displayed in ***Figures 6–2*** and ***6–3***, respectively. As described in the section below, the ambient traffic growth factor is intended to account for traffic volumes that may be added to the study intersections in the future by currently unknown related projects located within the 0.75

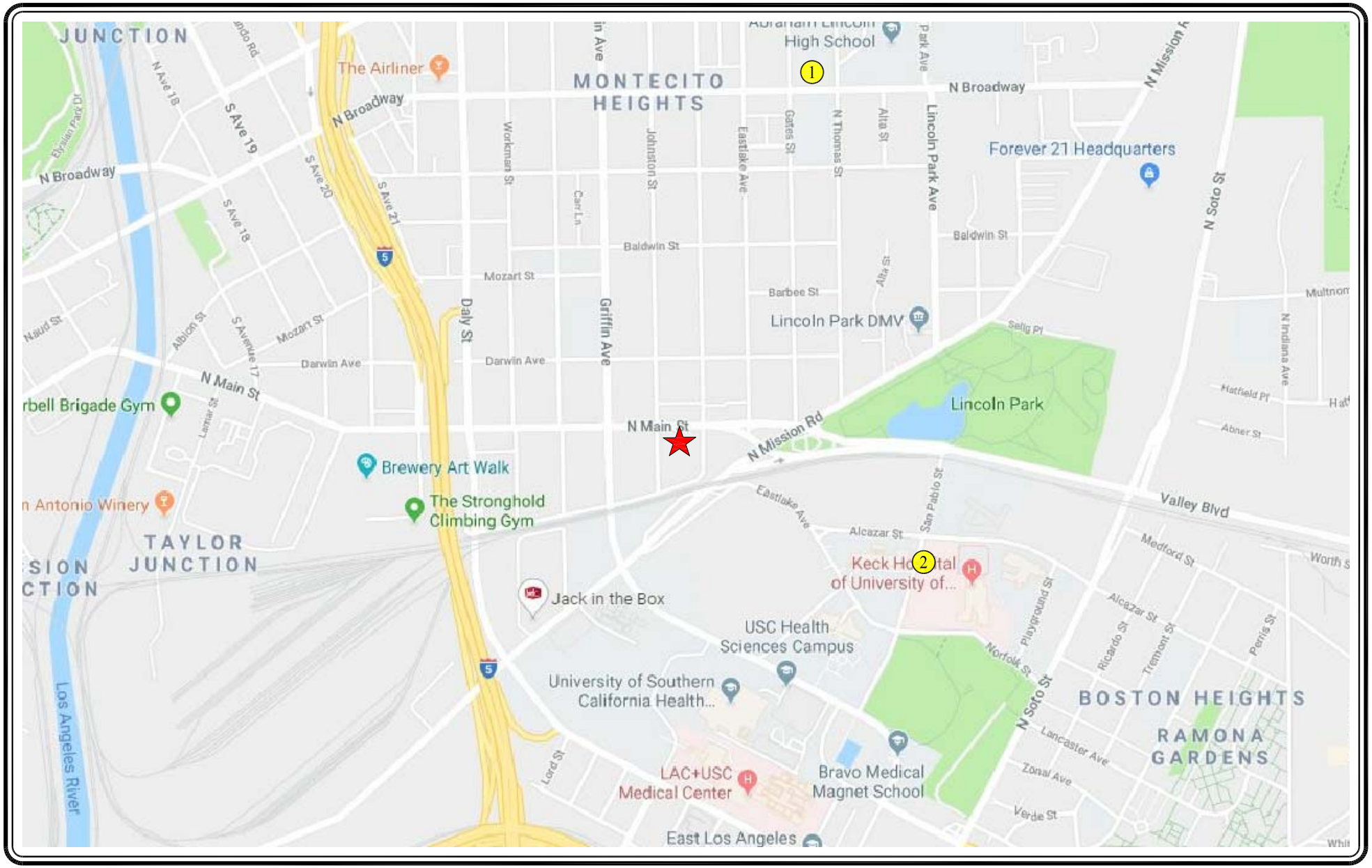
[3] Institute of Transportation Engineers *Trip Generation Manual*, 10th Edition, Washington, D.C., 2017.

Table 6-1
RELATED PROJECTS LIST AND TRIP GENERATION [1]

17-May-19

MAP NO.	PROJECT NAME/NUMBER ADDRESS/LOCATION	PROJECT STATUS	LAND USE DATA		PROJECT DATA SOURCE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			LAND-USE	SIZE			IN	OUT	TOTAL	IN	OUT	TOTAL
1	3303 N. Broadway	Under Construction	Medical Office Retail	43,000 GSF 7,930 GSF		1,384	74	20	94	38	103	141
2	USC Health Sciences Campus 1550 N. San Pablo Street	Under Construction	Hotel Student Housing Medical Office	200 Rooms 157 DU 114,000 GSF		6,256	328	118	446	158	333	491
						7,640	**402**	**138**	**540**	**196**	**436**	**632**

[1] Source: City of Los Angeles Department of Transportation, unless otherwise noted in the Project Data Source column.
[2] Trips are one-way traffic movements, entering or leaving.



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MAP SOURCE: GOOGLE MAPS
★ PROJECT SITE
Ⓧ RELATED PROJECT

FIGURE 6-1
LOCATION OF RELATED PROJECTS

LINSCOTT, LAW & GREENSPAN, engineers

THE BRINE

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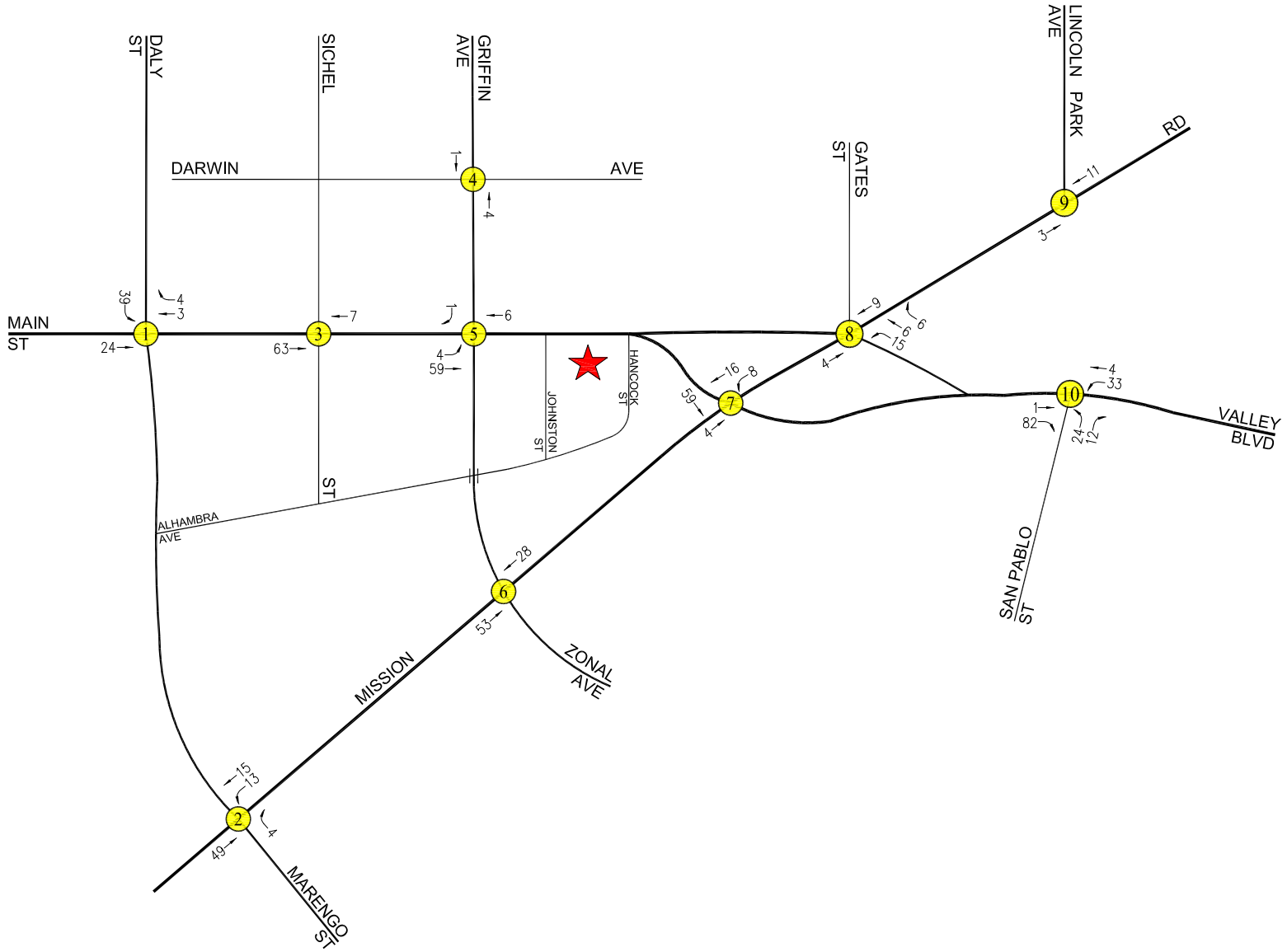

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PROJECT SITE

STUDY INTERSECTION

FIGURE 6-2
RELATED PROJECTS TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

THE BRINE

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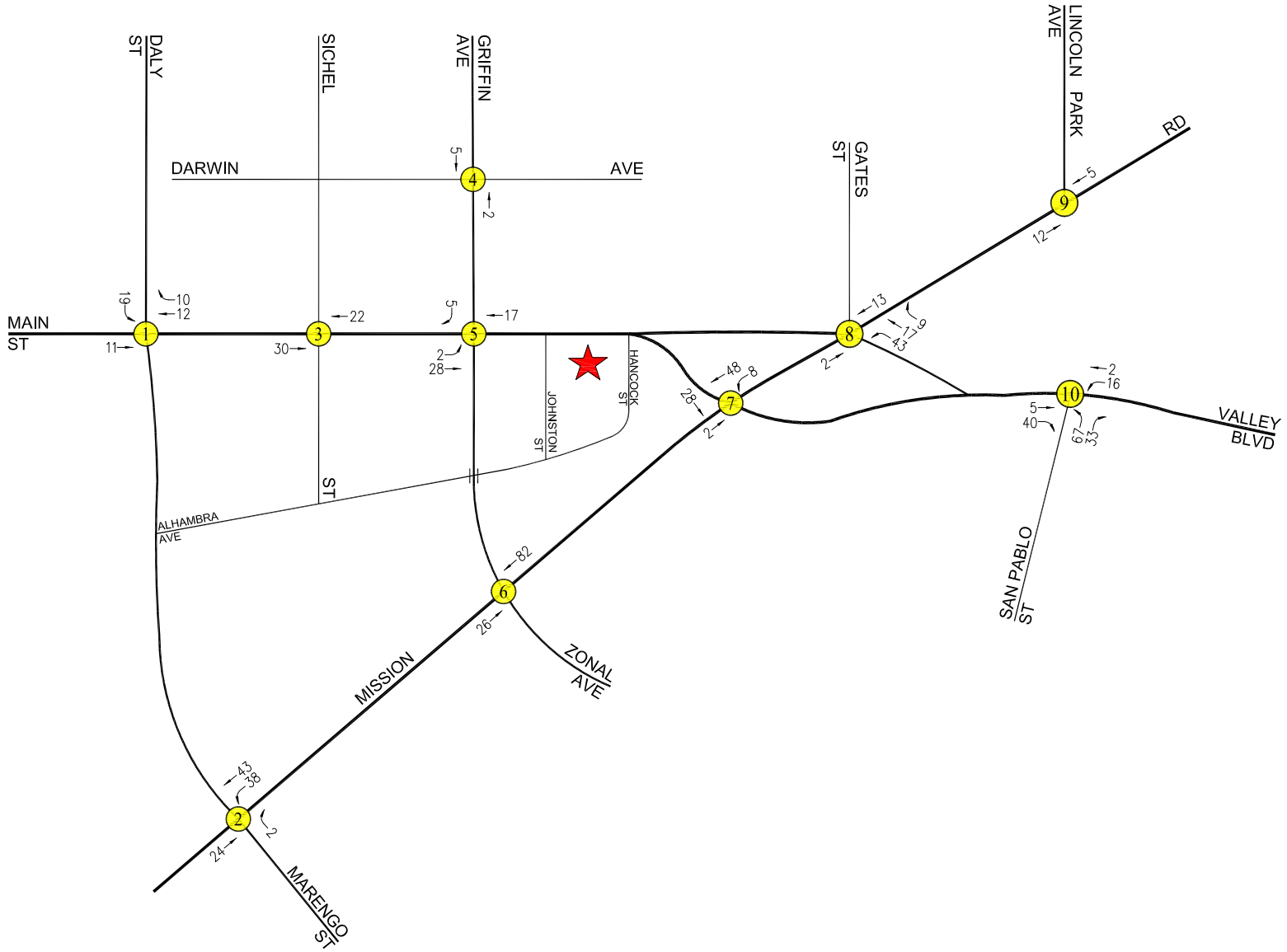

PROJECT SITE

STUDY INTERSECTION

N

NOT TO SCALE

FIGURE 6-3
RELATED PROJECTS TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

THE BRINE

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mile radius provided by LADOT, as well as potential projects located outside the 0.75 mile radius.

6.2 Ambient Traffic Growth Factor

In order to account for unknown related projects not included in this analysis, the existing traffic volumes were increased at an annual rate of 1.0 percent (1.0%) per year to the year 2022 (i.e., the anticipated year of Project build-out). The ambient growth factor was based on general traffic growth factors provided in the *2010 Congestion Management Program for Los Angeles County* ("CMP manual") and determined in consultation with LADOT staff. It is noted that based on review of the general traffic growth factors provided in the CMP manual for the Regional Statistical Area (RSA) in which the Project study area is located (i.e., RSA 24, Glendale), it is anticipated that the existing traffic volumes are expected to increase at an annual rate of less than 0.26% per year between the years 2015 and 2022. Thus, application of an annual growth factor of 1.0% annual growth provides a conservative, worst case forecast of future traffic volumes in the area as it substantially exceeds the annual traffic growth rate published in the CMP manual. Further, it is noted that the CMP manual's traffic growth rate is intended to anticipate future traffic generated by development projects in the Project vicinity. Thus, the inclusion in this traffic analysis of both a forecast of traffic generated by known related projects plus the use of an ambient growth traffic factor based on CMP traffic model data results in a conservative estimate of future traffic volumes at the study intersections.

7.0 TRAFFIC FORECASTING METHODOLOGY

In order to estimate the traffic impact characteristics of the proposed Project, a multi-step process has been utilized. The first step is trip generation, which estimates the total arriving and departing traffic volumes on a peak hour and daily basis. The traffic generation potential is forecast by applying the appropriate vehicle trip generation equations or rates to the Project development tabulation.

The second step of the forecasting process is trip distribution, which identifies the origins and destinations of inbound and outbound Project traffic volumes. These origins and destinations are typically based on demographics and existing/anticipated travel patterns in the study area.

The third step is traffic assignment, which involves the allocation of Project traffic to study area streets and intersections. Traffic assignment is typically based on minimization of travel time, which may or may not involve the shortest route, depending on prevailing operating conditions and travel speeds. Traffic distribution patterns are indicated by general percentage orientation, while traffic assignment allocates specific volume forecasts to individual roadway links and intersection turning movements throughout the study area.

With the forecasting process complete and Project traffic assignments developed, the impact of the proposed Project is isolated by comparing operational (i.e., Levels of Service) conditions at the selected key intersections using existing and expected future traffic volumes without and with forecast Project traffic. The need for site-specific and/or cumulative local area traffic improvements can then be evaluated and the significance of the Project's impacts identified.

7.1 Project Traffic Generation

Traffic volumes expected to be generated by the proposed Project during the weekday AM and PM peak hours, as well as on a daily basis, were estimated using rates published in the ITE *Trip Generation Manual* and the affordable housing trip rates published on Table 5 of the LADOT *Transportation Impact Study Guidelines*. The following trip generation rates were used to forecast the traffic volumes expected to be generated by the Project land use components:

- Permanent Supportive Housing: LADOT Affordable Housing (Permanent Supportive Housing) trip generation average rates were used to forecast the traffic volumes expected to be generated by the permanent supportive housing component of the Project.

- Affordable Senior Housing: LADOT Affordable Housing (Seniors) trip generation average rates were used to forecast the traffic volumes expected to be generated by the affordable senior housing component of the Project.

- Affordable Family Housing: LADOT Affordable Housing (Family) trip generation average rates were used to forecast the traffic volumes expected to be generated by the affordable family housing component of the Project.

- Manager's Unit: ITE Land Use Code 220 (Multifamily Housing [Low-Rise]) trip generation average rates were used to forecast the traffic volumes expected to be generated by the manager's unit component of the Project.

- Grocery Store: ITE Land Use Code 850 (Supermarket) trip generation average rates were used to forecast the traffic volumes expected to be generated by the grocery store component of the Project.

- Medical Office: ITE Land Use Code 720 (Medical-Dental Office) trip generation average rates were used to forecast the traffic volumes expected to be generated by the medical clinic and medical office components of the Project.

In addition to the trip generation forecasts for the proposed Project (which are essentially an estimate of the number of vehicles that could be expected to enter and exit the Project site access points), an adjustment was made to the trip generation forecast based on the Project site's existing land uses. The existing land uses to be removed are 3,704 square feet of commercial floor area, 18,184 square feet of manufacturing floor area, four single-family residential dwelling units, and four multi-family residential dwelling units. ITE Land Use Code 820 (Shopping Center), ITE Land Use Code 140 (Manufacturing), ITE Land Use Code 210 (Single-Family Detached Housing), and ITE Land Use Code 220 (Multifamily Housing [Low-Rise]) trip generation average rates were used to estimate the trip reduction related to the removal of the existing use from the Project site.

Further, a forecast was made of transit trips. The transit forecast is based on the site's proximity to the various transit lines, as well as the land use characteristics of the Project. As shown in *Table 4–1* and *Figure 4–2*, the Project site is well served by public transit. Thus, as stipulated in the LADOT *Transportation Impact Study Guidelines*, a transit reduction adjustment of 10% has been utilized based on the Project's proximity to various Metro bus stops, including a stop at the northeastern portion of the Project site. It is noted that the transit reduction adjustment was not applied to the existing and proposed residential components.

Lastly, a forecast was made of likely pass-by trips. Pass-by trips are made as intermediate stops on the way from an origin to a primary destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the site. In this instance, the adjacent roadway to the Project site includes Main Street. Based on the *LADOT Policy on Pass-By Trips*, a 40% pass-by reduction adjustment was applied to the grocery store component of the Project, a 10% pass-by reduction adjustment was applied to the medical clinic component of the Project, and a 10% pass-by reduction adjustment was applied to the medical office component of the Project. A 50% pass-by reduction adjustment was applied to the existing commercial floor area.

The trip generation forecast for the proposed Project was submitted for review and approval by LADOT staff. As presented in ***Table 7–1***, the proposed Project is expected to generate 156 net new vehicle trips (106 inbound trips and 50 outbound trips) during the AM peak hour. During the PM peak hour, the proposed Project is expected to generate 255 net new vehicle trips (106 inbound trips and 149 outbound trips). Over a 24-hour period, the proposed Project is forecast to generate 2,818 daily trips ends (approximately 1,409 inbound trips and 1,409 outbound trips) during a typical weekday.

It should be noted that the grocery store component of the Project might operate as a general retail use. The subject 28,418 square feet of floor area was analyzed using ITE Land Use Code 850 (Supermarket) trip generation average rates, as this approach provides the most conservative analysis.

7.2 Project Traffic Distribution and Assignment

Project traffic volumes both entering and exiting the site have been distributed and assigned to the adjacent street system based on the following considerations:

- The site's proximity to major traffic corridors (i.e., Main Street, Valley Boulevard, Mission Road, I-5 Freeway, I-10 Freeway, etc.);
- Expected localized traffic flow patterns based on adjacent roadway channelization and presence of traffic signals;
- Existing intersection traffic volumes;
- Ingress/egress availability at the Project site assuming the site access and circulation scheme described in Section 3.0;
- The location of existing and proposed parking areas;
- Nearby population and employment centers as well as adjacent residential neighborhoods;
- Input from LADOT staff.

The general, directional traffic distribution patterns for the proposed Project are presented in ***Figure 7–1.*** The forecast net new weekday AM and PM peak hour Project traffic volumes at the study intersections associated with the proposed Project are presented in ***Figures 7–2*** and ***7–3***, respectively. The traffic volume assignments presented in *Figures 7–2* and *7–3* reflect the traffic distribution characteristics shown in *Figure 7–1* and the Project traffic generation forecast presented in *Table 7–1*.

Table 7-1
PROJECT TRIP GENERATION [1]

13-Aug-19

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2] IN	AM PEAK HOUR VOLUMES [2] OUT	AM PEAK HOUR VOLUMES [2] TOTAL	PM PEAK HOUR VOLUMES [2] IN	PM PEAK HOUR VOLUMES [2] OUT	PM PEAK HOUR VOLUMES [2] TOTAL
Proposed Project								
Permanent Supportive Housing [3]	49 DU	62	3	3	6	4	2	6
Affordable Senior Housing [4]	18 DU	31	1	1	2	2	1	3
Affordable Family Housing [5]	29 DU	118	6	9	15	6	4	10
Manager Unit [6]	1 DU	7	0	0	0	1	0	1
Grocery Store [7]	28,418 GSF	3,034	65	44	109	134	129	263
Medical Clinic [8]	13,543 GSF	471	30	8	38	13	34	47
Medical Office [8]	27,300 GSF	950	59	17	76	26	68	94
Subtotal		4,673	164	82	246	186	238	424
Transit Trips [9]								
Grocery Store (10%)		(303)	(7)	(4)	(11)	(13)	(13)	(26)
Medical Clinic (10%)		(47)	(3)	(1)	(4)	(1)	(3)	(4)
Medical Office (10%)		(95)	(6)	(2)	(8)	(3)	(7)	(10)
Subtotal		(445)	(16)	(7)	(23)	(17)	(23)	(40)
Subtotal Project Driveway Trips		**4,228**	**148**	**75**	**223**	**169**	**215**	**384**
Existing Site								
Commercial [10]	(2,750) GLSF	(104)	(2)	(1)	(3)	(5)	(5)	(10)
Manufacturing [11]	(17,732) GSF	(70)	(9)	(2)	(11)	(4)	(8)	(12)
Single-Family Residential [12]	(4) DU	(38)	(1)	(2)	(3)	(3)	(1)	(4)
Multi-Family Residential [6]	(7) DU	(51)	(1)	(2)	(3)	(3)	(1)	(4)
Subtotal		(263)	(13)	(7)	(20)	(15)	(15)	(30)
Existing Transit Trips [9]								
Commercial (10%)		10	0	0	0	1	1	2
Manufacturing (10%)		7	1	0	1	0	1	1
Single-Family Residential (10%)		4	0	0	0	0	0	0
Multi-Family Residential (10%)		5	0	0	0	0	0	0
Subtotal		26	1	0	1	1	2	3
Subtotal Existing Driveway Trips		**(237)**	**(12)**	**(7)**	**(19)**	**(14)**	**(13)**	**(27)**
NET INCREASE DRIVEWAY TRIPS		**3,991**	**136**	**68**	**204**	**155**	**202**	**357**
Proposed Pass-By Trips [13]								
Grocery Store (40%)		(1,092)	(23)	(16)	(39)	(48)	(46)	(94)
Medical Clinic (10%)		(42)	(3)	(1)	(4)	(1)	(3)	(4)
Medical Office (10%)		(86)	(5)	(2)	(7)	(2)	(6)	(8)
Subtotal		(1,220)	(31)	(19)	(50)	(51)	(55)	(106)
Existing Pass-By Trips [13]								
Commercial (50%)		47	1	1	2	2	2	4
Subtotal		47	1	1	2	2	2	4
NET INCREASE "OFF-SITE" TRIPS		**2,818**	**106**	**50**	**156**	**106**	**149**	**255**

[1] Source: ITE "Trip Generation Manual", 10th Edition, 2017.
[2] Trips are one-way traffic movements, entering or leaving.
[3] City of Los Angeles Affordable Housing (Permanent Supportive Housing) trip generation average rates.
- Daily Trip Rate: 1.27 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.12 trips/dwelling unit; 44% inbound/56% outbound
- PM Peak Hour Trip Rate: 0.12 trips/dwelling unit; 59% inbound/41% outbound

[4] City of Los Angeles Affordable Housing (Seniors) trip generation average rates.
- Daily Trip Rate: 1.72 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.12 trips/dwelling unit; 38% inbound/62% outbound
- PM Peak Hour Trip Rate: 0.15 trips/dwelling unit; 52% inbound/48% outbound

[5] City of Los Angeles Affordable Housing (Family) trip generation average rates.
- Daily Trip Rate: 4.08 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.50 trips/dwelling unit; 40% inbound/60% outbound
- PM Peak Hour Trip Rate: 0.34 trips/dwelling unit; 55% inbound/45% outbound

[6] ITE Land Use Code 220 (Multifamily Housing [Low-Rise]) trip generation average rates.
- Daily Trip Rate: 7.32 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.46 trips/dwelling unit; 23% inbound/77% outbound
- PM Peak Hour Trip Rate: 0.56 trips/dwelling unit; 63% inbound/37% outbound

[7] ITE Land Use Code 850 (Supermarket) trip generation average rates.
- Daily Trip Rate: 106.78 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 3.82 trips/1,000 SF of floor area; 60% inbound/40% outbound
- PM Peak Hour Trip Rate: 9.24 trips/1,000 SF of floor area; 51% inbound/49% outbound

[8] ITE Land Use Code 720 (Medical-Dental Office Building) trip generation average rates.
- Daily Trip Rate: 34.80 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 2.78 trips/1,000 SF of floor area; 78% inbound/22% outbound
- PM Peak Hour Trip Rate: 3.46 trips/1,000 SF of floor area; 28% inbound/72% outbound

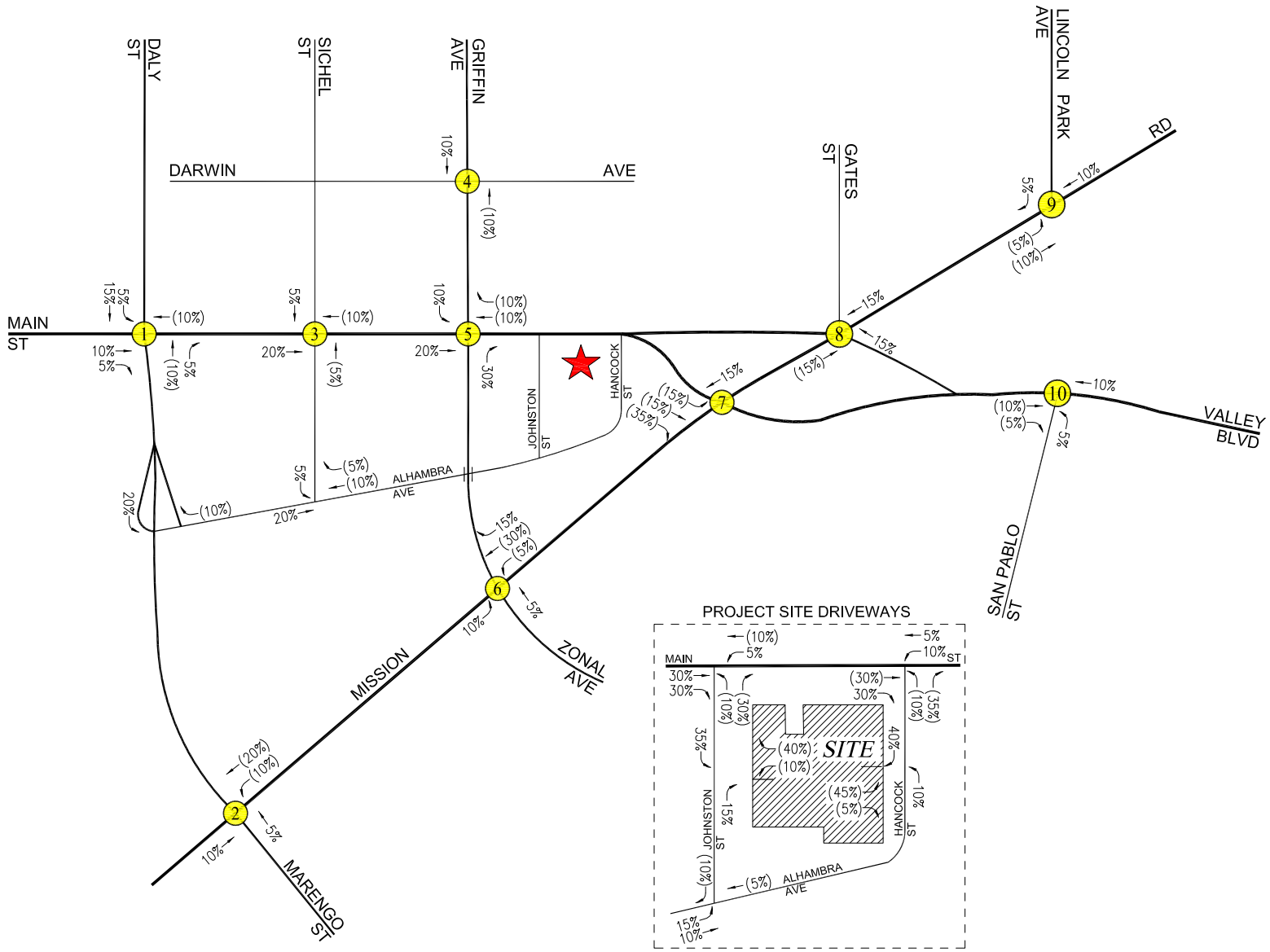
[9] The transit reduction is based on the site's proximity to Metro Rapid bus stops and various bus lines, as well as the land use characteristics of the project.

[10] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
- Daily Trip Rate: 37.75 trips/1,000 SF of leasable floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.94 trips/1,000 SF of floor area; 62% inbound/38% outbound
- AM Peak Hour Trip Rate: 3.81 trips/1,000 SF of floor area; 48% inbound/52% outbound

[11] ITE Land Use Code 140 (Manufacturing) trip generation average rates.
- Daily Trip Rate: 3.93 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.62 trips/1,000 SF of floor area; 77% inbound/23% outbound
- PM Peak Hour Trip Rate: 0.67 trips/1,000 SF of floor area; 31% inbound/69% outbound

[12] ITE Land Use Code 210 (Single-Family Detached Housing) trip generation average rates.
- Daily Trip Rate: 9.44 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.74 trips/dwelling unit; 25% inbound/75% outbound
- PM Peak Hour Trip Rate: 0.99 trips/dwelling unit; 63% inbound/37% outbound

[13] Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the site. The trip reduction for pass-by trips has been applied to the commercial component of the project based on the "LADOT Transportation Impact Study Guidelines", December 2016 for Supermarket, Medical Office and Shopping Center less than 50,000 SF.



NOT TO SCALE

★ PROJECT SITE
(X) STUDY INTERSECTION
= INBOUND PERCENTAGES
(##) = OUTBOUND PERCENTAGES

FIGURE 7-1
PROJECT TRIP DISTRIBUTION

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THE BRINE

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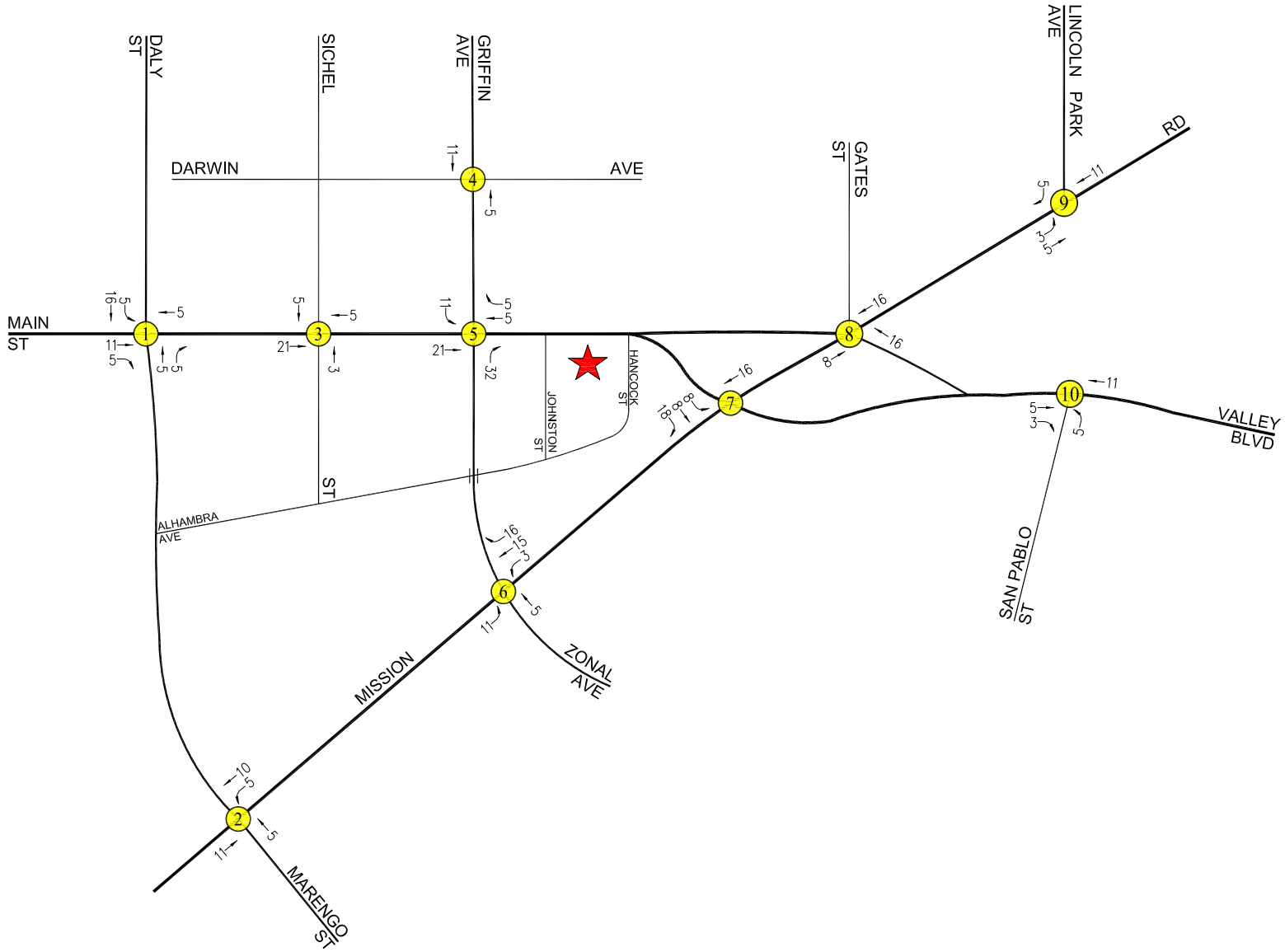

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★ PROJECT SITE

Ⓧ STUDY INTERSECTION

FIGURE 7-2
NET NEW PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

THE BRINE

LINSCOTT, LAW & GREENSPAN, engineers

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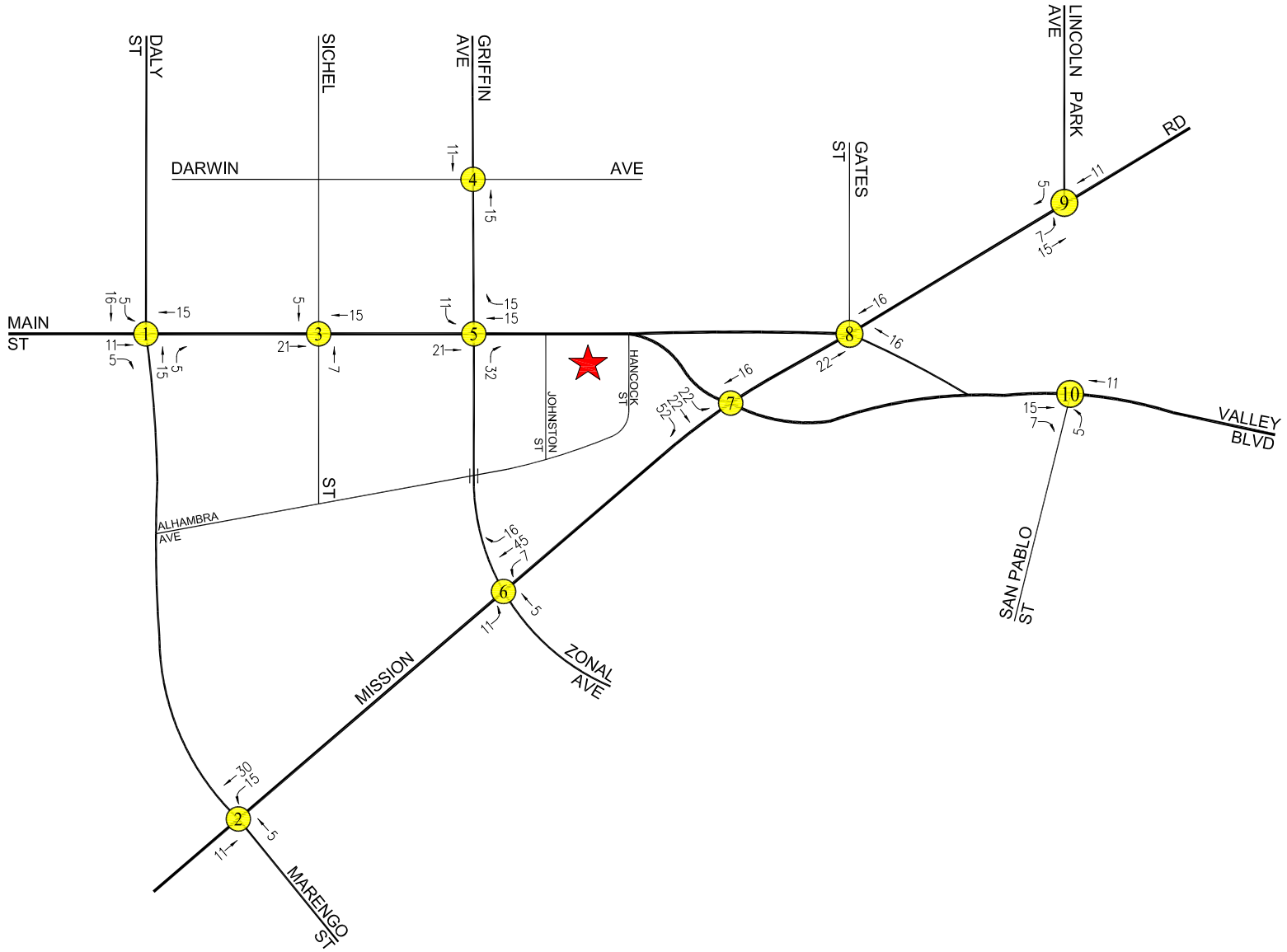

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★ PROJECT SITE

Ⓧ STUDY INTERSECTION

FIGURE 7-3
NET NEW PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

THE BRINE

LINSCOTT, LAW & GREENSPAN, engineers

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8.0 TRAFFIC IMPACT ANALYSIS METHODOLOGY

Operations at the 10 study intersections were evaluated using LADOT's Critical Movement Analysis (CMA) method of analysis that determines *v/c* ratios based on a critical lane basis. The overall intersection *v/c* ratio is subsequently assigned a Level of Service (LOS) value to describe intersection operations. Level of Service varies from LOS A (free flow) to LOS F (jammed condition). A description of the CMA method and corresponding LOS is provided in ***Appendix B***.

8.1 Impact Criteria and Thresholds

The relative impact of the added Project traffic volumes to be generated by the proposed Project during the AM and PM peak hours was evaluated based on analysis of future operating conditions at the study intersections, without and with the proposed Project. The previously discussed capacity analysis procedures were utilized to evaluate the future *v/c* relationships and service level characteristics at each study intersection.

The significance of the potential impacts of Project generated traffic was identified using the traffic impact criteria set forth in LADOT's *Transportation Impact Study Guidelines*, December 2016. According to the respective published guidelines, an intersection traffic impact is considered significant if the Project-related increase in the *v/c* ratio is equal to or exceeds the thresholds presented in ***Table 8–1***.

Table 8-1
CITY OF LOS ANGELES
INTERSECTION IMPACT THRESHOLD CRITERIA

Final *v/c*	Level of Service	Project Related Increase in *v/c*
> 0.701 - 0.800	C	equal to or greater than 0.040
> 0.801 - 0.900	D	equal to or greater than 0.020
> 0.901	E or F	equal to or greater than 0.010

As required by the City, mitigation of Project traffic impacts are required whenever traffic generated by the proposed development causes an increase of the analyzed intersection *v/c* ratio by an amount equal to or greater than the values shown above.

8.2 LADOT ATSAC/ATCS

The City's Automated Traffic Surveillance and Control (ATSAC) and Adaptive Traffic Control System (ATCS) provides computer control of traffic signals allowing automatic adjustment of signal timing plans to reflect changing traffic conditions, identification of unusual traffic conditions caused by accidents, the ability to centrally implement special purpose short term traffic timing changes in response to incidents, and the ability to quickly identify signal equipment malfunctions. ATCS provides real time control of traffic signals and includes additional loop detectors, closed-circuit television, an upgrade in the communications links and a new generation of traffic control software. LADOT estimates that the ATSAC system reduces the critical *v/c* ratios by seven percent (0.07). An ATCS system upgrade further reduces the critical *v/c* ratios by three percent (0.03) for a total of 10 percent (0.10). ATSAC system upgrades for the study intersections have been implemented as part of the LADOT ATSAC/ATCS system. Accordingly, the LOS calculations reflect a 0.10 adjustment for all analysis scenarios evaluated.

8.3 Traffic Impact Analysis Scenarios

Pursuant to LADOT traffic study guidelines, LOS calculations have been prepared for the following scenarios for the 10 study intersections:

(a) Existing (2019) conditions.

(b) Condition (a) with completion and occupancy of the Project.

(c) Condition (b) with implementation of Project mitigation measures where necessary.

(d) Condition (a) plus one percent (1.0%) annual ambient traffic growth through year 2022 and with completion and occupancy of the related projects (i.e., future cumulative baseline)

(e) Condition (d) with completion and occupancy of the Project.

(f) Condition (e) with implementation of Project mitigation measures where necessary.

The traffic volumes for each new condition were added to the volumes in the prior condition to determine the change in capacity utilization at the study intersections.

9.0 CITY OF LOS ANGELES TRAFFIC ANALYSIS

The traffic impact analysis prepared for the study intersections using the CMA methodology and application of the City's significant traffic impact criteria is summarized in ***Table 9–1.*** The CMA data worksheets for the analyzed intersections are contained in *Appendix B.*

9.1 Existing Conditions

9.1.1 *Existing Conditions*

As indicated in column [1] of *Table 9–1*, the 10 study intersections are presently operating at LOS D or better during the weekday AM and PM peak hours under existing conditions. The existing traffic volumes at the study intersections during the weekday AM and PM peak hours are displayed in *Figures 5-1* and *5-2*, respectively.

9.1.2 *Existing with Project Conditions*

As shown in column [2] of *Table 9–1,* application of the City's threshold criteria to the "Existing with Project" scenario indicates that the Project is not expected to create significant impacts at any of the 10 study intersections. Incremental, but not significant, impacts are noted at the study intersections. Therefore, no mitigation measures are required or recommended with respect to these intersections under the "Existing with Project" conditions. The "Existing with Project" traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in ***Figures 9–1*** and ***9–2***, respectively.

9.2 Future Conditions

9.2.1 *Future Cumulative Baseline Conditions*

The future cumulative baseline conditions were forecast based on the addition of traffic generated by the completion and occupancy of the related projects, as well as the growth in traffic due to the combined effects of continuing development, intensification of existing developments and other factors (i.e., ambient growth). The *v/c* ratios at all of the study intersections are incrementally increased with the addition of ambient traffic and traffic generated by the related projects listed in *Table 6–1*.

As presented in column [3] of *Table 9–1*, the 10 study intersections are expected to operate at LOS D or better during the weekday AM and PM peak hours with the addition of growth in ambient traffic and related project traffic under the future cumulative baseline conditions. The future cumulative baseline (existing, ambient growth and related projects) traffic volumes at the study intersections during the weekday AM and PM peak hours are presented in ***Figures 9–3*** and ***9–4***, respectively.

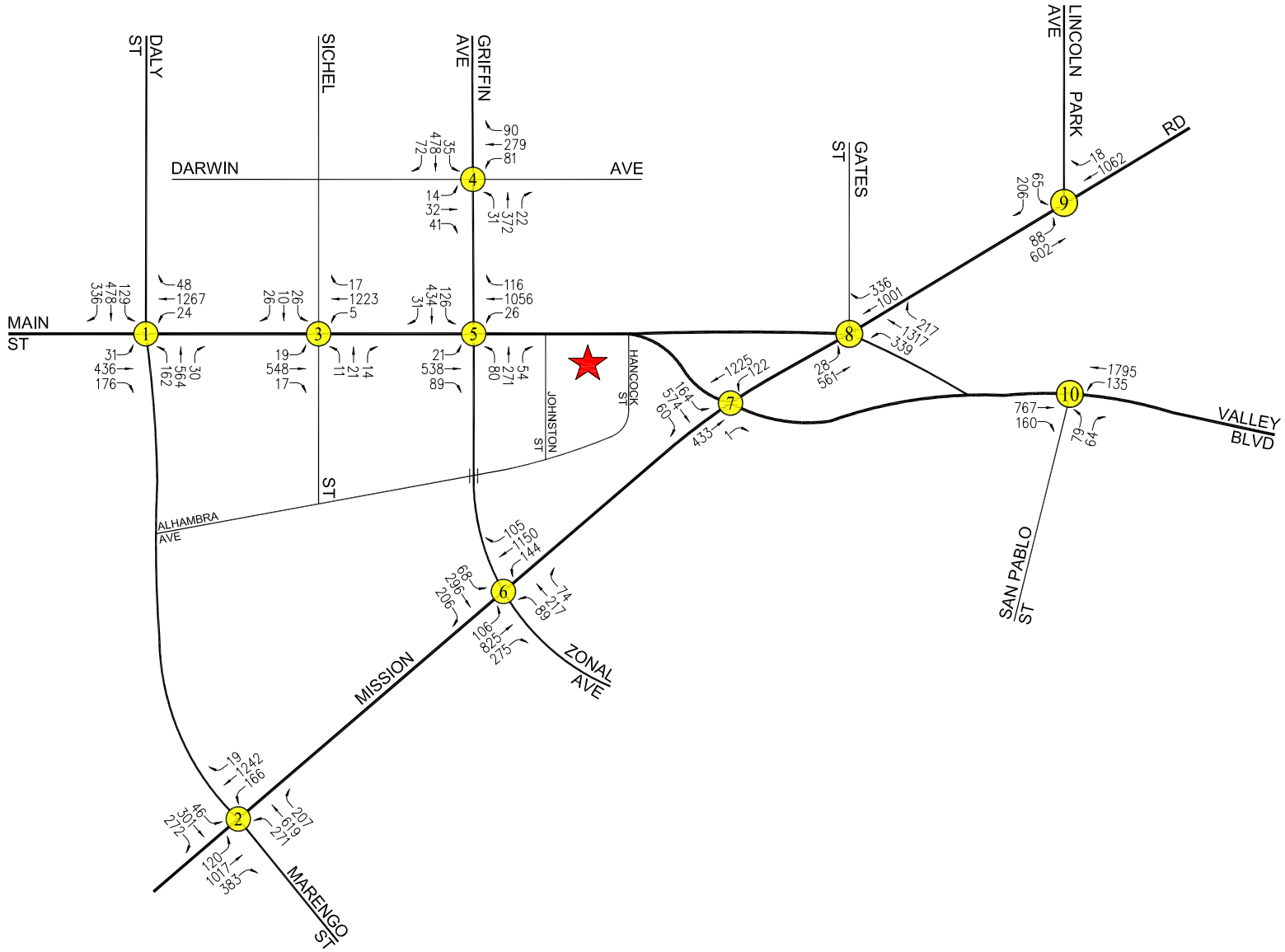
Table 9-1
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
AM AND PM PEAK HOURS

14-Aug-19

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2019 EXISTING V/C	[1] LOS	[2] YEAR 2019 EXISTING W/ PROJECT V/C	[2] LOS	[2] CHANGE V/C [(2)-(1)]	[2] SIGNIF. IMPACT [a]	[3] YEAR 2022 FUTURE PRE-PROJECT V/C	[3] LOS	[4] YEAR 2022 FUTURE W/ PROJECT V/C	[4] LOS	[4] CHANGE V/C [(4)-(3)]	[4] SIGNIF. IMPACT [a]
1	Daly Street /	AM	0.747	C	0.771	C	0.024	NO	0.792	C	0.799	C	0.007	NO
	Main Street	PM	0.776	C	0.791	C	0.015	NO	0.819	D	0.834	D	0.015	NO
2	Daly Street-Marengo Street /	AM	0.851	D	0.855	D	0.004	NO	0.885	D	0.889	D	0.004	NO
	Mission Road	PM	0.797	C	0.811	D	0.014	NO	0.860	D	0.875	D	0.015	NO
3	Sichel Street /	AM	0.374	A	0.378	A	0.004	NO	0.394	A	0.399	A	0.005	NO
	Main Street	PM	0.295	A	0.306	A	0.011	NO	0.317	A	0.329	A	0.012	NO
4	Griffin Avenue /	AM	0.487	A	0.495	A	0.008	NO	0.505	A	0.513	A	0.008	NO
	Darwin Avenue	PM	0.421	A	0.431	A	0.010	NO	0.439	A	0.449	A	0.010	NO
5	Griffin Avenue /	AM	0.679	B	0.682	B	0.003	NO	0.707	C	0.711	C	0.004	NO
	Main Street	PM	0.650	B	0.664	B	0.014	NO	0.685	B	0.699	B	0.014	NO
6	Griffin Avenue-Zonal Avenue /	AM	0.599	A	0.611	B	0.012	NO	0.629	B	0.641	B	0.012	NO
	Mission Road	PM	0.577	A	0.585	A	0.008	NO	0.606	B	0.614	B	0.008	NO
7	Valley Boulevard /	AM	0.506	A	0.520	A	0.014	NO	0.549	A	0.563	A	0.014	NO
	Mission Road	PM	0.586	A	0.611	B	0.025	NO	0.622	B	0.647	B	0.025	NO
8	Main Street /	AM	0.681	B	0.692	B	0.011	NO	0.709	C	0.720	C	0.011	NO
	Mission Road	PM	0.502	A	0.515	A	0.013	NO	0.527	A	0.540	A	0.013	NO
9	Lincoln Park Avenue /	AM	0.775	C	0.787	C	0.012	NO	0.809	D	0.821	D	0.012	NO
	Mission Road	PM	0.367	A	0.381	A	0.014	NO	0.385	A	0.398	A	0.013	NO
10	San Pablo Street /	AM	0.544	A	0.551	A	0.007	NO	0.581	A	0.588	A	0.007	NO
	Valley Boulevard	PM	0.493	A	0.498	A	0.005	NO	0.558	A	0.567	A	0.009	NO

[a] According to LADOT's "Transportation Impact Study Guidelines", December 2016, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
0.701 - 0.800	C	equal to or greater than 0.040
0.801 - 0.900	D	equal to or greater than 0.020
> 0.901	E, F	equal to or greater than 0.010



PROJECT SITE
STUDY INTERSECTION

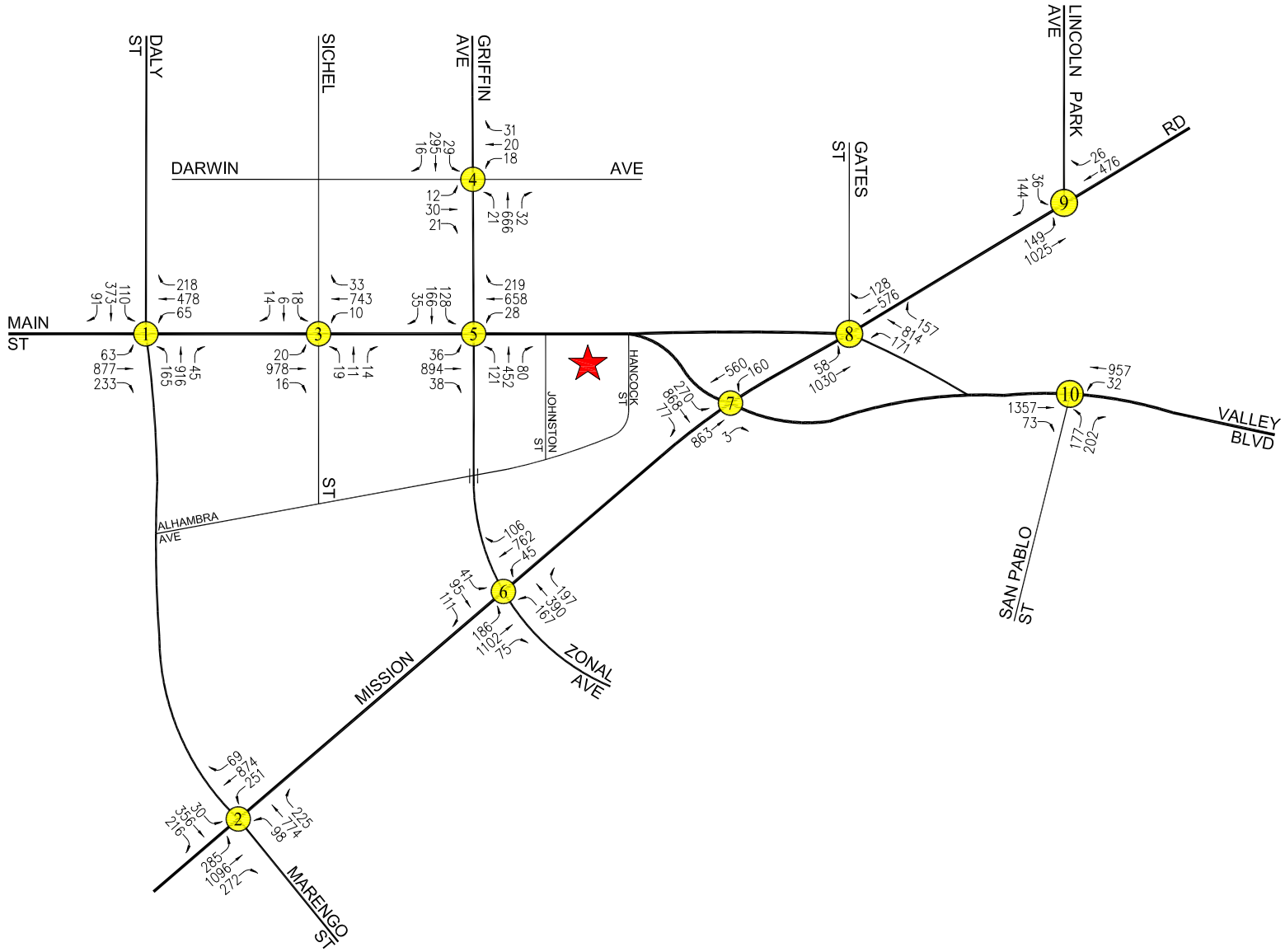
N
NOT TO SCALE

FIGURE 9-1
EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR
THE BRINE

LINSCOTT, LAW & GREENSPAN, engineers

o:\0436\dwg\f9-1.dwg 08/15/2019 13:56:32 jshender llg exhibits color.ctb



N

NOT TO SCALE

★ PROJECT SITE

Ⓧ STUDY INTERSECTION

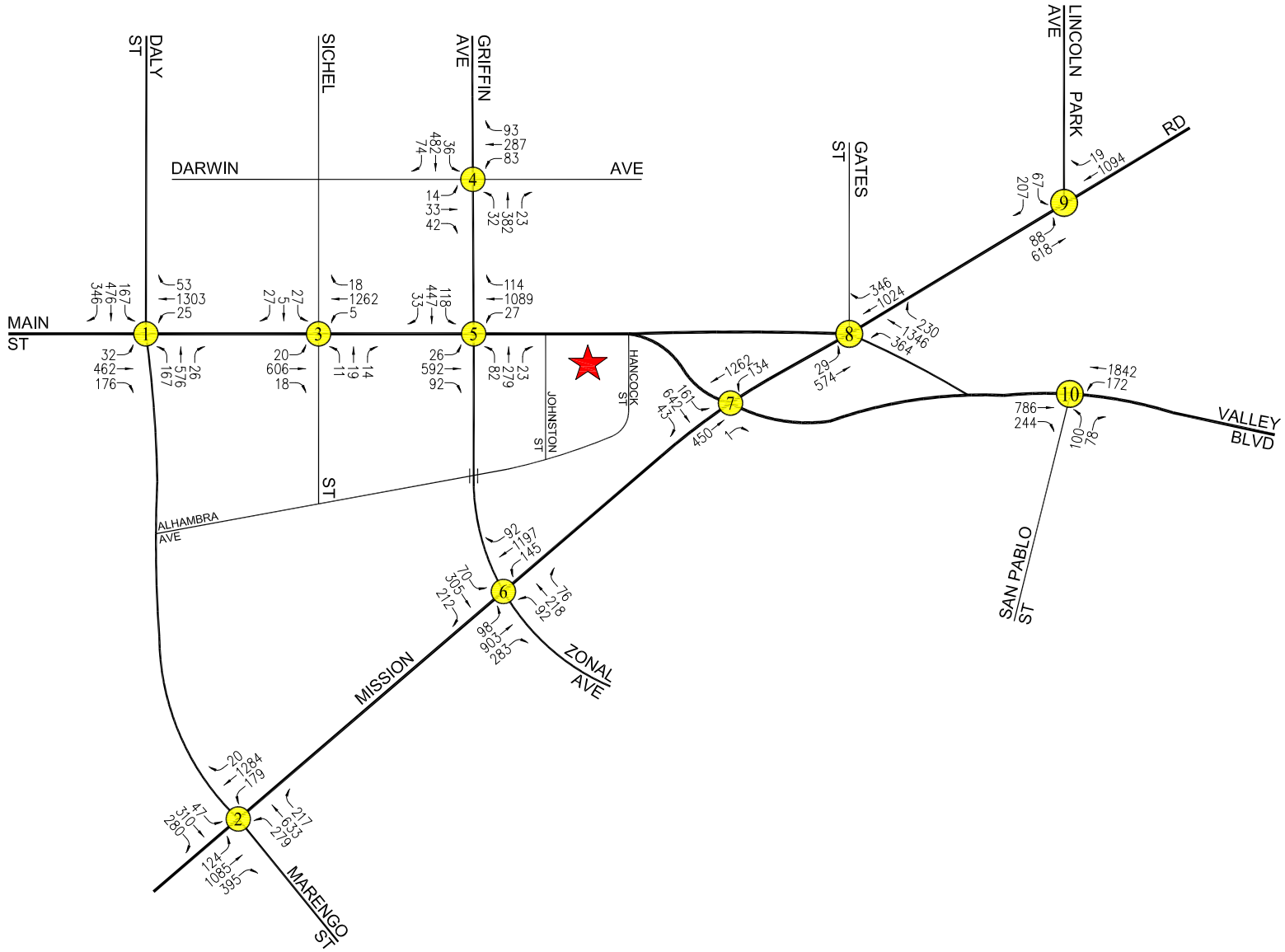
FIGURE 9-2
EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

THE BRINE

LINSCOTT, LAW & GREENSPAN, engineers

o:\0436\dwg\f9-2.dwg 08/14/2019 14:36:40 jshender llg exhibits color.ctb



PROJECT SITE
STUDY INTERSECTION

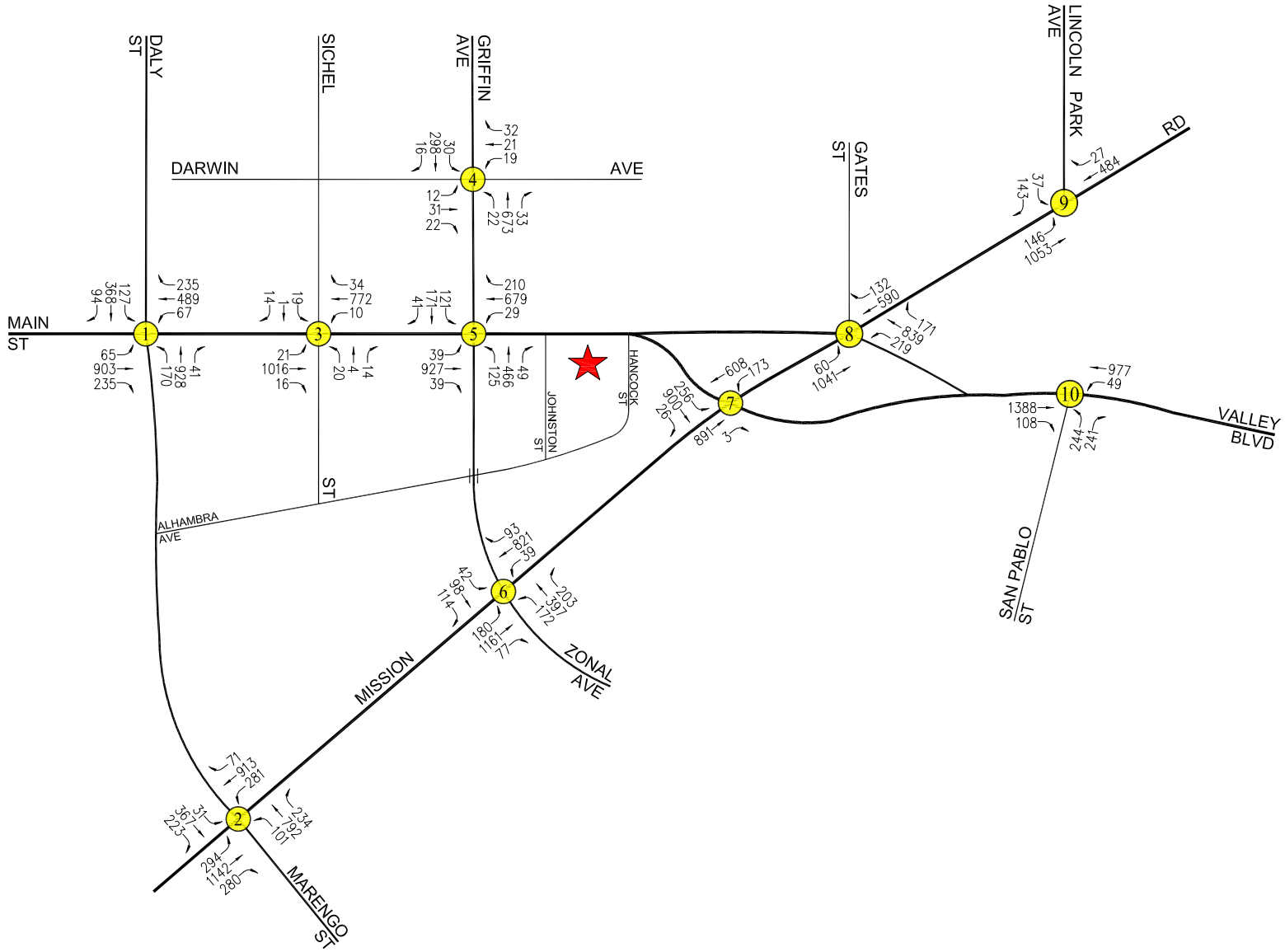
N
NOT TO SCALE

FIGURE 9-3
FUTURE CUMULATIVE BASELINE TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR
THE BRINE

LINSCOTT, LAW & GREENSPAN, engineers

o:\0436\dwg\f9-3.dwg 05/17/2019 11:33:56 jshender llg exhibits color.ctb



N

NOT TO SCALE

★ PROJECT SITE

Ⓧ STUDY INTERSECTION

FIGURE 9-4
FUTURE CUMULATIVE BASELINE TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

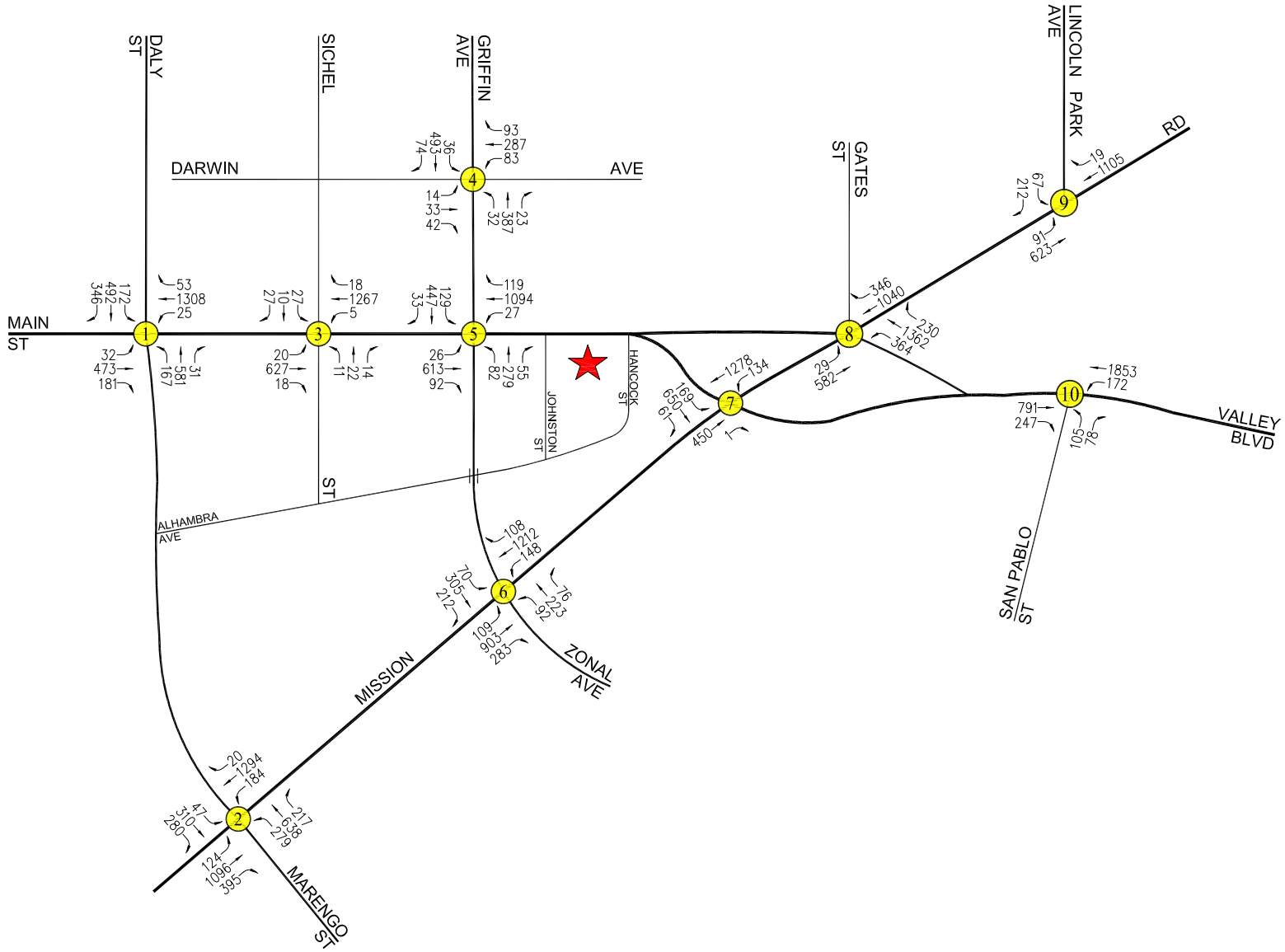
THE BRINE

LINSCOTT, LAW & GREENSPAN, engineers

o:\0436\dwg\f9-4.dwg 05/17/2019 11:35:20 jshender llg exhibits color.ctb

9.2.2 *Future Cumulative with Project Conditions*

The "Future Cumulative with Project" conditions were forecast based on the addition of traffic generated by the Project plus completion and occupancy of related projects. As shown in column [4] of *Table 9–1*, application of the City's threshold criteria to the "Future Cumulative with Project" scenario indicates that the proposed Project is not expected to create significant impacts at any of the 10 study intersections. Therefore, no mitigation measures are required or recommended with respect to these intersections under the "Future Cumulative with Project" conditions. The "Future Cumulative with Project" (existing, ambient growth, related projects, and Project) traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in ***Figures 9–5*** and ***9–6***, respectively.



N

NOT TO SCALE

★ PROJECT SITE

Ⓧ STUDY INTERSECTION

FIGURE 9-5

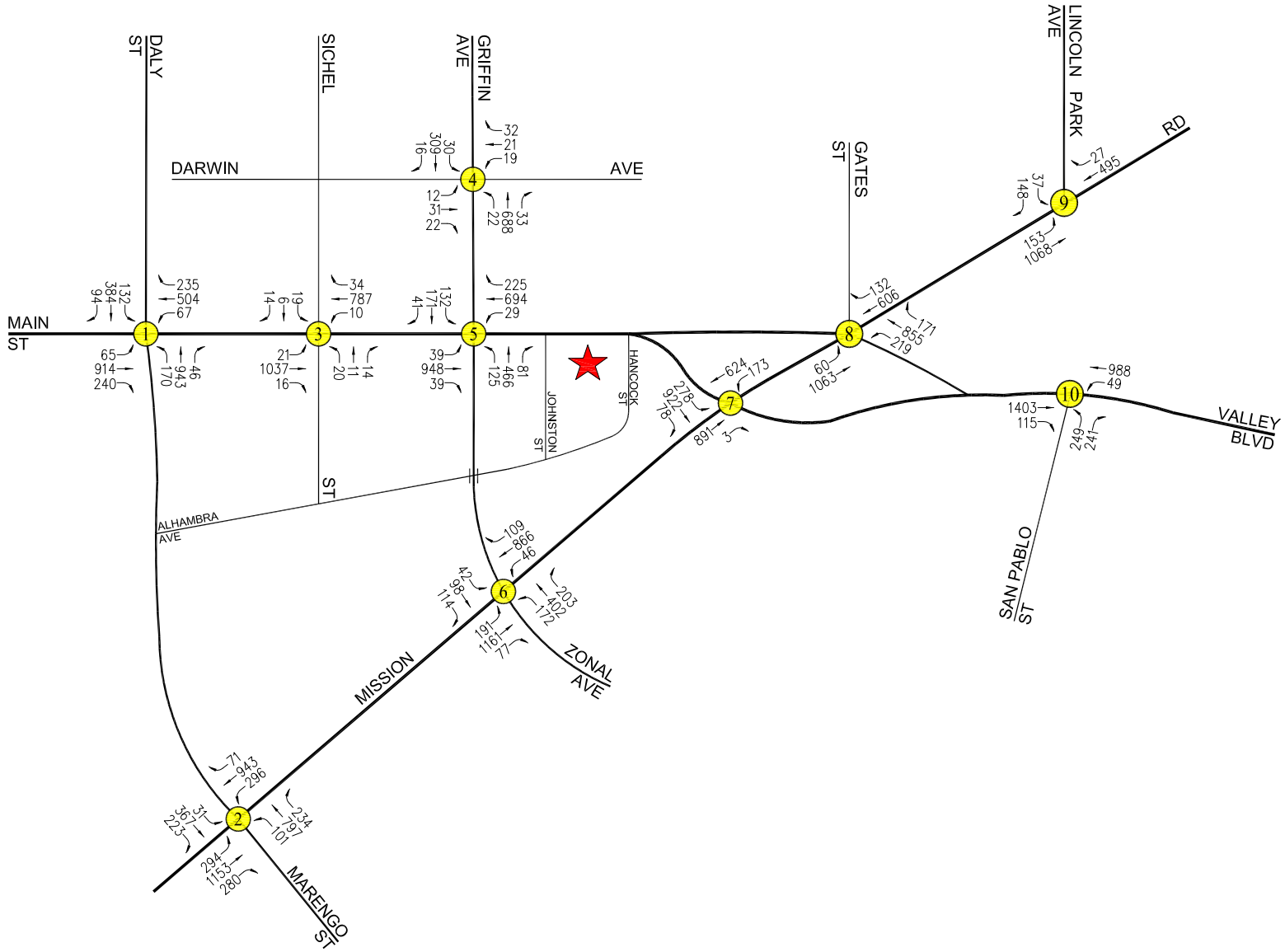
FUTURE CUMULATIVE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

THE BRINE

LINSCOTT, LAW & GREENSPAN, engineers

o:\0436\dwg\f9-5.dwg 08/14/2019 14:44:01 jshender llg exhibits color.ctb



PROJECT SITE
STUDY INTERSECTION

NOT TO SCALE

FIGURE 9-6
FUTURE CUMULATIVE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR
THE BRINE

LINSCOTT, LAW & GREENSPAN, engineers

o:\0436\dwg\f9-6.dwg 08/14/2019 14:56:05 jshender llg exhibits color.ctb

10.0 CONGESTION MANAGEMENT PROGRAM TRAFFIC IMPACT ASSESSMENT

The CMP is a state-mandated program that was enacted by the California State Legislature with the passage of Proposition 111 in 1990. The program is intended to address the impact of local growth on the regional transportation system.

As required by the 2010 CMP for Los Angeles County, a Traffic Impact Assessment (TIA) has been prepared to determine the potential impacts on designated monitoring locations on the CMP highway system. The analysis has been prepared in accordance with procedures outlined in the *2010 Congestion Management Program for Los Angeles County*, County of Los Angeles Metropolitan Transportation Authority, 2010.

According to Section D.9.1 (Appendix D, page D-6) of the 2010 CMP manual, the criteria for determining a significant transportation impact is listed below:

> "A significant transportation impact occurs when the proposed Project increases traffic demand on a CMP facility by 2% of capacity (V/C $\geq$ 0.02), causing or worsening LOS F (V/C > 1.00)."

The CMP impact criteria apply for analysis of both intersection and freeway monitoring locations.

10.1 Intersections

The following CMP intersection monitoring locations in the Project vicinity have been identified:

- <u>CMP Station</u> <u>Intersection</u>

  No. 1 Fremont Avenue / Valley Boulevard

  No. 85 I-710 Northbound Off-Ramp / Valley Boulevard

The CMP TIA guidelines require that intersection monitoring locations must be examined if the proposed Project will add 50 or more trips during either the AM or PM weekday peak hours. As shown in *Figure 7–2* and *Figure 7–3*, the proposed Project would not add 50 or more trips during the AM or PM peak hours at any of the CMP monitoring locations. Therefore, no further review of potential impacts to intersection monitoring locations that are part of the CMP highway system is required.

10.2 Freeways

The following CMP freeway monitoring locations have been identified in the Project vicinity:

CMP Station	Location
No. 1014	I-10 Freeway at East Los Angeles City Limit
No. 1036	US-101 Freeway north of Vignes Avenue
No. 1050	SR-110 Freeway at Pasadena Avenue

The CMP TIA guidelines require that freeway monitoring locations must be examined if the proposed Project will add 150 or more trips (in either direction) during either the AM or PM weekday peak periods. The proposed Project will not add 150 or more trips (in either direction) during either the AM or PM weekday peak hours to the CMP freeway monitoring locations which is the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to freeway monitoring locations that are part of the CMP highway system is required.

10.3 Transit Impact Review

As required by the *2010 Congestion Management Program for Los Angeles County*, a review has been made of the potential impacts of the Project on transit service. As discussed in Subsection 4.4 herein, existing transit service is provided in the vicinity of the proposed Project.

The Project trip generation, as shown in *Table 7–1*, was adjusted by values set forth in the CMP (i.e., person trips equal 1.4 times vehicle trips, and transit trips equal 3.5 percent of the total person trips) to estimate transit trip generation. Pursuant to the CMP guidelines, the proposed Project is forecast to generate demand for 8 transit trips during the AM peak hour and 13 transit trips during the PM peak hour. The calculations are as follows:

- AM Peak Hour = $156 \times 1.4 \times 0.035 = 8$ Transit Trips
- PM Peak Hour = $255 \times 1.4 \times 0.035 = 13$ Transit Trips

As shown in *Table 4–1,* nine transit lines and routes are provided adjacent to or in close proximity the Project site. As outlined in *Table 4–1*, under the "No. of Buses During Peak Hour" column, these nine public transit lines provide services for an average of (i.e., average of the directional number of buses during the peak hours) approximately 79 buses during the AM peak hour and 75 buses during the PM peak hour. Therefore, based on the above calculated AM and PM peak hour trips, this would correspond to an insignificant number of additional Project-generated transit trips per bus. It is noted that neither LADOT nor Metro has established thresholds of significance for potential impacts on transit service. However, it is anticipated that the existing transit service in the Project area will adequately accommodate the increase of Project-generated transit trips.

11.0 CONCLUSIONS

This traffic impact analysis has been prepared to evaluate the potential impacts to the local street system due to the proposed The Brine project located at 1829 Hancock Street and surrounding addresses in the City of Los Angeles. Ten intersections were identified and analyzed in order to determine changes in operations following construction and occupancy of the proposed Project. Application of the impact threshold criteria from the City indicate that none of the 10 study intersections would be significantly impacted by the forecast Project traffic. Incremental, but not significant, impacts are noted at the 10 study intersections evaluated in this analysis. As no significant impacts are expected due to the proposed Project, no traffic mitigation measures are required or recommended for the study intersections.

APPENDIX A

MANUAL TRAFFIC COUNT DATA

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Daly St

East/West Main St

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	140	267	356	92
BIKES	21	16	31	32
BUSES	57	46	34	27

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	208	8.45	242	7.30	179	7.30	368	7.15
PM PK 15 MIN	302	16.30	155	16.30	296	17.15	207	17.15
AM PK HOUR	786	8.00	922	7.30	627	7.30	1396	7.00
PM PK HOUR	1144	16.30	591	16.00	1157	17.00	770	16.30

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	173	533	17	723
8-9	186	570	30	786
9-10	144	548	30	722
15-16	118	787	25	930
16-17	153	907	32	1092
17-18	165	901	40	1106
TOTAL	939	4246	174	5359

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	126	390	238	754
8-9	97	380	314	791
9-10	107	246	123	476
15-16	126	334	80	540
16-17	123	372	96	591
17-18	105	357	91	553
TOTAL	684	2079	942	3705

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
1477	42	8	57	3
1577	27	4	19	1
1198	16	0	13	0
1470	37	2	20	5
1683	50	7	26	5
1659	37	7	24	10
9064	209	28	159	24

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	26	393	135	554
8-9	31	348	176	555
9-10	45	296	211	552
15-16	42	501	221	764
16-17	58	656	227	941
17-18	63	866	228	1157
TOTAL	265	3060	1198	4523

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	37	1270	89	1396
8-9	24	1235	66	1325
9-10	44	740	179	963
15-16	44	380	227	651
16-17	48	448	255	751
17-18	65	463	218	746
TOTAL	262	4536	1034	5832

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1950	22	2	49	3
1880	8	2	29	1
1515	8	0	18	0
1415	17	2	24	7
1692	25	7	37	8
1903	21	4	23	4
10355	101	17	180	23

Prepared by National Data & Surveying Services

Daly St & Main St

Peak Hour Turning Movement Count

ID: 19-05116-001
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS

AM	07:30 AM - 08:30 AM
NOON	NONE
PM	05:00 PM - 06:00 PM

COUNT PERIODS

AM	07:00 AM - 10:00 AM
NOON	NONE
PM	03:00 PM - 06:00 PM

SOUTHBOUND (Daly St)

AM	336	462	124	0	638	AM
NOON	0	0	0	0	0	NOON
PM	91	357	105	0	1182	PM
	0	2	1	0		

EASTBOUND (Main St)

AM	NOON	PM	
1760	0	719	
0	0	0	0
31	0	63	0
425	0	866	2
171	0	228	0

WESTBOUND (Main St)

	PM	NOON	AM
0	218	0	48
2	463	0	1262
0	65	0	24
0	0	0	0
	1011	0	574

NORTHBOUND (Daly St)

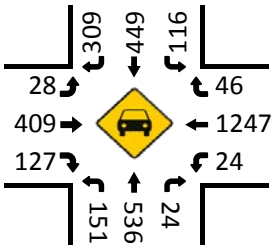
PM	650	0	165	901	40	PM
NOON	0	0	0	0	0	NOON
AM	657	0	162	559	25	AM
		0	1	2	0	

CONTROL

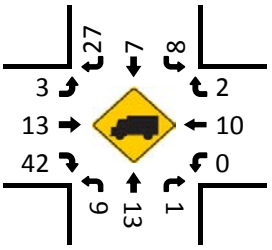
Signalized

	AM	NOON	PM
TEV	3629	0	3562
PHF	0.97		0.97

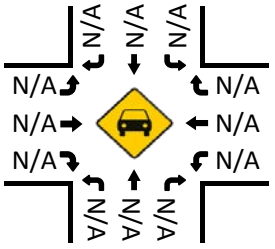
Cars (AM)



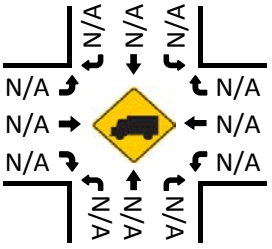
HT (AM)



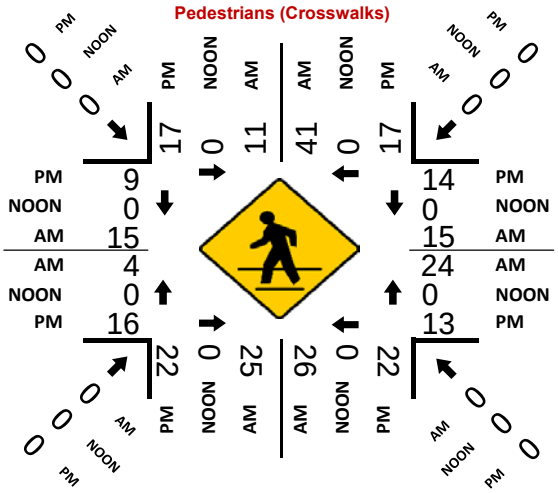
Cars (NOON)



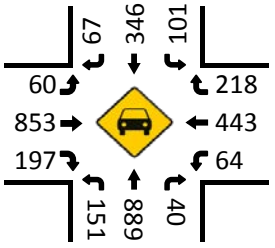
HT (NOON)



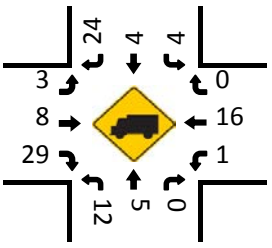
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Daly St & Main St
City: Los Angeles
Control: Signalized

Project ID: 19-05116-001
Date: 3/19/2019

Total

NS/EW Streets:	Daly St				Daly St				Main St				Main St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	0	0	1	2	0	0	0	2	0	0	0	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	46	112	4	0	24	61	31	0	2	70	32	0	15	311	34	0	742
7:15 AM	45	144	2	0	27	85	54	0	9	90	31	0	10	328	30	0	855
7:30 AM	48	131	4	0	39	131	72	0	6	130	43	0	6	313	13	0	936
7:45 AM	34	146	7	0	36	113	81	0	9	103	29	0	6	318	12	0	894
8:00 AM	42	151	7	0	21	111	97	0	5	101	46	0	5	307	16	0	909
8:15 AM	38	131	7	0	28	107	86	0	11	91	53	0	7	324	7	0	890
8:30 AM	51	145	6	0	20	84	62	0	5	74	39	0	4	336	28	0	854
8:45 AM	55	143	10	0	28	78	69	0	10	82	38	0	8	268	15	0	804
9:00 AM	33	114	13	0	21	53	31	0	9	78	35	0	12	212	38	0	649
9:15 AM	48	138	6	0	32	71	33	0	9	63	52	0	14	215	44	0	725
9:30 AM	32	145	5	0	26	66	29	0	14	89	68	0	7	167	49	0	697
9:45 AM	31	151	6	0	28	56	30	0	13	66	56	0	11	146	48	0	642
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	503	1651	77	0	330	1016	675	0	102	1037	522	0	105	3245	334	0	9597
APPROACH %'s :	22.55%	74.00%	3.45%	0.00%	16.33%	50.27%	33.40%	0.00%	6.14%	62.43%	31.43%	0.00%	2.85%	88.08%	9.07%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	162	559	25	0	124	462	336	0	31	425	171	0	24	1262	48	0	3629
PEAK HR FACTOR :	0.844	0.925	0.893	0.000	0.795	0.882	0.866	0.000	0.705	0.817	0.807	0.000	0.857	0.974	0.750	0.000	0.969
	0.933				0.952				0.876				0.987				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	0	0	1	2	0	0	0	2	0	0	0	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	31	176	3	0	32	91	20	0	13	122	47	0	13	105	51	0	704
3:15 PM	32	182	8	0	25	64	19	0	12	112	56	0	12	97	83	0	702
3:30 PM	32	225	7	0	31	93	25	0	4	130	51	0	10	83	63	0	754
3:45 PM	23	204	7	0	38	86	16	0	13	137	67	0	9	95	30	0	725
4:00 PM	33	196	9	0	35	96	21	0	14	164	64	0	13	92	74	0	811
4:15 PM	38	204	9	0	32	74	30	0	14	154	52	0	10	112	71	1	801
4:30 PM	41	250	10	1	25	111	19	0	13	187	69	0	14	129	45	0	914
4:45 PM	40	257	4	0	31	91	26	0	17	151	42	0	10	115	65	0	849
5:00 PM	40	232	6	0	28	88	33	0	17	205	63	0	19	106	60	0	897
5:15 PM	39	215	9	0	20	92	22	0	17	221	58	0	19	135	53	0	900
5:30 PM	47	235	14	0	37	89	24	0	15	230	49	0	11	109	55	0	915
5:45 PM	39	219	11	0	20	88	12	0	14	210	58	0	16	113	50	0	850
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	435	2595	97	1	354	1063	267	0	163	2023	676	0	156	1291	700	1	9822
APPROACH %'s :	13.91%	82.96%	3.10%	0.03%	21.02%	63.12%	15.86%	0.00%	5.70%	70.68%	23.62%	0.00%	7.26%	60.10%	32.59%	0.05%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	165	901	40	0	105	357	91	0	63	866	228	0	65	463	218	0	3562
PEAK HR FACTOR :	0.878	0.959	0.714	0.000	0.709	0.970	0.689	0.000	0.926	0.941	0.905	0.000	0.855	0.857	0.908	0.000	0.973
	0.934				0.922				0.977				0.901				

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Daly St/Marengo St

East/West Mission Rd

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	146	305	175	149
BIKES	19	12	36	35
BUSES	147	59	108	62

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	293	8.00	173	7.30	440	7.45	384	8.15
PM PK 15 MIN	292	17.30	198	16.30	445	17.30	314	16.15
AM PK HOUR	1145	7.15	619	7.30	1509	7.30	1412	7.30
PM PK HOUR	1092	16.45	661	16.30	1657	17.00	1209	16.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	259	585	255	1099
8-9	239	644	189	1072
9-10	174	583	166	923
15-16	156	562	192	910
16-17	107	658	213	978
17-18	106	763	211	1080
TOTAL	1041	3795	1226	6062

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	41	274	231	546
8-9	34	264	255	553
9-10	21	221	240	482
15-16	17	309	256	582
16-17	29	332	266	627
17-18	26	365	223	614
TOTAL	168	1765	1471	3404

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
1645	13	0	28	0
1625	11	0	18	0
1405	16	0	20	0
1492	17	0	24	1
1605	23	2	17	0
1694	22	0	15	0
9466	102	2	122	1

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	110	958	395	1463
8-9	108	877	268	1253
9-10	98	539	183	820
15-16	280	756	386	1422
16-17	309	891	277	1477
17-18	276	1111	270	1657
TOTAL	1181	5132	1779	8092

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	155	1215	21	1391
8-9	142	1115	27	1284
9-10	130	820	37	987
15-16	277	772	61	1110
16-17	269	856	78	1203
17-18	250	782	60	1092
TOTAL	1223	5560	284	7067

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
2854	30	0	13	1
2537	21	0	12	0
1807	14	0	9	0
2532	34	5	15	0
2680	30	3	24	1
2749	16	6	17	0
15159	145	14	90	2

Prepared by National Data & Surveying Services

Daly St/Marengo St & Mission Rd

Peak Hour Turning Movement Count

ID: 19-05116-002
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS

AM	07:30 AM - 08:30 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	07:00 AM - 10:00 AM
NOON	NONE
PM	03:00 PM - 06:00 PM

SOUTHBOUND — Daly St/Marengo St

AM	272	301	46	0	753	AM
NOON	0	0	0	0	0	NOON
PM	216	356	30	0	1123	PM
	1	1	1	0		

EASTBOUND — Mission Rd

AM	NOON	PM		
1775	0	1158		
0	0	0	0	
120	0	285	1	
1006	0	1085	2	
383	0	272	1	
AM	NOON	PM		

WESTBOUND — Mission Rd

PM	NOON	AM	
69	0	19	0
844	0	1232	3
236	0	161	1
0	0	0	0
1340	0	1259	
PM	NOON	AM	

NORTHBOUND — Daly St/Marengo St

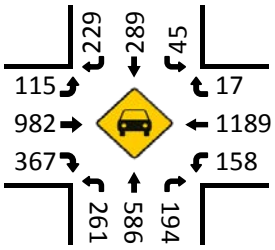
PM	864	0	98	769	225	PM
NOON	0	0	0	0	0	NOON
AM	845	0	271	614	207	AM
		0	1	2	1	

CONTROL

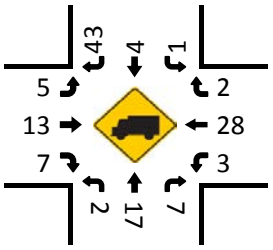
Signalized

TEV	4632	0	4485
	AM	NOON	PM
PHF	0.95		0.98

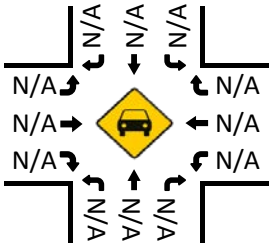
Cars (AM)



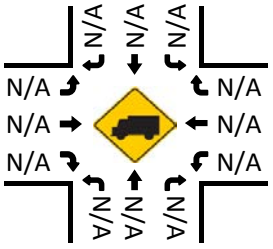
HT (AM)



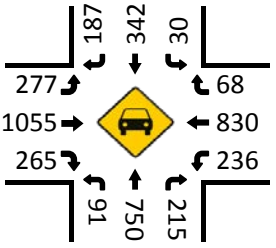
Cars (NOON)



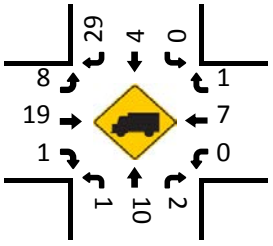
HT (NOON)



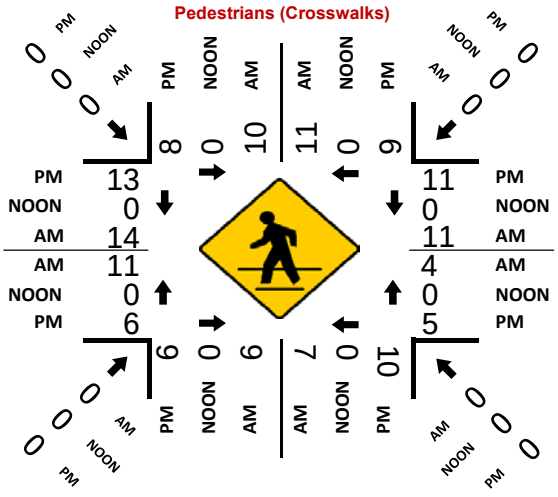
Cars (PM)



HT (PM)



Pedestrians (Crosswalks)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Daly St/Marengo St & Mission Rd
City: Los Angeles
Control: Signalized

Project ID: 19-05116-002
Date: 3/19/2019

Total

NS/EW Streets:	Daly St/Marengo St				Daly St/Marengo St				Mission Rd				Mission Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	1	0	1	1	1	0	1	2	1	0	1	3	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	56	135	56	0	9	59	49	0	22	200	79	0	38	275	7	0	985
7:15 AM	63	145	80	0	6	55	47	0	26	222	83	0	34	324	8	0	1093
7:30 AM	78	153	60	0	16	85	72	0	25	260	106	0	52	290	3	0	1200
7:45 AM	62	152	59	0	10	75	63	0	37	276	127	0	31	326	3	0	1221
8:00 AM	72	174	47	0	10	69	70	0	28	230	74	0	39	280	4	0	1097
8:15 AM	59	135	41	0	10	72	67	0	30	240	76	0	39	336	9	0	1114
8:30 AM	52	179	44	0	9	71	54	0	26	211	66	0	44	214	8	0	978
8:45 AM	56	156	57	0	5	52	64	0	24	196	52	0	20	285	6	0	973
9:00 AM	42	145	41	0	4	50	52	0	25	156	39	0	33	207	9	0	803
9:15 AM	42	136	51	0	8	42	54	0	24	135	45	0	32	219	8	0	796
9:30 AM	54	154	35	0	5	83	74	0	18	141	57	0	34	199	6	0	860
9:45 AM	36	148	39	0	4	46	60	0	31	107	42	0	31	195	14	0	753
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	672	1812	610	0	96	759	726	0	316	2374	846	0	427	3150	85	0	11873
APPROACH %'s :	21.72%	58.56%	19.72%	0.00%	6.07%	48.01%	45.92%	0.00%	8.94%	67.14%	23.93%	0.00%	11.66%	86.02%	2.32%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	271	614	207	0	46	301	272	0	120	1006	383	0	161	1232	19	0	4632
PEAK HR FACTOR :	0.869	0.882	0.863	0.000	0.719	0.885	0.944	0.000	0.811	0.911	0.754	0.000	0.774	0.917	0.528	0.000	0.948
	0.932				0.895				0.857				0.919				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	1	0	1	1	1	0	1	2	1	0	1	3	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	43	145	54	0	2	86	66	0	61	167	77	0	58	200	9	0	968
3:15 PM	40	129	50	0	4	60	59	0	67	182	121	0	67	178	13	0	970
3:30 PM	42	155	41	0	7	72	70	0	74	214	108	0	75	195	19	0	1072
3:45 PM	31	133	47	0	4	91	61	0	78	193	80	0	77	199	20	0	1014
4:00 PM	29	143	44	0	7	78	75	0	72	224	77	0	65	216	19	0	1049
4:15 PM	33	163	65	0	2	61	54	0	70	208	67	0	86	212	16	0	1037
4:30 PM	23	166	41	0	12	109	77	0	95	213	65	0	60	208	25	0	1094
4:45 PM	22	186	63	0	8	84	60	0	72	246	68	0	58	220	18	0	1105
5:00 PM	22	178	56	0	9	94	51	0	76	263	66	0	62	221	23	0	1121
5:15 PM	32	189	52	0	7	91	59	0	64	277	65	0	65	201	15	0	1117
5:30 PM	22	216	54	0	6	87	46	0	73	299	73	0	51	202	13	0	1142
5:45 PM	30	180	49	0	4	93	67	0	63	272	66	0	72	158	9	0	1063
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	369	1983	616	0	72	1006	745	0	865	2758	933	0	796	2410	199	0	12752
APPROACH %'s :	12.43%	66.81%	20.75%	0.00%	3.95%	55.18%	40.87%	0.00%	18.99%	60.54%	20.48%	0.00%	23.38%	70.78%	5.84%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	98	769	225	0	30	356	216	0	285	1085	272	0	236	844	69	0	4485
PEAK HR FACTOR :	0.766	0.890	0.893	0.000	0.833	0.947	0.900	0.000	0.938	0.907	0.932	0.000	0.908	0.955	0.750	0.000	0.982
	0.935				0.959				0.922				0.939				

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Sichel St

East/West Main St

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	6	5	110	93
BIKES	0	0	33	35
BUSES	0	0	23	27

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	16	7.45	34	7.45	181	7.30	383	7.15
PM PK 15 MIN	13	15.30	9	15.45	266	17.30	221	17.15
AM PK HOUR	43	7.00	85	7.30	610	7.30	1240	7.00
PM PK HOUR	44	15.30	33	15.45	993	17.00	811	16.30

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	11	18	14	43
8-9	7	7	13	27
9-10	13	4	15	32
15-16	9	6	26	41
16-17	11	4	17	32
17-18	19	4	14	37
TOTAL	70	43	99	212

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	26	5	26	57
8-9	23	7	16	46
9-10	8	2	11	21
15-16	8	5	12	25
16-17	10	1	18	29
17-18	18	1	14	33
TOTAL	93	21	97	211

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
100	18	1	25	1
73	5	1	14	0
53	6	0	12	0
66	6	0	26	5
61	11	2	26	6
70	11	0	18	5
423	57	4	121	17

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	19	527	17	563
8-9	14	452	15	481
9-10	7	417	8	432
15-16	9	621	9	639
16-17	20	787	21	828
17-18	20	957	16	993
TOTAL	89	3761	86	3936

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	5	1218	17	1240
8-9	5	1129	42	1176
9-10	12	934	25	971
15-16	7	654	30	691
16-17	13	757	26	796
17-18	10	728	33	771
TOTAL	52	5420	173	5645

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1803	5	1	3	1
1657	5	0	7	0
1403	4	0	8	0
1330	5	0	7	0
1624	3	1	4	0
1764	2	0	4	0
9581	24	2	33	1

Prepared by National Data & Surveying Services

Sichel St & Main St

Peak Hour Turning Movement Count

ID: 19-05116-003
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS

AM	07:00 AM - 08:00 AM
NOON	NONE
PM	05:00 PM - 06:00 PM

COUNT PERIODS

AM	07:00 AM - 10:00 AM
NOON	NONE
PM	03:00 PM - 06:00 PM

Sichel St — SOUTHBOUND

AM	26	5	26	0	54	AM
NOON	0	0	0	0	0	NOON
PM	14	1	18	0	57	PM
	0	1	0	0		

Main St — EASTBOUND

AM	NOON	PM	
1255	0	761	
0	0	0	0
19	0	20	0
527	0	957	2
17	0	16	0

Main St — WESTBOUND

	PM	NOON	AM
0	33	0	17
2	728	0	1218
0	10	0	5
0	0	0	0
	989	0	567

CONTROL

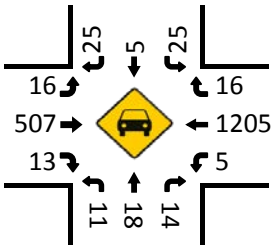
Signalized

	AM	NOON	PM
TEV	1903	0	1834
PHF	0.92		0.98

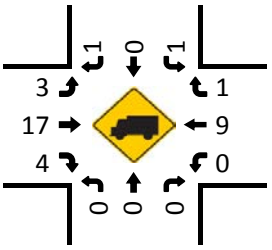
Sichel St — NORTHBOUND

	0	0	1	0		
PM	27	0	19	4	14	PM
NOON	0	0	0	0	0	NOON
AM	27	0	11	18	14	AM

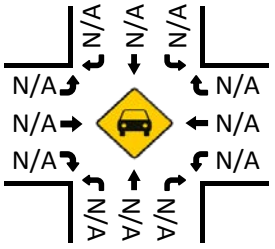
Cars (AM)



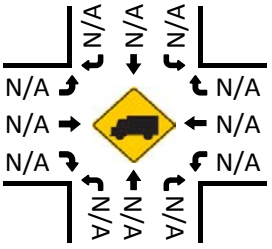
HT (AM)



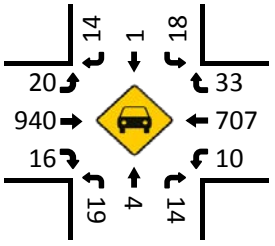
Cars (NOON)



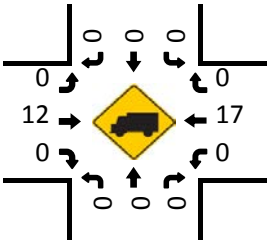
HT (NOON)



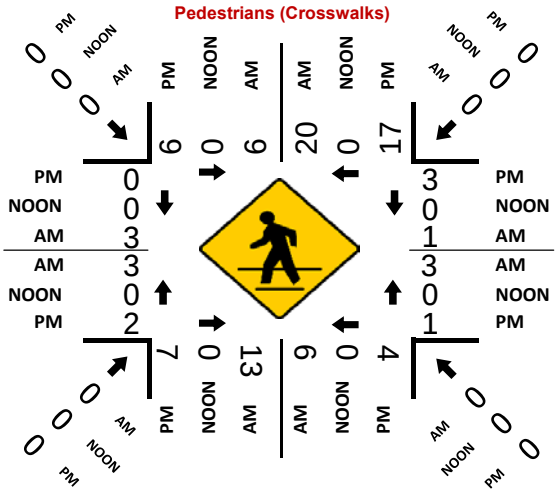
Cars (PM)



HT (PM)



Pedestrians (Crosswalks)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Sichel St & Main St
City: Los Angeles
Control: Signalized

Project ID: 19-05116-003
Date: 3/19/2019

Total

NS/EW Streets:	Sichel St				Sichel St				Main St				Main St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	0	0	0	2	0	0	0	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	4	1	4	0	1	0	3	0	3	90	6	0	1	345	3	0	461
7:15 AM	2	3	3	0	1	0	3	0	2	117	1	0	0	380	3	0	515
7:30 AM	2	5	3	0	7	2	6	0	6	172	3	0	1	238	8	0	453
7:45 AM	3	9	4	0	17	3	14	0	8	148	7	0	3	255	3	0	474
8:00 AM	1	3	4	0	13	3	5	0	2	139	4	0	0	266	11	1	452
8:15 AM	1	1	4	0	5	2	8	0	2	117	2	0	2	293	13	0	450
8:30 AM	3	1	4	0	0	1	0	0	6	95	4	0	2	295	13	0	424
8:45 AM	2	2	1	0	5	1	3	0	4	101	5	0	0	275	5	0	404
9:00 AM	3	1	3	0	1	0	1	0	2	103	5	0	4	258	3	0	384
9:15 AM	5	2	3	0	2	1	4	0	1	100	1	0	1	272	1	0	393
9:30 AM	1	0	3	0	4	0	3	0	2	115	1	0	3	193	10	0	335
9:45 AM	4	1	6	0	1	1	3	0	2	99	1	0	4	211	11	0	344
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	31	29	42	0	57	14	53	0	40	1396	40	0	21	3281	84	1	5089
APPROACH %'s :	30.39%	28.43%	41.18%	0.00%	45.97%	11.29%	42.74%	0.00%	2.71%	94.58%	2.71%	0.00%	0.62%	96.87%	2.48%	0.03%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	11	18	14	0	26	5	26	0	19	527	17	0	5	1218	17	0	1903
PEAK HR FACTOR :	0.688	0.500	0.875	0.000	0.382	0.417	0.464	0.000	0.594	0.766	0.607	0.000	0.417	0.801	0.531	0.000	0.924
	0.672				0.419				0.778				0.809				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	0	0	0	2	0	0	0	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	2	3	5	0	4	2	2	0	2	137	2	0	1	166	9	0	335
3:15 PM	0	1	6	0	1	1	3	0	2	142	3	0	2	196	5	0	362
3:30 PM	5	1	7	0	1	1	1	0	2	151	2	0	2	149	8	0	330
3:45 PM	2	1	8	0	2	1	6	0	3	191	2	0	2	143	8	0	369
4:00 PM	2	1	5	0	1	1	7	0	6	204	7	0	0	168	5	0	407
4:15 PM	1	1	10	0	3	0	3	0	7	175	4	2	5	205	7	0	423
4:30 PM	4	1	0	0	3	0	6	0	2	213	8	0	6	187	8	0	438
4:45 PM	4	1	2	0	3	0	2	0	3	195	2	0	2	197	6	0	417
5:00 PM	6	1	6	0	5	0	4	0	5	227	3	0	3	171	10	0	441
5:15 PM	3	0	0	0	2	1	3	0	6	233	1	0	3	211	7	0	470
5:30 PM	4	2	5	0	7	0	2	0	1	259	6	0	0	171	8	0	465
5:45 PM	6	1	3	0	4	0	5	0	8	238	6	0	4	175	8	0	458
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	39	14	57	0	36	7	44	0	47	2365	46	2	30	2139	89	0	4915
APPROACH %'s :	35.45%	12.73%	51.82%	0.00%	41.38%	8.05%	50.57%	0.00%	1.91%	96.14%	1.87%	0.08%	1.33%	94.73%	3.94%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	19	4	14	0	18	1	14	0	20	957	16	0	10	728	33	0	1834
PEAK HR FACTOR :	0.792	0.500	0.583	0.000	0.643	0.250	0.700	0.000	0.625	0.924	0.667	0.000	0.625	0.863	0.825	0.000	0.976
	0.712				0.917				0.933				0.872				

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Griffin Ave

East/West Darwin Ave

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	47	33	10	8
BIKES	25	27	8	8
BUSES	10	15	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	112	7.45	155	7.45	24	8.00	151	7.30
PM PK 15 MIN	183	16.45	99	15.30	21	16.30	23	16.15
AM PK HOUR	420	7.30	574	7.30	87	7.30	450	7.30
PM PK HOUR	704	16.45	382	15.15	70	16.15	77	15.30

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	27	343	19	389
8-9	24	350	18	392
9-10	14	305	8	327
15-16	10	514	19	543
16-17	18	596	40	654
17-18	17	650	28	695
TOTAL	110	2758	132	3000

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	23	432	48	503
8-9	23	460	39	522
9-10	14	283	11	308
15-16	29	329	21	379
16-17	25	302	18	345
17-18	27	261	16	304
TOTAL	141	2067	153	2361

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
892	19	9	41	28
914	12	0	30	7
635	11	0	5	0
922	7	4	15	2
999	10	2	11	2
999	10	3	27	7
5361	69	18	129	46

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	8	28	27	63
8-9	15	22	31	68
9-10	17	14	18	49
15-16	13	17	28	58
16-17	14	19	30	63
17-18	14	30	20	64
TOTAL	81	130	154	365

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	68	214	94	376
8-9	59	159	47	265
9-10	26	16	28	70
15-16	21	19	30	70
16-17	29	17	31	77
17-18	16	17	32	65
TOTAL	219	442	262	923

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
439	46	12	28	9
333	26	1	15	2
119	17	0	6	0
128	24	4	14	4
140	31	6	18	1
129	21	3	7	3
1288	165	26	88	19

Prepared by National Data & Surveying Services

Griffin Ave & Darwin Ave

Peak Hour Turning Movement Count

ID: 19-05116-004
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	07:00 AM - 10:00 AM
NONE	NONE
04:45 PM - 05:45 PM	03:00 PM - 06:00 PM

Griffin Ave — SOUTHBOUND

AM	72	467	35	0	471	AM
NOON	0	0	0	0	0	NOON
PM	16	284	29	0	693	PM

Darwin Ave — EASTBOUND

AM	NOON	PM		
381	0	57		
0	0	1	↶	0
14	0	11	↱	1
32	0	30	→	2
41	0	21	↳	0
AM	NOON	PM		

Darwin Ave — WESTBOUND

PM	NOON	AM		
31	0	90	↰	0
20	0	279	←	2
18	0	81	↰	1
0	0	0	↰	0
91	0	89		
PM	NOON	AM		

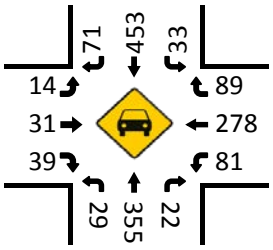
Griffin Ave — NORTHBOUND

PM	324	1	20	651	32	PM
NOON	0	0	0	0	0	NOON
AM	590	1	30	367	22	AM

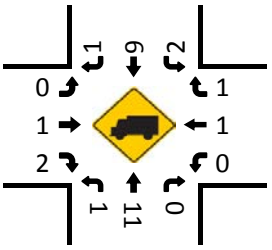
↲	↓	↳	↳	⇧
0	2	1	0	
↶	↰	↑	↱	
0	1	2	0	

CONTROL			
Signalized			
TEV	1531	0	1165
	AM	NOON	PM
PHF	0.91		0.94

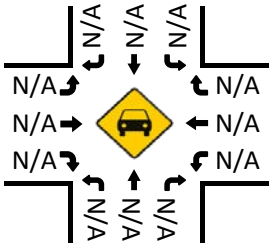
Cars (AM)



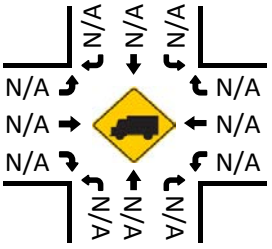
HT (AM)



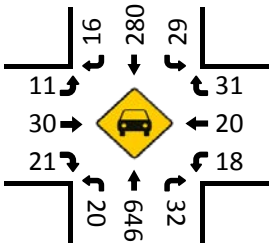
Cars (NOON)



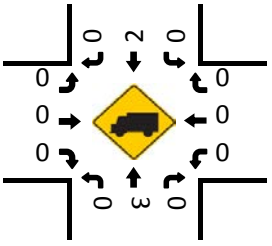
HT (NOON)



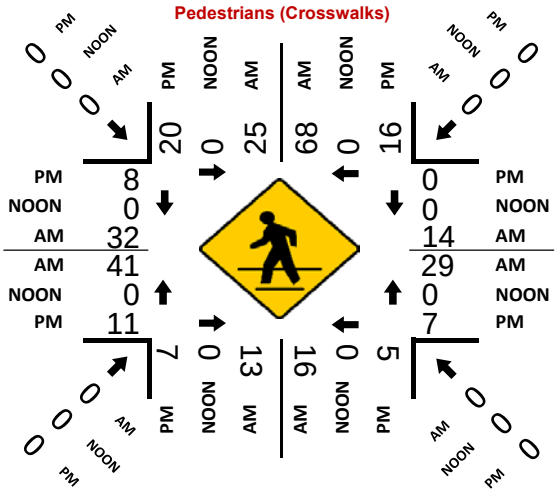
Cars (PM)



HT (PM)



Pedestrians (Crosswalks)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Griffin Ave & Darwin Ave
City: Los Angeles
Control: Signalized

Project ID: 19-05116-004
Date: 3/19/2019

Total

NS/EW Streets:	Griffin Ave				Griffin Ave				Darwin Ave				Darwin Ave				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	0	0	1	2	0	0	1	2	0	0	1	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	9	75	2	0	0	80	2	0	1	3	2	0	3	11	6	0	194
7:15 AM	3	89	3	0	2	126	5	0	1	7	5	0	18	31	22	0	312
7:30 AM	6	82	7	1	6	109	18	0	2	9	12	0	30	91	30	0	403
7:45 AM	8	97	7	0	15	117	23	0	4	9	8	0	17	81	36	0	422
8:00 AM	6	98	6	0	10	111	19	0	7	4	13	0	18	58	13	0	363
8:15 AM	10	90	2	0	4	130	12	0	1	10	8	0	16	49	11	0	343
8:30 AM	6	71	4	0	7	106	7	0	4	4	7	0	14	41	12	0	283
8:45 AM	2	91	6	0	2	113	1	0	3	4	3	0	11	11	11	0	258
9:00 AM	1	82	1	0	2	104	5	0	2	4	2	0	8	8	6	0	225
9:15 AM	6	77	1	0	7	53	3	0	4	4	6	0	11	4	9	0	185
9:30 AM	3	72	4	0	2	70	2	0	3	3	3	0	3	3	6	0	174
9:45 AM	4	74	2	0	3	56	1	0	8	3	7	0	4	1	7	0	170
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	64	998	45	1	60	1175	98	0	40	64	76	0	153	389	169	0	3332
APPROACH %'s :	5.78%	90.07%	4.06%	0.09%	4.50%	88.15%	7.35%	0.00%	22.22%	35.56%	42.22%	0.00%	21.52%	54.71%	23.77%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	30	367	22	1	35	467	72	0	14	32	41	0	81	279	90	0	1531
PEAK HR FACTOR :	0.750	0.936	0.786	0.250	0.583	0.898	0.783	0.000	0.500	0.800	0.788	0.000	0.675	0.766	0.625	0.000	0.907
	0.938				0.926				0.906				0.745				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	0	0	1	2	0	0	1	2	0	0	1	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	2	118	5	0	7	81	6	0	3	4	9	0	5	5	6	0	251
3:15 PM	3	125	5	0	7	87	3	0	3	5	5	0	4	1	13	0	261
3:30 PM	2	134	5	1	10	82	7	0	4	6	9	0	8	9	5	0	282
3:45 PM	2	137	4	0	5	79	5	0	3	2	5	0	4	4	6	0	256
4:00 PM	4	143	8	1	6	88	2	1	4	1	3	0	8	2	8	0	279
4:15 PM	2	131	10	0	5	84	6	0	1	6	8	0	7	6	10	0	276
4:30 PM	6	153	13	0	4	56	5	0	5	6	9	1	7	4	6	0	275
4:45 PM	5	169	9	0	9	74	5	0	2	6	10	1	7	5	7	0	309
5:00 PM	2	173	3	0	3	71	2	0	4	6	5	0	2	5	4	0	280
5:15 PM	7	144	13	1	6	68	2	0	2	7	2	0	4	6	10	0	272
5:30 PM	6	165	7	0	11	71	7	0	3	11	4	0	5	4	10	0	304
5:45 PM	1	168	5	0	7	51	5	0	5	6	9	0	5	2	8	0	272
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	42	1760	87	3	80	892	55	1	39	66	78	2	66	53	93	0	3317
APPROACH %'s :	2.22%	93.02%	4.60%	0.16%	7.78%	86.77%	5.35%	0.10%	21.08%	35.68%	42.16%	1.08%	31.13%	25.00%	43.87%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	20	651	32	1	29	284	16	0	11	30	21	1	18	20	31	0	1165
PEAK HR FACTOR :	0.714	0.941	0.615	0.250	0.659	0.959	0.571	0.000	0.688	0.682	0.525	0.250	0.643	0.833	0.775	0.000	0.943
	0.962				0.924				0.829				0.863				

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Griffin Ave

East/West Main St

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	29	35	108	106
BIKES	19	22	27	48
BUSES	10	15	23	27

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	105	7.30	159	8.15	191	7.30	379	7.15
PM PK 15 MIN	174	16.45	111	15.30	277	17.30	234	16.15
AM PK HOUR	373	7.15	600	7.30	632	7.30	1243	7.00
PM PK HOUR	632	16.30	397	15.30	983	17.00	892	16.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	75	270	15	360
8-9	69	211	26	306
9-10	91	180	29	300
15-16	88	336	38	462
16-17	118	439	45	602
17-18	108	451	46	605
TOTAL	549	1887	199	2635

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	106	374	31	511
8-9	130	383	53	566
9-10	92	216	30	338
15-16	130	230	34	394
16-17	124	207	35	366
17-18	115	144	39	298
TOTAL	697	1554	222	2473

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
871	19	6	37	11
872	11	1	19	0
638	5	0	15	4
856	6	3	15	4
968	7	4	21	9
903	18	2	32	8
5108	66	16	139	36

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	22	460	86	568
8-9	28	389	68	485
9-10	15	368	54	437
15-16	39	565	51	655
16-17	29	763	24	816
17-18	41	903	39	983
TOTAL	174	3448	322	3944

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	28	1130	85	1243
8-9	33	1055	143	1231
9-10	39	839	124	1002
15-16	31	580	166	777
16-17	20	658	186	864
17-18	32	610	195	837
TOTAL	183	4872	899	5954

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1811	36	13	17	8
1716	24	4	10	1
1439	8	0	9	0
1432	11	5	13	1
1680	15	6	8	2
1820	20	4	21	3
9898	114	32	78	15

Prepared by National Data & Surveying Services

Griffin Ave & Main St

Peak Hour Turning Movement Count

ID: 19-05116-005
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	07:00 AM - 10:00 AM
NONE	NONE
04:45 PM - 05:45 PM	03:00 PM - 06:00 PM

Griffin Ave — SOUTHBOUND

AM	31	434	115	0	403	AM
NOON	0	0	0	0	0	NOON
PM	35	166	117	0	692	PM
	0	2	1	0		

Main St — EASTBOUND

AM	NOON	PM	
1162	0	799	
0	0	0	0
21	0	36	0
517	0	873	2
89	0	38	0
AM	NOON	PM	

Main St — WESTBOUND

	PM	NOON	AM
0	204	0	111
2	643	0	1051
0	28	0	26
0	0	0	0
	1038	0	654
	PM	NOON	AM

CONTROL

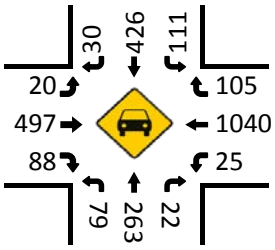
Signalized

	AM	NOON	PM
TEV	2768	0	2761
PHF	0.96		0.96

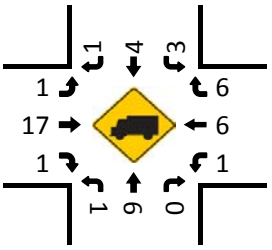
Griffin Ave — NORTHBOUND

PM	232	0	121	452	48	PM
NOON	0	0	0	0	0	NOON
AM	549	0	80	271	22	AM
		0	1	2	0	

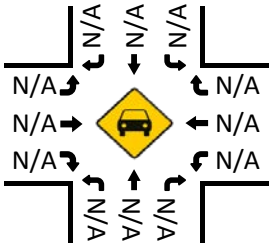
Cars (AM)



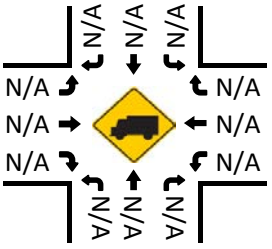
HT (AM)



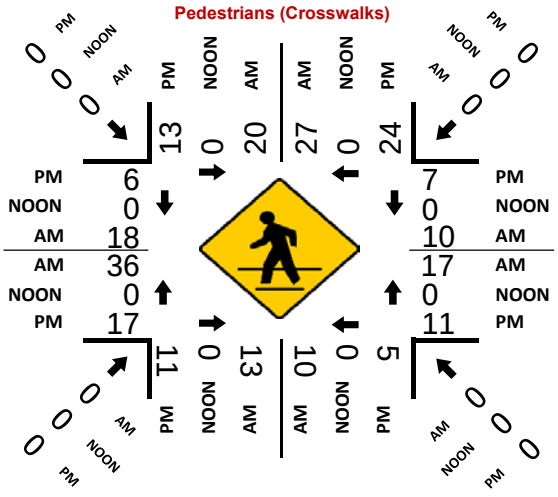
Cars (NOON)



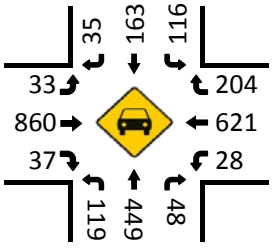
HT (NOON)



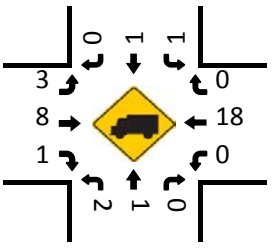
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Griffin Ave & Main St
City: Los Angeles
Control: Signalized

Project ID: 19-05116-005
Date: 3/19/2019

Total

NS/EW Streets:	Griffin Ave				Griffin Ave				Main St				Main St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	0	0	1	2	0	0	0	2	0	0	0	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	13	56	1	0	17	53	8	0	6	71	13	0	8	337	21	0	604
7:15 AM	21	59	3	0	27	102	10	0	4	106	13	0	8	344	27	0	724
7:30 AM	23	77	5	0	30	110	8	0	8	147	36	0	7	220	12	0	683
7:45 AM	18	78	6	0	32	109	5	0	4	136	24	0	5	229	25	0	671
8:00 AM	18	57	8	0	26	113	8	0	5	128	16	0	6	258	47	0	690
8:15 AM	9	56	5	0	40	100	19	0	5	99	24	0	10	280	36	0	683
8:30 AM	14	43	4	0	36	84	12	0	6	77	11	0	5	283	30	0	605
8:45 AM	28	55	9	0	28	86	14	0	12	85	17	0	12	234	30	0	610
9:00 AM	41	53	7	1	30	71	9	0	2	90	13	0	10	225	28	0	580
9:15 AM	19	46	7	1	21	47	7	0	4	85	12	0	14	220	31	0	514
9:30 AM	16	35	7	0	21	51	6	0	6	99	20	0	7	204	38	0	510
9:45 AM	12	46	8	1	20	47	8	0	3	94	9	0	8	190	27	0	473
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	232	661	70	3	328	973	114	0	65	1217	208	0	100	3024	352	0	7347
APPROACH %'s :	24.02%	68.43%	7.25%	0.31%	23.18%	68.76%	8.06%	0.00%	4.36%	81.68%	13.96%	0.00%	2.88%	87.00%	10.13%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	80	271	22	0	115	434	31	0	21	517	89	0	26	1051	111	0	2768
PEAK HR FACTOR :	0.870	0.869	0.688	0.000	0.898	0.960	0.775	0.000	0.656	0.879	0.618	0.000	0.813	0.764	0.590	0.000	0.956
	0.888				0.980				0.821				0.784				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	0	0	1	2	0	0	0	2	0	0	0	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	27	64	7	0	37	57	10	0	7	136	13	0	7	159	46	0	570
3:15 PM	12	87	8	0	28	58	8	0	8	126	11	0	12	168	48	0	574
3:30 PM	21	90	11	0	35	65	11	0	11	140	11	0	5	133	40	0	573
3:45 PM	28	95	12	0	30	50	5	0	13	163	16	0	7	120	32	0	571
4:00 PM	29	102	8	0	32	58	6	0	9	202	3	0	5	142	43	0	639
4:15 PM	26	96	7	0	40	51	14	0	6	171	7	0	3	186	45	0	652
4:30 PM	29	118	13	0	24	41	7	0	8	200	6	0	6	157	49	0	658
4:45 PM	34	123	17	0	28	57	8	0	6	190	8	0	6	173	49	0	699
5:00 PM	27	111	16	0	32	37	9	0	7	231	6	0	4	149	65	0	694
5:15 PM	28	109	7	0	29	33	8	0	10	202	10	0	10	164	40	0	650
5:30 PM	32	109	8	0	28	39	10	0	13	250	14	0	8	157	50	0	718
5:45 PM	21	122	15	0	26	35	12	0	11	220	9	0	10	140	40	0	661
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	314	1226	129	0	369	581	108	0	109	2231	114	0	83	1848	547	0	7659
APPROACH %'s :	18.81%	73.46%	7.73%	0.00%	34.88%	54.91%	10.21%	0.00%	4.44%	90.91%	4.65%	0.00%	3.35%	74.58%	22.07%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	121	452	48	0	117	166	35	0	36	873	38	0	28	643	204	0	2761
PEAK HR FACTOR :	0.890	0.919	0.706	0.000	0.914	0.728	0.875	0.000	0.692	0.873	0.679	0.000	0.700	0.929	0.785	0.000	0.961
	0.892				0.855				0.855				0.959				

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Griffin Ave/Zonal Ave

East/West Mission Rd

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	57	37	148	105
BIKES	18	17	32	27
BUSES	24	15	110	47

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	128	7.45	156	7.45	319	7.45	393	7.30
PM PK 15 MIN	207	16.00	82	15.30	358	17.30	225	16.30
AM PK HOUR	386	7.00	569	7.30	1195	7.30	1367	7.00
PM PK HOUR	766	16.00	310	15.00	1399	17.00	873	16.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	83	230	73	386
8-9	73	196	67	336
9-10	89	187	46	322
15-16	159	256	127	542
16-17	222	341	203	766
17-18	150	368	196	714
TOTAL	776	1578	712	3066

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	58	241	183	482
8-9	61	222	222	505
9-10	35	122	156	313
15-16	43	114	153	310
16-17	36	109	112	257
17-18	48	83	104	235
TOTAL	281	891	930	2102

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
868	30	3	26	2
841	30	2	13	1
635	38	0	16	0
852	26	3	21	2
1023	37	3	10	0
949	23	0	4	0
5168	184	11	90	5

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	82	762	266	1110
8-9	79	713	264	1056
9-10	68	454	178	700
15-16	145	724	113	982
16-17	159	903	77	1139
17-18	176	1151	72	1399
TOTAL	709	4707	970	6386

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	101	1189	77	1367
8-9	101	970	63	1134
9-10	84	727	60	871
15-16	36	633	63	732
16-17	37	729	102	868
17-18	35	691	75	801
TOTAL	394	4939	440	5773

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
2477	31	2	19	4
2190	24	3	29	2
1571	27	0	36	3
1714	22	3	12	2
2007	8	2	14	3
2200	13	1	17	2
12159	125	11	127	16

Prepared by National Data & Surveying Services

Griffin Ave/Zonal Ave & Mission Rd

Peak Hour Turning Movement Count

ID: 19-05116-006
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS

07:30 AM - 08:30 AM	
NONE	
04:45 PM - 05:45 PM	

COUNT PERIODS

07:00 AM - 10:00 AM	
NONE	
03:00 PM - 06:00 PM	

Griffin Ave/Zonal Ave — SOUTHBOUND

AM	206	296	68	0	395	AM
NOON	0	0	0	0	0	NOON
PM	111	95	41	0	650	PM

Mission Rd — EASTBOUND

AM	NOON	PM	
1431	0	995	
1	0	0	0
94	0	175	1
825	0	1102	3
275	0	75	0
AM	NOON	PM	

Mission Rd — WESTBOUND

PM	NOON	AM	
90	0	89	0
717	0	1135	3
38	0	141	1
0	0	0	0
1340	0	967	
PM	NOON	AM	

Griffin Ave/Zonal Ave — NORTHBOUND

PM	208	0	167	385	197	PM
NOON	0	0	0	0	0	NOON
AM	712	0	89	212	74	AM

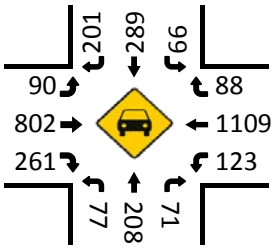
0	2	1	0
0	1	2	0

CONTROL

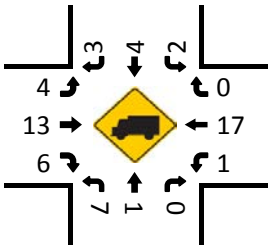
Signalized

TEV	3505	0	3193
	AM	NOON	PM
PHF	0.92		0.96

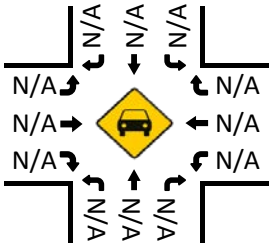
Cars (AM)



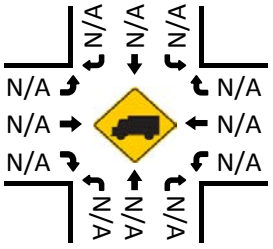
HT (AM)



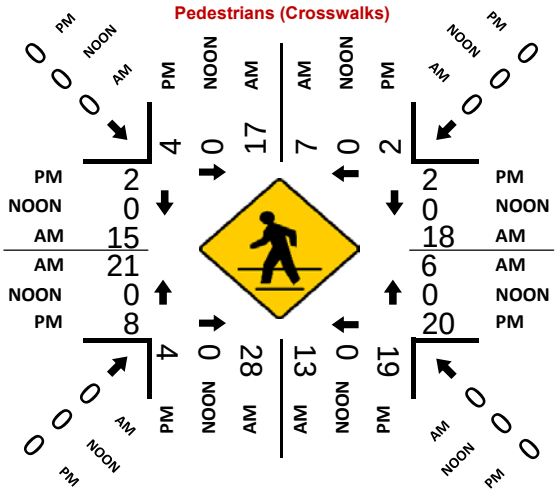
Cars (NOON)



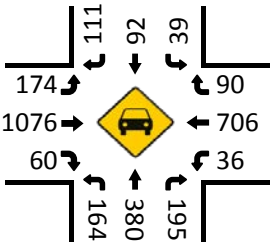
HT (NOON)



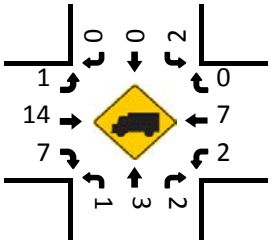
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Griffin Ave/Zonal Ave & Mission Rd
City: Los Angeles
Control: Signalized

Project ID: 19-05116-006
Date: 3/19/2019

Total

NS/EW Streets:	Griffin Ave/Zonal Ave				Griffin Ave/Zonal Ave				Mission Rd				Mission Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	0	0	1	2	0	0	1	3	0	0	1	3	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	16	44	14	0	12	31	26	0	14	156	52	1	11	290	15	0	682
7:15 AM	16	60	22	0	13	54	56	0	19	175	62	0	23	287	9	0	796
7:30 AM	24	47	19	0	14	74	46	0	18	220	74	0	42	326	31	0	935
7:45 AM	28	80	23	0	19	82	55	0	30	211	78	0	40	286	23	0	955
8:00 AM	16	39	12	0	17	76	46	0	28	193	57	1	35	263	20	0	803
8:15 AM	21	46	20	0	18	64	59	0	18	201	66	0	24	260	15	0	812
8:30 AM	16	43	18	0	11	38	46	0	11	166	62	0	24	230	11	0	676
8:45 AM	20	69	25	0	15	45	71	0	21	153	79	0	24	217	18	0	757
9:00 AM	22	71	11	0	10	37	39	0	17	124	49	0	23	208	18	0	629
9:15 AM	22	56	9	0	10	24	53	0	15	134	45	0	23	169	15	1	576
9:30 AM	19	20	13	0	9	29	30	0	17	106	36	1	27	188	12	0	507
9:45 AM	26	42	18	0	7	33	34	0	18	90	48	0	20	162	15	0	513
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	246	617	204	0	155	587	561	0	226	1929	708	3	316	2886	202	1	8641
APPROACH %'s :	23.06%	57.83%	19.12%	0.00%	11.90%	45.05%	43.05%	0.00%	7.89%	67.31%	24.70%	0.10%	9.28%	84.76%	5.93%	0.03%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	89	212	74	0	68	296	206	0	94	825	275	1	141	1135	89	0	3505
PEAK HR FACTOR :	0.795	0.663	0.804	0.000	0.895	0.902	0.873	0.000	0.783	0.938	0.881	0.250	0.839	0.870	0.718	0.000	0.918
	0.716				0.913				0.937				0.855				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	0	0	1	2	0	0	1	3	0	0	1	3	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	42	60	33	0	8	29	38	0	33	152	17	0	8	177	13	0	610
3:15 PM	42	60	19	0	6	24	42	0	35	156	43	0	8	158	12	0	605
3:30 PM	34	58	42	0	16	27	39	0	37	221	22	0	12	155	22	0	685
3:45 PM	41	78	39	0	13	34	34	0	40	195	32	0	13	143	16	0	678
4:00 PM	72	79	57	0	9	24	32	0	32	219	22	0	4	174	30	0	754
4:15 PM	55	66	47	0	8	31	25	0	44	240	13	0	11	176	24	0	740
4:30 PM	55	85	56	0	8	24	23	0	41	200	24	0	9	196	20	0	741
4:45 PM	40	111	44	0	11	30	32	0	42	244	19	0	13	183	28	0	797
5:00 PM	43	79	58	0	8	18	31	0	50	280	18	0	6	183	24	0	798
5:15 PM	44	87	57	0	11	27	16	0	38	286	17	0	14	151	21	0	769
5:30 PM	40	108	38	0	11	20	32	0	45	292	21	0	5	200	17	0	829
5:45 PM	23	94	43	0	18	18	25	0	43	293	16	0	10	157	13	0	753
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	531	965	533	0	127	306	369	0	480	2778	264	0	113	2053	240	0	8759
APPROACH %'s :	26.17%	47.56%	26.27%	0.00%	15.84%	38.15%	46.01%	0.00%	13.63%	78.88%	7.50%	0.00%	4.70%	85.33%	9.98%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	167	385	197	0	41	95	111	0	175	1102	75	0	38	717	90	0	3193
PEAK HR FACTOR :	0.949	0.867	0.849	0.000	0.932	0.792	0.867	0.000	0.875	0.943	0.893	0.000	0.679	0.896	0.804	0.000	0.963
	0.960				0.846				0.944				0.943				

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Valley Blvd

East/West Mission Rd

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	0	121	51	104
BIKES	3	19	12	24
BUSES	0	24	43	45

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	0	0.00	235	7.30	125	7.45	381	7.45
PM PK 15 MIN	0	0.00	310	17.30	234	17.45	215	16.45
AM PK HOUR	0	0.00	784	7.30	441	7.30	1331	7.15
PM PK HOUR	0	0.00	1119	17.00	866	17.00	766	16.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
15-16	0	0	0	0
16-17	0	0	0	0
17-18	0	0	0	0
TOTAL	0	0	0	0

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	135	519	38	692
8-9	131	473	67	671
9-10	124	390	57	571
15-16	156	601	26	783
16-17	195	765	28	988
17-18	248	846	25	1119
TOTAL	989	3594	241	4824

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
692	3	1	7	0
671	3	1	10	0
571	4	0	15	0
783	8	0	16	0
988	9	1	13	0
1119	3	0	8	0
4824	30	3	69	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	408	1	409
8-9	0	378	3	381
9-10	0	248	3	251
15-16	0	536	4	540
16-17	0	713	5	718
17-18	0	863	3	866
TOTAL	0	3146	19	3165

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	113	1190	0	1303
8-9	80	953	0	1033
9-10	59	678	0	737
15-16	137	518	0	655
16-17	166	584	0	750
17-18	160	544	0	704
TOTAL	715	4467	0	5182

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1712	2	0	0	0
1414	1	0	0	0
988	1	0	0	0
1195	8	0	0	0
1468	5	0	0	0
1570	6	0	0	0
8347	23	0	0	0

Prepared by National Data & Surveying Services

Valley Blvd & Mission Rd

Peak Hour Turning Movement Count

ID: 19-05116-007
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS

AM	07:15 AM - 08:15 AM
NOON	NONE
PM	05:00 PM - 06:00 PM

COUNT PERIODS

AM	07:00 AM - 10:00 AM
NOON	NONE
PM	03:00 PM - 06:00 PM

Valley Blvd — SOUTHBOUND

AM	42	566	156	0	0	AM
NOON	0	0	0	0	0	NOON
PM	25	846	248	0	0	PM
	0	1.5	1.5	0		

Mission Rd — EASTBOUND

AM	NOON	PM	
1251	0	569	
0	0	0	0
0	0	0	0
433	0	863	2
1	0	3	1

Mission Rd — WESTBOUND

	PM	NOON	AM
0	0	0	0
2	544	0	1209
1	159	0	122
0	1	0	0
	1112	0	589

CONTROL

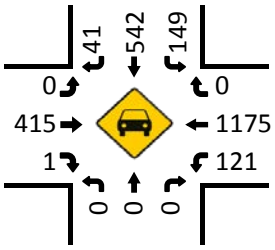
Signalized

	AM	NOON	PM
TEV	2529	0	2689
PHF	0.90		0.98

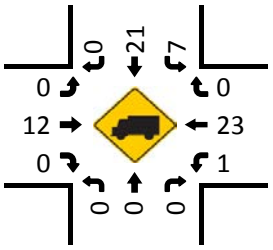
Valley Blvd — NORTHBOUND

	0	0	0	0		
PM	1008	0	0	0	0	PM
NOON	0	0	0	0	0	NOON
AM	689	0	0	0	0	AM

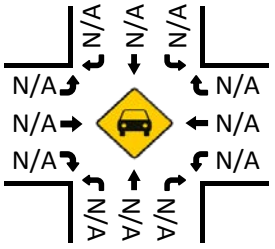
Cars (AM)



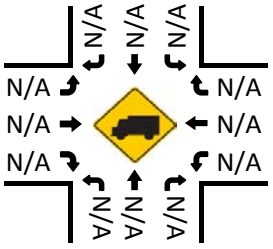
HT (AM)



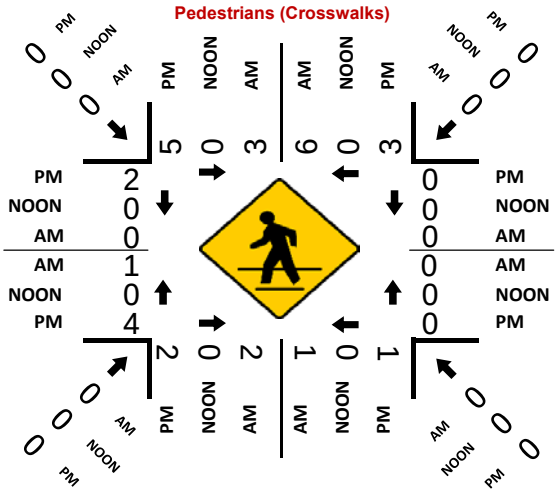
Cars (NOON)



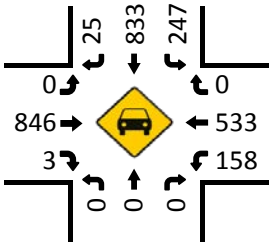
HT (NOON)



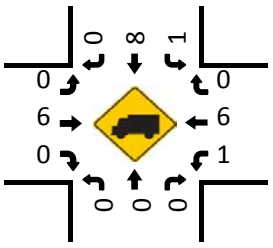
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Valley Blvd & Mission Rd
City: Los Angeles
Control: Signalized

Project ID: 19-05116-007
Date: 3/19/2019

Total

NS/EW Streets:	Valley Blvd				Valley Blvd				Mission Rd					Mission Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND					WESTBOUND				
	0	0	0	0	1.5	1.5	0	0	0	2	1	0	0	1	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	ER2	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	15	103	9	0	0	70	0	0	40	22	245	0	0	504
7:15 AM	0	0	0	0	19	109	8	0	0	107	1	0	52	29	313	0	0	638
7:30 AM	0	0	0	0	51	173	11	0	0	106	0	0	64	26	287	0	0	718
7:45 AM	0	0	0	0	50	134	10	0	0	125	0	0	68	36	345	0	0	768
8:00 AM	0	0	0	0	36	150	13	0	0	95	0	0	47	31	264	0	0	636
8:15 AM	0	0	0	0	33	103	20	0	0	113	2	0	46	21	240	0	0	578
8:30 AM	0	0	0	0	37	116	21	0	0	76	0	0	48	15	189	0	0	502
8:45 AM	0	0	0	0	25	104	13	0	0	94	1	0	51	13	260	0	0	561
9:00 AM	0	0	0	0	35	107	21	0	0	68	0	0	31	20	176	0	0	458
9:15 AM	0	0	0	0	20	97	18	0	0	77	1	0	33	10	174	0	0	430
9:30 AM	0	0	0	0	41	109	5	0	0	50	1	0	26	18	159	0	0	409
9:45 AM	0	0	0	0	28	77	13	0	0	53	1	0	37	11	169	0	0	389
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	ER2	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	390	1382	162	0	0	1034	7	0	543	252	2821	0	0	6591
APPROACH %'s :					20.17%	71.46%	8.38%	0.00%	0.00%	65.28%	0.44%	0.00%	34.28%	8.20%	91.80%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																	TOTAL
PEAK HR VOL :	0	0	0	0	156	566	42	0	0	433	1	0	231	122	1209	0	0	2760
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.765	0.818	0.808	0.000	0.000	0.866	0.250	0.000	0.849	0.847	0.876	0.000	0.000	0.898
						0.813					0.861				0.873			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND					WESTBOUND				
	0	0	0	0	1.5	1.5	0	0	0	2	1	0	0	1	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	ER2	WL	WT	WR	WU	TOTAL
3:00 PM	0	0	0	0	49	125	10	0	0	109	0	0	58	41	127	0	0	519
3:15 PM	0	0	0	0	25	131	5	0	0	113	0	0	52	35	140	0	0	501
3:30 PM	0	0	0	0	39	173	4	0	0	153	2	0	83	29	116	0	0	599
3:45 PM	0	0	0	0	43	172	7	0	0	161	2	0	69	32	135	0	0	621
4:00 PM	0	0	0	0	48	203	5	0	0	165	2	0	93	28	113	0	0	657
4:15 PM	0	0	0	0	42	171	7	0	0	184	2	0	98	41	163	0	0	708
4:30 PM	0	0	0	0	50	226	8	0	0	164	1	0	81	46	144	0	0	720
4:45 PM	0	0	0	0	55	165	8	0	0	200	0	0	93	51	164	0	0	736
5:00 PM	0	0	0	0	62	220	2	0	0	209	1	0	104	36	121	0	0	755
5:15 PM	0	0	0	0	61	188	7	0	0	230	1	0	120	49	136	0	0	792
5:30 PM	0	0	0	0	69	233	8	0	0	190	1	0	103	37	139	0	0	780
5:45 PM	0	0	0	0	56	205	8	0	0	234	0	0	111	37	148	0	1	800
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	ER2	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	599	2212	79	0	0	2112	12	0	1065	462	1646	0	1	8188
APPROACH %'s :					20.73%	76.54%	2.73%	0.00%	0.00%	66.23%	0.38%	0.00%	33.40%	21.91%	78.05%	0.00%	0.05%	
PEAK HR :	05:00 PM - 06:00 PM																	TOTAL
PEAK HR VOL :	0	0	0	0	248	846	25	0	0	863	3	0	438	159	544	0	1	3127
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.899	0.908	0.781	0.000	0.000	0.922	0.750	0.000	0.913	0.811	0.919	0.000	0.250	0.977
						0.902					0.929				0.946			

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Main St/Gates St

East/West Mission Rd

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	144	0	89	94
BIKES	28	14	17	37
BUSES	27	0	43	43

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	505	7.30	0	0.00	178	7.45	362	7.45
PM PK 15 MIN	293	17.00	0	0.00	303	17.45	226	16.15
AM PK HOUR	1858	7.30	0	0.00	607	7.30	1321	7.15
PM PK HOUR	1126	16.45	0	0.00	1111	17.00	765	16.15

NORTHBOUND Approach					**SOUTHBOUND Approach**					**TOTAL**	**XING S/L**		**XING N/L**	
Hours	Lt	Th	Rt	Total	Hours	Lt	Th	Rt	Total	N-S	Ped	Sch	Ped	Sch
7-8	390	1272	191	1853	*7-8*	0	0	0	0	1853	1	1	9	1
8-9	377	1151	239	1767	*8-9*	0	0	0	0	1767	6	0	18	0
9-10	214	846	133	1193	*9-10*	0	0	0	0	1193	1	0	20	0
15-16	143	621	131	895	*15-16*	0	0	0	0	895	10	0	16	0
16-17	180	747	151	1078	*16-17*	0	0	0	0	1078	7	3	8	0
17-18	188	749	155	1092	*17-18*	0	0	0	0	1092	6	0	7	1
TOTAL	1492	5386	1000	7878	TOTAL	0	0	0	0	7878	31	4	78	2

EASTBOUND Approach					**WESTBOUND Approach**					**TOTAL**	**XING W/L**		**XING E/L**	
Hours	Lt	Th	Rt	Total	Hours	Lt	Th	Rt	Total	E-W	Ped	Sch	Ped	Sch
7-8	27	515	0	542	*7-8*	0	962	334	1296	1838	0	0	25	14
8-9	20	488	0	508	*8-9*	0	672	214	886	1394	1	0	38	5
9-10	34	340	0	374	*9-10*	0	534	158	692	1066	1	0	22	0
15-16	48	652	0	700	*15-16*	0	540	156	696	1396	5	0	18	5
16-17	51	853	0	904	*16-17*	0	595	169	764	1668	2	1	30	6
17-18	65	1046	0	1111	*17-18*	0	549	122	671	1782	0	0	25	9
TOTAL	245	3894	0	4139	TOTAL	0	3852	1153	5005	9144	9	1	158	39

Prepared by National Data & Surveying Services

Main St/Gates St & Mission Rd

Peak Hour Turning Movement Count

ID: 19-05116-008
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	07:00 AM - 10:00 AM
NONE	NONE
04:45 PM - 05:45 PM	03:00 PM - 06:00 PM

Main St/Gates St — SOUTHBOUND

AM	0	0	0	0	1663	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	984	PM

Mission Rd — EASTBOUND

AM	NOON	PM	
1326	0	731	
2	0	0	0
26	0	58	1
553	0	1008	2
0	0	0	0
AM	NOON	PM	

Mission Rd — WESTBOUND

PM	NOON	AM	
128	0	336	0
560	0	985	3
0	0	0	0
0	0	0	0
1165	0	770	
PM	NOON	AM	

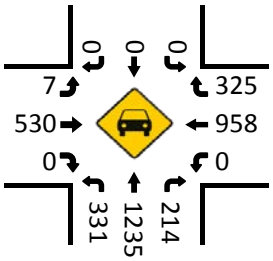
Main St/Gates St — NORTHBOUND

PM	0	0	171	798	157	PM
NOON	0	0	0	0	0	NOON
AM	0	0	339	1301	217	AM

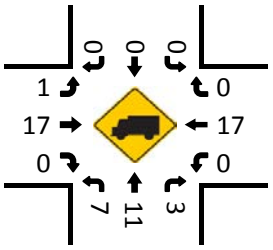
0	1	2	1

CONTROL			
Signalized			
TEV	3759	0	2880
	AM	NOON	PM
PHF	0.96		0.94

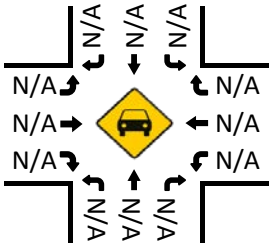
Cars (AM)



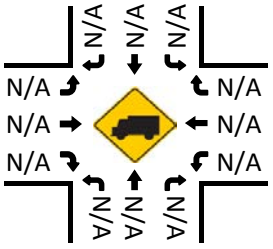
HT (AM)



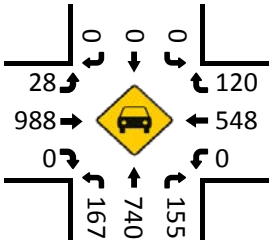
Cars (NOON)



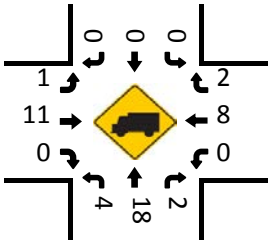
HT (NOON)



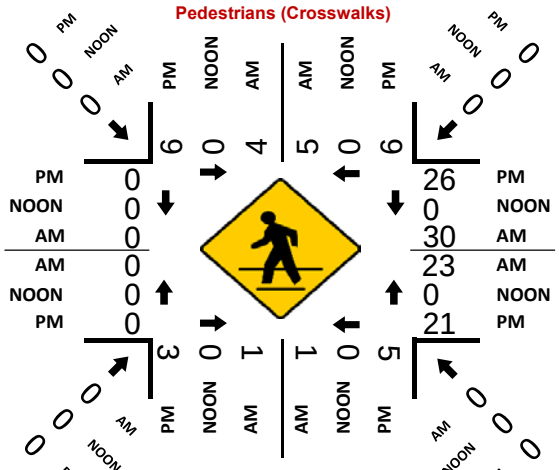
Cars (PM)



HT (PM)



Pedestrians (Crosswalks)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Main St/Gates St & Mission Rd
City: Los Angeles
Control: Signalized

Project ID: 19-05116-008
Date: 3/19/2019

Total

NS/EW Streets:	Main St/Gates St				Main St/Gates St				Mission Rd				Mission Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	1	0	0	0	0	0	1	2	0	0	0	3	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	85	361	29	0	0	0	0	0	6	84	0	0	0	193	62	0	820
7:15 AM	73	314	44	0	0	0	0	0	6	119	0	0	0	260	93	0	909
7:30 AM	100	354	51	0	0	0	0	0	9	140	0	0	0	225	101	0	980
7:45 AM	85	290	67	0	0	0	0	0	6	172	0	0	0	284	78	0	982
8:00 AM	81	343	55	0	0	0	0	0	5	122	0	2	0	216	64	0	888
8:15 AM	89	278	65	0	0	0	0	0	3	148	0	0	0	167	78	0	828
8:30 AM	95	318	57	0	0	0	0	0	6	100	0	0	0	117	35	0	728
8:45 AM	87	237	62	0	0	0	0	0	4	118	0	0	0	172	37	0	717
9:00 AM	60	235	42	0	0	0	0	0	11	89	0	0	0	144	43	0	624
9:15 AM	50	212	34	0	0	0	0	0	8	92	0	0	0	123	55	0	574
9:30 AM	47	234	33	0	0	0	0	0	6	82	0	0	0	138	30	0	570
9:45 AM	44	178	24	0	0	0	0	0	9	77	0	0	0	129	30	0	491
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	896	3354	563	0	0	0	0	0	79	1343	0	2	0	2168	706	0	9111
APPROACH %'s :	18.62%	69.69%	11.70%	0.00%					5.55%	94.31%	0.00%	0.14%	0.00%	75.43%	24.57%	0.00%	
PEAK HR :	**07:15 AM - 08:15 AM**																TOTAL
PEAK HR VOL :	339	1301	217	0	0	0	0	0	26	553	0	2	0	985	336	0	3759
PEAK HR FACTOR :	0.848	0.919	0.810	0.000	0.000	0.000	0.000	0.000	0.722	0.804	0.000	0.250	0.000	0.867	0.832	0.000	0.957
	0.919								0.816				0.912				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	1	0	0	0	0	0	1	2	0	0	0	3	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	25	190	36	0	0	0	0	0	12	150	0	0	0	142	41	0	596
3:15 PM	30	169	37	0	0	0	0	0	9	131	0	0	0	144	41	0	561
3:30 PM	35	171	35	0	0	0	0	0	16	171	0	0	0	112	34	0	574
3:45 PM	21	123	23	0	0	0	0	0	11	200	0	0	0	142	40	0	560
4:00 PM	41	183	51	0	0	0	0	0	16	189	0	0	0	106	29	0	615
4:15 PM	32	194	35	0	0	0	0	0	10	230	0	0	0	173	53	0	727
4:30 PM	34	215	35	0	0	0	0	0	9	192	0	0	0	156	40	0	681
4:45 PM	50	178	30	0	0	0	0	0	16	242	0	0	0	160	47	0	723
5:00 PM	40	214	39	0	0	0	0	0	14	248	0	0	0	119	17	0	691
5:15 PM	37	194	55	0	0	0	0	0	17	282	0	0	0	143	37	0	765
5:30 PM	44	212	33	0	0	0	0	0	11	236	0	0	0	138	27	0	701
5:45 PM	33	163	28	0	0	0	0	0	23	280	0	0	0	149	41	0	717
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	422	2206	437	0	0	0	0	0	164	2551	0	0	0	1684	447	0	7911
APPROACH %'s :	13.77%	71.97%	14.26%	0.00%					6.04%	93.96%	0.00%	0.00%	0.00%	79.02%	20.98%	0.00%	
PEAK HR :	**04:45 PM - 05:45 PM**																TOTAL
PEAK HR VOL :	171	798	157	0	0	0	0	0	58	1008	0	0	0	560	128	0	2880
PEAK HR FACTOR :	0.855	0.932	0.714	0.000	0.000	0.000	0.000	0.000	0.853	0.894	0.000	0.000	0.000	0.875	0.681	0.000	0.941
	0.961								0.891				0.831				

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Lincoln Park Ave

East/West Mission Rd

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	0	10	100	75
BIKES	0	4	26	33
BUSES	0	1	41	82

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	0	0.00	83	7.45	216	7.45	279	7.30
PM PK 15 MIN	0	0.00	70	15.00	311	17.15	174	16.15
AM PK HOUR	0	0.00	266	7.15	734	7.30	1069	7.15
PM PK HOUR	0	0.00	194	15.00	1152	17.00	574	16.15

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
15-16	0	0	0	0
16-17	0	0	0	0
17-18	0	0	0	0
TOTAL	0	0	0	0

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	48	0	193	241
8-9	48	0	146	194
9-10	24	0	110	134
15-16	19	0	175	194
16-17	18	0	129	147
17-18	36	0	139	175
TOTAL	193	0	892	1085

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
241	0	0	4	2
194	0	0	6	2
134	0	0	18	1
194	0	0	21	5
147	0	0	10	6
175	0	0	14	8
1085	0	0	73	24

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	73	544	0	617
8-9	104	543	0	647
9-10	98	314	0	412
15-16	124	570	0	694
16-17	125	803	0	928
17-18	142	1010	0	1152
TOTAL	666	3784	0	4450

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	1022	17	1039
8-9	0	733	17	750
9-10	0	539	16	555
15-16	0	423	38	461
16-17	0	541	27	568
17-18	0	465	26	491
TOTAL	0	3723	141	3864

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1656	16	8	0	0
1397	31	20	1	0
967	37	2	2	0
1155	22	14	0	1
1496	22	29	0	0
1643	19	21	1	0
8314	147	94	4	1

Prepared by National Data & Surveying Services

Lincoln Park Ave & Mission Rd

Peak Hour Turning Movement Count

ID: 19-05116-009
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	07:00 AM - 10:00 AM
NONE	NONE
05:00 PM - 06:00 PM	03:00 PM - 06:00 PM

Lincoln Park Ave — SOUTHBOUND

AM	201	0	65	0	103	AM
NOON	0	0	0	0	0	NOON
PM	139	0	36	0	167	PM

Mission Rd — EASTBOUND

AM	NOON	PM	
1252	0	605	
0	0	1	0
85	0	141	1
597	0	1010	2
0	0	0	0
AM	NOON	PM	

Mission Rd — WESTBOUND

PM	NOON	AM	
26	0	18	0
465	0	1051	1
0	0	0	0
0	0	0	0
1046	0	662	
PM	NOON	AM	

Lincoln Park Ave — NORTHBOUND

PM	0	0	0	0	0	PM
NOON	0	0	0	0	0	NOON
AM	0	0	0	0	0	AM

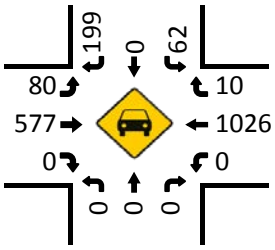
0	1	1	0	
0	0	0	0	

CONTROL

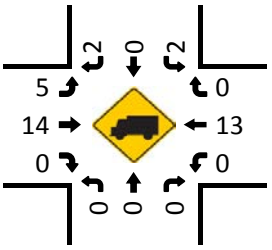
Signalized

	AM	NOON	PM
TEV	2017	0	1818
PHF	0.90		0.94

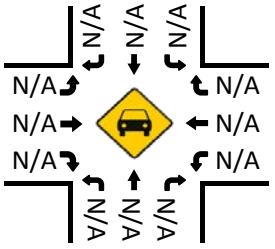
Cars (AM)



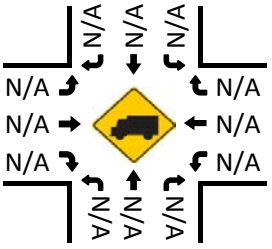
HT (AM)



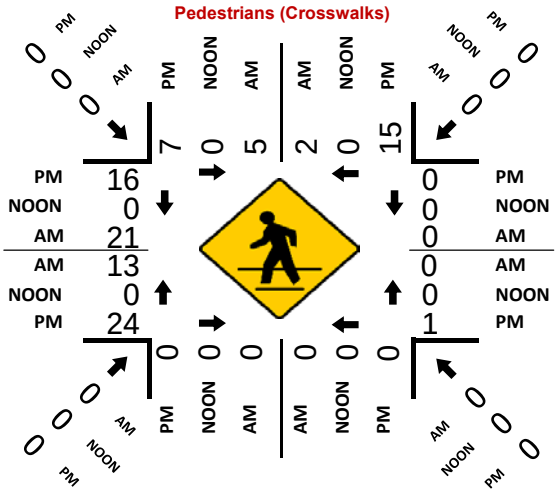
Cars (NOON)



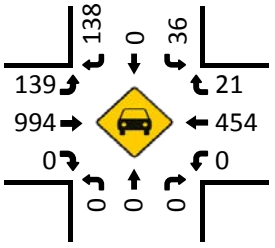
HT (NOON)



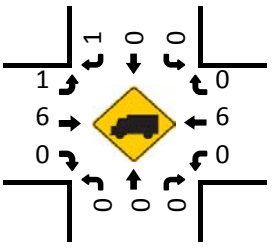
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Lincoln Park Ave & Mission Rd
City: Los Angeles
Control: Signalized

Project ID: 19-05116-009
Date: 3/19/2019

Total

NS/EW Streets:	Lincoln Park Ave				Lincoln Park Ave				Mission Rd				Mission Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	1	1	0	0	1	2	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	3	0	36	0	17	72	0	0	0	219	3	0	350
7:15 AM	0	0	0	0	7	0	49	0	17	124	0	0	0	273	2	0	472
7:30 AM	0	0	0	0	16	0	47	0	17	154	0	0	0	274	5	0	513
7:45 AM	0	0	0	0	22	0	61	0	22	194	0	0	0	256	7	0	562
8:00 AM	0	0	0	0	20	0	44	0	29	125	0	0	0	248	4	0	470
8:15 AM	0	0	0	0	7	0	36	0	18	175	0	0	0	199	4	0	439
8:30 AM	0	0	0	0	10	0	26	0	30	112	0	0	0	139	4	0	321
8:45 AM	0	0	0	0	10	0	40	1	27	131	0	0	0	147	5	0	361
9:00 AM	0	0	0	0	2	0	24	0	26	90	0	0	0	167	5	0	314
9:15 AM	0	0	0	0	4	0	29	1	30	81	0	1	0	129	3	0	278
9:30 AM	0	0	0	0	7	0	27	0	23	73	0	0	0	125	4	0	259
9:45 AM	0	0	0	0	10	0	30	0	18	70	0	0	0	118	4	0	250
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	118	0	449	2	274	1401	0	1	0	2294	50	0	4589
APPROACH %'s :					20.74%	0.00%	78.91%	0.35%	16.35%	83.59%	0.00%	0.06%	0.00%	97.87%	2.13%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	65	0	201	0	85	597	0	0	0	1051	18	0	2017
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.739	0.000	0.824	0.000	0.733	0.769	0.000	0.000	0.000	0.959	0.643	0.000	0.897
					0.801				0.789				0.958				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	1	1	0	0	1	2	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	0	0	0	0	5	0	65	0	36	126	0	0	0	98	20	0	350
3:15 PM	0	0	0	0	3	0	43	0	30	120	0	0	0	105	4	0	305
3:30 PM	0	0	0	0	3	0	37	1	27	157	0	0	0	101	4	0	330
3:45 PM	0	0	0	0	7	0	30	0	31	167	0	0	0	119	10	0	364
4:00 PM	0	0	0	0	4	0	24	0	39	181	0	2	0	107	9	0	366
4:15 PM	0	0	0	0	2	0	30	0	35	202	0	0	0	170	4	0	443
4:30 PM	0	0	0	0	6	0	42	0	19	181	0	0	0	143	8	0	399
4:45 PM	0	0	0	0	6	0	33	0	30	239	0	0	0	121	6	0	435
5:00 PM	0	0	0	0	11	0	38	0	32	255	0	0	0	113	9	0	458
5:15 PM	0	0	0	0	10	0	29	0	37	274	0	0	0	126	6	0	482
5:30 PM	0	0	0	0	10	0	32	0	40	226	0	0	0	114	6	0	428
5:45 PM	0	0	0	0	5	0	40	0	32	255	0	1	0	112	5	0	450
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	72	0	443	1	388	2383	0	3	0	1429	91	0	4810
APPROACH %'s :					13.95%	0.00%	85.85%	0.19%	13.99%	85.90%	0.00%	0.11%	0.00%	94.01%	5.99%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	36	0	139	0	141	1010	0	1	0	465	26	0	1818
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.818	0.000	0.869	0.000	0.881	0.922	0.000	0.250	0.000	0.923	0.722	0.000	0.943
					0.893				0.926				0.930				

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South San Pablo St

East/West Valley Blvd

Day: Tuesday Date: 03/19/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	58	0	126	146
BIKES	14	0	35	34
BUSES	0	0	27	27

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	37	7.45	0	0.00	257	7.45	506	7.30
PM PK 15 MIN	121	17.00	0	0.00	370	17.15	278	17.15
AM PK HOUR	138	7.15	0	0.00	919	7.15	1942	7.00
PM PK HOUR	395	16.30	0	0.00	1438	17.00	978	16.45

NORTHBOUND Approach					**SOUTHBOUND Approach**					**TOTAL**	**XING S/L**		**XING N/L**	
Hours	Lt	Th	Rt	Total	Hours	Lt	Th	Rt	Total	N-S	Ped	Sch	Ped	Sch
7-8	59	0	70	129	*7-8*	0	0	0	0	129	0	1	0	0
8-9	69	0	50	119	*8-9*	0	0	0	0	119	1	1	0	0
9-10	59	0	30	89	*9-10*	0	0	0	0	89	0	0	0	0
15-16	133	0	131	264	*15-16*	0	0	0	0	264	0	0	0	0
16-17	183	0	195	378	*16-17*	0	0	0	0	378	0	1	0	0
17-18	165	0	179	344	*17-18*	0	0	0	0	344	3	1	0	0
TOTAL	668	0	655	1323	TOTAL	0	0	0	0	1323	4	4	0	0

EASTBOUND Approach					**WESTBOUND Approach**					**TOTAL**	**XING W/L**		**XING E/L**	
Hours	Lt	Th	Rt	Total	Hours	Lt	Th	Rt	Total	E-W	Ped	Sch	Ped	Sch
7-8	0	693	162	855	*7-8*	139	1803	0	1942	2797	27	16	0	1
8-9	0	626	117	743	*8-9*	95	1676	0	1771	2514	30	22	0	3
9-10	0	496	89	585	*9-10*	65	1144	0	1209	1794	26	19	1	0
15-16	1	912	94	1007	*15-16*	33	774	0	807	1814	25	23	0	0
16-17	2	1226	76	1304	*16-17*	23	896	0	919	2223	31	34	1	0
17-18	0	1368	70	1438	*17-18*	31	926	0	957	2395	22	34	1	0
TOTAL	3	5321	608	5932	TOTAL	386	7219	0	7605	13537	161	148	3	4

Prepared by National Data & Surveying Services

San Pablo St & Valley Blvd

Peak Hour Turning Movement Count

ID: 19-05116-010
City: Los Angeles

Day: Tuesday
Date: 03/19/2019

PEAK HOURS

07:15 AM - 08:15 AM	
NONE	
04:45 PM - 05:45 PM	

COUNT PERIODS

07:00 AM - 10:00 AM	
NONE	
03:00 PM - 06:00 PM	

San Pablo St — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

Valley Blvd — EASTBOUND

AM	NOON	PM		
1858	0	1117	⇦	
0	0	0	↶	0
0	0	0	↱	0
762	0	1342	→	2
157	0	66	↴	1
AM	NOON	PM		

Valley Blvd — WESTBOUND

PM	NOON	AM		
0	0	0	↰	0
946	0	1784	←	2
32	0	134	↰	1
0	0	1	↰	0
1544	0	827	⇨	
PM	NOON	AM		

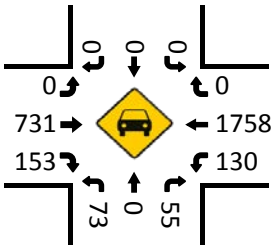
San Pablo St — NORTHBOUND

PM	99	1	171	0	202	PM
NOON	0	0	0	0	0	NOON
AM	291	0	74	0	64	AM

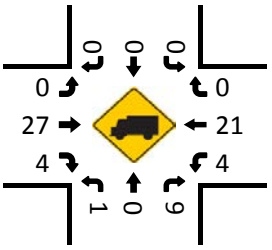
↶	↰	↑	↱	
0	1	0	1	

CONTROL			
Signalized			
TEV	2976	0	2760
	AM	NOON	PM
PHF	0.95		0.92

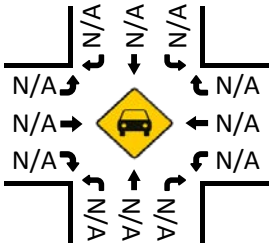
Cars (AM)



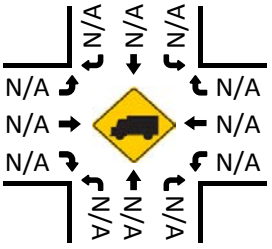
HT (AM)



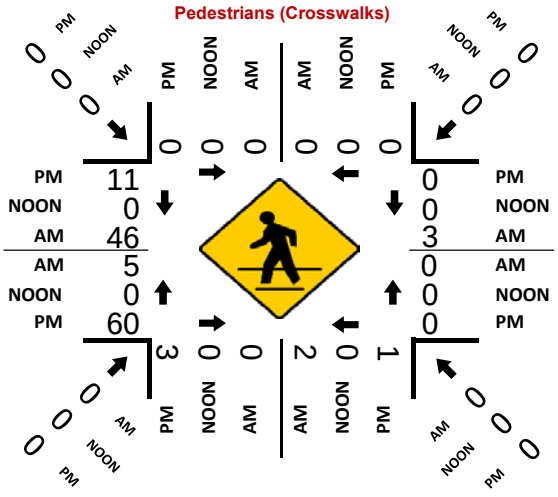
Cars (NOON)



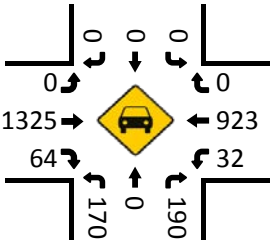
HT (NOON)



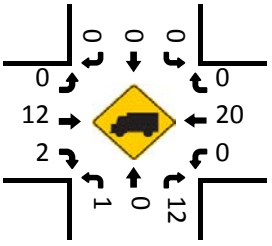
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: San Pablo St & Valley Blvd
City: Los Angeles
Control: Signalized

Project ID: 19-05116-010
Date: 3/19/2019

Total

NS/EW Streets:	San Pablo St				San Pablo St				Valley Blvd				Valley Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	0	1	0	0	0	0	0	0	2	1	0	1	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	13	0	14	0	0	0	0	0	0	126	37	0	34	458	0	0	682
7:15 AM	20	0	11	0	0	0	0	0	0	157	34	0	25	433	0	1	681
7:30 AM	12	0	22	0	0	0	0	0	0	204	40	0	35	471	0	0	784
7:45 AM	14	0	23	0	0	0	0	0	0	206	51	0	44	441	0	0	779
8:00 AM	28	0	8	0	0	0	0	0	0	195	32	0	30	439	0	0	732
8:15 AM	16	0	11	0	0	0	0	0	0	135	33	0	19	435	0	0	649
8:30 AM	11	0	15	0	0	0	0	0	0	158	22	0	23	444	0	0	673
8:45 AM	14	0	16	0	0	0	0	0	0	138	30	0	23	358	0	0	579
9:00 AM	12	0	8	0	0	0	0	0	0	137	27	0	21	311	0	0	516
9:15 AM	18	0	6	0	0	0	0	0	0	123	19	0	19	297	0	0	482
9:30 AM	15	0	10	0	0	0	0	0	0	117	25	0	16	286	0	0	469
9:45 AM	14	0	6	0	0	0	0	0	0	119	18	0	8	250	0	1	416
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	187	0	150	0	0	0	0	0	0	1815	368	0	297	4623	0	2	7442
APPROACH %'s :	55.49%	0.00%	44.51%	0.00%					0.00%	83.14%	16.86%	0.00%	6.03%	93.93%	0.00%	0.04%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	74	0	64	0	0	0	0	0	0	762	157	0	134	1784	0	1	2976
PEAK HR FACTOR :	0.661	0.000	0.696	0.000	0.000	0.000	0.000	0.000	0.000	0.925	0.770	0.000	0.761	0.947	0.000	0.250	0.949
	0.932								0.894				0.948				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	0	1	0	0	0	0	0	0	2	1	0	1	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	34	0	21	0	0	0	0	0	0	215	19	0	7	221	0	0	517
3:15 PM	26	0	35	0	0	0	0	0	0	193	22	0	6	213	0	0	495
3:30 PM	36	0	43	0	0	0	0	0	0	260	26	0	12	190	0	0	567
3:45 PM	37	0	32	0	0	0	0	0	0	244	27	1	8	150	0	0	499
4:00 PM	63	0	52	0	0	0	0	0	0	315	22	0	11	208	0	0	671
4:15 PM	40	0	47	0	0	0	0	0	0	286	22	1	4	220	0	0	620
4:30 PM	47	0	47	0	0	0	0	0	0	319	18	1	4	228	0	0	664
4:45 PM	32	0	49	1	0	0	0	0	0	306	14	0	4	240	0	0	646
5:00 PM	51	0	70	0	0	0	0	0	0	335	19	0	7	216	0	0	698
5:15 PM	46	0	52	0	0	0	0	0	0	352	18	0	13	265	0	0	746
5:30 PM	42	0	31	0	0	0	0	0	0	349	15	0	8	225	0	0	670
5:45 PM	26	0	26	0	0	0	0	0	0	332	18	0	3	220	0	0	625
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	480	0	505	1	0	0	0	0	0	3506	240	3	87	2596	0	0	7418
APPROACH %'s :	48.68%	0.00%	51.22%	0.10%					0.00%	93.52%	6.40%	0.08%	3.24%	96.76%	0.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	171	0	202	1	0	0	0	0	0	1342	66	0	32	946	0	0	2760
PEAK HR FACTOR :	0.838	0.000	0.721	0.250	0.000	0.000	0.000	0.000	0.000	0.953	0.868	0.000	0.615	0.892	0.000	0.000	0.925
	0.773								0.951				0.879				

APPENDIX B

CMA AND LEVELS OF SERVICE EXPLANATION
CMA DATA WORKSHEETS – WEEKDAY AM AND PM PEAK HOURS

CRITICAL MOVEMENT ANALYSIS (CMA) DESCRIPTION

Level of Service is a term used to describe prevailing conditions and their effect on traffic. Broadly interpreted, the Level of Service concept denotes any one of a number of differing combinations of operating conditions which may take place as a roadway is accommodating various traffic volumes. Level of Service is a qualitative measure of the effect of such factors as travel speed, travel time, interruptions, freedom to maneuver, safety, driving comfort and convenience.

Six Levels of Service, A through F, have been defined in the 1965 *Highway Capacity Manual*. Level of Service A describes a condition of free flow, with low traffic volumes and relatively high speeds, while Level of Service F describes forced traffic flow at low speeds with jammed conditions and queues which cannot clear during the green phases.

Critical Movement Analysis (CMA) is a procedure which provides a capacity and level of service geometry and traffic signal operation and results in a level of service determination for the intersection as a whole operating unit.

The per lane volume for each movement in the intersection is determined and the per lane intersection capacity based on the Transportation Research Board (TRB) Report 212 (*Interim Materials on Highway Capacity*). The resulting CMA represents the ratio of the intersection's cumulative volume over its respective capacity (V/C ratio). Critical Movement Analysis takes into account lane widths, bus and truck operations, pedestrian activity and parking activity, as well as number of lanes and geometrics.

The Level of Service (abbreviated from the *Highway Capacity Manual*) are listed here with their corresponding CMA and Load Factor equivalents. Load Factor is that proportion of the signal cycles during the peak hour which are fully loaded; i.e. when all of the vehicles waiting at the beginning of green are not able to clear on that green phase.

Critical Movement Analysis Characteristics

Level of Service	Load Factor	Equivalent CMA
A (free flow)	0.0	0.00 - 0.60
B (rural design)	0.0 - 0.1	0.61 - 0.70
C (urban design)	0.1 - 0.3	0.71 - 0.80
D (maximum urban design)	0.3 - 0.7	0.81 - 0.90
E (capacity)	0.7 - 1.0	0.91 - 1.00
F (force flow)	Not Applicable	Not Applicable

SERVICE LEVEL A
There are no loaded cycles and few are even close to loaded at this service level. No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication.

SERVICE LEVEL B
This level represents stable operation where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.

SERVICE LEVEL C
At this level stable operation continues. Loading is still intermittent but more frequent than at Level B. Occasionally drivers may have to wait through more one red signal indication and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.

SERVICE LEVEL D
This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak hour, but enough cycles with lower demand occur to permit periodic clearance of queues, thus preventing excessive backups. Drivers frequently have to wait through more than one red signal. This level is the lower limit of acceptable operation to most drivers.

SERVICE LEVEL E
This represents near capacity and capacity operation. At capacity (CMA = 1.0) it represents the most vehicles that the particular intersection can accommodate. However, full utilization of every signal cycle is seldom attained no matter how great the demand. At this level all drivers wait through more than one red signal, and frequently through several.

SERVICE LEVEL F
Jammed conditions. Traffic backed up from a downstream location on one of the street restricts or prevents movement of traffic through the intersection under consideration.

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Daly Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA01	East-West Street:	Main Street	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0			
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	162	1	**162**	0	162	**162**	0	167	1	**167**	0	167	1	**167**	0	167	1	**167**
	Left-Through		0							0				0				0	
	Through	559	1	292	5	564	297	0	576	1	301	5	581	1	306	0	581	1	306
	Through-Right		1							1				1				1	
	Right	25	0	25	5	30	30	0	26	0	26	5	31	0	31	0	31	0	31
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	124	1	124	5	129	129	39	167	1	167	5	172	1	172	0	172	1	172
	Left-Through		0							0				0				0	
	Through	462	1	**399**	16	478	**407**	0	476	1	**411**	16	492	1	**419**	0	492	1	**419**
	Through-Right		1							1				1				1	
	Right	336	0	336	0	336	336	0	346	0	346	0	346	0	346	0	346	0	346
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	31	0	**31**	0	31	**31**	0	32	0	**32**	0	32	0	**32**	0	32	0	**32**
	Left-Through		1							1				1				1	
	Through	425	0	391	11	436	399	24	462	0	415	11	473	0	423	0	473	0	423
	Through-Right		1							1				1				1	
	Right	171	0	391	5	176	399	0	176	0	415	5	181	0	423	0	181	0	423
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	24	0	24	0	24	24	0	25	0	25	0	25	0	25	0	25	0	25
	Left-Through		1							1				1				1	
	Through	1262	0	**679**	5	1267	**706**	3	1303	0	**728**	5	1308	0	**731**	0	1308	0	**731**
	Through-Right		1							1				1				1	
	Right	48	0	679	0	48	706	4	53	0	728	0	53	0	731	0	53	0	731
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		561	North-South:		569	North-South:			578	North-South:			586	North-South:			586
		East-West:		710	East-West:		737	East-West:			760	East-West:			763	East-West:			763
		SUM:		1271	SUM:		1306	SUM:			1338	SUM:			1349	SUM:			1349
VOLUME/CAPACITY (V/C) RATIO:				0.847			0.871				0.892				0.899				0.899
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.747**			**0.771**				**0.792**				**0.799**				**0.799**
LEVEL OF SERVICE (LOS):				**C**			**C**				**C**				**C**				**C**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.007	Δ*v/c* after mitigation:	0.007
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Daly Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA01	East-West Street:	Main Street	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0			
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	165	1	165	0	165	165	0	170	1	170	0	170	1	170	0	170	1	170
	Left-Through		0							0				0				0	
	Through	901	1	**471**	15	916	**481**	0	928	1	**485**	15	943	1	**495**	0	943	1	**495**
	Through-Right		1							1				1				1	
	Right	40	0	40	5	45	45	0	41	0	41	5	46	0	46	0	46	0	46
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	105	1	**105**	5	110	**110**	19	127	1	**127**	5	132	1	**132**	0	132	1	**132**
	Left-Through		0							0				0				0	
	Through	357	1	224	16	373	232	0	368	1	231	16	384	1	239	0	384	1	239
	Through-Right		1							1				1				1	
	Right	91	0	91	0	91	91	0	94	0	94	0	94	0	94	0	94	0	94
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	63	0	63	0	63	63	0	65	0	65	0	65	0	65	0	65	0	65
	Left-Through		1							1				1				1	
	Through	866	0	**673**	11	877	**681**	11	903	0	**699**	11	914	0	**707**	0	914	0	**707**
	Through-Right		1							1				1				1	
	Right	228	0	673	5	233	681	0	235	0	699	5	240	0	707	0	240	0	707
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	65	0	**65**	0	65	**65**	0	67	0	**67**	0	67	0	**67**	0	67	0	**67**
	Left-Through		1							1				1				1	
	Through	463	0	536	15	478	543	12	489	0	563	15	504	0	571	0	504	0	571
	Through-Right		1							1				1				1	
	Right	218	0	536	0	218	543	10	235	0	563	0	235	0	571	0	235	0	571
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		576	North-South:		591	North-South:			612	North-South:			627	North-South:			627
		East-West:		738	East-West:		746	East-West:			766	East-West:			774	East-West:			774
		SUM:		1314	SUM:		1337	SUM:			1378	SUM:			1401	SUM:			1401
VOLUME/CAPACITY (V/C) RATIO:				0.876			0.891				0.919				0.934				0.934
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.776			0.791				0.819				0.834				0.834
LEVEL OF SERVICE (LOS):				C			C				D				D				D

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.015	Δ*v/c* after mitigation:	0.015
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Daly Street-Marengo Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA02	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				4				4				4				4				4			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	3	SB--	3	NB--	3	SB--	3	NB--	3	SB--	3	NB--	3	SB--	3	NB--	3	SB--	3			
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	271	1	**271**	0	271	**271**	0	279	1	**279**	0	279	1	**279**	0	279	1	**279**
	Left-Through		0							0				0				0	
	Through	614	2	307	5	619	310	0	633	2	317	5	638	2	319	0	638	2	319
	Through-Right		0							0				0				0	
	Right	207	1	46	0	207	41	4	217	1	38	0	217	1	33	0	217	1	33
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	46	1	46	0	46	46	0	47	1	47	0	47	1	47	0	47	1	47
	Left-Through		0							0				0				0	
	Through	301	1	**301**	0	301	**301**	0	310	1	**310**	0	310	1	**310**	0	310	1	**310**
	Through-Right		0							0				0				0	
	Right	272	1	152	0	272	152	0	280	1	156	0	280	1	156	0	280	1	156
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	120	1	**120**	0	120	**120**	0	124	1	**124**	0	124	1	**124**	0	124	1	**124**
	Left-Through		0							0				0				0	
	Through	1006	2	503	11	1017	509	49	1085	2	543	11	1096	2	548	0	1096	2	548
	Through-Right		0							0				0				0	
	Right	383	1	248	0	383	248	0	395	1	256	0	395	1	256	0	395	1	256
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	161	1	161	5	166	166	13	179	1	179	5	184	1	184	0	184	1	184
	Left-Through		0							0				0				0	
	Through	1232	2	**616**	10	1242	**621**	15	1284	2	**642**	10	1294	2	**647**	0	1294	2	**647**
	Through-Right		0							0				0				0	
	Right	19	1	0	0	19	0	0	20	1	0	0	20	1	0	0	20	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		572	North-South:		572	North-South:			589	North-South:			589	North-South:			589
		East-West:		736	East-West:		741	East-West:			766	East-West:			771	East-West:			771
		SUM:		1308	SUM:		1313	SUM:			1355	SUM:			1360	SUM:			1360
VOLUME/CAPACITY (V/C) RATIO:				0.951			0.955				0.985				0.989				0.989
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.851**			**0.855**				**0.885**				**0.889**				**0.889**
LEVEL OF SERVICE (LOS):				**D**			**D**				**D**				**D**				**D**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.004	Δ*v/c* after mitigation:	0.004
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Daly Street-Marengo Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA02	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				4				4				4				4				4			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	3	SB--	3	NB--	3	SB--	3	NB--	3	SB--	3	NB--	3	SB--	3	NB--	3	SB--	3			
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	98	1	**98**	0	98	**98**	0	101	1	**101**	0	101	1	**101**	0	101	1	**101**
	Left-Through		0							0				0				0	
	Through	769	2	385	5	774	387	0	792	2	396	5	797	2	399	0	797	2	399
	Through-Right		0							0				0				0	
	Right	225	1	0	0	225	0	2	234	1	0	0	234	1	0	0	234	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	30	1	30	0	30	30	0	31	1	31	0	31	1	31	0	31	1	31
	Left-Through		0							0				0				0	
	Through	356	1	**356**	0	356	**356**	0	367	1	**367**	0	367	1	**367**	0	367	1	**367**
	Through-Right		0							0				0				0	
	Right	216	1	0	0	216	0	0	223	1	0	0	223	1	0	0	223	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	285	1	285	0	285	285	0	294	1	294	0	294	1	294	0	294	1	294
	Left-Through		0							0				0				0	
	Through	1085	2	**543**	11	1096	**548**	24	1142	2	**571**	11	1153	2	**577**	0	1153	2	**577**
	Through-Right		0							0				0				0	
	Right	272	1	223	0	272	223	0	280	1	230	0	280	1	230	0	280	1	230
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	236	1	**236**	15	251	**251**	38	281	1	**281**	15	296	1	**296**	0	296	1	**296**
	Left-Through		0							0				0				0	
	Through	844	2	422	30	874	437	43	913	2	457	30	943	2	472	0	943	2	472
	Through-Right		0							0				0				0	
	Right	69	1	54	0	69	54	0	71	1	56	0	71	1	56	0	71	1	56
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		454	North-South:		454	North-South:			468	North-South:			468	North-South:			468
		East-West:		779	East-West:		799	East-West:			852	East-West:			873	East-West:			873
		SUM:		1233	SUM:		1253	SUM:			1320	SUM:			1341	SUM:			1341
VOLUME/CAPACITY (V/C) RATIO:				0.897			0.911				0.960				0.975				0.975
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.797**			**0.811**				**0.860**				**0.875**				**0.875**
LEVEL OF SERVICE (LOS):				**C**			**D**				**D**				**D**				**D**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.015	Δ*v/c* after mitigation:	0.015
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Sichel Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA03	East-West Street:	Main Street	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0			
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	11	0	11	0	11	**11**	0	11	0	11	0	11	0	**11**	0	11	0	**11**
	Left-Through		0							0				0				0	
	Through	18	0	**43**	3	21	46	0	19	0	**44**	3	22	0	47	0	22	0	47
	Through-Right		0							0				0				0	
	Right	14	0	0	0	14	0	0	14	0	0	0	14	0	0	0	14	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	26	0	**26**	0	26	26	0	27	0	**27**	0	27	0	27	0	27	0	27
	Left-Through		0							0				0				0	
	Through	5	0	57	5	10	**62**	0	5	0	59	5	10	0	**64**	0	10	0	**64**
	Through-Right		0							0				0				0	
	Right	26	0	0	0	26	0	0	27	0	0	0	27	0	0	0	27	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
EASTBOUND	Left	19	0	**19**	0	19	**19**	0	20	0	**20**	0	20	0	**20**	0	20	0	**20**
	Left-Through		1							1				1				1	
	Through	527	0	329	21	548	340	63	606	0	372	21	627	0	383	0	627	0	383
	Through-Right		1							1				1				1	
	Right	17	0	329	0	17	340	0	18	0	372	0	18	0	383	0	18	0	383
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	5	0	5	0	5	5	0	5	0	5	0	5	0	5	0	5	0	5
	Left-Through		1							1				1				1	
	Through	1218	0	**623**	5	1223	**625**	7	1262	0	**650**	5	1267	0	**653**	0	1267	0	**653**
	Through-Right		1							1				1				1	
	Right	17	0	623	0	17	625	0	18	0	650	0	18	0	653	0	18	0	653
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		69	*North-South:*		73	*North-South:*			71	*North-South:*			75	*North-South:*			75
		East-West:		642	*East-West:*		644	*East-West:*			670	*East-West:*			673	*East-West:*			673
		SUM:		711	*SUM:*		717	*SUM:*			741	*SUM:*			748	*SUM:*			748
VOLUME/CAPACITY *(V/C)* RATIO:				0.474			0.478				0.494				0.499				0.499
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.374**			**0.378**				**0.394**				**0.399**				**0.399**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.005	Δ*v/c* after mitigation:	0.005
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Sichel Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA03	East-West Street:	Main Street	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0			
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	19	0	19	0	19	19	0	20	0	20	0	20	0	20	0	20	0	20
	Left-Through		0							0				0				0	
	Through	4	0	**37**	7	11	**44**	0	4	0	**38**	7	11	0	**45**	0	11	0	**45**
	Through-Right		0							0				0				0	
	Right	14	0	0	0	14	0	0	14	0	0	0	14	0	0	0	14	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	18	0	**18**	0	18	**18**	0	19	0	**19**	0	19	0	**19**	0	19	0	**19**
	Left-Through		0							0				0				0	
	Through	1	0	33	5	6	38	0	1	0	34	5	6	0	39	0	6	0	39
	Through-Right		0							0				0				0	
	Right	14	0	0	0	14	0	0	14	0	0	0	14	0	0	0	14	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
EASTBOUND	Left	20	0	20	0	20	20	0	21	0	21	0	21	0	21	0	21	0	21
	Left-Through		1							1				1				1	
	Through	957	0	**527**	21	978	**537**	30	1016	0	**558**	21	1037	0	**569**	0	1037	0	**569**
	Through-Right		1							1				1				1	
	Right	16	0	527	0	16	537	0	16	0	558	0	16	0	569	0	16	0	569
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	10	0	**10**	0	10	**10**	0	10	0	**10**	0	10	0	**10**	0	10	0	**10**
	Left-Through		1							1				1				1	
	Through	728	0	401	15	743	408	22	772	0	433	15	787	0	441	0	787	0	441
	Through-Right		1							1				1				1	
	Right	33	0	401	0	33	408	0	34	0	433	0	34	0	441	0	34	0	441
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		55	*North-South:*		62	*North-South:*			57	*North-South:*			64	*North-South:*			64
		East-West:		537	*East-West:*		547	*East-West:*			568	*East-West:*			579	*East-West:*			579
		SUM:		592	*SUM:*		609	*SUM:*			625	*SUM:*			643	*SUM:*			643
VOLUME/CAPACITY *(V/C)* RATIO:				0.395			0.406				0.417				0.429				0.429
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.295**			**0.306**				**0.317**				**0.329**				**0.329**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.012	Δ*v/c* after mitigation:	0.012
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Griffin Avenue	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA04	East-West Street:	Darwin Avenue	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2				2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	31	1	**31**	0	31	**31**	0	32	1	**32**	0	32	1	**32**	0	32	1	**32**
	Left-Through		0							0				0				0	
	Through	367	0	389	5	372	394	4	382	0	405	5	387	0	410	0	387	0	410
	Through-Right		1							1				1				1	
	Right	22	0	0	0	22	0	0	23	0	0	0	23	0	0	0	23	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	35	1	35	0	35	35	0	36	1	36	0	36	1	36	0	36	1	36
	Left-Through		0							0				0				0	
	Through	467	1	**467**	11	478	**478**	1	482	1	**482**	11	493	1	**493**	0	493	1	**493**
	Through-Right		0							0				0				0	
	Right	72	1	65	0	72	65	0	74	1	67	0	74	1	67	0	74	1	67
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	14	1	**14**	0	14	**14**	0	14	1	**14**	0	14	1	**14**	0	14	1	**14**
	Left-Through		0							0				0				0	
	Through	32	0	73	0	32	73	0	33	0	75	0	33	0	75	0	33	0	75
	Through-Right		1							1				1				1	
	Right	41	0	0	0	41	0	0	42	0	0	0	42	0	0	0	42	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	81	1	81	0	81	81	0	83	1	83	0	83	1	83	0	83	1	83
	Left-Through		0							0				0				0	
	Through	279	0	**369**	0	279	**369**	0	287	0	**380**	0	287	0	**380**	0	287	0	**380**
	Through-Right		1							1				1				1	
	Right	90	0	0	0	90	0	0	93	0	0	0	93	0	0	0	93	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		498	*North-South:*		509	*North-South:*			514	*North-South:*			525	*North-South:*			525
		East-West:		383	*East-West:*		383	*East-West:*			394	*East-West:*			394	*East-West:*			394
		SUM:		881	*SUM:*		892	*SUM:*			908	*SUM:*			919	*SUM:*			919
VOLUME/CAPACITY *(V/C)* RATIO:				0.587			0.595				0.605				0.613				0.613
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.487**			**0.495**				**0.505**				**0.513**				**0.513**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.008	Δ*v/c* after mitigation:	0.008
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Griffin Avenue	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA04	East-West Street:	Darwin Avenue	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2				2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	21	1	21	0	21	21	0	22	1	22	0	22	1	22	0	22	1	22
	Left-Through		0							0				0				0	
	Through	651	0	**683**	15	666	**698**	2	673	0	**706**	15	688	0	**721**	0	688	0	**721**
	Through-Right		1							1				1				1	
	Right	32	0	0	0	32	0	0	33	0	0	0	33	0	0	0	33	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	29	1	**29**	0	29	**29**	0	30	1	**30**	0	30	1	**30**	0	30	1	**30**
	Left-Through		0							0				0				0	
	Through	284	1	284	11	295	295	5	298	1	298	11	309	1	309	0	309	1	309
	Through-Right		0							0				0				0	
	Right	16	1	10	0	16	10	0	16	1	10	0	16	1	10	0	16	1	10
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	12	1	12	0	12	12	0	12	1	12	0	12	1	12	0	12	1	12
	Left-Through		0							0				0				0	
	Through	30	0	**51**	0	30	**51**	0	31	0	**53**	0	31	0	**53**	0	31	0	**53**
	Through-Right		1							1				1				1	
	Right	21	0	0	0	21	0	0	22	0	0	0	22	0	0	0	22	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	18	1	**18**	0	18	**18**	0	19	1	**19**	0	19	1	**19**	0	19	1	**19**
	Left-Through		0							0				0				0	
	Through	20	0	51	0	20	51	0	21	0	53	0	21	0	53	0	21	0	53
	Through-Right		1							1				1				1	
	Right	31	0	0	0	31	0	0	32	0	0	0	32	0	0	0	32	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		712	North-South:		727	North-South:			736	North-South:			751	North-South:			751
		East-West:		69	East-West:		69	East-West:			72	East-West:			72	East-West:			72
		SUM:		781	SUM:		796	SUM:			808	SUM:			823	SUM:			823
VOLUME/CAPACITY (V/C) RATIO:				0.521			0.531				0.539				0.549				0.549
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.421			0.431				0.439				0.449				0.449
LEVEL OF SERVICE (LOS):				A			A				A				A				A

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.010	Δ*v/c* after mitigation:	0.010
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Griffin Avenue	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA05	East-West Street:	Main Street	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

	Existing Condition	Existing Plus Project	Future Condition W/O Project	Future Condition W/ Project	Future W/ Project W/ Mitigation
No. of Phases	2	2	2	2	2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?	0	0	0	0	0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0
ATSAC-1 or ATSAC+ATCS-2?	2	2	2	2	2
Override Capacity	0	0	0	0	0

	Movement	Existing Condition Volume	Existing No. of Lanes	Existing Lane Volume	Existing Plus Project Project Traffic	Existing Plus Project Total Volume	Existing Plus Project Lane Volume	Future W/O Project Added Volume	Future W/O Project Total Volume	Future W/O Project No. of Lanes	Future W/O Project Lane Volume	Future W/ Project Added Volume	Future W/ Project Total Volume	Future W/ Project No. of Lanes	Future W/ Project Lane Volume	Future W/ Project W/ Mitigation Added Volume	Future W/ Project W/ Mitigation Total Volume	Future W/ Project W/ Mitigation No. of Lanes	Future W/ Project W/ Mitigation Lane Volume
NORTHBOUND	Left	80	1	**80**	0	80	**80**	0	82	1	**82**	0	82	1	**82**	0	82	1	**82**
	Left-Through		0							0				0				0	
	Through	271	1	271	0	271	271	0	279	1	279	0	279	1	279	0	279	1	279
	Through-Right		0							0				0				0	
	Right	22	1	22	32	54	54	0	23	1	23	32	55	1	55	0	55	1	55
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	115	1	115	11	126	126	0	118	1	118	11	129	1	129	0	129	1	129
	Left-Through		0							0				0				0	
	Through	434	1	**434**	0	434	**434**	0	447	1	**447**	0	447	1	**447**	0	447	1	**447**
	Through-Right		0							0				0				0	
	Right	31	1	31	0	31	31	1	33	1	33	0	33	1	33	0	33	1	33
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	21	0	**21**	0	21	**21**	4	26	0	**26**	0	26	0	**26**	0	26	0	**26**
	Left-Through		1							1				1				1	
	Through	517	0	366	21	538	377	59	592	0	420	21	613	0	431	0	613	0	431
	Through-Right		1							1				1				1	
	Right	89	0	366	0	89	377	0	92	0	420	0	92	0	431	0	92	0	431
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	26	0	26	0	26	26	0	27	0	27	0	27	0	27	0	27	0	27
	Left-Through		1							1				1				1	
	Through	1051	0	**633**	5	1056	**638**	6	1089	0	**656**	5	1094	0	**661**	0	1094	0	**661**
	Through-Right		1							1				1				1	
	Right	111	0	633	5	116	638	0	114	0	656	5	119	0	661	0	119	0	661
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		514	North-South:		514	North-South:			529	North-South:			529	North-South:			529
		East-West:		654	East-West:		659	East-West:			682	East-West:			687	East-West:			687
		SUM:		1168	SUM:		1173	SUM:			1211	SUM:			1216	SUM:			1216
VOLUME/CAPACITY (V/C) RATIO:				0.779			0.782				0.807				0.811				0.811
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.679**			**0.682**				**0.707**				**0.711**				**0.711**
LEVEL OF SERVICE (LOS):				**B**			**B**				**C**				**C**				**C**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.004	Δ*v/c* after mitigation:	0.004
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Griffin Avenue	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA05	East-West Street:	Main Street	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

	Existing Condition	Existing Plus Project	Future Condition W/O Project	Future Condition W/ Project	Future W/ Project W/ Mitigation
No. of Phases	2	2	2	2	2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?	0	0	0	0	0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0
ATSAC-1 or ATSAC+ATCS-2?	2	2	2	2	2
Override Capacity	0	0	0	0	0

	Movement	Existing Condition Volume	Existing No. of Lanes	Existing Lane Volume	Project Traffic	Existing Plus Project Total Volume	Existing Plus Project Lane Volume	Future W/O Project Added Volume	Future W/O Project Total Volume	Future W/O Project No. of Lanes	Future W/O Project Lane Volume	Future W/ Project Added Volume	Future W/ Project Total Volume	Future W/ Project No. of Lanes	Future W/ Project Lane Volume	Future W/ Project W/ Mitigation Added Volume	Future W/ Project W/ Mitigation Total Volume	Future W/ Project W/ Mitigation No. of Lanes	Future W/ Project W/ Mitigation Lane Volume
NORTHBOUND	Left	121	1	121	0	121	121	0	125	1	125	0	125	1	125	0	125	1	125
	Left-Through		0							0				0				0	
	Through	452	1	**452**	0	452	**452**	0	466	1	**466**	0	466	1	**466**	0	466	1	**466**
	Through-Right		0							0				0				0	
	Right	48	1	48	32	80	80	0	49	1	49	32	81	1	81	0	81	1	81
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	117	1	**117**	11	128	**128**	0	121	1	**121**	11	132	1	**132**	0	132	1	**132**
	Left-Through		0							0				0				0	
	Through	166	1	166	0	166	166	0	171	1	171	0	171	1	171	0	171	1	171
	Through-Right		0							0				0				0	
	Right	35	1	35	0	35	35	5	41	1	41	0	41	1	41	0	41	1	41
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	36	0	36	0	36	36	2	39	0	39	0	39	0	39	0	39	0	39
	Left-Through		1							1				1				1	
	Through	873	0	**528**	21	894	**538**	28	927	0	**561**	21	948	0	**572**	0	948	0	**572**
	Through-Right		1							1				1				1	
	Right	38	0	528	0	38	538	0	39	0	561	0	39	0	572	0	39	0	572
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	28	0	**28**	0	28	**28**	0	29	0	**29**	0	29	0	**29**	0	29	0	**29**
	Left-Through		1							1				1				1	
	Through	643	0	480	15	658	495	17	679	0	503	15	694	0	518	0	694	0	518
	Through-Right		1							1				1				1	
	Right	204	0	480	15	219	495	0	210	0	503	15	225	0	518	0	225	0	518
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		569	North-South:		580	North-South:			587	North-South:			598	North-South:			598
		East-West:		556	East-West:		566	East-West:			590	East-West:			601	East-West:			601
		SUM:		1125	SUM:		1146	SUM:			1177	SUM:			1199	SUM:			1199
VOLUME/CAPACITY (V/C) RATIO:				0.750			0.764				0.785				0.799				0.799
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.650**			**0.664**				**0.685**				**0.699**				**0.699**
LEVEL OF SERVICE (LOS):				**B**			**B**				**B**				**B**				**B**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.014	Δ*v/c* after mitigation:	0.014
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Griffin Avenue-Zonal Avenue	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA06	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2				2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	89	1	**89**	0	89	**89**	0	92	1	**92**	0	92	1	**92**	0	92	1	**92**
	Left-Through		0							0				0				0	
	Through	212	1	212	5	217	217	0	218	1	218	5	223	1	223	0	223	1	223
	Through-Right		0							0				0				0	
	Right	74	1	4	0	74	2	0	76	1	4	0	76	1	2	0	76	1	2
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	68	1	68	0	68	68	0	70	1	70	0	70	1	70	0	70	1	70
	Left-Through		0							0				0				0	
	Through	296	1	**296**	0	296	**296**	0	305	1	**305**	0	305	1	**305**	0	305	1	**305**
	Through-Right		0							0				0				0	
	Right	206	1	159	0	206	153	0	212	1	163	0	212	1	158	0	212	1	158
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	95	1	**95**	11	106	**106**	0	98	1	**98**	11	109	1	**109**	0	109	1	**109**
	Left-Through		0							0				0				0	
	Through	825	2	413	0	825	413	53	903	2	452	0	903	2	452	0	903	2	452
	Through-Right		0							0				0				0	
	Right	275	1	231	0	275	231	0	283	1	237	0	283	1	237	0	283	1	237
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	141	1	141	3	144	144	0	145	1	145	3	148	1	148	0	148	1	148
	Left-Through		0							0				0				0	
	Through	1135	2	**568**	15	1150	**575**	28	1197	2	**599**	15	1212	2	**606**	0	1212	2	**606**
	Through-Right		0							0				0				0	
	Right	89	1	55	16	105	71	0	92	1	57	16	108	1	73	0	108	1	73
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		385	North-South:		385	North-South:			397	North-South:			397	North-South:			397
		East-West:		663	East-West:		681	East-West:			697	East-West:			715	East-West:			715
		SUM:		1048	SUM:		1066	SUM:			1094	SUM:			1112	SUM:			1112
VOLUME/CAPACITY (V/C) RATIO:				0.699			0.711				0.729				0.741				0.741
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.599**			**0.611**				**0.629**				**0.641**				**0.641**
LEVEL OF SERVICE (LOS):				**A**			**B**				**B**				**B**				**B**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.012	Δ*v/c* after mitigation:	0.012
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Griffin Avenue-Zonal Avenue	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA06	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2				2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	167	1	167	0	167	167	0	172	1	172	0	172	1	172	0	172	1	172
	Left-Through		0							0				0				0	
	Through	385	1	**385**	5	390	**390**	0	397	1	**397**	5	402	1	**402**	0	402	1	**402**
	Through-Right		0							0				0				0	
	Right	197	1	178	0	197	175	0	203	1	184	0	203	1	180	0	203	1	180
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	41	1	**41**	0	41	**41**	0	42	1	**42**	0	42	1	**42**	0	42	1	**42**
	Left-Through		0							0				0				0	
	Through	95	1	95	0	95	95	0	98	1	98	0	98	1	98	0	98	1	98
	Through-Right		0							0				0				0	
	Right	111	1	24	0	111	18	0	114	1	24	0	114	1	19	0	114	1	19
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	175	1	175	11	186	186	0	180	1	180	11	191	1	191	0	191	1	191
	Left-Through		0							0				0				0	
	Through	1102	2	**551**	0	1102	**551**	26	1161	2	**581**	0	1161	2	**581**	0	1161	2	**581**
	Through-Right		0							0				0				0	
	Right	75	1	0	0	75	0	0	77	1	0	0	77	1	0	0	77	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	38	1	**38**	7	45	**45**	0	39	1	**39**	7	46	1	**46**	0	46	1	**46**
	Left-Through		0							0				0				0	
	Through	717	2	359	45	762	381	82	821	2	411	45	866	2	433	0	866	2	433
	Through-Right		0							0				0				0	
	Right	90	1	70	16	106	86	0	93	1	72	16	109	1	88	0	109	1	88
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		426	North-South:		431	North-South:			439	North-South:			444	North-South:			444
		East-West:		589	East-West:		596	East-West:			620	East-West:			627	East-West:			627
		SUM:		1015	SUM:		1027	SUM:			1059	SUM:			1071	SUM:			1071
VOLUME/CAPACITY (V/C) RATIO:				0.677			0.685				0.706				0.714				0.714
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.577			0.585				0.606				0.614				0.614
LEVEL OF SERVICE (LOS):				A			A				B				B				B

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.008	Δ*v/c* after mitigation:	0.008
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Valley Boulevard	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA07	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0			
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	156	1	156	8	164	164	0	161	1	161	8	169	1	169	0	169	1	169
	Left-Through		0							0				0				0	
	Through	566	1	**304**	8	574	**317**	59	642	1	**343**	8	650	1	**356**	0	650	1	**356**
	Through-Right		1							1				1				1	
	Right	42	0	42	18	60	60	0	43	0	43	18	61	0	61	0	61	0	61
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	433	1	217	0	433	217	4	450	1	226	0	450	1	226	0	450	1	226
	Through-Right		1							1				1				1	
	Right	1	0	1	0	1	1	0	1	0	1	0	1	0	1	0	1	0	1
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	122	1	122	0	122	122	8	134	1	134	0	134	1	134	0	134	1	134
	Left-Through		0							0				0				0	
	Through	1209	2	**605**	16	1225	**613**	16	1262	2	**631**	16	1278	2	**639**	0	1278	2	**639**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		304	*North-South:*		317	*North-South:*			343	*North-South:*			356	*North-South:*			356
		East-West:		605	*East-West:*		613	*East-West:*			631	*East-West:*			639	*East-West:*			639
		SUM:		909	*SUM:*		930	*SUM:*			974	*SUM:*			995	*SUM:*			995
VOLUME/CAPACITY *(V/C)* RATIO:				0.606			0.620				0.649				0.663				0.663
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.506**			**0.520**				**0.549**				**0.563**				**0.563**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.014	Δ*v/c* after mitigation:	0.014
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Valley Boulevard	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA07	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0			
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	248	1	248	22	270	270	0	256	1	256	22	278	1	278	0	278	1	278
	Left-Through		0							0				0				0	
	Through	846	1	**436**	22	868	**473**	28	900	1	**463**	22	922	1	**500**	0	922	1	**500**
	Through-Right		1							1				1				1	
	Right	25	0	25	52	77	77	0	26	0	26	52	78	0	78	0	78	0	78
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	863	1	**433**	0	863	**433**	2	891	1	**447**	0	891	1	**447**	0	891	1	**447**
	Through-Right		1							1				1				1	
	Right	3	0	3	0	3	3	0	3	0	3	0	3	0	3	0	3	0	3
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	160	1	**160**	0	160	**160**	8	173	1	**173**	0	173	1	**173**	0	173	1	**173**
	Left-Through		0							0				0				0	
	Through	544	2	272	16	560	280	48	608	2	304	16	624	2	312	0	624	2	312
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		436	*North-South:*		473	*North-South:*			463	*North-South:*			500	*North-South:*			500
		East-West:		593	*East-West:*		593	*East-West:*			620	*East-West:*			620	*East-West:*			620
		SUM:		1029	*SUM:*		1066	*SUM:*			1083	*SUM:*			1120	*SUM:*			1120
VOLUME/CAPACITY *(V/C)* RATIO:				0.686			0.711				0.722				0.747				0.747
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.586**			**0.611**				**0.622**				**0.647**				**0.647**
LEVEL OF SERVICE (LOS):				**A**			**B**				**B**				**B**				**B**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.025	Δ*v/c* after mitigation:	0.025
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Main Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA08	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0			
	EB--	0	WB--	2	EB--	0	WB--	2	EB--	0	WB--	2	EB--	0	WB--	2	EB--	0	WB--	2			
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2			
Override Capacity				0				0				0				0				0			

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	339	1	339	0	339	339	15	364	1	364	0	364	1	364	0	364	1	364
	Left-Through		0							0				0				0	
	Through	1301	2	**651**	16	1317	**659**	6	1346	2	**673**	16	1362	2	**681**	0	1362	2	**681**
	Through-Right		0							0				0				0	
	Right	217	1	217	0	217	217	6	230	1	230	0	230	1	230	0	230	1	230
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	28	1	**28**	0	28	**28**	0	29	1	**29**	0	29	1	**29**	0	29	1	**29**
	Left-Through		0							0				0				0	
	Through	553	2	277	8	561	281	4	574	2	287	8	582	2	291	0	582	2	291
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	985	2	**493**	16	1001	**501**	9	1024	2	**512**	16	1040	2	**520**	0	1040	2	**520**
	Through-Right		0							0				0				0	
	Right	336	1	336	0	336	336	0	346	1	346	0	346	1	346	0	346	1	346
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		651	*North-South:*		659	*North-South:*			673	*North-South:*			681	*North-South:*			681
		East-West:		521	*East-West:*		529	*East-West:*			541	*East-West:*			549	*East-West:*			549
		SUM:		1172	*SUM:*		1188	*SUM:*			1214	*SUM:*			1230	*SUM:*			1230
VOLUME/CAPACITY *(V/C)* RATIO:				0.781			0.792				0.809				0.820				0.820
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.681**			**0.692**				**0.709**				**0.720**				**0.720**
LEVEL OF SERVICE (LOS):				**B**			**B**				**C**				**C**				**C**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.011	Δ*v/c* after mitigation:	0.011
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Main Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA08	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2				2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	2	EB--	0	WB--	2	EB--	0	WB--	2	EB--	0	WB--	2	EB--	0	WB--	2	EB--	0	WB--	2
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	171	1	171	0	171	171	43	219	1	219	0	219	1	219	0	219	1	219
	Left-Through		0							0				0				0	
	Through	798	2	**399**	16	814	**407**	17	839	2	**420**	16	855	2	**428**	0	855	2	**428**
	Through-Right		0							0				0				0	
	Right	157	1	157	0	157	157	9	171	1	171	0	171	1	171	0	171	1	171
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	58	1	58	0	58	58	0	60	1	60	0	60	1	60	0	60	1	60
	Left-Through		0							0				0				0	
	Through	1008	2	**504**	22	1030	**515**	2	1041	2	**521**	22	1063	2	**532**	0	1063	2	**532**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	560	2	280	16	576	288	13	590	2	295	16	606	2	303	0	606	2	303
	Through-Right		0							0				0				0	
	Right	128	1	128	0	128	128	0	132	1	132	0	132	1	132	0	132	1	132
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES			*North-South:*	399		*North-South:*	407		*North-South:*	420			*North-South:*	428			*North-South:*	428	
			East-West:	504		*East-West:*	515		*East-West:*	521			*East-West:*	532			*East-West:*	532	
			SUM:	903		*SUM:*	922		*SUM:*	941			*SUM:*	960			*SUM:*	960	
VOLUME/CAPACITY *(V/C)* RATIO:				0.602			0.615				0.627				0.640				0.640
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.502**			**0.515**				**0.527**				**0.540**				**0.540**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.013	Δ*v/c* after mitigation:	0.013
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Lincoln Park Avenue	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA09	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

No. of Phases				2				2				2				2				2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0				0				0				0				0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2				2
Override Capacity				0				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	65	1	65	0	65	65	0	67	1	67	0	67	1	67	0	67	1	67
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	201	1	**159**	5	206	**162**	0	207	1	**163**	5	212	1	**167**	0	212	1	**167**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	85	1	**85**	3	88	**88**	0	88	1	**88**	3	91	1	**91**	0	91	1	**91**
	Left-Through		0							0				0				0	
	Through	597	2	299	5	602	301	3	618	2	309	5	623	2	312	0	623	2	312
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	1051	0	**1069**	11	1062	**1080**	11	1094	0	**1113**	11	1105	0	**1124**	0	1105	0	**1124**
	Through-Right		1							1				1				1	
	Right	18	0	0	0	18	0	0	19	0	0	0	19	0	0	0	19	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		159	*North-South:*		162	*North-South:*			163	*North-South:*			167	*North-South:*			167
		East-West:		1154	*East-West:*		1168	*East-West:*			1201	*East-West:*			1215	*East-West:*			1215
		SUM:		1313	*SUM:*		1330	*SUM:*			1364	*SUM:*			1382	*SUM:*			1382
VOLUME/CAPACITY *(V/C)* RATIO:				0.875			0.887				0.909				0.921				0.921
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.775**			**0.787**				**0.809**				**0.821**				**0.821**
LEVEL OF SERVICE (LOS):				**C**			**C**				**D**				**D**				**D**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.012	Δ*v/c* after mitigation:	0.012
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Lincoln Park Avenue	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA09	East-West Street:	Mission Road	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases			2				2				2				2				2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2
Override Capacity			0			0			0			0			0			0

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	36	1	36	0	36	36	0	37	1	37	0	37	1	37	0	37	1	37
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	139	1	**68**	5	144	**70**	0	143	1	**70**	5	148	1	**72**	0	148	1	**72**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	142	1	**142**	7	149	**149**	0	146	1	**146**	7	153	1	**153**	0	153	1	**153**
	Left-Through		0							0				0				0	
	Through	1010	2	505	15	1025	513	12	1053	2	527	15	1068	2	534	0	1068	2	534
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	465	0	**491**	11	476	**502**	5	484	0	**511**	11	495	0	**522**	0	495	0	**522**
	Through-Right		1							1				1				1	
	Right	26	0	0	0	26	0	0	27	0	0	0	27	0	0	0	27	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		68	*North-South:*		70	*North-South:*			70	*North-South:*			72	*North-South:*			72
		East-West:		633	*East-West:*		651	*East-West:*			657	*East-West:*			675	*East-West:*			675
		SUM:		701	*SUM:*		721	*SUM:*			727	*SUM:*			747	*SUM:*			747
VOLUME/CAPACITY *(V/C)* RATIO:				0.467			0.481				0.485				0.498				0.498
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.367**			**0.381**				**0.385**				**0.398**				**0.398**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.013	Δ*v/c* after mitigation:	0.013
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	San Pablo Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA10	East-West Street:	Valley Boulevard	Projection Year:	2022	Peak Hour:	AM	Reviewed by:	JAS	Project:	The Brine

	Existing Condition	Existing Plus Project	Future Condition W/O Project	Future Condition W/ Project	Future W/ Project W/ Mitigation
No. of Phases	2	2	2	2	2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?	0	0	0	0	0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0	NB-- 0 SB-- 0 EB-- 0 WB-- 0
ATSAC-1 or ATSAC+ATCS-2?	2	2	2	2	2
Override Capacity	0	0	0	0	0

	Movement	Existing Condition Volume	Existing Condition No. of Lanes	Existing Condition Lane Volume	Existing Plus Project Project Traffic	Existing Plus Project Total Volume	Existing Plus Project Lane Volume	Future Condition W/O Project Added Volume	Future Condition W/O Project Total Volume	Future Condition W/O Project No. of Lanes	Future Condition W/O Project Lane Volume	Future Condition W/ Project Added Volume	Future Condition W/ Project Total Volume	Future Condition W/ Project No. of Lanes	Future Condition W/ Project Lane Volume	Future W/ Project W/ Mitigation Added Volume	Future W/ Project W/ Mitigation Total Volume	Future W/ Project W/ Mitigation No. of Lanes	Future W/ Project W/ Mitigation Lane Volume
NORTHBOUND	Left	74	1	**74**	5	79	**79**	24	100	1	**100**	5	105	1	**105**	0	105	1	**105**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	64	1	0	0	64	0	12	78	1	0	0	78	1	0	0	78	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	762	2	381	5	767	384	1	786	2	393	5	791	2	396	0	791	2	396
	Through-Right		0							0				0				0	
	Right	157	1	120	3	160	121	82	244	1	194	3	247	1	195	0	247	1	195
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	135	1	135	0	135	135	33	172	1	172	0	172	1	172	0	172	1	172
	Left-Through		0							0				0				0	
	Through	1784	2	**892**	11	1795	**898**	4	1842	2	**921**	11	1853	2	**927**	0	1853	2	**927**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		74	North-South:		79	North-South:			100	North-South:			105	North-South:			105
		East-West:		892	East-West:		898	East-West:			921	East-West:			927	East-West:			927
		SUM:		966	SUM:		977	SUM:			1021	SUM:			1032	SUM:			1032
VOLUME/CAPACITY (V/C) RATIO:				0.644			0.651				0.681				0.688				0.688
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.544**			**0.551**				**0.581**				**0.588**				**0.588**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.007	Δ*v/c* after mitigation:	0.007
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	San Pablo Street	Year of Count:	2019	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	8/14/2019
CMA10	East-West Street:	Valley Boulevard	Projection Year:	2022	Peak Hour:	PM	Reviewed by:	JAS	Project:	The Brine

No. of Phases			2				2				2				2				2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0				0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2
Override Capacity			0			0			0			0			0			0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	172	1	172	5	177	177	67	244	1	**244**	5	249	1	**249**	0	249	1	**249**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	202	1	**186**	0	202	**186**	33	241	1	217	0	241	1	217	0	241	1	217
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	1342	2	**671**	15	1357	**679**	5	1388	2	**694**	15	1403	2	**702**	0	1403	2	**702**
	Through-Right		0							0				0				0	
	Right	66	1	0	7	73	0	40	108	1	0	7	115	1	0	0	115	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	32	1	**32**	0	32	**32**	16	49	1	**49**	0	49	1	**49**	0	49	1	**49**
	Left-Through		0							0				0				0	
	Through	946	2	473	11	957	479	2	977	2	489	11	988	2	494	0	988	2	494
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		186	*North-South:*		186	*North-South:*			244	*North-South:*			249	*North-South:*			249
		East-West:		703	*East-West:*		711	*East-West:*			743	*East-West:*			751	*East-West:*			751
		SUM:		889	*SUM:*		897	*SUM:*			987	*SUM:*			1000	*SUM:*			1000
VOLUME/CAPACITY *(V/C)* RATIO:				0.593			0.598				0.658				0.667				0.667
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.493**			**0.498**				**0.558**				**0.567**				**0.567**
LEVEL OF SERVICE (LOS):				**A**			**A**				**A**				**A**				**A**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.009	Δ*v/c* after mitigation:	0.009
Significant impacted?	NO	Fully mitigated?	N/A

FINAL

THE BRINE PROJECT
LOS ANGELES, CALIFORNIA

Historic Resources Assessment

Prepared for
The Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232
Los Angeles, California 90049

January 2020

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FINAL

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Introduction

Executive Summary

Environmental Science Associates (ESA) was retained by The Decro Group (Client) to prepare this Historical Resources Assessment Report (Report). The purpose of this Report is to identify and evaluate potential historical resources located within the boundaries of North Main Street, North Hancock Street, and North Johnston Street, in the neighborhood of Lincoln Heights, City of Los Angeles (City), California, on assessor parcel number(s) (APN) 5210-024-001, 5210-024-003, 5210-024-005, 5210-024-006 along North Main Street, 5210-024-008, 5210-024-002, 5210-024-009, 5210-024-011, 5210-024-012, along North Hancock Street, and 5210-024-022, along North Johnston Street (subject property). This Report, completed by ESA, was prepared to comply with California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources for listing in the National Register of Historic Places (National Register or NR), California Register of Historical Resources (California Register or CR), as well as for local designation under the City of Los Angeles Cultural Heritage Ordinance (rev. 2007, 2018). The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, and the identification and evaluation of the subject property as well as a CEQA impacts analysis for the proposed mixed-use redevelopment project.

The subject properties were evaluated under the following historical and architectural themes: Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950).

Qualified ESA architectural historians found 3016, 3018, and 3024 North Main Street significant for their architectural styles under Criterion 3/C/C under the theme, Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). In addition, 3024 North Main Street was also found significant for its association with the early development of Lincoln Heights under Criterion A/1/1 under the them Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930). None of the other buildings on the Project Site were found eligible as historical resources under any criteria due to lack of integrity and/or significance.

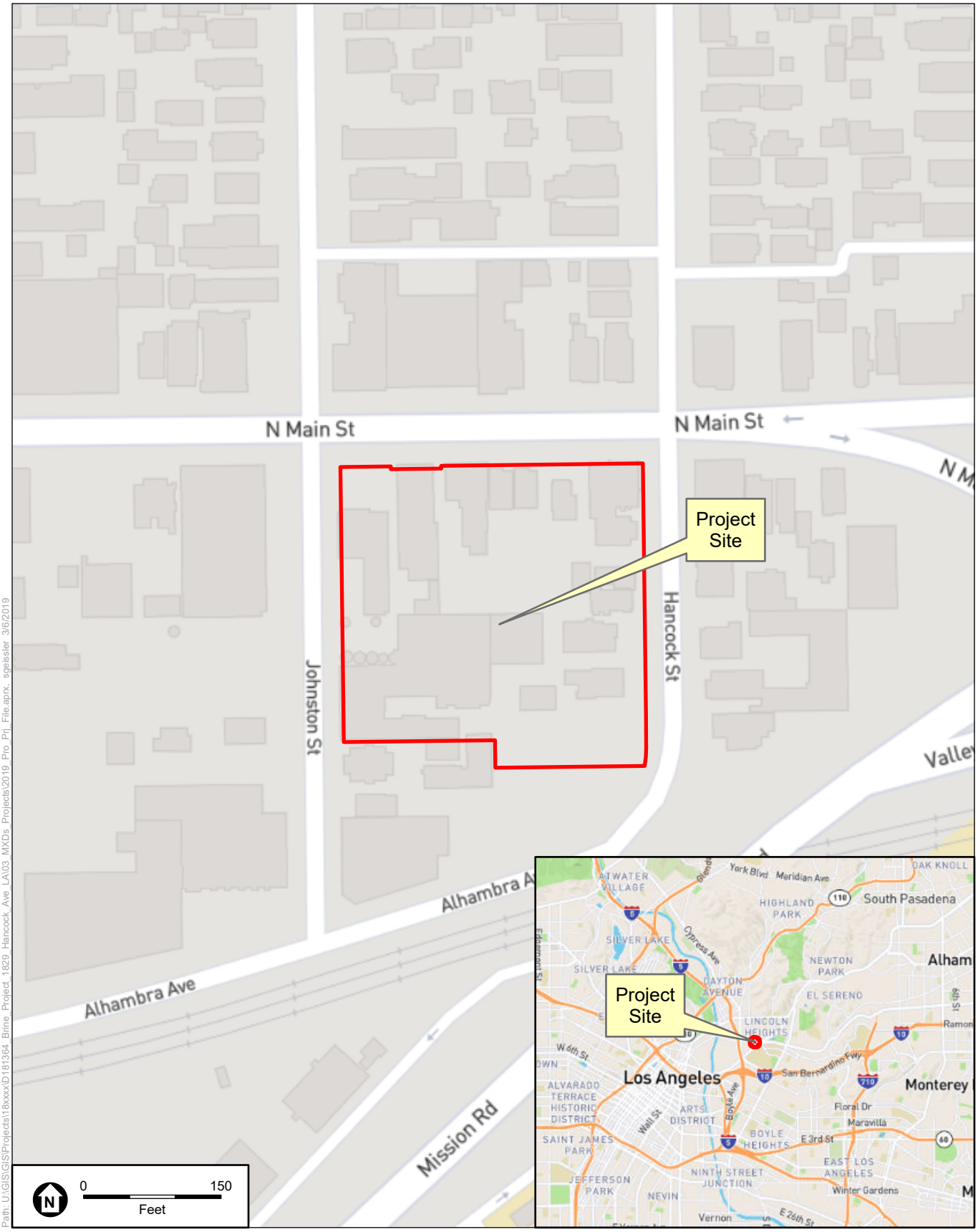
The Project proposes to demolish all of the structures except for the structures found at 3016, 3018, and 3024 North Main Street which will be relocated to Hancock Street and rehabilitated in conformance with the Secretary of the Interior's Standards (Standards) as a part of the Project. The project will redevelop the rest of the Project Site with a new mixed-use five-story structure featuring contemporary Spanish Colonial architecture constructed using modern materials. The project conforms with the Standards and therefore would not materially impair the significance of any eligible historical resources within the Project Site or in the immediate surroundings. Therefore, pursuant to CEQA, the Project would have a less than significant impact on historical resources.

Project Location

The project site (Project Site) is located within the boundaries of North Main Street, North Hancock Street, and North Johnston Street, in the neighborhood of Lincoln Heights, City of Los Angeles (City), California. The assessor parcel numbers within the project footprint include (APN) 5210-024-001, 5210-024-003, 5210-024-006 along North Main Street, 5210-024-008, 5210-024-002, 5210-024-009, 5210-024-011, 5210-024-012 along North Hancock Street and 5210-024-022, along North Johnston Street, as shown on **Figure 1**, *Regional and Project Vicinity Map*. As mentioned above and shown in **Figure 2**, *Aerial Photograph of Project Site*, along North Main Street the site is improved with three commercial properties dating from the 1920s, 1950s, and 1982, as well as a residence dating from 1918. Along North Hancock Street the site is improved with residences dating from the 1890s, 1910s, 1920s, and 1950s, as well as an industrial type structure from the 1960s. Along North Johnston Street the site is improved with a series of manufacturing buildings dating from the 1930s, with subsequent additions dating from 1940s.

The subject properties are situated in a mixed-use neighborhood featuring light manufacturing and industrial enterprises, as well as residential properties, nestled between Lincoln Park to the east, I-5 to the west, and I-10 to the south, in the neighborhood of Lincoln Heights, northeast of Downtown Los Angeles.

The properties along North Main Street are mixed in character, featuring light industrial enterprises, commercial storefronts, as well as single-family residences dating from the early 20th-century. Along North Hancock Street, there are three properties spread over two lots featuring light manufacturing dating from the 1930s. Finally, along North Johnston Street, there is an empty lot and four single-family residences spread over three parcels and dating from the 1910s and the 1920s. **During the first two decades of the 20th-century, the residential density in the neighborhood increased significantly. As a result, some lots contained second and even third single-family dwellings on a single lot, as evidenced along North Main and North Hancock Streets.**



SOURCE: Open Street Map, 2019.

1829 Hancock Street, Los Angeles

Figure 1
Regional and Project Vicinity Map

ESA

Path: U:\GIS\GIS\Projects\18xxxx\D181364_Brine_Project_1829_Hancock_Ave_LA\03_MXDs_Projects\2019_Pro_Prj_File.aprx, sgeissler 3/6/2019

SOURCE: Open Street Map, 2019.

1829 Hancock Street, Los Angeles

Figure 2
Aerial Photograph of Project Site

ESA

The neighborhood consists of broad public thoroughfares and heavy traffic, single-family residences primarily constructed from the early 1900s to the mid-to-late 1920s, as well as light industrial and manufacturing buildings dating from 1930s to the 1960s. The nearest major arteries are North Mission Road to the southeast, Alhambra Avenue to the south, and Interstate 5 to the west.

Research and Field Methodology

This Report was prepared by ESA's architectural historians, including Margarita Jerabek, Ph.D., Director of Historical Resources, Joel Levanetz, M.A. AICP, Managing Historian, Hansel A. Hernandez, M.Sc., Senior Architectural Historian, and Hanna Winzenried, M.Sc., Associate Architectural Historian, all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**.

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), the California Historical Resources Information System (CHRIS), as well as the historic resources survey report, *Northeast Los Angeles Community Plan Area*, in SurveyLA, prepared in 2017 for the City of Los Angeles Department of City Planning/Office of Historic Resources to identify any previously recorded properties within or near the subject property. ESA's Director of Historic Resources, Margarita Jerabek, Ph.D., conducted a site visit of the subject property on October 30, 2018. This site visit included an intensive pedestrian survey to document the existing conditions of the properties and vicinity. During the site visit the subject properties were documented with digital photography. In addition, the following tasks were performed for the study:

- Conducted field inspections of the subject property and utilized the survey methodology of the State OHP.
- Photographed the subject property and associated landscape features, and examined other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn Fire Insurance Maps (Sanborn Maps), City directories, historical photographs, California Index, Avery Index, Online Archive of California, Huntington Library, Calisphere, University of Southern California (USC) Digital Collections, historical *Los Angeles Times*, and other published sources.
- Conducted research at the City's Building and Safety and Community Development departments as well as the Los Angeles County Office of the Assessor (Assessor).
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance (rev. 2007, 2018).
- California Register, and City of Los Angeles Cultural Heritage Preservation Ordinance.

Also as part of the current investigation, ESA also conducted research on the subject properties' construction and occupancy history. ESA evaluated the subject property against the criteria for the National Register, the California Register, and the designation criteria under the City of Los Angeles Cultural Heritage Ordinance (rev. 2007, 2018). The eleven historic-period properties identified in the study area as part of the current project were photographed and recorded on the State of California's standard site record forms (DPR 523A and 523B), see **Appendix F.**

Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and city designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and city jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

Federal Eligibility Criteria and Integrity Aspects

National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and city 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."[1] The National Register recognizes properties that are significant at the national, state, and/or city levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

D. Yields, or may be likely to yield, information important in prehistory or history.[2]

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1 36 CFR Section 60.2.

2 "Guidelines for Completing National Register Forms," in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria *and* retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.[3]

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are 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.

[3] National Register Bulletin 15, p. 19.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.[4]

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.[5] Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.[6] For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."[7] In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."[8]

4 National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

5 The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

6 National Register Bulletin 15, p. 44.

7 "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.

8 "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

State Register and Eligibility Criteria

California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[9] The criteria for eligibility for the California Register are based upon National Register criteria.[10]

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register; [11]
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.[12]

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.[13]

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9 PRC Section 5024.1(a).
10 PRC Section 5024.1(b).
11 PRC Section 5024.1(d).
12 PRC Section 5024.1(d).
13 PRC Section 5024.1(e)

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.[14]

California Historical Resources Status Codes

The California State OHP developed National Register Status Codes in 1975 as a standardized system for classifying historical resources in the state's Historic Resources Inventory. In 2003 these codes were revised to reflect the application of California Register and local criteria and the name was changed to California Historical Resource (CHR) Status Codes. CHR Status codes consist of three digits and are assigned to properties or historic districts through a survey process and as a result of varying regulatory processes. The first digit ranges from 1-7. Code categories 1-5 reflect properties determined eligible for designation according to the criteria established for the National Register, California Register and local government criteria for significance. Code categories 6-7 generally identify properties that do not meet established criteria for significance, have not been evaluated, or need to be reevaluated. The code categories are as follows:

1. Properties listed in the National Register or the California Register;
2. Properties determined eligible for listing in the National Register or the California Register;
3. Appears eligible for National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;

[14] Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov

5. Properties recognized as historically significant by local government;
6. Not eligible for listing or designation as specified; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the CHR Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are "found ineligible for the National Register, California Register, or Local designation through survey evaluation."[15]

City Cultural Heritage Ordinance and Eligibility Criteria

City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2018 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is 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 that meets at least one of the following criteria:

1. 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; or
2. Is associated with the lives of historic personages important to national, state, city or local history; or
3. 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.

[15] California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c)

Los Angeles Historic Preservation Overlay Zone (HPOZ) Ordinance Eligibility Criteria

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was created in 1979 and most recently amended and re-adopted by the Los Angeles City Council in 2017.[16] An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either "contributing" or "non-contributing" to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood's development, or has been so significantly altered that it no longer conveys its historic character.[17]

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.[18]

Environmental Setting

Historical Background

The project site is situated within the neighborhood of Lincoln Heights, in the Moulton's Addition Tract. The neighborhood history of Lincoln Heights, including Moulton's Addition Tract, is presented below, followed by the construction and occupancy history of the properties within the project site. The project site is not located within the Lincoln Heights HPOZ. The Lincoln Heights HPOZ is located 0.1 miles (north) from the project site.

16 "Citywide HPOZ Ordinance," City of Los Angeles Office of Historic Resources, http://www.preservation .lacity.org/hpoz/citywide-hpoz-ordinance, accessed July 24, 2013.

17 "How to Establish an HPOZ," City of Los Angeles Office of Historic Resources, http://www.preservation .lacity.org/hpoz/how-establish-hpoz, accessed July 24, 2013.

18 "Citywide HPOZ Ordinance," City of Los Angeles Historic Resources, http://www.preservation.lacity.org/hpoz/ citywide-hpoz-ordinance, accessed July 24, 2013, pgs. 11-12.

Lincoln Heights

Located in the southwestern portion of the CPA, Lincoln Heights is roughly bounded by the Los Angeles River, the Arroyo Seco Parkway (110 Freeway), the hills of Montecito Heights, and Mission Road/Soto Street. It is oriented around North Broadway (originally Downey Avenue), which is prominently intersected by the north/south route of Daly Street/Pasadena Avenue.[19]

Lincoln Heights was originally known as East Los Angeles due to being located East of the Los Angeles River. The area didn't become known as Lincoln Heights until the construction of Lincoln High School in 1913. It was subdivided from a portion of the original pueblo de Los Angeles along with Boyle Heights. In 1873, Dr. John Strolher Griffin purchased the 2,000 acres east of downtown.[20] That year, the acreage was subdivided by Griffin, his nephew, Hancock M. Johnston, and former state governor, John Gates Downey. By the 1880s the acreage had been developed and is widely considered the city's first suburb.[21] William H. Workman and Downey used their own money to install pipes in the tract to provide water to the communities moving in. They also established one of the city's first street car systems (originally drawn by horse, and then replaced by an electric rail line) connecting Lincoln heights with Downtown Los Angeles.[22]

Lincoln Heights was a popular day trip destination with its easy access from downtown Los Angeles. It had many attractions including Eastlake Park (now Lincoln Park) where visitors could rent a boat at the lake, as well as Luna Park Zoo and the California Alligator Farm.[23]

Lincoln Heights was initially settled by middle and upper class Anglo-Americans. However, the area soon became attractive to immigrants and blue-collar workers due to its close proximity to industries popping up near the Los Angeles River and the railway.[24] Meanwhile, industrial growth made the neighborhood less appealing to upper middle-class residents who eventually moved west of the river. Initial immigrants to the area included English, Irish, German, Yugoslavian, and Italian immigrants. Little Sicily was established there in the early 1900s, and a large Chinese community formed a neighborhood when Chinatown was founded in 1930. Today, much of the population shares a Mexican identity.[25]

At present, the built environment of Lincoln Heights reflects the development patterns of the late 19th and early 20th centuries. There is a large number of intact single-family residences in

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19 A portion of this area was previously surveyed and designated as the Lincoln Heights HPOZ, and therefore was not part of this survey. Discussion of this area is included here as it relates to the overall development of the CPA.

20 Jason McGahan, "A Brief History of Lincoln Heights, the Original East L.A.," *LA Weekly*, June 25, 2017, https://www.laweekly.com/news/a-brief-history-of-east-las-lincoln-heights-neighborhood-8361021.

21 City of Los Angeles Planning Department, *Lincoln Heights Preservation Plan* (Los Angeles City Planning, Los Angeles, 2007), 11.

22 City of Los Angeles Planning Department, *Lincoln Heights Preservation Plan* (Los Angeles City Planning, Los Angeles, 2007),.12.

23 Nathan Masters, "Who Moved East L.A.?," *Lost LA,* November 10, 2011, https://www.kcet.org/shows/lost-la/who-moved-east-la.

24 City of Los Angeles Planning Department, *Lincoln Heights Preservation Plan* (Los Angeles City Planning, Los Angeles, 2007), 12.

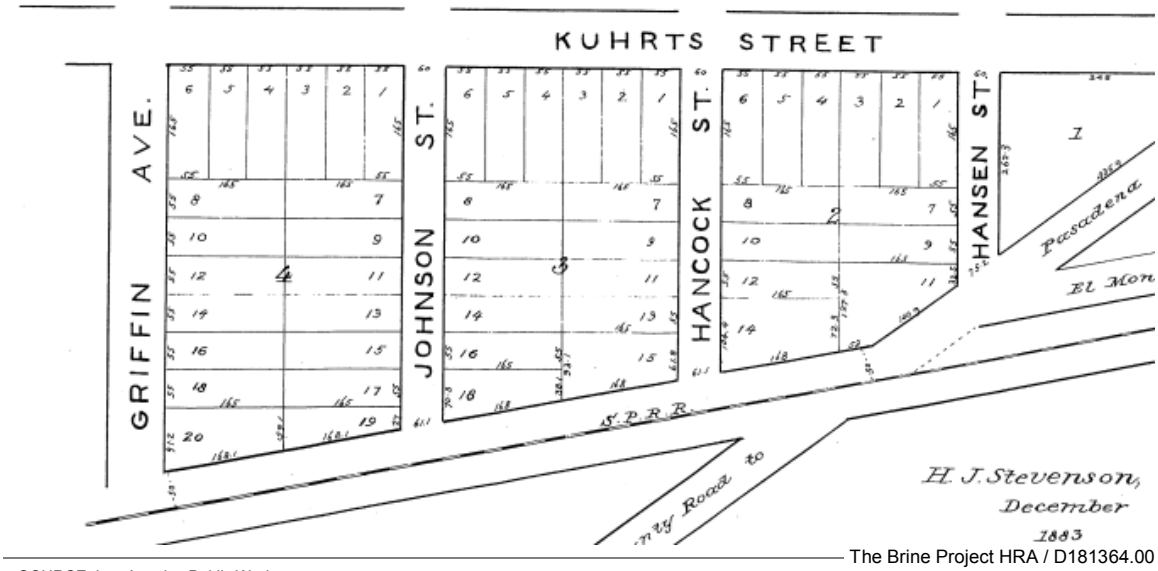
25 Jason McGahan, "A Brief History of Lincoln Heights, the Original East L.A.," *LA Weekly*, June 25, 2017.

Victorian, Queen Anne, and Eastlake/Stick styles as well as many in-tact simpler residences in more vernacular styles. Additionally, the neighborhood includes a number of later buildings built in the Craftsman style. However, residences built in Period Revival styles are relatively rare compared to many other neighborhoods in Los Angeles.[26]

Moulton's Addition

In the mid-19th century, some of the tracts east of the Los Angeles River were sold off. This land would eventually become known as East Los Angeles and later Lincoln Heights. The land developed as Moulton's Addition was purchased by Elijah Moulton. Moulton was a Québécois trapper who, after serving in the military during the Mexican-American War, had settled permanently in Los Angeles in 1847. Moulton established an adobe at the corner of what is now Daly Street and Alhambra Avenue where he raised cattle and sheep as well as grew grapevines.

The property directly to the northeast of Moulton's land was subdivided in 1873 as East Los Angeles, and became one of Los Angeles' first suburbs. Moulton subdivided his land in 1883 **(Figure 3)**. "The appearance and construction dates of the historic residences suggest it was developed on an incremental basis from immediately before the official subdivision until 1909."[27] The residences have similar style and massing, but none were identical indicating that they were constructed and financed by individual owners rather than by a developer.



The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Works

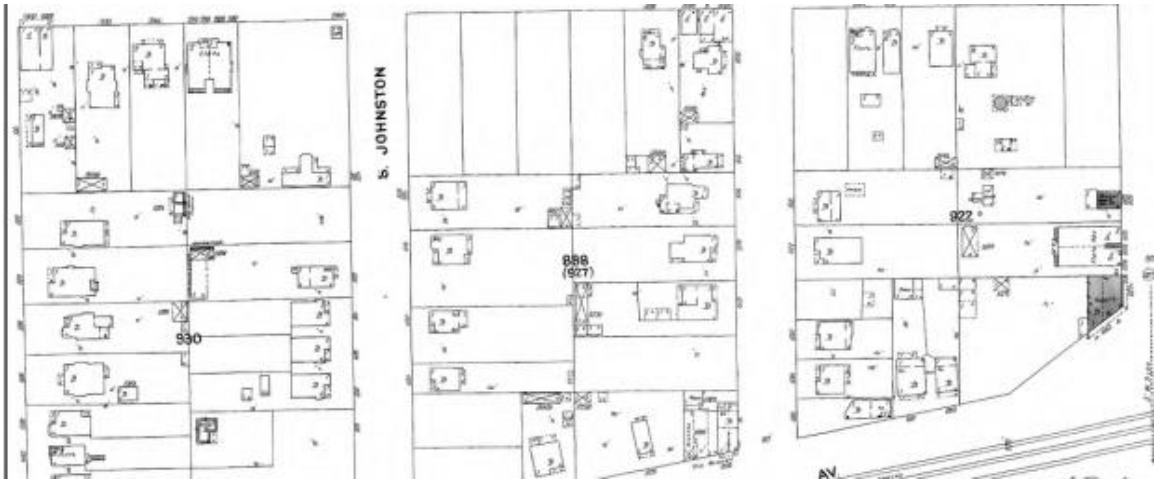
Figure 3
Moulton's Addition map, 1883

By the time of the 1906 Sanborn Fire Insurance Map, most of the lots on the tract were developed with single-family residences with a couple duplexes. Many of the lots along East Main Street were not yet developed **(Figure 4)**. By 1951, many of the single-family residences on the tract

[26] SurveyLA, "Northeast Los Angeles Community Plan Area," Prepared for the Los Angeles Department of City Planning, February 2017, 21.

[27] SurveyLA, "Historic Districts, Planning Districts, and Multi-Property Resources," *Northeast Los Angeles,"* February 6, 2017, 19.

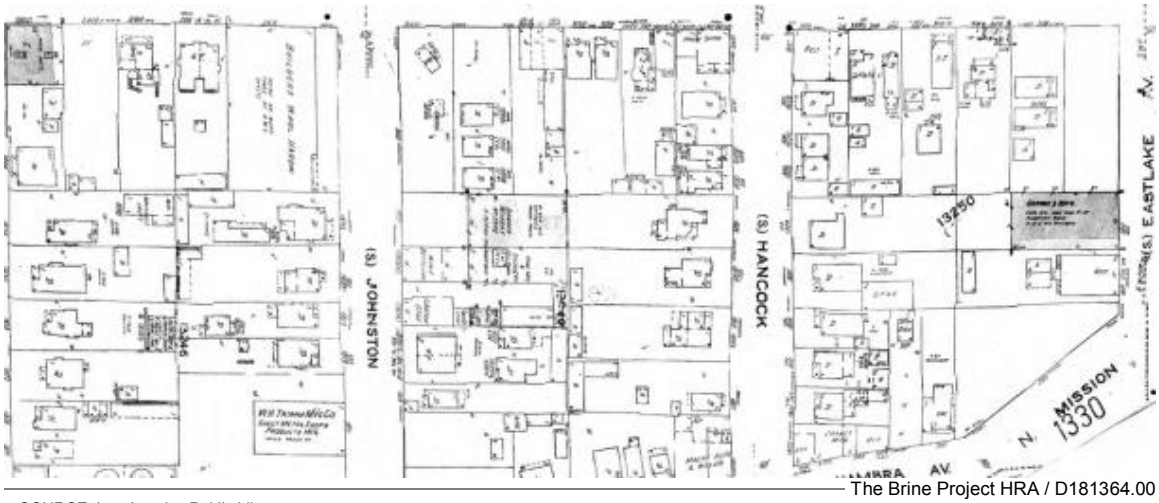
remained while some multi-family residences and commercial buildings were being developed along Main Street and Johnston Street, including a winery **(Figures 5 and 6)**. The tract became increasingly more industrial in character through the 1960s, 1970s, and 1980s. Many original residences still exist, specifically along Daly Street **(Figure 7)**.



The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Library

Figure 4
Section of the 1906 Sanborn map, Volume 4 sheet 423



The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Library

Figure 5
Section of the 1915 Sanborn map, Volume 13 sheet 1341

The Brine Project HRA / D181364.00

SOURCE: EDR, 2018

Figure 6
Aerial from 1952

The Brine Project HRA / D181364.00

SOURCE: EDR, 2018

Figure 7
Aerial from 1981

Construction and Occupancy History of the Brine Project Site

Construction History

ESA reviewed building permits from the City of Los Angeles Department of Building and Safety as well as building records from the Los Angeles County Assessor's office to determine the construction history of each site. Building permit tables for each of the properties can be found in **Appendix D**.

3000 North Main Street, Commercial Building (Built 1981-82)

The first permit for this property was issued on September 14, 1921 for the construction of an oil station. On June 23, 1931, a retail ice house was constructed on the property. According to Sanborn maps, the original service station was demolished sometime between 1951 and December 2, 1958, when a permit for a new maintenance garage building was issued to B.E. Anderson. An addition for restrooms to the existing service station was permitted on May 15, 1959. A permit addition to the service station measuring 60 square feet was issued on May 15, 1959. Permits for pole signs were issued on September 3, 1969, October 20, 1972, April 14, 1982, June 21, 1983, October 28, 1988, and November 21, 1989. The previous improvements were demolished and the current liquor store and auto repair shop date from 1982 according to Assessor's Office records. A 25 foot by 55-foot addition to the repair garage was built on June 19, 1981. A permit was issued to change the use of the car repair shop to storage on October 21, 1981. A new commercial liquor store was built on December 8, 1981 and received a certificate of occupancy on June 14, 1982.

3012-3014 North Main Street, Commercial Building (Built 1922-23; alterations 1928, 1941, 1951)

On May 3, 1923 a permit was issued for the construction of a new commercial building and storefront at 3012 North Main Street. There was an alteration of door openings and plasterwork on July 31, 1941, but with no other structural changes. A long rear addition with a porch and a garage had been constructed by 1951. At present, the rear additions and canopy have remained and been expanded.

A permit was issued on April 11, 1922 for the construction of a 1-story commercial building and storefront on 3014 North Main Street fronting North Main Street, with a subsequent storefront added on September 19, 1923. On June 20, 1928, a permit was issued for a new bakery shop, which would have added to the rear of the existing building, along with a closet and toilet. Later, on July 14, 1928 a new tin ceiling was installed and the exterior was re-plastered.

3016 North Main Street, Single-family Residence (Built 1914)

According to Los Angeles Department of Building and Safety, the existing residence was constructed in 1914. The first building permit is from 1927 and calls for a reroof of the old roof. The final permit was taken out in 2006 for another re-roof job. There were many unpermitted alterations since its construction in 1914. On the primary (north) façade these include the top bricks being removed from the chimney, security bars added to windows and doors, a new column was added to the middle of the porch, the removal of the board on top porch step, and the removal of the capital on the easternmost porch column. On the south (rear) elevation, a door was

replaced, a window adjacent to the door was filled in, and windows were replaced. On the west (side) elevation, the rearmost window was replaced with a jalousie window.

3018 North Main Street, Single-Family Residence (Built 1914)

According to the Los Angeles Department of Building and Safety, the permit for the construction of the existing building was taken out in 1914. In 1927 and 2006, the owners took out permits for a reroof. Unpermitted alterations include the addition of a metal screen door to the front entrance and a wood gate on the westernmost corner. All windows were replaced with single-hung windows. On the rear façade, a door was likely replaced.

3024 North Main Street, Single-Family Residence (Built 1911)

According to the Los Angeles County Assessor's Records, the subject property was first improved in 1895 (effective year 1910). The first permit on record was issued in 1911 for the construction of a two-story, 20 ft. high residence that remains extant. In 1920, there was a permit issued for the removal of a bay window (alteration). A permit was issued in 1939 to repair portions of building damaged by fire including the roof and portions of walls that need to be replastered. In 2010, a permit was issued to repair the exterior of the commercial-residential building as a result of an Order to Comply. A month later, another permit was issued stating that repairs include the replacement of damaged members, drywall instillation, and three door replacements (alteration). In 2011, a final permit was issued for the property for the demolition of the existing 2-story retail and dwelling building (alteration).

A number of unpermitted alterations were completed over the years. On the North Façade, the front porch has been altered and the original cladding has been replaced with vertical board; the front door has been replaced; a metal security screen has been added; vertical boarding has also been added just above the front porch; the porch and foundation has been replaced; the front attic vent has been covered; the support post/column for the porch has been replaced; some of the fish scales on the shed porch roof are missing. On the west elevation, it appears that the cladding has possibly been replaced, and or original fenestration has been covered up/removed; the brick foundation has been covered over with concrete/stucco; the bay window appears to have been added and has also been altered (windows and cladding are different); the roofing on the bay window has been replaced; it also appears that the fenestration has been resized. On the south (rear) elevation, there is an unpermitted rear addition, with similar vertical boards that are present on the front porch. The windows on the second-story have been replaced. The rear addition has several alterations; including changes in cladding (vertical and horizontal present; alterations in fenestration. The rear addition also has a small addition on its east elevation. The east elevation has also been substantially altered. A subsequent addition has been added; the window located on the addition has been covered. It appears that fenestration has been covered over. The foundation is covered up with boarding.

3024 ½ North Main Street, Ancillary Dwelling (Built 1918; Demolished and Rebuilt 1951)

City records date 3024 ½ North Main Street (detached ancillary dwelling) to 1918. The 1920 Sanborn map shows this small one-story rear ancillary residence with a side porch which was

demolished sometime between 1920 and 1951. The 1951 Sanborn shows a larger one-story residence in its place with a small porch on the north, which has remained until today.

3030 North Main Street, Commercial Building (Built 1955)

The commercial property fronting North Main Street has undergone several phases of improvement. The earliest on record consisted of two storefronts (3028 and 3030 North Main) and the rear one-story residence along North Hancock Street dating from ca. 1901. Later on, on February 1, 1911 a permit was issued for a new grocer building with two windows. On November 19, 1919 a new floor was added to the grocery. By 1920 a new 2-story building with a storefront had been constructed to the west at no. 3026 ½ North Main Street, and a garage had been added south of the residence on North Hancock. No. 3026 ½ has since been demolished

On March 14, 1929 one storefront was removed and door alterations were undertaken at the front façade. On July 3, 1936 Mr. Guzzetta, the grocer on the premises, repaired the floor, the roof, and re-plastered the interior and part of the exterior. A permit in 1938 issued to Guzzetta installed a new concrete foundation and floor, and a new door was added. By 1951 the two original storefronts had been linked and converted into a machine shop. In 1954 one store was demolished and removed, with a new one installed in 1955 according to city records. This was the last permit issued to Guzzetta, for construction of the existing building. Dr. Brandt was issued a permit in 1964 for the installation of a roof sign. And in 1991, a permit was issued to change the use from store to garment manufacturing.

1822-1834 North Johnston Street, Basso Winery (Built 1934-1941; subsequently altered for food processing)

Prior to construction of the existing improvements, a 1906 Sanborn map reveals a one-story residence at 1832 North Johnston Street. It had a front entrance canopy and a rear addition, as well as some utilitarian sheds at the rear garden. By 1920, those sheds had been replaced by a 1-story garage. All of these buildings were later demolished in the early 1930s.

In 1934, a winery was constructed at the rear of parcel, built on wood posts and with skylights. Historical records list this business as the Basso Winery, with A. Basso and Otto Basso as owners. Two permits were issued for a new warehouse and the addition of a tank in 1934. Then a one-story structure and a boiler room were added in 1936 to the south. More changes to the winery continued in the late 1930s: construction of a wine storage room, installation of new basement floors, the bottling operation, wine vats, and new distilling tower of wood frame and stucco on a concrete foundation, new awnings, and an addition to the storage shed to hold more barrels. In 1941 a bottling house was added along with a new one-story building to hold empty barrels.

The Bassos had left by the 1950s and a Mr. Tosalli was issued a permit for building a pit for canning material, along with the installation of new partitions, a new floor, a new kitchen, and the removal of a 13 section of the building. In 1955 a building permit was issued to the Western States Home Improvement Co. occupying no. 1822 North Johnston. It was for the installation of asbestos siding.

In 1964 there was a change in use to a paint factory, and two years later permits were issued to convert parts of the building into a paint storage room and a paint mixing room. Permits were also issued for the correction of parapets in this complex.

Today, the A-1 Eastern Homade Pickle Company occupies these buildings. The business began in 1972. There are seven large vats occupy the front of the parcel at no. 1832; and a small 1-story building has been added to the north of no. 1824, thereby, linking it to no. 1832A. The last building permit issued to the company was in 1988 to alter a storage building.

1815 North Hancock Street, Vacant Parking Lot (ca. 1980)

This parcel was originally improved with a 1-story residence and stables at the rear in 1906. The footprint remained intact until ca. 1951 when the stable was replaced by a garage. The structures were demolished ca. 1980. Today the parcel is vacant and used as a parking lot.

1819 North Hancock Street, Residence (Built 1890), and 1817 North Hancock Street, Ancillary Dwelling (Built 1954)

The subject parcel was first improved in 1890 when a 1½ -story residence was constructed at no. 1819 as shown on the 1906 Sanborn map, with a one-story rear wing addition, but with no other structures extant on the parcel. However, a permit to Alter, Repair or Demolish dated March 1, 1926 was issued to move a single-family residence from 1927 E. 3rd to 1819 S. Hancock Street, indicating the earlier residence was replaced at that time. The permit was fully signed off and states "House moved place on new foundation connect service and plumbing." In 1936 a permit was issued for interior finishes, alterations to windows and doors, front steps and porches. According to the 1951 Sanborn, a garage had been constructed at the rear but was later demolished. Other permits for 1819 North Hancock: 1951 for interior plastering; 1992 for re-roofing. Today, the residence has a substantial rear wing additions north and south of the first addition, built in three sections, encompassing the entire rear elevation.

In 1954 two permits were issued to owner E. M. Loeya: one for the construction of a new dwelling behind the existing one and given the number "1817."

Single-Family Residences (1890 and 1963), 1825-1827 North Hancock Street

Sanborn maps from 1906 to 1970 reveal only one structure in this parcel: a large 1890 1½ story house. It had cross gable roofs, a projecting bay with a steep gable and a curving covered front porch at the southwest corner, a side addition, and a rear addition. Some ancillary sheds were found at the rear portion of the parcel, and these were eventually demolished. However, a 1925 building permit was issued for a "single family residence moved on property and putting concrete foundation and fixing bathroom" but this does not seem to have taken place. Assessor's Office records document the addition of an industrial-type building (3,190 square feet) at the rear of the parcel in 1963 which is still extant. Permits for interior work were issued for the following: 1940, repair work at the rear portion of building; 1950, interior and exterior plaster, roofing, and painting; 1960: re-roofing; 1993: replacement of doors, windows, walls. Today, the entry porch has been enclosed and there are additional rear extensions to the house which is not visible from the public right-of-way.

Single-Family Residences (1914 and 1890), 1829-1831½ North Hancock Street

The original 1890 residence at no. 1829 is a 1-story building. It had a covered front porch, a rear addition with a porch, and a side addition according to the 1906 Sanborn map. A garaged was added by 1920. The building has been expanded and enlarged through the years. A permit in 1989 and another one in 1990 were issued for non-structural interior rehabilitation.

At 1831 North Hancock, a permit for a new building was issued in 1916 for a new two-room residence which is located directly north of 1829 North Hancock Street and is still extant. The following year two new rooms and a toilet were added at the building's south, and another addition in 1922. Repairs to address termite damage to the building were done in 1941 with no structural alterations.

Single-Family Residence (1901), 1839 North Hancock

In the same parcel, as 3000 North Main Street, no. 1839 is a single-story residence built ca. 1901 according to city records and is still extant. It had a wide side gable entrance, a covered front porch, and a stable to the south. By 1920, an existing stable built at the same time as the residence was converted to a garage, according to Sanborn maps. No changes on the parcel have occurred up to the present. Between 1970 and the present day, the garage was demolished. In 1986 a permit was issued for re-roofing of the residence.

Occupancy and Ownership History

City directories and building permits on file with the City's Building Division, as well as Assessor, U. S. Census, and other records, were reviewed to determine if the subject properties have any significant associations with the productive lives of historic personages. **Appendix E** contains a table summarizing the occupancy and ownership history of all of the properties in this project.

3000 North Main Street

In 1924, Edward Ackerman lived at 3000 North Main Street. In 1929, George A. and Nellie Porter lived at the subject property. George was born in 1896 in Ohio and Nellie was born in 1897 in California to French immigrant parents. George worked as the operator of a service station and Nellie worked as a cutter at a mattress factory.[28] From 1933-1937, Eli Eyraud and Reuben Anderson lived on the subject property. Eyraud was born in about 1900 to French parents and worked at the gas station at the time of living on the subject property, although the 1930 Federal Census lists his occupation as a painter for the railroad industry and the 1940 census lists his occupation as a proprietor. Anderson's first name is listed as Robert in the 1930 census and he was born in 1899 in Iowa. He worked as an auto mechanic.[29] By 1937, the service station was called the Lincoln Heights Service Station which ran until 1967 and it was a Ralphs Auto Repair shop in 1971, a Lizarde Auto Service, a German Auto Service and S&M Liquor store in 1986. No further information could be found about the occupants at 3000 North Main Street.

[28] United States Federal Census, 1930.
[29] United States Federal Census, 1930, 1940.

3012 North Main Street

3012 North Main Street was the Bellis Pie Case Manufacturing location in 1958, Norma Leo California in 1976, and Connie's Beauty Salon in 1900. No further information was found on these operations.

3014 North Main

In 1924-1933, the McLaren Brothers' Bakery was run out of 3014 North Main Street by Fred and Edward McLaren. Fred and Edward were born in Canada to Scottish parents and immigrated to the United States in 1895 and opened their pie bakery.[30] In 1931, two children tried to sue the bakery for food poisoning, but the brothers won the suit saying that none of the other pies made shoppers ill that day.[31] In 1942, the occupant was listed as Di Giovanni Liquors run by Anna Munzio. S A Crane Sales Company, buffalo Kelly, and Art Craft Mat Manufacturing Company were run out of the subject building in 1958. Trio of California was run out of the building from 1962-1981. In 1986, Success Fashion was run out of the store and then K&K Fashion in 1990. After that, MJ. King Fashion, Inc. was run out of the building from 1990-2014 and A&E Fashion, Inc. in 2014.

3016 North Main Street

The first noted occupants of 3016 North Main Street are the couple Rebecca and James Higginson, (1916). James was born in Northern Ireland in 1883 and immigrated to the United States in 1888[32]. He worked as a locomotive engineer in Los Angeles and died in 1958. There were many major railways, as well as electric lines and street cars running through and near Lincoln Heights and it is likely James worked for one of these companies. Rebecca was a housewife. She passed away in 1930 and James would go on to remarry between 1930 and 1940.[33] They were followed by Mercedes and Felipe Castro (1924), both listed as mill workers and they likely worked in the bakeries found within Lincoln Heights. They were likely part of the Mexican American group of residents in Lincoln Heights that continued to grow through the early period of Lincoln Heights' development.

Following the Castros, Tony Antista, a laborer/worker, and Julian Antista lived in the residence (1929). Many of the Antistas lived in the residence including Ceta, Julia, Joe, a clerk/bookkeeper, Dominic, a laborer, Bart, and Nicholas, a laborer. There were a number of industries that laborers could work in in Lincoln Heights in that time period including Edison Electric Steam Power Plant, a rock and gravel plant, a fertilizer manufacturer, quarries, and a tile manufacturer.[34] Tony was born in Italy in 1880 and immigrated to the United states in 1902. Prior to living in Los

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30 United States Federal Census, 1930.

31 "Forty-Six Pies Good, So Bakery Wins Suit," *The Los Angeles Times* (Los Angeles, CA), January 15, 1931, pg. 21.

32 United States of America Bureau of the Census, Fourteenth Census of the United States, 1920, (Washington, D.C.: National Archives and Records Administration, 1920).

33 United States of America Bureau of the Census, Sixteenth Census of the United States, 1940, (Washington, D.C.: National Archives and Records Administration, 1940).

34 Myra L. Frank & Associates, Inc., "Volume 1 of 2, Context, Methodology, Findings, Inventory Forms: Altura Street to Griffith Avenue," *Lincoln Heights Historic Preservation Overlay Zone: Historic Resources Survey* (Los Angeles, CA), July 2003, pg. 25.

Angeles, he was an employee with a Steelworks company in Colorado in about 1919.[35] He is listed as a widower in the United States census, and the other men in the house appear to be his sons, all born in Colorado.[36] Tony Passed away on July 2, 1941[37] and the rest of the family members moved out of the home following his death in 1942. Following the Antista family, Betty L. Pressler lived in the residence (1948) Following Ms. Pressler, Charles (Chas) A. Garcia lived at the residence for 13 years (1952-1971). Andres Cano lived in the residence for five years (1981-1986). The final occupant, found via Pacific Bell, was L. Menchaca (1990).[38]

3018 North Main Street

The first occupant of 3018 North Main Street is George F. White (1916-1920) and was listed as a driver in the permanent normal trade relations. At the time of his residence, major trade businesses in Lincoln Heights included bakeries, tile manufacturing, and quarrying. It is likely he worked for any of those companies. Also the Sontag and Sam Selig grocery shop, a precursor to Safeway stores, was open on North Broadway, and it is possible he drove for them, as well[39]. He was followed by Earl and Eva Carson (1920). Earl was listed in the United States Federal Census as a Locomotive Engineer. As mentioned above, many railroad and railway companies operated through Lincoln Heights and it is likely Earl worked for any of these locomotive railways[40]. Earl and Eva had two children in 1920: Richard G. and Maxine M. Following the Carson family, Albertina Flores moved into the residence for two years (1922-1924). She was listed as a housewife and was likely part of the early Mexican American population of Lincoln Heights. She was married to Leonard Flores, a plumber by trade who passed away in 1959.[41]

Following Mrs. Albertina, Donald W. Gebo inhabited 2018 North Main Street (1938). He was listed as a Pipefitter in the Voter Registration and possibly worked in the same trade as Leonard Flores. His wife was Gladys Iva Schultz and they had two daughters. The family moved to Fresno from Los Angeles in 1959 and Gladys passed away in 1964[42]. Following the Gebos, Fernando Ribas lived in the residence (1940). He was listed as a mechanist helper and possibly also worked in the plumbing business. Following Fernando Ribas, Peter and Lucy Rivas moved into the residence (1942). Peter Rivas was listed as a Boilermaker in the voter registration. No other information was found about them. Frank and Eva R. Insunza moved into the residence in 1944. Frank Insunza worked as a shipping clerk. Following the Insunza's, Jos. A. Antista (1952-1958)

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35 Steelworks Center of the West; Pueblo, CO; *Colorado Steelworks Employment Records*

36 United States of America Bureau of the Census, Sixteenth Census of the United States, 1940, (Washington, D.C.: National Archives and Records Administration, 1940).

37 State of California. California Death Index, 1940-1997. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics.

38 No additional information was found for Betty L. Pressler, Charles Garcia, Andres Cano, or L. Menchaca.

39 Myra L. Frank & Associates, Inc., "Volume 1 of 2, Context, Methodology, Findings, Inventory Forms: Altura Street to Griffith Avenue," *Lincoln Heights Historic Preservation Overlay Zone: Historic Resources Survey* (Los Angeles, CA), July 2003, pg. 25.

40 Myra L. Frank & Associates, Inc., "Volume 1 of 2, Context, Methodology, Findings, Inventory Forms: Altura Street to Griffith Avenue," *Lincoln Heights Historic Preservation Overlay Zone: Historic Resources Survey* (Los Angeles, CA), July 2003, pg. 23.

41 "Leonard H. Flores," *The Los Angeles Times*, Jan. 21, 1959.

42 "Mrs. Gladys Gebo," Funerals, *The Fresno Bee the Republican*, Sep. 19, 1964.

and Emily Antista (1952) moved into the residence. Jos A. Antista is likely the same man who lived in 3016 North Main Street in 1937-1942 and was therefore a clerk. Jos A. and Emily had a child, Allen J. Antista, who was unfortunately struck by a car at age four and passed away while living at this residence in 1948[43]. Following the Antistas, James Prato moved into the residence (1960). No other information was found on James Prato.

3024 North Main Street

The first recorded occupant was Fred L. Wing (1916), a night watchman. No further information was found on him. Following him, Amy and Ira Pherson lived in the residence (1920). The couple were 62. Ira had been a laborer in the grocery industry, possibly with the Sontag and Sam Selig grocery shop, predecessor of Safeway, on North Broadway. Ira Pherson sold live stalk including a dapple gray mare that was stolen,[44] and three large burros.[45] At the time of their residence at 3024, Ira was retired and living at home. They may have also had a servant living with them named Alice Mccomas, a widow.[46] Following the Phersons, Pete Bullara resided at the address (1936-1940). Pete Bullara was born in Italy in about 1890 and moved to the United States in 1909.[47] He is listed as a barber and worked with his wife, Mary Bullara in the beauty industry. Their son, Victor Bullara was a meat packer, possibly with the Sontag and Sam Selig grocery shop.[48] There was also a teenage daughter, Frances Bullara. In 3024 ½ lived the Hernandez family (1940). The head of the household, Emanecio Hernandez, was an industry laborer. He had a wife, Eduligio, and two daughters, Mary and Ludy. Emanecio and Eduligio were born in Mexico.[49]

Following the Bullaras and Hernandez families, Elizabeth and Joseph Menchini moved into the residence (1948). Joseph Menchini was born in Italy in 1916, continuing with the theme of Italians living in this area at that time.[50] James Aprato lived in 3024 ½ North Main Street (1948). Following him, Jose Villasenor lived in 3024 (1958). Jos. A. Antista (1976) lived in 3024, and he also lived in 3016 and 2018 North Main street prior to living here and was a clerk. The final recorded person living on the property was Jas D. Aprato.[51] People of Italian decent, such as the Bullaras, Menchinis, Apratos, and Antistas, lived in the residence during its history. There were also many Mexican residents. From looking at the United States Census of the neighborhood from 1930, there are a lot of residents that are immigrants. By the 1940 census, most of the residents of the neighborhood are first generation Americans.

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43 "Boy, 4, injured by Auto, Succumbs," *The Los Angeles Times*, Jul. 21, 1948.

44 *The Los Angeles Times*, August 20, 1911

45 *The Los Angeles Times*, Jun e 15, 1911

46 United States of America Bureau of the Census, Fourteenth Census of the United States, 1920, (Washington, D.C.: National Archives and Records Administration, 1920).

47 United States of America Bureau of the Census, Sixteenth Census of the United States, 1940, (Washington, D.C.: National Archives and Records Administration, 1940).

48 United States of America Bureau of the Census, Fifteenth Census of the United States, 1930, (Washington, D.C.: National Archives and Records Administration, 1930).

49 No additional information was found about the Hernandez family

50 No other information was found about this couple

51 No additional information was found about James Aprato, Jose Villasenor, or Jas D. Aprato.

Rear residence at 3024 ½ North Main Street

The first recorded occupant was Fred L. Wing (1916), a night watchman. No further information was found on him. Following him, Amy and Ira Pherson lived in the residence (1920). The couple were 62. Ira had been a laborer in the grocery industry, possibly with the Sontag and Sam Selig grocery shop, predecessor of Safeway, on North Broadway. Ira Pherson sold live stalk including a dapple gray mare that was stolen,[52] and three large burros.[53] At the time of their residence at 3024, Ira was retired and living at home. They may have also had a servant living with them named Alice Mccomas, a widow.[54] Following the Phersons, Pete Bullara resided at the address (1936-1940). Pete Bullara was born in Italy in about 1890 and moved to the United States in 1909.[55] He is listed as a barber and worked with his wife, Mary Bullara in the beauty industry. Their son, Victor Bullara was a meat packer, possibly with the Sontag and Sam Selig grocery shop.[56] There was also a teenage daughter, Frances Bullara. In 3024 ½ lived the Hernandez family (1940). The head of the household, Emanecio Hernandez, was an industry laborer. He had a wife, Eduligio, and two daughters, Mary and Ludy. Emanecio and Eduligio were born in Mexico.[57]

Following the Bullaras and Hernandez families, Elizabeth and Joseph Menchini moved into the residence (1948). Joseph Menchini was born in Italy in 1916, continuing with the theme of Italians living in this area at that time.[58] James Aprato lived in 3024 ½ North Main Street (1948). Following him, Jose Villasenor lived in 3024 (1958). Jos. A. Antista (1976) lived in 3024, and he also lived in 3016 and 2018 North Main street prior to living here and was a clerk. The final recorded person living on the property was Jas D. Aprato.[59] People of Italian decent, such as the Bullaras, Menchinis, Apratos, and Antistas, lived in the residence during its history. There were also many Mexican residents. From looking at the United States Census of the neighborhood from 1930, there are a lot of residents that are immigrants. By the 1940 census, most of the residents of the neighborhood are first generation Americans.

3028-3030 North Main Street

3028-3030 North Main Street was occupied by the Costidio Guzzetta Grocery and Meats store and Joseph Griffo, a mattress manufacturer in 1924. Griffo was born in 1886 in Italy and immigrated to the United States in 1909. He was married to Vita Griffo and had four children.[60] Charles and Caroline Guzzetta ran a grocery out of the building in 1933. Charles was born in

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52 *The Los Angeles Times*, August 20, 1911.

53 *The Los Angeles Times*, June 15, 1911.

54 United States of America Bureau of the Census, Fourteenth Census of the United States, 1920, (Washington, D.C.: National Archives and Records Administration, 1920).

55 United States of America Bureau of the Census, Sixteenth Census of the United States, 1940, (Washington, D.C.: National Archives and Records Administration, 1940).

56 United States of America Bureau of the Census, Fifteenth Census of the United States, 1930, (Washington, D.C.: National Archives and Records Administration, 1930).

57 No additional information was found about the Hernandez family

58 No other information was found about this couple

59 No additional information was found about James Aprato, Jose Villasenor, or Jas D. Aprato.

60 United States Federal Census, 1930.

1904 in Italy and immigrated to the United States in 1909 and worked as a grocer.[61] In 1937, Machio & Carone Grocery was run from the building and was run by Samuel Machio and Joe Carone. Carone and Machio were born in Italy in 1904. From 1962-1990, Dr. George A. Brandt worked in the building. In 2006, a Jim Fashion, Inc. manufacturing plant was run out of the building and from approximately 2010-2014, Duc Fashion, Inc. manufacturing was run from the building.

1822-1824-1826-1834 North Johnston Street

Historical records list this business as the Basso Winery, with A. Basso and Otto Basso as owners. In 1951, Salvador Hernandez owned 1822 North Johnston Street. No further information was found about him. Torina Winery manufacturing occupied 1826-1834 North Johnston Street in 1951. Yolanda Packing Co. manufacturing was there in 1958. Yolanda Packing Co. made Italian foods such as ravioli, spinach noodles, tomato noodles, and mushroom sauce.[62] A-1 Eastern Homemade Pickle Co., Inc. has been in the building since 1976. A-1 Eastern Homemade Pickle Co was founded in 1972 by Martin L. Morhar and makes kosher pickles. The Company's website says "A-1 Pickle is considered to be one of the most reputable Producers of Quality Pickle products in the Western United States. We've been located in Los Angeles since our inception and have been a leading Manufacturer and Distributor of Bulk Pickle Products ever since."[63]

1815 North Hancock Street

Rufus and Mary Driver lived here in 1930, he was from South Carolina and worked in a brickyard. Gilbert Rutledge from Georgia also lived at this address in 1930 and had no occupation listed.[64] Beatrice Bush occupied 1815 North Hancock Street in 1958. Homemade Foods, Inc., a manufacturing company was in the building in 1976 which manufactured kosher foods. Robert and Elizabeth Emirhanlan occupied 1815 North Hancock Street in 1995.

1817 North Hancock Street

From 1958-1962, Emeterio Loera, Jr. occupied 1817 North Hancock Street. From 1971-1990, Elvira Loera lived on the subject property. Paul Yrisarri lived on the subject property in 1995. Gerardo Ortega lived on the subject property from 2000-2006. No further information was found about these occupants.

1819 North Hancock Street

The 1930 U. S. Census lists James and Mary Cartti, from Italy, living at this residence; he worked in a service station. By 1940, Solomon Rush and his wife Carry were living in the house. He worked for the Los Angeles City Maintenance Division.

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61 United States Federal Census, 1930.

62 "Back Matter." *The Sanitarian* Volume 9, Number 2, September-October, 1946, pg. 5.

63 "About Us," *A-1 Eastern Homemade Pickles Co. Inc.,* Accessed January 3, 2019, http://www.a1pickle.com/about-us.html.

64 United States Federal Census, 1930.

1825-1827 North Hancock Street

Garro Nerg, from Britain, lived at no. 1825 in 1930, no occupation is listed.[65] Conrad R. Garrison lived at 1825-1827 North Hancock Street in 1958. Garrison passed away in 1958 at the age of 77. He worked as a surveyor for the city of Los Angeles for 44 years and retired from the engineering department in 1948. He was married to Estella, and a daughter, Eleanor[66]. Following Conrad, Jose Salas lived at the property in 1976. Following Salas, Siupao Lee lived on the subject property. Murray Berger lived there in 2000 (see 1839 North Hancock) and Alva Ortiz lived there in 2006.

1829 North Hancock Street

The 1930 U. S. Federal Census has Domingo and Sofia Del Rio living in the house. In their 50s at the time, they had arrived in 1912 from Spain, and no occupation is listed. At the time, they had Jose A. Ortega, also from Spain, as a boarder. He was a dairy farmer. By 1940 Sofia, was a widow and her daughter Justina and son-in-law Antolin Algarri, both born in Spain, and their five sons, Gregory, Antolin Jr., Domingo, Ernest, Raymond, all born in California, had moved in. Antolin was a machinist, Gregory a mechanic's helper. The Algarris stayed until 1942. The youngest son, Raymond (Ray), was a high school football star at Lincoln Heights H. S., who then went on to play for John Muir College of Pasadena in the late 1940s.[67] No other residents are listed until the 1970s: Jose Franco in 1971, Juan Morales in 1976, Gerardo Adama in 1990, and then Pei Fang Huang, who resided there from 1994 until 2002.[68] No further information was found on them.

1831 North Hancock Street

The Del Rio's daughter Justina, and son-in-law Antolin Algarri, also born in Spain, and their five sons Gregory, Antolin Jr., Domingo, Ernest, Raymond, all born in California, were living in this house in 1930.[69] Then in 1940 they moved next door to 1829 North Hancock. Also in 1940, Tony, Lucy, and their son Arnold Montero were living at the residence. Tony was a cook's helper from New Mexico, Lucy was a machine operator in the garment industry. Two subsequent residents are listed in telephone directories at this location: Luae J. Vazquez in 1958 and Rosa Rivera in 1976, but no further information on either one is available.

1839 North Hancock Street

This residence shares the lot with the storefront at 3030 North Main Street operated by Costodio Guzzetta in the 1920s. He is listed as residing at this location in 1930.[70] By 1940, Joe and Josie Guzzetta are residing here, but no occupation is listed, and there is no indication of a relation to Costodio. A Murray Berger is listed living at the subject property in 2000, but no further information about his is available, except that he and his trust purchased nos. 3016, 3018, and

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65 Idem

66 "Conrad R. Garrison," *The Los Angeles Times* (Los Angeles, CA), July 25, 1958, pg. 23.

67 *Los Angeles Times*, September 18,1949, newspapers.com, accessed January 3, 2019

68 U. S. Phone and Address Directories, 1993-2002.

69 1930 Census, op. cit.

70 Idem

3024 North Main Street around this time (see 1825-27 North Hancock).[71] Erik Ortiz is listed as living at the premises in 2006, but no further information on him is available.

Architectural Description

No. 3000 North Main Street and No. 1836 North Johnston Street

This L-shaped 1982 commercial building (liquor store) is set back approximately 50 feet from the street curb and is constructed of CMU block. It features two metal and glass storefronts on CMU bulkheads and two roll-down metal gates above each one. There is a large fabric awning above both storefronts. A parking lot with two driveways is located at the northern portion of the parcel, with a signpost with metal and plastic signage at the northeast corner of the lot. The entire building has a white painted finish.

The south wing, No. 1836 North Johnston Street, also dates from 1982 and is constructed of unpainted CMU block. The auto repair shop is set back approximately 40 feet from the street curb and features four large openings for the auto repair operations. A chain link fence on posts and gate fronts the property at the sidewalk.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 8
Primary elevation of 3000 N Main Street, view facing south

No. 3012-3014 North Main Street

These are two commercial buildings featuring four storefronts, which are demarcated by four concrete piers at the front façade, which extend above the roofline. No. 3012 is the wider building and features two wood storefronts on wood bulkheads with a ribbon of rectangular wood transom lights. The westernmost storefront has a set of double metal doors and a narrower storefront to the

[71] Los Angeles Department of Building and Safety Building Permits

west of it. The eastern-most storefront features a single metal door and a wider storefront to the east of it. Metal security bars cover doors, storefronts, and transoms. Some of the glass at storefronts and transoms has been lost and replaced with wood panels. The is a plain upper sign band above the storefronts The building has a white painted stucco finish. To the west of the western-most storefront is access to a side courtyard, currently closed by a metal gate.

No. 3014 is the narrower building and features two storefronts divided by a center door. Like its neighbor, the two wood storefronts have wood bulkheads with a ribbon of rectangular wood transom lights. Metal security bars cover doors, storefronts, and transoms. Some of the glass at storefronts and transoms has been lost and replaced with wood panels. The is a plain upper sign band above the storefronts The building has a white painted stucco finish. At the rear, this building has two additions extending to the south, as well as a long, narrow shed roof west of these additions.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 9
Primary elevation of 3012-3014 N Main Street, view facing south

3016 North Main Street

3016 North Main Street is a hipped vernacular cottage fronting North Main Street to the north. It has wood siding and a composite roof. There is an entrance porch on the right side of the north (primary) elevation, and there is a wood door behind a metal screen and a wood fixed window with a top decorative window with multiple lites behind security bars in the entry porch. There is an attic vent in the gable over the entry porch and a vent in the basement under the porch. To the left is a window matching the one in the porch **(Figure 10)**. On the east (side) elevation, there are three hung wood windows **(Figure 11)**. On the west (side) elevation, there are one jalousie window, two hung windows and one fixed window **(Figure 12)**. On the south (rear) elevation,

there is one fixed window and one sliding window (alterations), a door that has been replaced (alteration), and a closed in window to the right of the door (alteration) **(Figure 13)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 10
Primary (north) façade of 3016 N Main Street, view facing south

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 11
east (side) elevation of 3016 N Main Street, view facing southwest

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 12
West (side) elevation of 3016 N Main Street, view facing northeast

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 13
south (rear) elevation of 3016 N Main Street, view facing north

3018 North Main Street

3018 North Main Street is nearly identical to 3016 North Main Street. It is a hipped vernacular cottage with wood siding and a composite shingle roof. The north (primary) façade has an entrance porch to the east underneath a dormer. There are two columns holding up the dormer. Under the dormer is a wood door and a large fixed window with decorative lites at the top and an identical window is left of the entrance porch. There is an attic vent in the entrance dormer and a basement vent under the porch **(Figure 14)**. The west façade has three hung windows and a fixed window and the east façade has three hung windows and a jalousie window (alteration) **(Figures 15 and 16)**. The rear (south) elevation has a hung window, a casement window with divided lites, a third window, and a door that has been replaced (alteration) **(Figure 17)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 14
Primary (north) façade of 3018 N Main Street, view facing south

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 15
West (side) elevation of 3018 N Main Street, view facing southeast

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 16
east (side) elevation of 3018 N Main Street, view facing southwest

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 17
South (rear) elevation of 3018 N Main Street, view facing northwest

3024 North Main Street

3024 North Main Street is improved with a two-story Queen Anne style residence that according to the Los Angeles County Assessor's records was built in 1895 (assessor effective date 1910; building permit for new construction 1911). It has wood and shingle siding in decorative patterns. The north (primary) façade has an entrance porch on the right recessed behind the primary façade where there is a front door and one fixed window to the left. To the east are two windows that have been replaced (alteration) set in decorative wood framing. Between the first and second story is a shed roof with dentals along the base and above that are two windows. There is a rounded decorative fascia at the roofline with a sunburst detail at the top corner, and there are shingles within the dormer **(Figure 18)**. On the west façade, there is a hung window on the second story and a bay window on the first story with four hung aluminum windows (alteration). To the rear of that is a one story addition with a window and door on the west elevation and two windows on the south (rear) elevation (alteration). On the second story there are two hung wood windows **(Figure 19)**. To the right of the rear addition appears to be another addition under a flat roof with a window (alteration). On the east (side) façade there is another addition under a hipped roof with an enclosed door (alteration) **(Figure 20)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 18
Primary (north) façade of 3024 N Main Street, view facing south

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 19
West (side) and south (rear) elevation of 3024 N Main Street, view facing northeast

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 20
East elevation of 3024 N Main Street, view facing northwest

No. 3024 ½ North Main Street

This rear residence dating from 1918-1920 is an example of population increase during the first three decades of the 20th-century in the neighborhood of Lincoln Heights. The previously undeveloped portions of deep lots were utilized, and as a result, some lots contain two or even three residences. This gabled-roof vernacular, one-story residence is a wood building of shiplap cladding with corner posts, a pitched roof, and boxed eaves, with a front-gabled entrance and a side-gabled entrance. The front-gable faces north and features four wood entrance steps with simple wood plank handrails, a single, centered front entrance door frame, a modern wood door, and no window openings. Under the gable is a small wood attic vent. The west-facing side-gabled entrance has four concrete steps leading to a center wood door frame and a modern wood door. Above the door, the eave's fascia is raised about 6 inches in deference to the entrance at this location. Along the façade are four window openings with thick wood frames, however, all original wood windows have been replaced with modern vinyl windows. The roof has modern asphalt shingles.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 21
North and west elevation of 3024 ½ North Main Street, view facing southeast

No. 3030 North Main Street

Two linked buildings make up this commercial space. It has a white painted finish. Along the primary North Main Street façade there are doors on opposite corners separated by four storefronts. A shallow concrete canopy above the storefronts encircles the building along the primary façade and the secondary façade along North Hancock Street. The bulkheads feature modern brick cladding with a red painted finish. Doors have modern metal gates, and the storefronts have modern metal security grilles with a white painted finish. There is a through-wall air conditioning unit above the western-most storefront; there is a sign bracket above the concrete canopy; there is a through-wall fan with a hatch door above the next storefront to the east, and another one right above it, above the concrete canopy; and there is a painted metal sign above the eastern-most storefront. A metal sign on a post rises from the roof at the eastern-most corner of the building; it has been painted over.

The secondary North Hancock Street façade the same brick cladding at bulkheads if found at different height levels. One storefront remains close to the northern-most corner, but there appear to have been four additional ones to the south since sealed up. The storefront has modern metal security grilles with a white painted finish. There is a through-wall air conditioning unit above the storefront; there is a through-wall fan with a hatch door above one of the sealed storefronts to the south.

A modern metal gate is installed along the property line leads to the secondary rear façade. The facade features more through-wall air conditioning units, a ship's ladder to the roof, a small zinc canopy on metal brackets, and a modern metal shed roof at the western-most end separating the building from the neighbor to the south. The canopy does touch the neighbor's side facade.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 22
Primary façade of 3030 North Main Street, view facing south

1822-1834 North Johnston Street

1822-3030 North Johnston Street is improved with three industrial buildings built in the 1930s. making up the pickle factory. The south portion of the pickle factory is the store front. It is a flat-roofed stuccoed store front with tile shingle detailing. There is a central doorway into the courtyard behind under an arched moulded details. On the south half there are two divided aluminum windows that have been partially boarded up. North of the courtyard entranceway is an awning with wood shingles, two windows and a door to a storefront **(Figure 23)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 23
Primary façade of southern part of 1822-3030 North Johnston Street, view facing east

To the north, there is a brick warehouse with a large garage door and aluminum windows set back behind a loading area **(Figure 24)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 24
Primary façade of northern part of 1822-3030 North Johnston Street, view facing east

1815 North Hancock Street

This is an empty lot.

1817 and 1819 North Hancock Street

The main residence, no. 1819 North Hancock, is an 1890 1 ½ story, hipped-roof vernacular wood frame house. Characterized by its wood shiplap cladding and a tri-partite composition, the house has a basement level with vent openings, an encircling profile fascia, which separates it from the main body of the house, which features corner posts, a project wood bay window, a set back porch with wood posts, window openings with heavy wood window frames and bracketed wood sills, and a main entrance door with heavy, profiled wood frames. A wide encircling wood fascia separates the middle section from the roof which has projecting boxed eaves and an attic dormer with vents. A portion of the basement cladding on the secondary south façade has been replaced with wider plank clapboard. At the southwest corner, the original wood entrance steps and porch floor have been replaced with a projecting concrete platform and side concrete steps. This new porch has a modern metal handrail. All windows and doors feature modern metal grilles and gates. The attic dormer also features the same projecting boxed eave, shiplap cladding, vertical wood strips connecting to a top fascia simulating the design of the main house. The roof has modern asphalt shingles, two modern attic wind turbine ventilators at the apex, and the house currently has a beige painted finish with white finish on terminal accents: wood posts, fasciae, window frames, bracketed sills, and roof eaves. Windows appear to have been replaced with modern metal windows **(Figure 25)**. An original rear addition is still extant, however, later, subsequent additions to the side and rear facades were undertaken. There is concrete paving from the property line to the main façade, and also behind the original rear extension. A front lawn and side rear garden appear to be original.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 25
Primary façade of 1817 N. Hancock Street, view facing northwest

The original rear façade addition features the same shiplap wood cladding, a gable roof with a heave bargeboard and an attic vent, one center window with heavy wood enframement and bracketed sills with a modern metal grille. There is currently a modern shed roof and wood lattice below the center window possibly used as a garbage can enclosure. An extension to this addition first occurred at the south; it has a wood shed roof with boxed eave, two small windows on the south façade, a door with a heavy wood enframement and window and a zinc shed roof on the west façade, and it has a stucco finish. The second extension wraps around the north and rear of the original rear addition. It is clad in heavy plank clapboard, has exposed rafters and eaves, with three different roofs of differing pitch, similar banding or stripes of white painted finish, and window openings with modern metal windows and metal grilles. A large metal satellite dish sits atop the northern end of this extension. All additions/extensions have the same matching beige painted finish.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 26
View of rear elevation showing rear additions, view facing east

A long asphalt driveway from the property line towards the west leads to the 1950s rear residence, which is located 25 feet to the west from the main house's rear addition, it is almost square, finished in beige color stucco, features a hipped roof with boxed eaves, modern asphalt shingles, and two wind turbine ventilators at the apex. The main east façade features a door opening and a picture window; the secondary rear (west) façade is plain except for two window openings featuring two modern sliding windows with applied muntins **(Figure 27)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 27
View of rear elevation of the rear residence, view facing east

1825-1827 North Hancock Street

1925-1827 North Hancock Street is improved with a one story Folk Victorian style residence built in 1890/1910 according to the Los Angeles County Assessor's office. It has a gable front and wing shape. It has wood siding, and wood window and door frames. The gable front on the east (primary) façade has shingles. There is a wood door in the gable and a door on the wing. The wing has a wood window with ¾ true-divided lites. There is a wood hung window on either side of the front-gable set at angles. There are security doors over each door **(Figure 28)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 28
View of primary facade of 1825 North Hancock Street, view facing west

The north (side) elevation has a side-facing gable with shingles within the gable. There are two wood hung windows. There is a shed addition on the side-facing gable with wood casement windows **(Figure 29)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 29
View of the north (side) elevation of 1825 North Hancock Street, view facing southwest

There is a large aluminum shed-like building in the rear of the property that was constructed in 1963.

1829 North Hancock Street

1829 North Hancock Street is improved with two residences, one built in 1914 and one built in 1890/1920 built side-by-side. Both residents appear to be vernacular buildings that have been stuccoed over at some time The north residence is one story tall and has a front-facing gable roof with a porte-cochere to the south. There is an entry porch and what appears to be an addition where the rest of the porch was under a shed roof with a center fixed aluminum window and two side aluminum hung windows within a wood frame. The south residence is two stories tall and has a front-facing hipped gable roof with a gable roof to the rear and side-facing gable roofs. There is an entrance porch under the gable roof and aluminum sliding windows and a porte-cochere to the south. It appears that multiple additions to the rear are visible **(Figure 30)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 30
View of the primary facades of 1829 North Hancock Street, view facing west

1839 North Hancock Street

1839 North Hancock Street is improved with a single-story gabled vernacular residence built in 1901. It is oriented to the east toward Hancock Street and has a front-facing gabled roof and wood siding. There is an entry porch set back under a gabled porch roof on concrete steps with decorative column-like balustrades. There are wood hung windows on either side of the entry door. The east (side) elevation has wood hung windows and a stuccoed chimney. There are overhanging eves with exposed rafters **(Figure 31)**.

The Brine Project HRA / D181364.00

SOURCE: ESA, 2018

Figure 31
View of the primary façade and east (side) elevation of 1839 North Hancock Street, view facing southwest

Historic Context

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the subject property, including the history of its construction and alterations, as well as the surrounding neighborhood's development. ESA evaluated the subject properties under the following historical and architectural themes: Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950).

Neighborhood Commercial Development: Streetcar Commercial Development (1880-1934)[72]

The Streetcar Commercial Development sub-theme consists of buildings in a commercial corridor setting that are located along or near streetcar lines. It includes individual buildings as well as historic districts. Their defining characteristic is their relationship to a specific mode of transportation, the streetcar.

72 SurveyLA, "Neighborhood Commercial Development, 1880-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles Department of City Planning, August 2017, 19-29.

The period of significance begins in 1880, when creation of a streetcar system began. It ends in 1934, by which time the streetcar had been replaced by the automobile as the most common mode of transportation. During its period of greatest popularity, from 1900 to 1930, Los Angeles had one of the most extensive streetcar networks of any city in the county. There are relatively few intact examples of streetcar-oriented neighborhood commercial architecture left, particularly in concentrations dense enough to qualify as districts.

Streetcar commercial development is most commonly characterized by a dense fabric of attached retail buildings, with storefronts placed directly on the sidewalk. The significant characteristic is this pedestrian orientation, with no accommodation for the automobile. The most important architectural feature is the storefront. It commonly contains a show window, with a recessed entrance placed either to the side or in the center and flanked by windows.

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 32
Early Mixed Use Building, 1909, 7626 South Vermont Avenue, South Los Angels

Making use of the storefront are a number of specific building types. They include the single-story storefront block, consisting of one or more storefronts, and the multi-story mixed-use building, consisting of a storefront or storefronts on the ground floor and offices, meeting space, or residential units above. Those containing offices or meeting spaces were commonly known as commercial or business blocks. Those with residential units, particularly single bay entities, were early versions of today's live/work buildings, with the upper floor often inhabited by the proprietor of the business below.

An example from before the First World War is the small two-story building from 1908 at 7626 South Vermont. This section of the city was part of the so-called Shoestring Annexation in 1906,

and the existing line of what had been the Los Angeles Inter-Urban Railway had a right-of-way, down what became Vermont Avenue, to serve its terminal in San Pedro.[73]

The resource contains retail space on the first floor and most likely residential space on the second. It was one of the first commercial buildings along the Vermont line in this neighborhood. By 1923 the surrounding blocks off Vermont were filled with dwellings. But the business-oriented Vermont corridor was still in the process of development. About half of the lots on the blocks to the north and south on both sides of Vermont around this resource contained commercial buildings.[74]

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 33
Early Storefront Block, 1909, 2736 West Temple Street

A second early example is the single-story storefront building, from 1909, at 2736 West Temple Street. By 1904 the Temple streetcar line extended as far as the city limits at Hoover. By 1923 this storefront building had been joined by several other such structures to form a small neighborhood commercial district that extended along Temple from Benton Way to Occidental Boulevard.[75]

A streetcar-oriented neighborhood commercial street, with much of its scale intact, is Cesar Chavez Avenue (previously Brooklyn Avenue) in Brooklyn Heights.[76] Brooklyn Heights is

[73] Construction date from Los Angeles County Assessor; Young's Los Angeles City Railway Directory, 1904, at www.erha.org/youngs.

[74] 1923 Sanborn Map.

[75] Construction date from Los Angeles County Assessor; Young's Los Angeles City Railway Directory, 1904; 1923 Sanborn Map.

[76] The avenue itself (but not the adjacent buildings) between Cummings Street and Mott Street has been designated as the Brooklyn Avenue Neighborhood Corridor and is an L.A. Historic-Cultural Monument, No. 590.

significant as a neighborhood providing a home for a large population of immigrants in the first decades of the twentieth century. The largest groups consisted of Jewish immigrants from Eastern Europe, but it also included Mexicans, Russians, Japanese and African Americans.[77]

The district began to develop as a business section at the turn of the century after the Brooklyn Avenue streetcar line was extended across the Los Angeles River. By the 1920s Brooklyn Avenue had emerged as the primary neighborhood commercial district for the area. While individual buildings may have lost most of their integrity and there is no intact architectural historic district, several still retain enough to serve as examples.[78]

The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Library

Figure 34
Storefront Block, 1927, 2612-2614 ½ Cesar Chavez Avenue

Typical of the single-story masonry storefront block is the three-bay building from 1926 at 2612-2614½ Cesar Chavez Avenue. While greatly altered, it still features the pier-and-spandrel structure typical of the masonry commercial vernacular, together with attached ornamental shield and finial elements in a vaguely Renaissance Revival mode. It also shows the use of transoms above the storefronts to gain additional light for the interiors, and illustrates the problem of signs obscuring the architecture.[79]

77 Jeffrey Herr, editor, *Landmark L.A.: Historic-Cultural Monuments of Los Angeles* (Los Angeles: City of Los Angeles Cultural Affairs Department, 2002), 469; Historic Resources Survey Report, Boyle Heights Community Plan Area, SurveyLA; Intensive Historic Resources Survey, Adelante Eastside Redevelopment Area, 22-24.

78 Robert Post, *Street Railways and the Growth of Los Angeles: Horse, Cable, Electric Lines* (San Marino CA: Golden West Books, 1989), 142.

79 Construction date from Los Angeles County Assessor.

The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Library

Figure 35
Commercial Block, 1927, Southeast Intersection of Cesar Chavez Avenue and St. Louis Street

Typical of the multi-story business block is the building on the southeast corner of Cesar Chavez Avenue and St. Louis Street. Built in 1928 and also greatly altered, it shares the same somewhat vague Renaissance Revival detailing as the single-story storefront block. Notable are the divisions between the stone-faced first floor and the brick upper floor, and the parapet treatment with shallow pediments and urn finials. Also of note is the corner with its diagonal entry.[80]

The commercial vernacular may have been the most common style during the 1920s, but both the storefront and the business block used other modes. Most popular was the Spanish Colonial Revival style. It was particularly useful for single-story storefront blocks. An example is the set of storefronts at 3301 West 54th Street. Built in 1929, this resource demonstrates the possibilities available for corner entrance storefronts, with the use of both the diagonal wall and a pavilion. This group has been determined by SurveyLA to be a contributing element to the 54th and Crenshaw Streetcar Historic District.[81]

[80] Ibid.

[81] Historic Resources Survey Report, West Adams-Baldwin Hills-Leimert Community Plan Area for SurveyLA, 28.

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 36
Storefront Blocks, 1929, 3301 West 54th Street, West Adams

Multi-story business blocks often employed a more monumental Renaissance Revival style, similar to that used in the commercial structures being built in the Downtown business district during the 1920s. An example is the two-story Nicholas Priester Building from 1924. It is located on the northwest corner of Santa Monica Boulevard and Vermont Avenue in Hollywood, along the Santa Monica line of the Pacific Electric's local service. The Priester Building is an elegant essay in a restrained Renaissance Revival, with uniformly arched show windows on the first floor, cleanly cut rectangular windows on the second, and a delicately scaled bracketed cornice.[82]

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 37
Nicholas Priester Building, 1924, 1109 North Vermont Avenue, Hollywood

82 Hollywood Community Plan Area, Individual Resources Report for SurveyLA.

Also during the 1920s, designers were experimenting with non-historicist forms. An early manifestation of the Art Deco is the otherwise modestly-scaled mixed-use block at 1461 West Temple Street in Westlake, along the Temple streetcar line that by the 1920s continued on to Virgil and Fountain Avenues.[83]

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 38
Commercial Block, 1925, 1461 West Temple Street, Westlake

Built in 1925, it is a simple two-bay storefront with apartments above. Its modest nature is evident from the side elevation. But the façade is a textbook example of the Art Deco. Particularly notable are the detailing around the recessed entrance to the second floor in the center of the façade, the repeated vertical engaged-column-like flat projections at the second level, and the pointed terminations in place of a traditional cornice.[84]

A second notable resource that employed non-historicist forms is the Bell Commercial Block, at 1948-1958 West Colorado Boulevard in Eagle Rock (L.A. Historic-Cultural Monument No. 734). It is located along a streetcar line that dated from 1906. Constructed in 1929, the Bell Block is an interesting combination of Art Deco and Stripped Classical motives. Particularly significant is the corner pavilion with its diagonal entrance.[85]

83 1937 Route Map of the Los Angeles Railway.
84 Westlake Community Plan Area, Individual Resources Report for SurveyLA.
85 Construction date from Los Angeles County Assessor.

The Brine Project HRA / D181364.00

SOURCE: L.A. Office of Historic Resources

Figure 39
Bell Commercial Block, 1929, 1948-1958 W. Colorado Blvd., Eagle Rock. L.A. HCM 734

In addition to individual resources, there are still extant a number of the once-common neighborhood commercial districts related to the streetcar. One is the small grouping on Sunset Boulevard in the southwestern part of Echo Park (identified as the Sunset Streetcar Mix-Use Commercial Historic District for SurveyLA). It consists of four properties along the west side of Sunset Boulevard, near its intersection with Innes Avenue, on the PE local line that carried trains to both Hollywood and Santa Monica Boulevards.

The four properties, 1282 to 1298 West Sunset Boulevard, are all brick masonry and built between 1924 and 1929. Two are commercial structures, the first single story and the second with an upper level. The other two are U-shaped apartment structures, open to the street, with commercial space on the first floors of the legs of the U facing Sunset.[86]

Another grouping is located on the corner of San Vicente Boulevard and Gorman Avenue in Brentwood (identified as the San Vicente Boulevard Commercial Historic District for SurveyLA). It consists of three storefront structures, one including a second level of offices or apartments, in the Spanish Colonial Revival style. They were constructed in 1928 in a neighborhood served by the Westgate branch of the Santa Monica Pacific Electric Line that ran along San Vicente.[87]

[86] Historic Districts, Planning Districts, and Multi-Property Resources Report, Silverlake-Echo Park-Elysian Valley Community Plan Area for SurveyLA.

[87] Historic Districts, Planning Districts and Multi-Property Resources Report, Brentwood-Pacific Palisades Community Plan Area for SurveyLA

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 40
Streetcar Commercial Building, 1928, 11750 W. San Vicente Blvd., Brentwood

Neighborhood Commercial Development: Markets (1910-1975)[88]

The markets sub-theme consists of buildings constructed to sell food in a residential setting. It ranges from the small neighborhood corner grocery store, the origins of which date from the nineteenth century, to the large-scale supermarket surrounded by its own parking lot, which emerged in the late 1930s and reached maturity as a building type by the mid-1970s.

Until the twentieth century, retailing food was a dual system. One part consisted of the central market in a downtown setting. The central market occupied a large building or set of buildings which housed multiple stalls containing separate vendors for particular items. These establishments, commonly called public markets, could be either owned by the city or privately owned. In either case, each of the stall proprietors paid rent to the owner. The still extant Grand Central Market in Downtown (outside the scope of Neighborhood Commercial Development is a good example.[89]

The other part of the dual system was the neighborhood grocery store. It was essentially an urban version of the rural general store. Here, in a relatively small space, were to be found packaged goods, sometime along with produce. In the age before refrigeration, meat or dairy products were rarely sold. These neighborhood markets were based on service by clerks, with most merchandise

88 SurveyLA, "Neighborhood Commercial Development, 1880-1980," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles Department of City Planning, August 2017, 56-67.

89 James M. Mayo, *The American Grocery Store* (Westport CT: Greenwood Press, 1993), 43-44.

located behind the counter. Only the produce was in placed front of the counter for the customer to examine.[90]

The Brine Project HRA / D181364.00

SOURCE: L.A. Office of Historic Resources

Figure 41
Bob's Market, 1910, L.A. HCM No. 215

The neighborhood grocery store was typically a small shopping space with a storeroom behind. It was generally in a residential area and accessible by foot. The first examples were detached structures, often located on the corner of two relatively heavily trafficked streets. Later, as neighborhoods developed, groceries were found in storefront buildings, occupying one or more bays of rental space. By the late 1920s, some of the larger ones dispensed with the front wall of the storefront and opened the interior to the sidewalk.[91]

An early example of a neighborhood grocery is Bob's Market, at 1234 Bellevue Avenue in Echo Park (L.A. Historic-Cultural Monument No. 215). It sits one block from Sunset Boulevard, which carried the PE streetcar line that continued on to Hollywood. The surrounding neighborhood is Angelino Heights, one of the first streetcar-based suburban communities to the northwest of Downtown. (Bob's Market is a contributing feature to the Angelino Heights Historic Preservation Overlay Zone.) Built in 1910, it is a traditional storefront structure of two bays. Of note is the Oriental-influenced detailing.[92]

90 Chester Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Little, Brown and Company, 1985), 43-44.

91 Liebs, *Main Street to Miracle Mile*, 117, 123.

92 Herr, *Landmark* L.A., 439.

During the 1920s, a number of alternatives to the neighborhood storefront grocery store became popular. One was a version of the central or public market. Almost always constructed by private investors, these enterprises consisted of single open retail space, much larger than the neighborhood grocery store. Like their downtown progenitors, they contained individual stalls rented to vendors who sold a variety of products.[93]

There are two resources that resemble these privately-owned neighborhood public markets. One, a well-known landmark from the 1930s, is Farmers Market (L.A. Historic-Cultural Monument No. 543). A later version is the Brentwood Country Mart, on 26th Street just south of San Vicente. Built in 1948, it was originally twenty-six concessions arranged around outdoor courts and surrounded by a parking lot.[94]

A second alternative to the storefront grocery in the 1920s was the drive-in market.[95] This mode of vending was similar to the neighborhood public market, with individual stalls rented out to sellers of different products. However, the individual stalls were arranged in a long, shallow building opening onto a parking lot. Each of the stalls had direct access to what was often an open front. The result was a structure which greatly resembled the post-war neighborhood shopping center.[96]

The form of the drive-in market drew from the gasoline super-stations of the day. As with the superstation, the drive-in could be elaborate or simple in its architecture. It was particularly popular in outlying areas, where space was available at a reasonable price. The planned community of Leimert Park included a drive-in. This was the Mesa Vernon Market, built in 1928 and located on the corner of Crenshaw Boulevard and Leimert Place. Only a fragment, the easternmost wing, remains, at 3423 West 43rd Street (the current name for Leimert Place.)[97]

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93 Richard Longstreth, *The Drive-In, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941* (Cambridge: MIT Press, 1999), 11-13.

94 Herr, *Landmark* L.A., 465; Historic Resources Survey Report, Brentwood-Pacific Palisades Community Plan Area for SurveyLA; 1926/1950 Sanborn Map.

95 Similar auto-oriented architecture is discussed in the theme of Commercial Development and the Automobile, 1910-1980.

96 Longstreth, *The Drive-In*, 37.

97 Liebs, *Main Street to Miracle Mile*, 123; Longstreth, *The Drive-In*, 37, 68-69, 73-74, 105-110; 1929/1950 Sanborn Map.

The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Library

Figure 42
Mesa Vernon Drive-In Market, 1928, Crenshaw Boulevard and Leimert Place, Leimert Park

The end of the 1920s saw yet another variation on the neighborhood grocery store. This was the larger establishment that incorporated features appealing to an upscale clientele. It was often an elegantly designed free-standing structure located in a less built-up area, and included side or rear parking, previewing the later supermarket. A notable early example was the Chapman Park Market in the Wilshire district (L.A. Historic-Cultural Monument No. 386), dating from 1929.[98]

A more monumental example was Hattem's Shopping Center at 8021-8035 South Vermont Avenue. Opened in 1931, it was built by Isadore Hattem and designed by architect Walter Roland Hagedohm. The interior, like its exterior, was relatively opulent. The arrangement was a transition from the traditional public market to the open-shelf layout of the modern supermarket. It most resembled the ground floor of a department store, with a grid of rectangular island-like counters and a clerk behind each. The building still stands.[99]

98 Herr, *Landmark* L.A., 452.

99 Longstreth, *The Drive-In*, 98-101. For the arrangement of the interior, see two photos entitled "Hattem's Market interior" and commentaries (order numbers 00066452 and 00066487), Photo Collection, Los Angeles Public Library

The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Library

Figure 43
Hattem's Shopping Center, 1930-1931, 8021-8035 South Vermont Avenue

Variations like the neighborhood public market, the drive-in, and the up-scale establishment with parking all contributed ideas that led to the supermarket. But the most important innovation was the shift to self-service. The concept of a space of open shelves, with the entrance controlled by a turnstile and the exit by an attendant at a cash register, first appeared around 1916. It became increasingly common during the 1920s.[100]

Making use of these innovations was the neighborhood grocery chain store. The typical approach used by the chain was to rent a number of adjacent storefront bays and combine them. There was no unique architectural design that differentiated the grocery from surrounding stores. The corporate sign was the sole identifying element. This way, if the location proved not to be profitable, the branch could close with little investment lost.[101]

Initially, the chains offered only groceries and produce. But they soon added dairy and meat as refrigeration became available. Most were self-service, with only the meat counter being staffed in the traditional manner. Many also offered a more efficient home delivery service, based on the increasing residential ownership of telephones, as the chain could support a fleet of trucks supplied from a central warehouse.[102]

There were two chains that were particularly active in Los Angeles during the 1920s. One was Young's Market Company. It operated from a central headquarters at 1610 West Seventh Street (L.A. Historic Cultural Monument No. 113). Built in 1924, this structure housed an elegant

[100] Liebs, *Main Street to Miracle Mile*, 118-120.
[101] Liebs, *Main Street to Miracle Mile*, 123; Longstreth, *Drive-In*, 97; Mayo, *American Grocery Store*, 77-80
[102] Liebs, *From Main Street to Miracle Mile*, 118, 121-123; Mayo, *American Grocery Store*, 77-80.

market on the first floor and offices above. It also operated forty-six small outlets throughout the region, specializing in meats, coffee, and baked goods.[103]

The other significant chain was Ralph's. Founded in 1873, with a store at Sixth and Spring Streets, the company began city-wide delivery in 1896 and opened its first branch at Pico and Normandie in 1911. It had eight more by the mid-twenties. Most of these early branches were in rented storefronts. In 1928 it began self-service and eliminated home delivery.[104]

The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Library

Figure 44
Ralphs Westwood (now Bratskeller/Egyptian Theater), 1929, L.A. HCM No. 360

By the late 1920s, Ralphs was building structures of its own, often of large scale and in ornate historic dress. An example is its Westwood store, now the Bratskeller/Egyptian Theater (L.A. Historic-Cultural Monument No. 360.) It was constructed in 1929 and designed to fit into the architectural requirements of Westwood.[105]

The large grocery store, based on self-service and constructed by the chain for its own use, led to the development of the supermarket of the mid-1930s. Two consumer products aided this evolution. One was the increasingly widespread ownership of electrically-powered home refrigerators, which allowed customers to purchase more items during a single visit. In 1926 there were 205,000 households nationwide with refrigerators. By 1930 this had increased to 1,996,000.[106]

The other innovation was widespread ownership of automobiles. This provided a convenient means of transporting the larger number of items purchased. But it also meant that parking was required. The drive-ins tried to serve the car-borne customer, and elite outlets such as the

[103] Herr, *Landmark* L.A., 430; Longstreth, *The Drive-In*, 97-98
[104] Longstreth, *The Drive-In*, 86-87.
[105] Herr, *Landmark* L.A., 450; Longstreth, *The Drive-In*, 85-90.
[106] Mayo, *American Grocery Store*, 118, 133.

Chapman Park Market and Hattem's Shopping Center had lots. But it required the pause in construction during the first half of the 1930s to bring about the transition to a more economically feasible form.

The term supermarket had become common by the mid-1930s. It was generally understood to refer to a large-scale enterprise, generally but not always a chain, which sold all types of food items: groceries, produce, dairy, and meats. It was self-service. Most important, it provided adequate parking.[107]

Architecturally, the supermarket of the late 1930s was more traditional than the drive-in. Its front was directly on the sidewalk, in the form typical of storefronts. The parking lot was to the side or in the rear. What differentiated it from its 1920s predecessors was its greater scale. It was closer to the public markets than to the neighborhood chain grocery of the 1920s. As such it was more typically found in outlying areas where large plots of land were available.[108]

Ralph's was a pioneer in supermarket design. The company began constructing supermarkets in 1935. It worked with architect Stiles Clements to create an iconic new look. The style chosen was the Streamlined Moderne. Particularly notable was the incorporation of the pylon sign at the corner. The front, and perhaps a portion of the side facing the parking lot, featured expanses of glass that took the place of the open front that some neighborhood groceries featured. A Ralph's from 1941 is illustrated in the Historical Context.[109]

Other chains in Los Angeles followed the pattern set by Ralph's. Young's called its supermarkets Thriftymart to differentiate them from its older stores. Safeway was slower to move toward the supermarket, but by 1937 was constructing a chain of somewhat smaller outlets, all with a standardized design, and all with a side parking lot. Von's followed a similar pattern, with a standard design much like that of Ralph's.[110]

By the end of the 1930s the supermarket, characterized by self-service, a wide range of items, and an adjacent parking lot, had become the standard form that would last, with relatively minor changes, up through the present day. Technological improvements such as fluorescent lighting and air conditioning joined the architectural changes to complete the form. A final element contributing to its success was the invention of the four-wheeled shopping cart in 1937.[111]

Intact examples of 1930s supermarkets are rare. A resource that contains many of the architectural features is building that once housed the Garden Basket Number 2, built in 1935. It is located at 1231 South Pacific Avenue in San Pedro. Significant are the pylon sign, the relatively large glass front, and the detailing that is actually more Art Deco than Streamlined Moderne.[112]

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107 Liebs, *Main Street to Miracle Mile*, 125-126; Mayo, *American Grocery Store*, 117.
108 Longstreth, *The Drive-In*, 80-81, 119-120.
109 Liebs, *Main Street to Miracle Mile*, 129-130; Longstreth, *The Drive-In*, 116-118.
110 Longstreth, *The Drive-In*, 104-105, 115.
111 Mayo, *American Grocery Store*, 148.
112 Historic Resources Survey Report, San Pedro Community Plan Area for SurveyLA

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 45
Garden Basket Number 2, 1935, 1231 South Pacific Avenue, San Pedro

In the postwar period, the supermarket gave up its Streamlined Moderne dress for a more functional Mid-Century Modern look. The essential box that contained the store fit well with rectangular forms of expressed structure. Extensive use of plate glass became even more common. An early example the postwar supermarket is the M&M Market, from 1950. It is located at 12905 Moorpark Street in Studio City. It retains the pre-war site layout of a side parking lot.[113]

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SOURCE: SurveyLA

Figure 46
M&M Market, 1950, 12905 Moorpark Street, Studio City

113 Historic Resources Survey Report, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area for SurveyLA; Liebs, *Main Street to Miracle Mile*, 130; Mayo, *American Grocery Store*, 168-169.

The most important change in the postwar period was the incorporation of the supermarket into the neighborhood shopping center. By 1955 a bit over half, fifty-three percent, of supermarkets were part of these centers. The supermarkets in centers were generally more restrained in their design than the stand-alone outlets. Shopping centers with supermarkets from the 1950s and early 1960s are illustrated in the Postwar Neighborhood Shopping Center sub-theme.[114]

Stores not in shopping centers became larger and retreated from the sidewalk. Side parking gave way to large lots placed in front. Detached signs along the street took the place of the attached pylon sign. Given the distance from the road, some building experimented with more exuberant Googie-like forms as a means of calling attention to themselves.[115]

One example is the Von's (formerly Safeway) at 17380 Sunset Boulevard in Pacific Palisades. It was patterned after a prototype developed by the noted Bay Area architectural firm of Wurster, Bernardi & Emmons. Built in 1968, it features a dramatic free-form roof.[116]

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 47
Safeway (now Vons), 1968, 17380 Sunset Boulevard, Pacific Palisades

Another, from 1972, is a Hughes Market, now a Ralph's. It is located at 12842 Ventura Boulevard in Studio City. It was designed by Lester Paley, and features a projecting slab roof that bends down to the ground on each end, framing a full-height wall of glass.[117]

114 Mayo, *American Grocery Store*, 163, 167-169

115 3 Ibid., 193-194.

116 Historic Resources Survey Report, Brentwood-Pacific Palisades Community Plan Area for SurveyLA.

117 Historic Resources Survey Report, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area for SurveyLA.

The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 48
Hughes Market (now Ralphs), 1972, 12842 Ventura Blvd, Studio City

There was by the mid-1960s a reaction against flamboyant design. In 1969 the Progressive Grocer Magazine published a set of guidelines and examples to be followed. The goal was "blending the store's design with the community, reflecting the area's heritage."[118] This was to be done through the use of non-industrial materials, such as stone and wood shingles, to give the store "a more earthy and more permanent look."[119] The result would be a "very necessary homelike touch" that would provide a "more friendly and inviting appearance."[120] Also recommended was patterning the architecture after the traditions of the region, with Spanish-style tile roofs for the entrance canopies of stores in Southern California.[121]

In general, the supermarkets of the 1970s became more subdued. Solid walls replaced glass as energy became a concern. Roofs become simpler. As markets became larger it was more difficult to achieve clear spans using gables and arched trusses. Low-sloped roofs with interior columns and exterior parapets became the norm. The building was often reduced to a simple box with a canopied entrance and a large corporate logo attached to the front façade.[122]

The 1970s also saw two alternatives to the traditional supermarket emerge. One was the "warehouse supermarket." This was the logical outgrowth of the trends that led to the

118 Leonard E. Daykin, editor, *Progressive Grocer's Outstanding New Supermarkets* (New York: Progressive Grocer Magazine, 1969), 2.

119 7 Daykin, *Progressive Grocer's Outstanding New Supermarkets*, 6

120 Ibid., 4.

121 Ibid., 7-8.

122 Liebs, *Main Street to Miracle Mile*, 134; Mayo, *American Grocery Store*, 196, 216-217.

development of the supermarket in the 1930s. It consisted of even larger outlets, with lower prices, from which all architectural flourishes were eliminated.[123]

The other was the emergence of the chain convenience store. It ranged from 1000 to 4000 square feet in size and provided parking for five to fifteen cars. As supermarkets became larger and fewer, companies such as 7-11 filled a market niche that had previously been the province of the neighborhood grocery store. Like its predecessor, the convenience store limited itself to packaged goods, along with dairy and other items such as soft drinks in a cooler.[124]

Industrial Development: Food Processing (1831-1955)[125]

Food processing industries, closely tied to agriculture, represent some of the earliest industrial development in Los Angeles. Like other early industries, food processing businesses were relatively small in scale and, until the late 1800s, geared almost exclusively toward local consumption. Most of the early food processing industries were located near the river or the zanja madre an irrigation ditch that ran through the middle of the old pueblo. Smaller commercial operations, such as local bakeries, were scattered throughout the city.

Using brick from Philadelphia and importing millstones from France, prominent Los Angeles businessman Abel Stearns built Los Angeles's first flour mill in 1831. Located on North Spring Street near Chinatown, the small facility was powered by water from the zanja madre. By the 1870s, the city boasted two flour mills. Deming, Palmer and Co. established Capitol Mills at or near the location of Stearns's original mill. They operated the mill until 1883, when they sold it to Jacob Lowe and Herman Levi. The four-story, brick building dating from the early 1880s is still extant at the site (Historic-Cultural Monument No. 82).[126] The city's second flour mill, the Los Angeles Flouring Mills (later known as the Los Angeles Farming and Milling Company), began operating in 1878 (no longer extant).[127]

The coming of the Southern Pacific Railroad in 1876 and the Santa Fe Railroad in 1885 greatly expanded industry's capacity to profitably export its products outside of Los Angeles. The railroads, along with the city's steadily increasing population, resulted in the continuing expansion of food processing industries in Los Angeles. In the late 1880s, Capitol Mills was running 24 hours a day, boasted gas lighting and the latest milling equipment, had increased output from 100 barrels a day in 1883 to 800 barrels a day by 1888, and was shipping flour to Arizona, Texas, and New Mexico. A branch off the Southern Pacific Railroad serviced the mill, bringing cars of grain into the facility, and leaving full of freshly ground flour. The Los Angeles Flouring Mills, a three-story brick building housing eight millstones producing 900 barrels of

123 Mayo, *American Grocery Store*, 212-213

124 Ibid., 205-207.

125 SurveyLA, "Industrial Development, 1850-1980," *Los Angeles Citywide Historic Context* Statement, prepared for the City of Los Angeles Department of City Planning, February 2018, 125-131.

126 Leonard Pitt and Dale Pitt, *Los Angeles A to Z: An Encyclopedia of the City and County* (Los Angeles: University of California Press, 1997), 76; "Tons of Flour," *Los Angeles Times*, April 21, 1888.

127 "Toilers of the Town," *Los Angeles Times*, September 9, 1883.

flour daily, similarly exported the bulk of its product to Arizona by railroad.[128] By 1890, a Los Angeles Times article revealed that food processing businesses comprised approximately 8 percent of the city's nascent industrial sector, including the two flour mills and 34 bakeries.[129]

The late 1800s also saw the establishment of the first bottling plants in Los Angeles. These early bottling facilities typically were not independent, but rather were attached to businesses like breweries or creameries. By the 1880s, Los Angeles was home to three breweries, one distillery, and two soda water works.[130] The attached bottling plant to one of the city's earliest breweries, the Philadelphia Lager Beer Brewery, was steam powered as early as 1887 (no longer extant).[131]

The Brine Project HRA / D181364.00

SOURCE: Los Angeles Public Library

Figure 49
California Milling Co (1851-1863 E. 55th Street) as seen shortly after its construction in 1924.

At the dawn of the 20th century, the number of flour mills in Los Angeles doubled with the establishment of Globe Mills and the Sperry Flour Mill (both extant). In addition, the Los Angeles Farming and Milling Company (no longer extant) opened new facilities in 1902, after their original mill was destroyed in a fire in 1899. An article in the Los Angeles Times entitled "Perfect Flour Mill in Full Operation" outlines the dramatic changes in milling technology that transformed Los Angeles's flour mills in the late 19th and early 20th centuries. The rebuilt Los Angeles Farming and Milling Company mill employed the most modern milling technology, including the use of metal rollers in place of traditional millstones and dust abatement technology. The new mill was described as "a perfect maze of elevators, tubes, bins, scourers, blowers, sifters, heaters, rollers, purifiers, graders, etc." Fully mechanized and powered by

128 "Toilers of the Town"; "Tons of Flour"
129 "Manufacturers," *Los Angeles Times*, January 2, 1890
130 "Our City," *Los Angeles Times*, January 1, 1885.
131 "Manufacturers," *Los Angeles Times*, July 1, 1887.

electric motors, the grain traveled by conveyer belt and chain elevator to the fourth floor of the mill, from which it passed down through the processing machinery by way of smooth metal tubes back to the first floor, where the finished product was packaged.[132]

Early bakeries in Los Angeles were often quite small and housed in a variety of building types. For instance, the original Weber Bread Company building, built in 1906 by Henry, Roy and Dale Weber, was a 20 x 20 foot "frame shack." The oldest extant bakery in Los Angeles is the Mt. Pleasant Bakery in Boyle Heights, and it also demonstrates the small, often informal character of early bakeries. Built in 1885, it is a small wood-frame addition to the front of a Folk Victorian residence, bearing a parapet with the bakery name and address. These small businesses were not always located in zoned industrial areas, but were also prevalent in commercial districts. Large, industrial baking factories typically date to the 1910s or later, and were almost always in industrial zones. They were commonly, but not always, long, low buildings, one to two stories high.

The Brine Project HRA / D181364.00

SOURCE: Office of Historic Resources

Figure 50
Constructed in 1885, the Mt. Pleasant Bakery in Boyle Heights is thought to be the oldest extant bakery in Los Angeles.

In the early 20th century, the Chamber of Commerce began aggressively promoting local industrial development as opposed to exporting raw materials. Forming an Industrial Bureau in 1915, the Chamber surveyed potential industrial sites and actively campaigned to bring new industries to the city. The Chamber's activities, for example, were key to convincing the National Biscuit Company factory to locate a factory in Los Angeles in 1925 (Historic-Cultural Monument No. 888, now loft apartments).[133]

132 "Perfect Flour Mill in Full Operation," *Los Angeles Times*, June 18, 1902.
133 "Ground Broken for New Plant," *Los Angeles Times*, January 11, 1925.

In addition to the National Biscuit Company, dozens of new food processing businesses opened in Los Angeles during the late 1910s and 1920s. Bakeries, confectionaries, and bottling plants proliferated as the food processing industry fully engaged in mass production, mechanizing and enlarging operations to meet the production required to supply new chain stores. Many of these industrial buildings were sheathed in often eclectic, Period Revival-style architecture. Functional and modernized on the inside, the factory façades were decorated with elaborate, even whimsical, architectural details.[134] In addition, food processing factories dating from this period were occasionally designed as daylight factories. An examples of a daylight factory is the E.A. Hoffman Candy factory (1929, extant).[135] See the "Industrial Design and Engineering 1876–1965" theme for more information about daylight factories.

In 1917, Arrowhead Springs opened a large bottling plant on the corner of Washington Street and Compton Avenue (extant). Water was delivered to the factory from the spring in specially designed, glass-lined tanker cars. The plant was fully mechanized, and the company boasted that human hands never touch the pure spring water. Exemplifying the trend of revival-style architecture, the modern facility was built in the popular Mission Revival style, featuring a tile roof and mosaic decorative details.[136] 0 Similarly, Sparklett's bottling plant (extant), designed by Richard D. King and built in 1929, was designed in a Moorish style complete with roof domes and mosaic murals.[137] Other notable industrial acquisitions such as the California Milling Company (1923, extant) and the Weber Bread Company (1925, extant) were built in more modern styles, utilizing steel frame construction, reinforced concrete, and brickwork.[138]

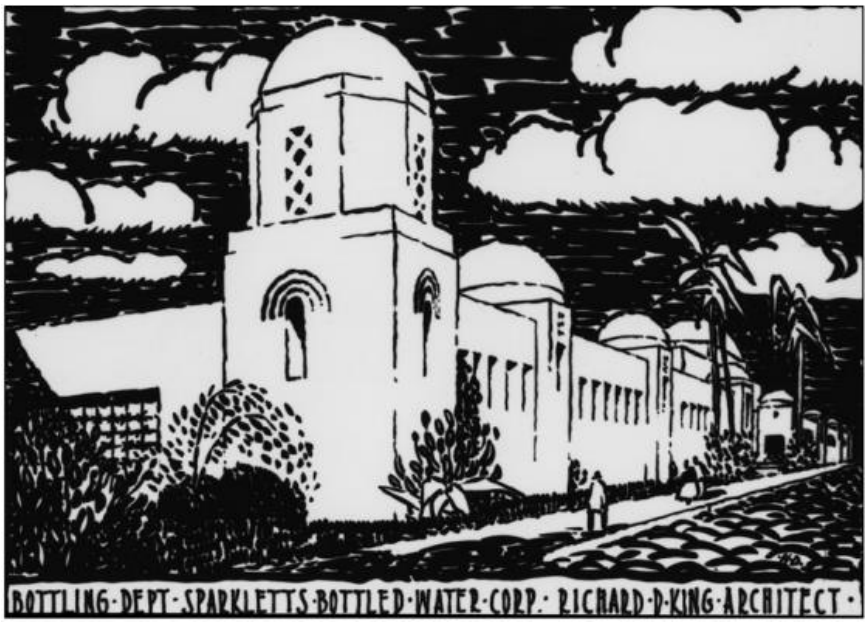
134 "Cruising Industrial Los Angeles," Los Angeles: Los Angeles Conservancy, 4-5.

135 "Up-To-Minute Bakery a Notable Acquisition," *Los Angeles Times*, August 19, 1917; "Café Here Added to Hoyt's Coast Chain," *Los Angeles Times*, October 7, 1919; "Candy Company Plans New Home," *Los Angeles Times*, January 27, 1929.

136 "Bottling Plant to Open," *Los Angeles Times*, September 23, 1917

137 Los Angeles Conservancy, "Cruising Industrial Los Angeles," tour pamphlet, 1997, 13; "Progress in Southern California Industry*," Los Angeles Times*, April 28, 1929.

138 "Three Local Firms Build New Homes," *Los Angeles Times*, March 14, 1920; "Work is Started on New Grain Elevator," *Los Angeles Times*, July 29, 1923; "Survey Here Shows Industry Continues Growth as All Lines Report Improvements," *Los Angeles Times*, October 4, 1925; "Ground Broken for New Plant," *Los Angeles Times*, January 11, 1925; "Finish Two Structures," *Los Angeles Times*, April 4, 1926.



The Brine Project HRA / D181364.00

SOURCE: SurveyLA

Figure 51
Rendering of the Sparklett's Bottling Plant in Highland Park, dated 1929.

These businesses were just a few of the many food processing industries to open or expand operations in Los Angeles during the boom of the 1920s. In 1924, the Los Angeles Chamber of Commerce reported that an average of 50 industries relocated to the city every month. Of the 54 companies setting up shop in January of 1924, five were food processing businesses, including three bakeries, a bottling plant, and a producer of celery catsup.[139]

During the Great Depression, the expansion of industry in Los Angeles slowed considerably. Food processing industries weathered the storm better than most businesses, and continued to see modest growth. In the early 1930s, Hostess Cupcake and Van de Kamp's Bakery (2900-2930 Fletcher Drive, Historic-Cultural Monument No. 569) both opened facilities in Los Angeles.[140] A large, two-story building designed by J. Edwin Hopkins, Van de Kamp's Bakery façade was designed in the Dutch Renaissance Revival architectural style. Construction was also completed on a large milling operation, the V-O Milling Company (extant), in 1933. The company's president, Max Viault, justified the large expenditure based on his belief "that Southern California industry [was] at the portal of a great and substantial business revival."[141]

139 "Fifty-four Industries Locate Here in Month," *Los Angeles Times,* January 20, 1924.
140 "Modern Research Ministers to Art of Baking," *Los Angeles Times,* June 19, 1931.
141 "East Side Adds New Plant," *Los Angeles Times,* August 13, 1933.

The Brine Project HRA / D181364.00

SOURCE: Wikimedia Commons

Figure 52
Van de Kamp's Flagship Bakery at 2900-2930 Fletcher Drive (HCM No. 569).

Despite the economic hard times, at least two of the city's bottling plants also significantly expanded during the 1930s. Coca-Cola opened its new, Streamline Moderne facility in 1937 at 1200-1334 Central Avenue (Historic-Cultural Monument No. 138). Designed by prominent Modern architect Robert V. Derrah, the revamped bottling plant whimsically resembled an ocean liner.[142] The Globe Bottling Co. (no longer extant), which bottled the Joy brand of soft drinks as well as beer and alcohol, opened its new plant on Daly Street in 1938.[143]

During the 1940s and 1950s, growth in the food processing industry did not match the explosive expansion that other areas of Los Angeles's industrial sector experienced. Nevertheless, several important, national food-processing businesses located or expanded facilities in the city during this period. In 1940, Dr. Pepper opened a bottling plant in Los Angeles and Pepsi-Cola had plans to follow suit in 1946.[144] A couple of large bakeries also expanded their operations in Los Angeles during this time. The Sugar 'n' Spice Bakery located its headquarters in the Los Angeles International Airport Industrial Tract in 1950, and two years later Hostess Bakery opened a sleek modern facility (extant), replacing its earlier 1930s era bakery.[145]

142 "Cruising Industrial Los Angeles," 26.

143 "Open House Festivities to Celebrate Opening of New Globe Bottling Plant," *Los Angeles Times*, March 25, 1938.

144 "Young's Market Co. Builds New L.A. Plant to Bottle Dr. Pepper," *Los Angeles Times*, May 29, 1940; "Pepsi-Cola Unit to Expand Here," *Los Angeles Times*, July 26, 1946.

145 "Bakery Firm Will Build New Headquarters for State Here," *Los Angeles Times*, July 23, 1950; "New Hostess Cake Bakery," *Los Angeles Times*, October 3, 1952.

Food processing industries, such as bakeries, fruit and vegetable processing, and beverage production, continued to play an important role in Los Angeles's industrial economy throughout the 20th century. In addition, food processing industries supported related packaging and container manufacturing businesses.[146] Currently several dozen food processing companies are still in operation in the city of Los Angeles.

Late 19th and Early 20th Century Residential Architecture (1885-1950)

Late 19th and Early 20th Century Residential Architecture is mainly made up of Victorian styles including Second Empire (1855-1885), Stick (1860-1890), Queen Anne (1880-1910), Shingle (1880-1910), Richardsonian Romanesque (1880-1900), and Folk Victorian (1870-1910).[147] SurveyLA identifies Vernacular Gabled Cottage Style (1885-1905) and Vernacular Hipped Cottage (1885-1905). Of the five residential sites (3024 ½ North Main Street, 1817-1819 North Hancock Street, 1825-1827 North Hancock Street, 1829-1831 ½ North Hancock Street, and 1839 North Hancock Street), all of them are Vernacular Gabled or Hipped Cottages except for 1825-1827 which is Folk Victorian.

Rapid industrialization and growth of the railroads lead to dramatic changes in American architecture during this time. The balloon frame was much lighter than traditional heavy timber framing and allowed for much more complicated layouts and more decorative elements in the average house. Further, industrialization meant that mass-produced architectural features such as doors and windows could be shipped by train cheaply and quickly anywhere in the country. Because of these reasons, Americans could use more extravagant complex shapes, elaborate detailing, and other features previously restricted to expensive residences.[148] The publishing of pattern books rabidly expanded during this time period. These spread the architectural style through easily understood architectural instructions. Further, formal education in architecture became more widely spread throughout America.[149]

The American Victorian style was generally inspired by Medieval architecture as exemplified by the steeply pitched roofs, asymmetrical facades, and multi-textured and multi-colored walls. However, stylistic details from many other architectural styles such as classical details were incorporated into the style in a uniquely exuberant fashion.[150]

Folk Victorian was one of the later Victorian styles. The folk Victorian house was generally built in a basic folk form with Victorian detailing. They had front entrance porches often running along the whole front façade unless there was a front-facing gable with a wing, such as 1825-1827 North Hancock street. The details on Folk Victorian homes are usually either Italianate or Queen Anne inspired with the occasional Gothic Revival decorative detail. These details are usually present on the front entrance porch such as spindles or square posts with chamfered corners or the presence of a cornice line.[151]

146 "Cruising Industrial Los Angeles," 3.
147 Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), p. 314-315.
148 Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), p. 314.
149 Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), p. 314.
150 Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), p. 315.
151 Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), p. 397-398.

The Brine Project HRA / D181364.00

SOURCE: McAlester, p. 400.

Figure 53
Example of Folk Victorian in Barlett, TX. It is similar to 1825-1827 North Hancock Street except the porch at North Hancock Street had been enclosed at an unknown date.

The character-defining features of vernacular cottages include centrally located dormers, full or partial-width front porches, hipped or gabled roof with shallow overhanging boxed eaves, minimal ornamentation, one story, and rectangular or L-shaped plans. They are differentiated from other Victorian Styles by their simplified form and decoration. The residences on the project site have simplified forms and decoration.[152]

Queen Anne is another style associated with Late 19th and Early 20th Century Architecture. Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

152 SurveyLA, "Architecture and Engineering, 1850-1980," January 16, 2014, p. 67-70, http://www.preservation.lacity.org/files/Architecture_and_Engineering_1850-1980.pdf; information was taken from these tables because a context for Late 19th and Early 20th Century Residential Architecture has not yet been completed by SurveyLA.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in Southern California at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

Evaluation of the Subject Properties

Identification of Potential Historical Resources within the Subject Property and Surrounding Area

SurveyLA Eligibility Standards

SurveyLA was a citywide survey that identified and documented significant historic resources representing important themes in the City's history. The survey and resource evaluations were completed by consultant teams under contract to the City of Los Angeles and the supervision of the OHR. The program was managed by the OHR, which maintains a website for SurveyLA.[153] The field surveys covered the period from approximately 1850 to 1980 and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources will be included in a future survey phase). Significant resources reflected important themes in the City's growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys, conducted from 2010-2017, were completed in three phases by Community Plan Area. All tools and methods developed for SurveyLA met state and federal professional standards for survey work.

Los Angeles' citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historic resources surveys in the city of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service (NPS) for use in

153 SurveyLA: Los Angeles Historic Resources Survey, http://preservation.lacity.org/survey, accessed January 5, 2017.

nominating properties related by theme to the National Register. This format provided a consistent framework for evaluating historic resources. It was adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs and to facilitate environmental review processes.[154] The HCS used Eligibility Standards to identify the character defining, associative features, and integrity aspects a property should retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of them in order to be eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant.

Previous Evaluations of the Subject Property

The Project Site is located within the Adelante Eastside Redevelopment Area that was previously surveyed in the *Intensive Historic Resources Survey Adelante Eastside Redevelopment Area* prepared by PCR Services Corporation for the Community Redevelopment Agency of the City of Los Angeles written in October 2008. Survey findings were reviewed by the City of Los Angeles, Planning Department, Office of Historic Resources (OHR) and OHP and have been incorporated into SurveyLA. Three buildings within the Project Site, 3016, 2018, and 3024 Main Street were identified in the 2008 survey as potentially eligible historical resources. Both 3016 Main Street and 3018 Main Street were identified under the theme of Arts and Crafts Movement; 1895-1918, Single-Family Residences and were assigned a status code of 5S3 meaning that they "appear to be individually eligible for local listing or designation through survey evaluation." 3024 Main Street was identified under the theme of Late 19th/Early 20th Century Residential Architecture, 1885-1910, Single-Family Residences and was assigned the status codes of 3CS and 5S3 meaning that it "appears eligible for CR as an individual property through survey evaluation" and it also "appears to be individually eligible for local listing or designation through survey evaluation."[155] None of the other improvements within the Project Site were found potentially eligible as historical resources in the 2008 survey due to lack of integrity.

Identified Historical Resources Near the Subject Property

Archival research included a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), SurveyLA findings, and the City of Los Angeles's inventory of historic properties to identify any previously recorded properties within or near the subject property. The surrounding area is densely developed with Late 19th, Early 20th century single-family residences and commercial buildings. The surrounding buildings are all two stories at the highest, although many are only a single story. Due to the density of the existing development in the area, a search for previously identified historical resources was limited to

[154] Guide for Professionals Using the Historic Context Statement for Property Evaluations, http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf, accessed January 5, 2017.

[155] PCR Services Corporation, "Intensive Historic Resources Survey Adelante Eastside Redevelopment Area, Los Angeles, California," prepared for the Community Redevelopment Agency, City of Los Angeles, October, 2008.

Daly Street to the West, Thomas Street to the East, Baldwin Street to the north, and Zonal Avenue to the south. This study area is where the Project has the greatest potential for indirect impacts affecting the eligibility of nearby historical resources.

As a result, one district listed as an HPOZ, two buildings listed as LAHCMs, and many districts and residences in the vicinity of the subject property that were previously found to be potentially historically significant by SurveyLA were identified. The identified resources are presented below in **Table 1**.

TABLE 1
PREVIOUSLY IDENTIFIED HISTORICAL RESOURCES NEAR THE PROJECT SITE (NATIONAL REGISTER, CALIFORNIA REGISTER, LAHCM)

Name and Address	Description	Date Recorded	Distance from Project Site
Lincoln Heights HPOZ	Historic Preservation Overlay Zone of mostly single-family residences	2004	0.11 Miles
Sacred Heart Church 2210 Sichel Street	Gothic revival church built in 1928	1989	0.33 Miles
2054-2056 Griffin Ave	Two-story single-family residence in the Victorian Eastlake/Stick style built in 1887	1975	0.24 Miles
Daly Street Residential Historic District	Late 19th century early 20th century residential streetcar suburb	2017	0.27 Miles
El Parque de Mexico	Commemorative area with bronze busts and statues	2017	0.12 Miles
Lincoln Park	Public park	2017	0.19 Miles
Mission Road Flats	Craftsmen multi-family residence	2017	0.24 Miles
2616-2618 N Main St Duplexes	Two two-story American Foursquare duplexes with Craftsman elements built in 1906	2017	0.25 Miles
1831 N Sichel Street	Single-family residence built in the stick/Eastlake style in 1888	2011	0.16 Miles
1833 N Workman Street	Victorian single-family residence built in 1890	2011	0.25 Miles
1843 N Workman Street	American Foursquare single-family residence built in 1890	2011	0.24 Miles
1857 N Workman Street	Victorian single-family residence built in 1892	2011	0.23 Miles
1918 N Workman Street	Craftsman Dutch Colonial Revival single family residence built in 1909	2011	0.23 Miles
1931 N. Eastlake Ave	Victorian single-family residence built in 1895	2011	0.08 Miles
1923 N Johnston St	Victorian single-family residence built in 1890	2011	0.05 Miles
2901 N. Main St	Spanish Colonial Revival single-story mixed-use residential and commercial building	2011	0.07 Miles
3001 N. Main Street	One story vernacular commercial building	2011	0.01 Miles
1906 N. Griffin Ave	Spanish Colonial Revival mixed use residential and commercial building built in 1926	2011	0.04 Miles

Significance Evaluation

The buildings situated within the Project Site were evaluated under the following historical and architectural themes: Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930); Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974); Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955); and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** 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.

3000 North Main Street, Commercial Building

3000 North Main Street is a liquor market that was constructed on December 8, 1981 and therefore post-dates the period of significance for Markets (1910-1975) as well as Streetcar Commercial Development (1880-1934). **As a result, 3000 North Main Street does not appear to meet the significance requirements as a historical resource under National Register Criterion A, California Register Criterion 1, or LAHCM Criterion 1.**

3012-3014 North Main Street, Commercial Building

3012-3014 North Main Street is an attached commercial building with two storefronts that was constructed in 1922-1923 during the period of significance for Streetcar Commercial Development (1880-1934). However, the attached commercial building and two storefronts are substantially altered and lack integrity as an example of Streetcar Commercial development. It is demarcated by four piers at the front façade which extend above the roofline. There are storefronts with ribbon rectangular wood transom lights. The building is finished with white painted stucco walls. The openings and plasterwork were altered on July 31, 1941 meaning that it does not retain integrity of materials and design. Both permitted and unpermitted alterations for tenant improvements have taken place over the years including additional changes to the storefronts, interior alterations, and additions to the rear elevation. In particular, the alteration of storefronts and openings disqualifies it from eligibility under the Streetcar Commercial Development theme as it does not have sufficient integrity to convey its historical associations. **Therefore, 3012-3014 North Main Street do not appear to meet the significance requirements as a historical resource under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

3016 and 3018 North Main Street, Detached Residences

ESA evaluated the two similar detached single-family residences at 3016 and 3018 North Main Street under the historical theme of Early Residential Development (1880-1980). While the two residences were both built at the same time in 1914, they do not represent a *very* early period of settlement/residential development in the neighborhood or community, as worded by SurveyLA. Many residences in the neighborhood date from before the 1910s. Additionally, the two similar residences are not rare surviving examples of a single family residence in the neighborhood. Single-family residences are a very common property type in Lincoln Heights. **Therefore, 3016**

and 3018 North Main Street do not appear to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.

3024 North Main, Residence

The single-family residence at 3024 North Main was built in 1895, which would seem to make it a very early addition to the neighborhood. It was one of many single-family residences developed in Lincoln Heights in the late part of the 19th century. It was built in the Queen Anne style which is usually found near downtown neighborhoods such as Lincoln Heights exemplifying the development of Lincoln Heights before 1905. It retains adequate integrity under SurveyLA where some window replacement is acceptable. **Therefore, 3024 North Main Street appears to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

3024 ½ North Main, Ancillary Dwelling (Built 1918-20; Rebuilt by 1951)

The rear residence at 3024 ½ North Main Street was originally built in 1918-1920 in response to population increases during the first three decades of the 20th-century in the neighborhood of Lincoln Heights. The previously undeveloped portions of a deep lots were utilized, and as a result, some lots contain two or even three residences. However, based upon review of Sanborn maps and the results of the site survey it appears that the original ancillary dwelling was demolished and rebuilt with and new larger dwelling by 1951. The existing ancillary dwelling is not an example of late 19th Early 20th Century residential architecture. It was rebuilt or substantially changed sometime between 1920-1951, after the period of significance for a Vernacular Gabled Cottage (1885-1905) which disqualifies it from significance under National Register Criterion A or the LAHCM Criterion 1. **Therefore, 3024 ½ North main Street does not appear to meet the significance requirements as a historical resource under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

3030 North Main Street, Commercial Building

3030 North Main Street is a commercial building constructed in 1955 which is after the period of significance for Streetcar Commercial Development. **Therefore, 3030 North main Street does not appear to meet the significance requirements as a historical resource under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

1822-1834 North Johnston Street, Basso Winery

1822-1831 North Johnston Street includes three industrial buildings built in 1936 for food processing. Originally the buildings were used as Basso Winery. In 1951, Torina Winery manufacturing occupied the lot. Yolanda Packing Company was there by 1958 where Italian foods such as pasta and sauce were manufactured and packed. A-1 Eastern Homemade Pickle Co., Inc. has been there since 1976. The theme Food Processing has a period of significance of 1831-1955, and the structures on the property were all built within the period of significance for food processing uses. Small wineries were often found around East Los Angeles, however, most of the historic examples were from the pre-prohibition era whereas this one is from after prohibition. It remained a winery until 1958 when it was a food packaging plant and then in 1976 it became a pickle packaging plant. The changes made to convert the complex from a winery to a

food processing facility and then to a pickle botting plant, detract from its integrity of design, workmanship, materials, feeling and association such that the complex no longer conveys any significant associations with the wine industry in Los Angeles which means it is not representative of the winery property type and it does not retain physical features associated with wine making activities. **Therefore, 1822-1834 North Johnston Street does not appear to meet the significance requirements as a historical resource under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

1815 North Hancock Street, Parking Lot

The original improvements built on the subject parcel were demolished ca. 1980. Today the parcel is vacant and used as a parking lot. **Therefore, 1815 North Hancock Street is not eligible as a historical resource under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

1819 North Hancock Street, Residence, and 1817 North Hancock Street, Ancillary Dwelling

The existing hip-roofed cottage at 1819 North Hancock Street was moved to the property in 1927 from E. 3rd Street, and was subsequently altered in 1936 including changes to windows, doors, front steps and porches. In addition, substantial rear additions have been added to the residence over the years and security bars have been added to the windows, further compromising its integrity. The property setting was substantially changed in 1954 when a new ancillary dwelling was added to the property after the period of significance. **Therefore, 1819 North Hancock Street lacks integrity and appears ineligible under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1 for its inability to convey any association with early development in the neighborhood of Lincoln Heights and with Moulton's Addition.**

1825-1827 North Hancock Street is a folk Victorian single-family residence built in 1890 and improved in 1910 and is a good example of early residences built in Los Angeles's first suburb. It was one of the earliest improvements in the Moulton's Addition Tract which was subdivided in 1883. This means that it is eligible under the sub-theme of Late 19th and Early 20th Century Residential Architecture for its association with the early developments of Moulton's Addition and Lincoln Heights. It is also associated with streetcar suburbanization as there was a streetcar to Los Angeles and easy access to many industries along the Los Angeles River and railways. Further, it is in a style that was typical of development in Los Angeles during development in that time period. **Therefore, 1825-1827 North Hancock Street appears to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1 for its association with early development in the neighborhood of Lincoln Heights and with Moulton's Addition.**

1829-1831 ½ North Hancock Street is improved with two residences, one built in 1914 and one in 1890/1920 in the gabled vernacular style. This means that they were among the initial development of Moulton's Addition and are associated with Late 19th Early 20th Century residential architecture for its association with early neighborhood development. However, they have been severely altered diminishing their association with the early development of Los Angeles's first suburb. **Therefore, 1829-1839 ½ North Hancock Street does not appear to**

meet the significance requirements as a grouping under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.

1839 North Hancock Street was improved with a single-story gabled vernacular residence built in 1901. It is an example of early residences built in the first suburb of Los Angeles, Lincoln Heights, and was among the early development of Moulton's Addition. It was constructed in a style typical of suburban development in Los Angeles at that time. This means that it is eligible under the sub-theme of Late 19th and Early 20th Century Residential Architecture for its association with the early developments of Moulton's Addition and Lincoln Heights. It is also associated with streetcar suburbanization as there was a streetcar to Los Angeles and easy access to many industries along the Los Angeles River and railways. **Therefore, 1839 North Hancock Street appears to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1 for its association with early development in the neighborhood of Lincoln Heights and with Moulton's Addition.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic

values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

- **California Register Criterion 3:** 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.
- **Los Angeles Historic Cultural Monument Criterion 3:** 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

3000, 3012, 3014, 3028 and 3030 North Main Street are altered examples of commercial buildings in Lincoln Heights. None of these buildings have distinguishable architectural styles.

3000 North Main Street was built in 1982 which postdates the period of significance for markets which is 1910-1975.

3012 and 3014 North Main Street have new plasterwork and door openings reducing the integrity of design, materials, and workmanship of the storefront.

3028 and 3030 North Main Street is a grocery that was originally built in 1901 and improved in 1920. The exterior was replastered in 1936 and in 1938, new openings were added. In 1951, original storefronts were linked and converted into a machine shop and part of the structure was demolished in 1954 with a new addition built in 1955. All of these alterations impact the integrity of design, workmanship, and materials and disqualifies the building from significance. **Therefore, 300 Main Street, 3012 Main Street, 3014 Main Street, 3028 Main Street and 3030 Main Street do not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

The pickle factory at 1822-1834 North Johnston Street has undergone numerous alterations throughout its history. A winery had been on the parcel since the early 1930s and many changes took place through the 1930s. These include a new warehouse and tank in 1934, boiler room in 1936, wine storage room, and distilling towers, new awnings, and new storage sheds. In 1941, a bottling house was added along with a new one-story building. Part of the main structure was demolished in 1955. A change of use in 1964 impacted the integrity of association and feeling of the structure. **Therefore, 1822-1834 North Johnston Street do not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

3016 and 3018 North Main Street are examples of hipped roof vernacular single-family residences. Both were constructed in 1914. Both residences have a few alterations, all of which are acceptable under SurveyLA integrity considerations for the sub-theme of Late 19th Early 20th residential architecture and both properties retain enough integrity of design, workmanship, feeling, and materials to maintain their significance as hipped vernacular cottages. **Therefore, the buildings located at 3016 and 3018 North Main Street do meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

3024 North Main Street is an in-tact example of a Queen Anne single-family residence which exemplifies the tenets of the late Victorian era and the Queen Anne style. It exhibits quality of design through distinctive features such as the decorative fascia board along the roof line. It has other character-defining features such as decorative millwork detailing, bay windows, and irregular facades. Some windows have been replaced including two on the front façade but no window openings have been altered and the replacement of windows is easily reversible. It retains integrity of design, workmanship, feeling, setting, and materials. **Therefore 3024 North Main Street does meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

3024 ½ North Main Street was built in 1918. It features a simple design as a second rear residence on the lot and is not architecturally distinctive. It has very few architectural details limited to attic vents and boxed eaves making it indistinguishable. Further, between 1920 and 1951, there were extensive additions and the original porch was removed. All of the doors and windows have been replaced. The original wood windows were replaced with vinyl windows detracting from the integrity of design, workmanship, and materials. **Therefore, 3024 ½ North Main Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

1817 and 1819 North Hancock Street is improved with a residence built in 1890 in the hipped roof vernacular style. A rear addition was constructed by 1906. Two shed additions, one on the north side of the rear and one on the south side of the rear façade, have been added at unknown dates. These additions appear to be easily removable but they do detract from the integrity of the structure. The rear building was built in 1951 and is not historically or architecturally significant. **Therefore, 1817-1819 North Hancock Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria due to lack of integrity.**

1825-1827 North Hancock Street is improved with a one story cross-gabled folk Victorian residence built in 1890. Many of the original architectural details are visible including the large window frames, the decorative shingles in the cross gable, angled corners at the front gable, and large wood frames. However, many large alterations have occurred on the property. These include a large shed addition to the rear and south façade of the structure that are barely visible from the public right-of-way. Further, the front entrance porch was likely filled in at an unknown date diminishing the integrity of design. **Therefore, 1825-1827 North Hancock Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria due to lack of integrity.**

1829 North Hancock Street is improved with two single-family residences built in 1890 and 1914 in the gable and hipped vernacular style. However, both buildings have been altered beyond recognition. The original materials have been plastered over at an unknown date detracting from integrity of design, materials, and workmanship. A front addition enclosed the entry porch of the north residence and the south residence appears to have a second story addition. All of the original windows have been replaced with aluminum windows. **Therefore, 1829-1830 ½ North Hancock Street does not meet the significance requirements under National Register**

Criterion C, California Register Criterion 3, or the LAHCM Criteria due to lack of integrity.

1839 North Hancock Street is a single-family residence to the south of 3028-2020 North Main Street. It was built in 1901 in the gabled vernacular style. It appears to retain integrity of design, association, feeling, materials, and workmanship as there are very few notable alterations. However, it is not particularly architecturally distinctive. It has very few decorative details except for exposed rafter tails and attic vents. Otherwise it is a modest residence. **Therefore, 1839 North Hancock Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria due to lack of architectural significance.**

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

Conclusion

A survey of the subject properties identifies three buildings commercial buildings (3000 North Main Street, 3012-3014 North Main Street, and 3028-3030 North Main Street), one industrial site (1822-1834 North Johnston Street), five residential sites (3024 ½ North Main Street, 1817-1819 North Hancock Street, 1825-1827 North Hancock Street, 1829-1831 ½ North Hancock Street, and 1839 North Hancock Street), and one empty lot (1815 North Hancock Street) in addition to two previously identified residences (3016 North Main Street, 3018 North Main Street, and 3024 North Main Street). The buildings were evaluated under the following historical and architectural themes: Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject property's construction and occupancy history and evaluated the subject property against the criteria for the National Register, California Register, and local listing.

The subject properties were surveyed by SurveyLA in 2017. The survey identified the buildings on the subject property as not significant for purposes of CEQA. None of the buildings located on the subject property were identified in the survey findings as individually eligible or as contributors to a historic district.3016 North Main Street, 3018 North Main Street, and 3024 North Main Street were found to be architecturally significant under criterion C/3/3 and 3024 North Main Street was found to be also significant under criterion A/1/1 for its association with the early development of Lincoln Heights under the sub-theme of Late 19th Early 20th Century Residential Architecture. However, ESA's analysis of the remaining buildings on the subject property concurs with the previous surveys. Three commercial buildings (3000 North Main Street, 3012-3014 North Main Street, and 3028-3030 North Main Street) were found ineligible because they had been substantially altered and no longer fit requirements for any of the SurveyLA themes. Further, none of them had any important personages or events connected to the buildings. The pickle factory at 1822-3030 North Johnston street was not significant under the sub-theme of Food Processing (1831-1955) because of its change in use as well as for being relatively unimportant in the area of Lincoln Heights. It did not have any significant persons or events associated with the property and the architecture has been substantially altered throughout the years. The residences at 3024 ½ North Main Street, 1817-1819 North Hancock Street, 1825-1827 North Hancock Street, 1829-1831 ½ North Hancock Street, and 1839 North Hancock Street have significance with their association with the early settlement of Lincoln Heights, often considered the first suburb of Downtown LA; however, they have been substantially altered through the years which minimizes their association with early Lincoln Heights History and they are therefore not significant under criterion A/1/1. The alterations also disqualify them from significance under the Late 19th Century, Early 20th Century Residential Architecture theme under Criterion C/3/3. Therefore, the only buildings located on the project site that are considered significant are 3016 North Main Street, 3018 North Main Street, and 3024 North Main Street

which will be relocated for their protection. Based on the above evaluation, none of the other buildings surveyed for this HRA were found to be eligible for listing in the National Register, California Register, and LAHCM nor as contributors to a historic district and therefore they do not qualify as historical resources under CEQA Guidelines Section 15064.5(a)(1) or (2), and do not warrant consideration under CEQA Guidelines Section 15064.5(a)(3).

CEQA Analysis

Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a HCM would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.[156]

CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a "substantial adverse change" in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means 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.
- The significance of a historical resource is materially impaired when a project:
  - A. 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 California Register of Historical Resources; or
  - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, 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; or
  - C. 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 California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State *CEQA Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;

[156] L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)

- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("Standards"); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.[157]

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations ("CFR") Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Historic-Cultural Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Therefore, the Standards are used for regulatory approvals for designated resources but not for resource evaluations.[158] Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the L.A. CEQA Thresholds Guide have been reviewed and refined for this analysis.[159] As such, the Project would have a significant impact on historic resources, if:

HIST-1 The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource); or

HIST-2 The Project would reduce the integrity or significance of important historic resources on the Project Site or in the vicinity such that their eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource).

Project Description

The Project proposes to redevelop the subject properties with a new mixed-use development with four buildings that include a grocery store, 97 units of affordable housing, retail, medical clinic, pediatric mental health clinic, medical office building, and parking, featuring a contemporary

157 L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)

158 Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J. Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Lackow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.

159 As documented in the Assessment Report in Appendix F-3 of this Draft EIR, the refinements to the factors listed in the L.A. CEQA Thresholds Guide were concurred with by the City Planning Department's Office of Historic Resources.

Spanish Colonial architectural design with contemporary materials (**Figures 54 and 55**). Further, the three identified historical resources on the Project Site, including 3016, 3018, and 3024 North Main Street, will be relocated to Hancock Street to the rear of the new development. While the new development includes a five-story building and a three-story building adjacent to the relocated structures, the upper four levels of the five-story building has an eight-foot stepback and the fifth level has a 15-foot stepback from the ground floor façade. The five-story and three-story building facades are articulated with varying materials, colors, balconies, overhangs, fenestration and arched windows on the ground level.

The new mixed-use development includes four buildings. Building 1 is a 5-story mixed-use building with ground level commercial and residential dwelling units in the upper levels. Building 2 is a two-story medical clinic. Building 3 is a three-story building with parking on the first two levels and medical office uses on the third level. Building 4 is a medical clinic in a building that consists of three relocated on-site residential buildings. The residential dwelling units surround a U-shaped common open space area facing south, maximizing solar access and natural ventilation for all dwelling units. The total development would include 178,695 square feet floor area consisting of 27,300 square-foot medical office, 9,856 square-foot medical clinic, 4,254 square foot pediatric mental health clinic including a total of 3,441 square-feet of the three historic houses, 28,418 square-feet of retail including a grocery store, 106,931 square foot residential area and 124 parking spaces. The parking garage will be accessed from Johnston Street and will connect to a surface parking lot with access to Hancock Street. Setbacks are only required for residential portions of a mixed-use project in this zone and utilize the R4 zone standards for these components. The ground floor of the building directly engages the sidewalk with a zero setback. There will be a total of 9,800 square feet of Open Space (7,390 square foot courtyard on the second level, a 1,070 square foot terrace on the fifth level, and a 1,340 square foot community room) as well as trees behind the parking structure. The Project plans prepared by Togawa Smith Martin Architects on December 12, 2018 and are included in **Appendix G**.

The Brine Project HRA / D181364.00

SOURCE: Togawa Smith Martin Architects

Figure 54
Rendering of the new construction proposed by the project from Hancock Street

The Brine Project HRA / D181364.00

SOURCE: Togawa Smith Martin Architects

Figure 55
Rendering of the new construction proposed by the project from Main Street

Analysis of Project Impacts

Direct Impacts

Three residences qualifying as historical resources under CEQA were identified within the subject property and include 3016 North Main Street, 3018 North Main Street, and 3024 North Main Street (also identified as historic resources by Adelante Eastside Surveys in 2008). These historic residences will be relocated to Hancock Street and therefore the proposed Project would potentially impact the buildings' integrity of location and setting. According to SurveyLA eligibility standards for Late 19th, Early 20th Century residences that are relocated will no longer be eligible for listing under criteria A/1/1. Therefore, 3024 North Main Street can no longer be eligible for its association with early residential development in Lincoln Heights after it is relocated according to the eligibility standards. However, the residences will be relocated within the same block, they will stay within their neighborhood, and they will retain their architectural features as early examples of residential development. They will retain integrity of design, materials, workmanship, and association, but they will not retain integrity of location. However, the relationship between the three buildings will be retained and the new landscape setting around the residences is being designed to be historically compatible, therefore, they will retain integrity of setting after relocation. Their relocation will follow the Secretary of Interior's Guidelines for moving historic buildings (John Obed Curtis, Moving Historic Buildings, U.S. Department of the Interior, 1979). The Project is designed to follow the Secretary of the Interior's Standards and Guidelines, and these measures are incorporated into the Project as project design features. While the Project could directly impact the three residences because they could be physically damaged through the relocation process, these potential impacts will be mitigated to less than significant because the Project follows the Secretary of the Interior's Standards and incorporates a design feature that includes a relocation plan and construction monitoring to ensure conformance with

the Standards. None of the other buildings on the proposed project site were identified as historical resources and therefore their demolition would cause no direct impacts.

Indirect Impacts

ESA conducted a view-shed analysis of the visibility of the Project Site from nearby historical resources that have been previously listed on the National Register, California Register, or as LAHCMs or identified by SurveyLA. The surrounding area is densely developed with single-story commercial buildings and single-to-two story Victorian-era single and multi-family residences. A search for previously identified historical resources was limited to a quarter of a mile from the proposed project site and results are found in **Table 2 below**.

TABLE 2
PREVIOUSLY IDENTIFIED HISTORICAL RESOURCES NEAR THE PROJECT SITE (NATIONAL REGISTER, CALIFORNIA REGISTER, LAHCM, AND SURVEYLA)

Name and Address	Construction Date	Building Type	Historic Status Code	Date Recorded	Distance from Project Site	Indirect or Direct View
Lincoln Heights HPOZ	N/A	Historic Preservation Overlay Zone of mostly single-family residences	2S2	2004	0.11 Miles	Indirect
2054-2056 Griffin Ave	1887	Single-family residence in the Victorian Eastlake/Stick style, HCM	2S2	1975	0.24 Miles	Indirect
Daly Street Residential Historic District	1886-1903	Late 19th century early 20th century residential streetcar suburb	3S;3CS;5S3	2017	0.27 Miles	Indirect
El Parque de Mexico	1970	Commemorative area with bronze busts and statues	QQQ	2017	0.12 Miles	Indirect
Lincoln Park	1881	Public park	3S;3CS;5S3	2017	0.19 Miles	Indirect
Mission Road Flats	1915	Craftsmen multi-family residence	3S;3CS;5S3	2017	0.24 Miles	Indirect
2616-2618 N Main St Duplexes	1906	Two two-story American Foursquare duplexes with Craftsman elements	3S;3CS;5S3	2017	0.25 Miles	Indirect
1831 N Sichel Street	1888	Single-family residence built in the stick/Eastlake style	3CS;5S3	2011	0.16 Miles	Indirect
1833 N Workman Street	1890	Victorian single-family residence	3CS;5S3	2011	0.25 Miles	Indirect
1843 N Workman Street	1890	American Foursquare single-family residence	3CS;5S3	2011	0.24 Miles	Indirect
1857 N Workman Street	1892	Victorian single-family residence	3CS;5S3	2011	0.23 Miles	Indirect
1918 N Workman Street	1909	Craftsman Dutch Colonial Revival single family residence	3CS;5S3	2011	0.23 Miles	Indirect
1931 N. Eastlake Ave	1895	Victorian single-family residence	3CS;5S3	2011	0.08 Miles	Indirect
1923 N Johnston St	1890	Victorian single-family residence	3CS;5S3	2011	0.05 Miles	Indirect
2901 N. Main St	1926	Spanish Colonial Revival single-story mixed-use residential and commercial building	5S3	2011	0.07 Miles	Indirect
3001 N. Main Street	1923	One story vernacular commercial building	5S3	2011	0.01 Miles	Direct

Name and Address	Construction Date	Building Type	Historic Status Code	Date Recorded	Distance from Project Site	Indirect or Direct View
1906 N. Griffin Ave	1926	Spanish Colonial Revival mixed use residential and commercial building	5S3	2011	0.04 Miles	Indirect

Review of the National Register, California Register, LAHCMs, and SurveyLA revealed 17 historical resources in the immediate area of the Project, one of which is a designated HPOZ, and one is a designated LAHCM. Of the five potential historical resources identified, one, 3001 North Main Street would have a direct view of the Project as it is located directly across the street. 3001 North Main Street is a single-story commercial building currently used for dry cleaning. It was identified as a potential historic resource by SurveyLA but it has not been designated. There are 16 remaining historical resources in the immediate area of the subject property consisting of single-family residences and commercial buildings and a historic neighborhood (Lincoln Heights HPOZ). Each of these historical resources would likely have a view of the Project.

None of the existing improvements on the project site contribute to the eligibility of any nearby historic resources outside of the Project Site. Therefore, construction of the proposed Project would not alter the setting of nearby the identified resources that would detract from their eligibility or result in an indirect adverse impact. Two designated historic resources are within a quarter of a mile to the project site. 2054-2056 Griffin Avenue is a two-story single-family residence built in the Victorian Eastlake/Stick style in 1887 and is designated as an LAHCM. It is 0.24 miles from the project site and none of its primary views or immediate surrounding setting would be impacted by the project. The Lincoln Heights HPOZ is located 0.1 miles and one block north from the project site. Although the residences along Darwin Avenue would have a partial view of the project site, these views would be partially obscured by the block in between the HPOZ and the project site. Furthermore, the existing improvements on the Project Site do not materially contribute to the eligibility of the Lincoln Heights HPOZ, over a block away and obscured by intervening development. Therefore, construction of the Proposed Project would not detract from the eligibility of the Lincoln Heights HPOZ or result in an indirect adverse impact. Therefore, the Project would have no indirect impact because the demolition of the existing improvements and construction of the Project would not alter or materially impair the historic setting of any of these other 17 properties.

Secretary of the Interior's Standards Reviews

Under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.[160] New construction adjacent to a historical resource is considered "related new construction" and numbers nine (9) and ten (10) of the Standards apply to this Project. Therefore, the Project was

[160] California Environmental Quality Act, 15064.5 (b)(3).

assessed for conformance to Standards nine and ten regarding "related new construction" constructed adjacent or in the vicinity of other historical resources.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The Project includes construction of a mixed-use development on the south side of North Main Street that includes four buildings ranging from two-story to five story structures consisting of a grocery store, 97 units of affordable housing, retail, medical clinic, pediatric mental health clinic, medical office, and parking. The surrounding area consists of single-story commercial buildings and single to two story single-family residences. The proposed building is much larger in scale than surrounding building, but none of the surrounding buildings are designated historic resources. The closest designated historic resource is the Lincoln Heights HPOZ which is a block north of the proposed project and would have a very limited view of the proposed new development. To compensate for the difference in height, the fifth story on the new building steps back from the main façade on the north side. The new development is differentiated from the adjacent commercial buildings and residences by its contemporary design and use of modern materials, such as glass, concrete, and metal. The simple modern design of the new building, ensures that the design of the adjacent buildings remain a focal point along North Main, Hancock, and Johnston Streets. Therefore, the Project is in conformance to Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Project does not propose to make any changes to historic materials or alter features that define the character of any historical resources in the immediate area. Three previously identified resources along Main Street, 3016 North Main Street, 3018 North Main Street, and 3024 North Main Street will be relocated to Hancock Street as a part of the Project and a relocation plan and construction monitoring for conformance with the Secretary of the Interior's Standards is incorporated into the project as a project design feature. Their relocation would retain the existing relationships between the buildings, their respective setbacks from the street, and they would be landscaped with historically compatible landscaping. After relocation, the historic buildings and would retain their integrity of design, materials, workmanship, association and setting. Furthermore, their relocation saves the structures from demolition which would otherwise be necessary for the construction of the proposed Project. If the adjacent new construction were removed in the future, the essential form and integrity of the historical resources 3016 North Main Street, 3018 North Main Street, and 3024 North Main Street and other historical resources in the greater Project vicinity would be unimpaired. The proposed Project conforms to intent of Standard 10

Conclusion

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource. In this case, the HRA resulted in recommending 3016, 3018, and 3024 North Main Street eligible for listing and the remaining buildings on the subject property, 3000, 3012, 3014, 3024 ½, and 3028-3030 North Main Street, 1822-1834 North Johnston Street, and 1815, 1817, 1819, 1825-1827, 1829, 1831, and 1839 North Hancock Street as individually ineligible for listing under the applicable federal, state, and city criteria. Furthermore, the buildings do not appear to contribute to the significance of any potential Historic District identified by SurveyLA in 2017. These properties are not eligible as historical resources, therefore any impact to these properties would not be considered significant under CEQA.

Under the project, three previously identified historic resources, 3016 North Main Street, 3018 North main Street, and 3024 North Main Street will be relocated to Hancock Street, potentially impacting their integrity of setting and location. Furthermore, the process of relocation and rehabilitation may result in physical damage to the buildings and their character-defining features. However, they would be relocated and sited in accordance with the Secretary of Interior's Standards retaining the existing spatial and architectural relationships between the three residences, with the same setbacks as they have now, and their immediate property setting would be landscaped with historically compatible landscaping. With project design features incorporated, potential impacts will be less then significant after project completion.

Two listed historical resources were identified in the immediate area of the subject property. Each of these resources would have an indirect view of the project. Further, the project site does not contribute to their historic settings. Therefore, the Project would not materially impair these resources and would have no indirect impact. Upon Project completion, the nearby historical resources would remain eligible for the National Register, California Register, and/or LAHCM listing.

As discussed above, the Project conforms with Standards 9 and 10 and therefore would not materially impair the significance of Lincoln Park HPOZ, or the other historical resources identified in the immediate surroundings. The new construction proposed by the Project is incompatible in scale and massing with 3016 North Main Street, 3018 North main Street, and 3024 North Main Street but is differentiated from the historical resource by its contemporary design and use of modern materials. If the project were removed in the future, the Lincoln Heights HPOZ would remain eligible as an HPOZ. Therefore, pursuant to CEQA, the Project would have a less than significant impact on historical resources.

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Appendix A
Professional Qualifications

Margarita Jerabek, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History, University of California, Los Angeles

M.A., Architectural History, School of Architecture, University of Virginia

Certificate of Historic Preservation, School of Architecture, University of Virginia

B.A., Art History, Oberlin College

30 YEARS EXPERIENCE

AWARDS

2014 Preservation Award, The Dunbar Hotel, L.A. Conservancy

2014 Westside Prize, The Dunbar Hotel, Westside Urban Forum

2014Design Award: Tongva Park & Ken Genser Square, Westside Urban Forum

Preservation Design Awards, RMS Queen Mary Conservation Plan 2012; and Restoration and Exhibit Design for Home Savings, Montebello,2016, California Preservation Foundation

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Santa Monica Conservancy

Society of Architectural Historians, Life Member

American Institute of Architects (AIA), National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages ESA's on-call historic preservation services with the City of Santa Monica, and Los Angeles Unified School District.

JOEL LEVANETZ, M.A., AICP, RPA

Senior Architectural Historian/Cultural Resources Specialist

EDUCATION

M.A., Public History and Teaching, University of San Diego, 2008

B.S., Anthropology and Archaeology, University of Wisconsin-Madison, 2004

15 YEARS EXPERIENCE

CERTIFICATIONS/ REGISTRATION/ EDUCATION

Registered Professional Archaeologist

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners

American Planning Association

National Trust for Historic Preservation

California Preservation Foundation

AWARDS

[insert text]

Mr. Levanetz is a Secretary of Interior Professional Qualified Archaeologist, Historian and Architectural Historian. Mr. Levanetz has 15 years of experience specializing in projects involving cultural and historic resource assessments, Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation, and DPR 523 series form preparation.

Mr. Levanetz has overseen projects that range in scale and complexity. As project manager, Mr. Levanetz has coordinated surveys, supervised staff and subcontractors, provided quality control for data collection and technical report writing, interacted with regulatory agency personnel, maintained client communications, tracked budgets, met crucial project deadlines and established strong networks through business development.

Mr. Levanetz has a detailed understanding of relevant regulations and ordinances that affect cultural resources and historic properties, such as Sections 106 and 110 of National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), the California Environmental Quality Act (CEQA), and the Secretary of Interior Standards for the Treatment of Historic Properties. He has completed numerous impacts assessments and determinations of eligibility across a range of administrative levels including local, state, and National Register of Historic Places (NRHP). Among the agencies served by Mr. Levanetz are the California Department of Transportation (Caltrans), Federal Rail Administration (FRA), California High Speed Rail Authority, Federal Highway Administration, Department of Defense (DOD), Federal Emergency Management Agency (FEMA), Bureau of Land Management (BLM), National Park Service (NPS), California Energy Commission (CEC), Federal Communications Commission (FCC), Federal Aviation Administration (FAA), Department of Housing and Urban Development (HUD) and the General Services Administration (GSA)

DEVELOPMENT

Weatherization Assistance Program Historic Architectural Resources Evaluations, Department of General Services, State of California. Senior Architectural Historian. Mr. Levanetz has conducted over 70 remote investigations and evaluations of historic period residences under this large-scale federal program. Using background research and NRHP criteria, he undertakes historical significance evaluations for the numerous built environment resources and assesses potential impacts that may result from the program. Each

analysis complies with Section 106 of the National Historic Preservation Act (NHPA) and the guidelines executed in the Programmatic Agreement.

GOVERNMENT & MILITARY

MCB Camp Pendleton Coastal Training Installation Phase III, Cultural Resources Investigation, Department of Defense, San Diego County, CA. Archaeologist. Mr. Levanetz served as cultural resource specialist to mitigate impacts to archaeological resources resulting from the construction of a close-quarters combat exercise facility near the coastline. He participated in an extensive subsurface investigation in an effort to recover data that would otherwise be lost as a result of construction activities. Mr. Levanetz completed systematic excavations at numerous sites and assisted in evaluating the potential direct and indirect impacts to cultural resources.

INFRASTRUCTURE DEVELOPMENT

Verizon Wireless Telecommunication Projects, Section 106 Compliance, Verizon Wireless, CA and NV. Cultural Resources Specialist. Mr. Levanetz performed over 100 National Register of Historic Places (NRHP) compliance studies for the Federal Communications Commission on behalf of Verizon Wireless for new tower support structures and collocated towers throughout California and Nevada. He completed determinations of eligibility, analyses of integrity, and identifications of effect. Resources identified and evaluated have dated from the late nineteenth century to the recent past, were located in various settings (dense urban, suburban, rural, and industrial), and have included numerous property types (residential and commercial buildings, churches, educational institutions, hospitals, water towers, windmills, farm and ranch landscapes, refineries, and irrigation canals).

Publications and Presentations

- Chambers Group, Inc., Senior Architectural Historian, San Diego, 2013—Present
- URS Corporation, Senior Architectural Historian, San Diego/La Jolla, California, 2010—2013.
- New School of Architecture & Design, Adjunct Professor, San Diego, California, 2007—Present.
- Heritage Architecture and Planning, Historian, San Diego, California, 2007—2010.
- San Diego History Center, Curator, San Diego, California, 2003—2007.
- Archaeology Field Technician, ASM Affiliates, Carlsbad, California 2004—2007.

HÄNSEL HERNANDEZ

Senior Architectural Historian - Preservation and Conservation Specialist

EDUCATION

M.S., Historic Preservation, Columbia University

West Dean College, West Sussex - UK

B.A., Broadcasting Production, University of Georgia

20 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

Columbia University Preservation Alumni, Association for Preservation Technology, Docomomo International

Hänsel has worked in historic preservation, conservation, and cultural resource management for 20 years. His qualifications and experience meet the Secretary of the Interior's Professional Qualification Standards in History and Architectural History. He has experience in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Hänsel has performed assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assisted clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, construction monitoring and conservation treatment. Having worked at Caltrans' Central Valley District, Hänsel is skilled in the analysis of historic districts and transportation infrastructure, including bridges, roads, railroad structures, and water conveyance systems.

Previously, Hänsel worked as senior architectural historian for Caltrans' Central Valley District; as Preservation Officer at the New York City Landmarks Preservation Commission; has been Member of the Board of docomomo/NYC-Tri State where he served as Keeper of the Register of significant modern buildings; as member of the Certificate of Appropriateness Committee at Landmark West! in New York; and as Secretary for Save St. Vincent de Paul Church also in New York, the city's oldest French congregation. For the World Monuments Fund, he successfully nominated the National Arts Schools in Havana to its list of World Monuments.

In the field of conservation and materials, Hänsel has conducted work and research in the United States, as well as abroad. For Adventures in Preservation, a conservation field school organization, Hänsel created a conservation safety manual. Along with many historic sites in New York, Hänsel worked in the conservation of historic wall plasters at Fort Union National Monument in New Mexico, and in the conservation of historic plasters, brick, and stone at the Mission San Juan Capistrano in Southern California. For the American Academy in Rome, he was engaged in the conservation of ancient mosaics and plaster at a Roman villa in Tuscany; he participated in the conservation of historic metal trophies for the national soccer league Benfica in Lisbon, Portugal; and in India, Hänsel was in charge of conservation at the 19th-century summer palace of Maharaja Ranjit Sing in Amritsar.

Experience Themes

Architectural History: Section 106 of the NHPA and PRC 5024, and evaluations under NEPA, CEQA, and Section 4(f) of the DOTA. Author of historic resources survey reports, cultural resources management plans, conservation safety plans, databases, architectural history reports, National Register nomination forms, architectural context studies, and other historic preservation studies. Special interest in the documentation and conservation of buildings of the modern movement, or "momo", ranging from the 1920s to the 1970s.

Construction Administration: Design and specifications review, exterior repair and restoration projects, historic preservation, NYC Façade Inspection and Safety Program projects; on-site inspections, conditions surveys, specifications preparation, façade investigations, leak investigations, field report writing, masonry conservation, waterproofing, and construction documents preparation, local landmark permits, and scaffolding certification.

Material Science and Treatments: Design and specifications review, historic plaster repair, historic stone patching and dutchman, and historic masonry & terracotta cleaning, repair, pointing and grouting.

Language Skills: French, Italian, Spanish, and Portuguese.

Relevant Experience

300 ½ South Gateway Drive, Madera, CA. *Architectural Historian.* For Caltrans, prepared a Historic Resource Evaluation Report for the proposed installation of ADA ramps in the vicinity of the property. Research revealed two resources found eligible for listing on the National Register, California Register, or for local listing. The two historic buildings are located in one parcel and consisted of a 1924 Spanish Colonial Revival adobe office building, a rare example in the Central Valley of California, and a 1935 Streamline Moderne gas station and garage found in almost intact condition. Hansel was responsible for preparing the Historic Resource Evaluation Report for this project, as well as DPR 523 documentation forms. The proposed work would not adversely affect the potential historic resources, the California SHPO agreed with the findings, and issued the eligibility letter.

Caldwell Interchange Improvement, Visalia, CA. *Architectural Historian.* For Caltrans. The project involved the proposed reconstruction of the existing interchange at Avenue 280 (Caldwell Avenue) at State Route 99 (SR 99), west of the city of Visalia, Tulare County, California. Thirty-five (35) historic-era properties were recorded on California Department of Parks and Recreation 523 Forms, and formally evaluated under the criteria of the National Register of Historic Places (NRHP). No adverse effect was determined.

EDUCATION

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

3 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

Hanna Winzenried

Architectural Historian

Hanna is an architectural historian with 3 years of academic and professional experience performing building conservation, historic research, and field surveys and conducting plan reviews for conformance with local regulations and ordinances. Prior to joining ESA, she has 1.5 years of experience with the City of Los Angeles, Department of Planning, in the Office of Historic Resources Historic Preservation Overlay Zones (HPOZ) Unit. Her experience and education both in California and abroad have given her a wide set of interdisciplinary skills, including strong technical and research skills.

Relevant Experience

9120 W. Olympic Boulevard Preliminary Assessment and Character Defining Features Analysis for the Harkham Hillel Hebrew Academy, Beverly Hills, CA. *Contributor.* ESA prepared a Phase I Historic Resources Assessment for the modernist educational building at 9120 W. Olympic Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1963 as the largest Jewish day school. It was built in the Modernist architectural style by the renowned architect Sydney Eisenshtate. The Academy enrollment has outgrown the existing space, and the school is looking for a way to expand its square footage. Hanna performed research and prepared of the reports.

Universal Hilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA. *Contributor.* ESA prepared an Environmental Impacts Report including a Historic Resources Technical Report. The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. Hanna performed research and assisted in the preparation of the report.

361 Myrtle Street Peer Review Letter for the residence at 361 Myrtle Street, Glendale, CA. *Contributor.* ESA prepared a peer review letter to conduct a peer review of previous historic resource evaluations and analyze potential cumulative impacts of the demolition for the property at 361 Myrtle Street. Previous evaluations and the impact of demolishing the residence were reviewed and analyzed. Hanna performed research and assisted with the preparation of the report.

Nestor Way Affordable Housing Project Historical Resources Technical Report, San Diego, CA. *Contributor.* ESA prepared a Historical Resources Technical Report for 1120 and 1130 Nestor Way on behalf of the Federal Housing Administration. The site is improved with a Methodist church built in 1896 in the Gothic Revival architectural style and multiple ancillary buildings. The City of San

Diego is planning on constructing permanent supportive housing containing 100 units, consisting of multi-family affordable housing for formerly homeless seniors 55 years of age and older. Hanna performed research and assisted with the preparation of the reports.

Nelles School Site Redevelopment, Whittier, CA. *Contributor.* ESA oversaw the documentation and architectural salvage of the Fred C. Nelles School. Brookfield Residential plans on redeveloping the whole site into a residential neighborhood while maintaining four historically significant structures. Hanna helped draft a documentation and architectural features salvage plan according to the character defining features list and oversaw the deconstruction of the other school buildings to ensure the architectural features were salvaged correctly.

Riverside Cement Company, Crestmore Plant HAER, Jurupa Valley, CA. *Contributor.* ESA prepared two Historic American Engineering Records for the Crestmore Plant for the White Cement Mill and for the Stock House. The Riverside Cement Company, Crestmore Plant was a former cement plant that was initially constructed in 1909, although went through multiple periods of alteration. Developers proposed an industrial and open space development at the facility. Hanna helped drafts HAERs which had to be made as a mitigating measure for deconstruction of the historically eligible buildings, the White Cement Mill and the Stock House.

Previous Work Experience

Department of City Planning, City of Los Angeles. *Student, Professional Worker.* Hanna assisted HPOZ staff with client walk-ins, which included conducting design review, drafting casework letters/certificates, and performing public outreach/presentations regarding adoption of HPOZs. She conducted field surveys of several HPOZs, using photography and making note of historical elements. She corrected technical elements on databases of HPOZ properties and research historical patterns of neighborhood growth. Hanna also communicated with project applicants to improve their projects' conformance with preservation guidelines.

Museum of Peoples and Cultures, Brigham Young University. *Collections Manager.* Hanna made an itinerary of the entire Brigham Young University (BYU) ethnographic collection. Hanna designed and implemented a social media marketing campaign. She took pictures of 400 objects for the digital collection. She helped develop a new way to house kachina dolls and Polynesian necklaces. She cataloged 25 objects in a collection and housed them for storage.

History Department, Brigham Young University. *Intern.* As part of her duties as an intern, Hanna cataloged and transcribed historic letters to and from Senator Bancroft found in the BYU digital collections. Hanna also created a marketing plan to raise campus awareness for "Europe in a Nutshell" and helped to inaugurate the international event with prominent world leaders.

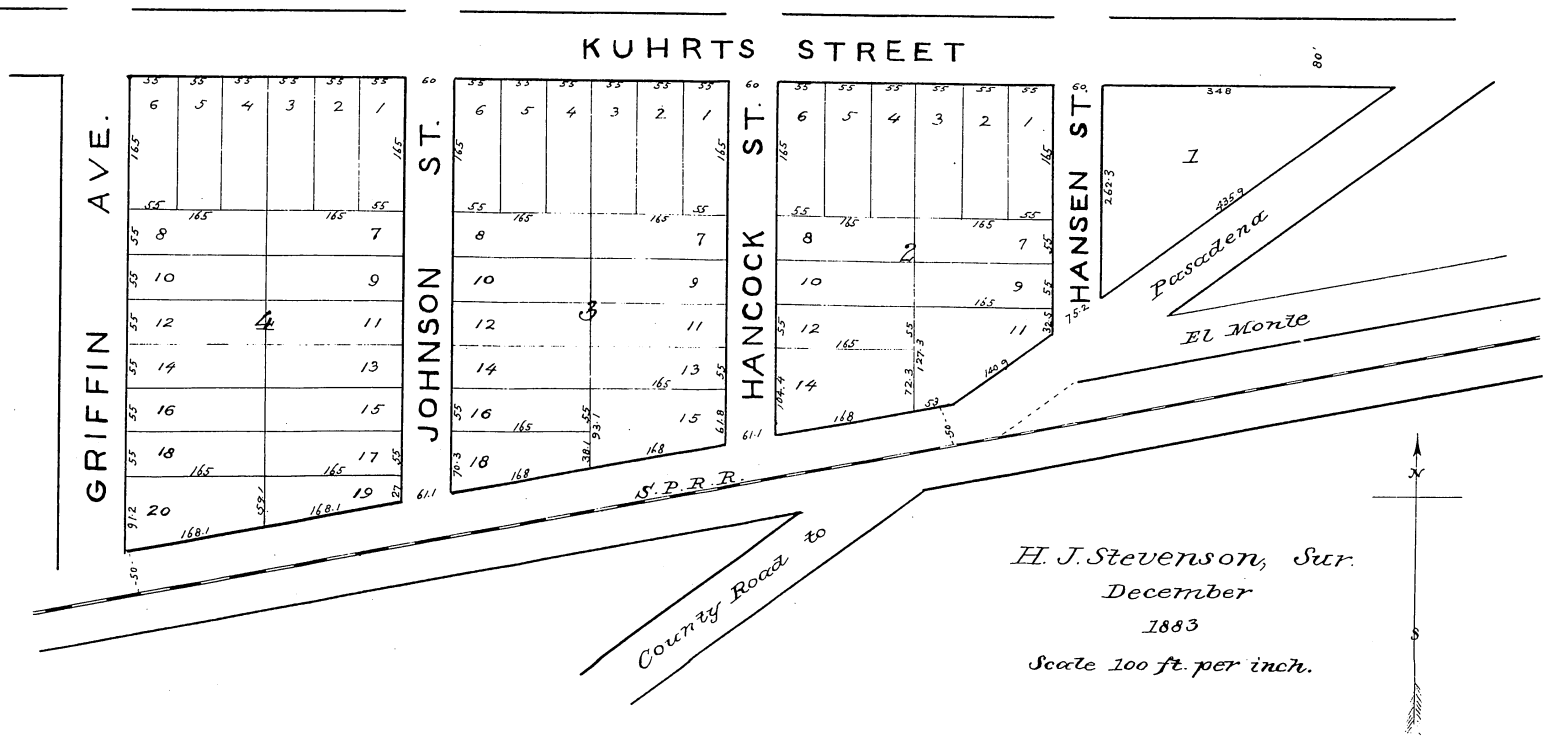
Publications and Presentations

"Knobs and Knockers: The Conservation of Arts and Crafts Metal Fixtures and Fittings," Oxford Brookes University (2015).

Appendix B

Moulton's Addition Tract Map

Map of
MOULTON'S ADDITION
TO THE CITY OF LOS ANGELES



Recorded Dec. 24th 1883 at 11 35 A.M. at request of E. Moulton.

Scale reduced to 150 ft to 1 in.

Appendix C
Sanborn Maps

Certified Sanborn® Map

1970

Certification # 86F9-4EFA-B106

Site Name:	PICKLE PROJECT
Address:	3024 N MAIN ST
City, ST, ZIP:	LOS ANGELES, CA 90031
Client:	ESA
EDR Inquiry:	5184629.3
Order Date:	02/12/2018
Certification #	86F9-4EFA-B106
Copyright	1970

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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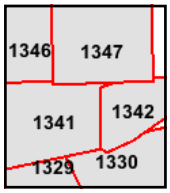

Volume 13, Sheet 1347
Volume 13, Sheet 1346
Volume 13, Sheet 1342
Volume 13, Sheet 1341
Volume 13, Sheet 1330
Volume 13, Sheet 1329

N

Certified Sanborn® Map

1951

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Site Name:	PICKLE PROJECT
Address:	3024 N MAIN ST
City, ST, ZIP:	LOS ANGELES, CA 90031
Client:	ESA
EDR Inquiry:	5184629.3
Order Date:	02/12/2018
Certification #	86F9-4EFA-B106
Copyright	1951

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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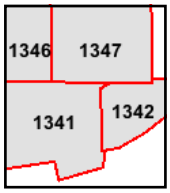

Volume 13, Sheet 1347
Volume 13, Sheet 1346
Volume 13, Sheet 1342
Volume 13, Sheet 1341

N

Certified Sanborn® Map

1920

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Site Name:	PICKLE PROJECT
Address:	3024 N MAIN ST
City, ST, ZIP:	LOS ANGELES, CA 90031
Client:	ESA
EDR Inquiry:	5184629.3
Order Date:	02/12/2018
Certification #	86F9-4EFA-B106
Copyright	1920

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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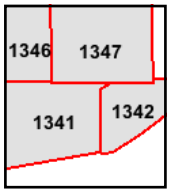

Volume 13, Sheet 1347
Volume 13, Sheet 1346
Volume 13, Sheet 1342
Volume 13, Sheet 1341

N

Certified Sanborn® Map

1906

Site Name:	PICKLE PROJECT
Address:	3024 N MAIN ST
City, ST, ZIP:	LOS ANGELES, CA 90031
Client:	ESA
EDR Inquiry:	5184629.3
Order Date:	02/12/2018
Certification #	86F9-4EFA-B106
Copyright	1906

This Certified Sanborn Map combines the following sheets.
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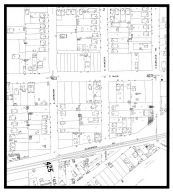

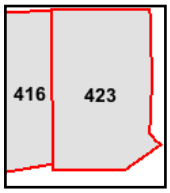

Volume 4, Sheet 423
Volume 4, Sheet 416

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Appendix D
Occupancy Tables

OCCUPANCY HISTORY PER BUILDING

Year	Source	Owner/Occupant	Occupation
3000 North Main Street			
1924	Los Angeles Directory Co.	Edward Ackerman	Auto Service Station
1929	Los Angeles Directory Co.	Nellie & George Porter	Gas Station
1933	Los Angeles Directory Co.	Eyraud & Anderson (Eli Eyraud & Reuben Anderson)	Gas Station
1937	Los Angeles Directory Co.	Lincoln Heights Service Station (Eli Eyraud & Reuben Anderson)	Gas Station
1962	Pacific Telephone	Lincoln Heights Service Station	Gas Station
1967	Pacific Telephone	Lincoln Heights Service Station	Gas Station
1971	Pacific Telephone	Ralphs Auto Repair Shop	Auto Shop
1981	Pacific Telephone	Lizarde Auto Service	Auto Shop
1986	Pacific Bell	German Auto Service	Auto Shop
1986	Pacific Bell	S & M Liquor Store	Shop
1990	Pacific Bell	German Auto Service	Auto Shop
1990	Pacific Bell	S & M Liquor Store	Shop
3012 North Main Street			
1958	Pacific Telephone	A Bellis Pie Case Mfr.	Mfr.
1976	Pacific Telephone	Norma Leo Calif	
1990	Pacific Bell	Connie's Beauty Salon	
3014 North Main Street			
1924	Los Angeles Directory Co.	McLaren Bros Bakery (Fred & Edward)	Bakers
1929	Los Angeles Directory Co.	McLaren Bros Bakery (Fred & Edward)	Bakers
1933	Los Angeles Directory Co.	McLaren Bros Bakery (Fred & Edward)	Bakers
1942	Los Angeles Directory Co.	Anna Munzio – Di Giovanni Liquors	Shop owner
1958	Pacific Telephone	S A Crane Sales Co.	
1958	Pacific Telephone	Buffalo Kelly	
1958	Pacific Telephone	Art Craft Mat Mfg. Co.	Mfr.
1962	Pacific Telephone	Trio of California	Mfr.
1967	Pacific Telephone	Trio of California	Mfr.
1971	Pacific Telephone	Trio of California	Mfr.
1976	Pacific Telephone	Trio of California	Mfr.
1981	Pacific Telephone	Trio of California	Mfr.
1986	Pacific Bell	Success Fashion	Mfr.
1990	Pacific Bell	K & K Fashion	Mfr.
2006	Haines Company, Inc.	MJ King Fashion, Inc.	Mfr.
2010	EDR Digital Archive	MJ King Fashion, Inc.	Mfr.

2014	EDR Digital Archive	MJ King Fashion, Inc.	Mfr.
2014	EDR Digital Archive	A & E Fashion, Inc.	Mfr.
3016 North Main Street			
1916	Voter Registration	Higginson Rebecca	Housewife
1916	Voter Registration	Higginson James	Lemtv Eng.
1924	Los Angeles Directory Co.	Castro Mercedes	Mill worker
1924	Los Angeles Directory Co	Castro Felipe	Mill worker
1929-1941	Los Angeles Directory Co.	Antista Antonio	Laborer
1929-1941	Los Angeles Directory Co.	Antista Julian	Laborer
1930	US Census	Antista Ceta	
1930-1942	US Census and LA Directory Co.	Antista Julia	
1930-1940	United States Census	Antista Joe	Clerk/Bookkeeper
1930-1940	United States Census	Antista Dominic	Laborer
1930-1942	US Census and LA Directory Co.	Antista-Bart	
1940	Los Angeles Directory Co.	Antista Nicholas	Lab SP Co.
1940-1942	Los Angeles Directory Co.	Antista Bartelo	Laborer
1942	Los Angeles Directory Co.	Antista Juliana	Clerk
1948	Voter Registration Records	Pressler Betty L	
1952-1971	Pacific Telephone	Garcia Charles A.	
1981-1986	Pacific Bell/Pacific Telephone	Cano Andres	
1990	Pacific Bell	Menchaca L.	
3018 North Main Street			
1916-1920	Voter Registration	George F. White	Tretr Drvr
1920	Voter Registration	Carson Earl	
1920	Voter Registration	Carson Eva	
1922-1924	Voter Registration	Flores Albertina	Housewife
1938	Voter Registration	Gebo. Donald W.	Pipefitter
1940	Voter Registration	Ribas Fernando	Machinist Helper
1942	Voter Registration	Rivas Lucy	
1942	Voter Registration	Rivas, Peter	Boilermaker
1944	Voter Registration	Insunza Frank	Shipping Clerk
1944	Voter Registration	Insunza Eva R	

1948-1958	Pacific Telephone, Voter Registration	Antista Jos. A.	Bookkeeper
1952	Voter Registration	Antista Emily	
1948	Los Angeles Times, July 21, 1948	Antista Allen J.	Child
1960	Voter Registration	Prato James	
3024 North Main Street			
1916	Voter Registration	Wing Fred L	Night mtchmn
1936-1940	Voter Registration	Bullara Pete	Barber
1936-1940	United States Census	Bullara Mary	Proprietor Beauty Salon
1936-1940	United States Census	Bullara Victor	Meat Packer
1936-1940	United States Census	Bullara Frances	
1948, 1950	Voter Registration	Menchini Elizabeth	
1948, 1950	Voter Registration	Menchini Joseph	
1958	Haines Company Inc.	Villasenor Jose	
1976	Pacific Telephone	Antista Jos. A	Bookkeeper
2006	Pacific Telephone	Aprato Jas D	
3024 ½ North Main Street			
1920	Voter Registration	Amy Pherson	Housewife
1940	Voter Registration	Ira Pherson	At home
1940	United States Census	Emanecio Hernandez	Indus. Labor
	United States Census	Eduligio Hernandez	
	United States Census	Mary Hernandez	
	United States Census	Ludy Hernandez	
1948	James Aprato	Aprato, James	
3028-3030 North Main Street			
1924	Los Angeles Directory Co.	Costidio Guzzetta grocery and meats	Grocer
1924	Los Angeles Directory Co.	Joseph Griffo	Mattress Mfr.
1933	Los Angeles Directory Co.	Chas.& Caroline Guzzetta	Grocer
1937	Los Angeles Directory Co.	Machio & Carone Grocery (Samuel Machio, Joe Carone)	Grocer
1962	Pacific Telephone	George A. Brandt, MD	Doctor
1967	Pacific Telephone	George A. Brandt, MD	Doctor
1971	Pacific Telephone	George A. Brandt, MD	Doctor
1976	Pacific Telephone	George A. Brandt, MD	Doctor
1981	Pacific Telephone	George A. Brandt, MD	Doctor

1986	Pacific Telephone	George A. Brandt, MD	Doctor
1990	Pacific Telephone	George A. Brandt, MD	Doctor
2006	Haines Company, Inc.	Jim Fashion, Inc.	Mfr.
2010	EDR Digital Archive	Duc Fashion, Inc.	Mfr.
2014	EDR Digital Archive	Duc Fashion, Inc.	Mfr.
1822 North Johnston Street			
1951	Pacific Telephone & Telegraph	Salvador Hernandez	
2000	Haines & Company	xxx	
1826-1834 North Johnston Street			
1951	Pacific Telephone & Telegraph	Torino Winery, Inc.	Mfr.
1958	Pacific Telephone	Yolanda Packing Co.	Mfr.
1976	Pacific Telephone	A 1 Eastern Homade Pickle Co., Inc.	Mfr.
2000	Haines Company, Inc.	A 1 Eastern Homade Pickle Co., Inc.	Mfr.
2006	Haines Company, Inc.	A 1 Eastern Homade Pickle Co., Inc.	Mfr.
2010	EDR Digital Archives	A 1 Eastern Homade Pickle Co., Inc.	Mfr.
2014	EDR Digital Archives	A 1 Eastern Homade Pickle Co., Inc.	Mfr.
1815 North Hancock Street			
1958	Pacific Telephone	Beatrice Bush	
1976	Pacific Telephone	Homade Foods, Inc.	Mfr.
1995	Pacific Bell	Robert & Elizabeth Emirhanlan	
2000	Haines & Company	xxx	
1817 North Hancock Street			
1958	Pacific Telephone	Emeterio Loera, Jr.	
1962	Pacific Telephone	Emeterio Loera, Jr.	
1971	Pacific Telephone	Elvira Loera	
1976	Pacific Telephone	Elvira Loera	
1981	Pacific Telephone	Elvira Loera	
1986	Pacific Bell	Elvira Loera	
1990	Pacific Bell	Elvira Loera	
1995	Pacific Bell	Paul Yrisarri	
2000	Haines & Company	Gerardo Ortega	
2006	Haines Company, Inc.	Gerardo Ortega	
1819 North Hancock Street			
1958	Pacific Telephone	Emeterio Loera	
2000	Haines & Company	xxx	
1825-1827 North Hancock Street			
1958	Pacific Telephone	Conrad R. Garrison	
1976	Pacific Telephone	Jose Salas	

1995	Pacific Bell	Siupao Lee	
2000	Haines & Company	Murray Berger	
2006	Haines Company, Inc.	Alva Ortiz	
1829 North Hancock Street			
1930	U. S. Census	Sophia and Domingo Del Rio, Jose Ortega	Dairy farmer
1937	Los Angeles Directory Co.	Sophia Del Rio, widow of Domingo	
1942	Los Angeles Directory Co.	Sophia Del Rio	
1942	Los Angeles Directory Co.	Antolin Algorri, Justina pkr SP Co	machinist
1971	Pacific Telephone	Jose Franco	
1976	Pacific Telephone	Juan Morales	
1990	Pacific Bell	Gerardo Esequiel Adama	
2000	Haines & Company	Pei Fang & Mee Huang	
2006	Haines Company, Inc.	Pei Fang Huang	
1831 North Hancock Street			
1958	Pacific Telephone	Luae J. Vazquez	
1976	Pacific Telephone	Rosa Rivera	
1839 North Hancock Street (see 3030 North Main Street)			
1958	Pacific Telephone	Costodio Guzzetta	grocer
2000	Haines & Company	Murray Berger	
2006	Haines Company, Inc.	Erik Ortiz	

Appendix E
Building Permits

LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS PER BUILDING

Issued	Permit #	Owner	Contractor	Valuation	Valuaition
3000 North Main Street					
9/14/1921	22744	Chansey and Coleman	H. M Baird	$650	New construction of a 12'x16' oil station
6/23/1931	12805	Pasquale Ferrante	Arlos R. Sedgely	$200	Retail ice house
12/2/1958	LA17236	B.E. Anderson	E.L. Knorr (E), Besteel Co (C)	$5,600	New maintenance garage building
5/13/1959	Certificate of Occupancy	-	-	-	1 story, type IV, 25'x45' maintenance garage building, F-1 occupancy
5/15/1959	LA32344	R.E. Anderson	Besteel Co.	$500	The addition of rest rooms to the existing service station
8/18/1960	LA32344 C of O	R.E. Anderson	K..W. Hull (A)	-	1 story, type IV, 6'x10' addition to an existin g1 story, type IV 45'x25' service station. F-1 occupancy
9/3/1969	LA45970	Mobile Oil	F.J. Salmen (A), S.Cal. Eighting and Power (C)	$800	New pole sign
10/20/1972	LA59851	Sunland Oil	Rocket Neon	$900	Install sign on existing column
6/19/1981	LA20290 C of O	Plutarco Lizarde	-	-	1 story, type IIIB/IV, 26'5"x60' addition to an existing 25'x55'repair garage, F1 occ. 3 required parking spaces, 7 parking spaces provided. AFF. 13394. CCPD
10/21/1981	70683	S. Dvorquez	-	$1,000	Change of use from car repair shop to storage
12/8/1981	C6676	Samuel Dvorques	Oscar Ruiz (E), Artcraft Builders (C)	$110,000	New commercial liquor store
4/14/1982	C3232	S&M Liquor	David R. Ehrlich (A), Alert Signs (C)	$3,400	Internally illuminated pole sign
6/14/1982	LA35495/81 C of O	Samuel Dvorques	-	-	1 story, type IIIB, 54'8"x50', liquor store, G1 Occupancy. 5 required parking spaces provided
6/21/1983	02700500150	S&M Liquor Store	Milton Jeffs (E), Claus Construction (C)	$2,144	Pole, flag mount
10/28/1988	LA14920	Samuel Dominquez	Milton Jeffs (E), Billboards Unltd. (C)	$1,700	Off-site sign
11/21/1989	LA46632	Samuel Dvorquez	D.R. Ehlrich (E), Winston Network (C)	$2,782	Pole sign
3012 North Main Street					
10/10/1914	20102	Hermosa Beach Aoly	W. L. Hill (C)	$930	New dwelling (since demolished)
5/3/1923	20039	Kelly Buffalo	Owner	-	Construction of a new store
7/31/1941	18184	Kelly Buffalo	Joe Cambio (C)	$100	Change door opening and plaster front of store. No structural changes
3014 North Main Street					
4/11/1922	11824	Kelly Buffalo	Earl & Kalt	$1,475	Construction of a new store

9/19/1923	43484	Kelly Buffalo	Owner	$150	Addition of a store (one room) in parcel. Floor sixe is 19'x20'
6/20/1928	17576	Kelly Buffalo	A. Momsala	$500	New bakery shop. Will add to rear of the existing building one room 20'x18' and small closet room and toilet 5'x10'
7/14/1928	19769	Kelly Buffalo	-	$500	Metal ceiling and plaster siding on exterior
3016 North Main Street					
11-8-1927	Permit # 33635	Troy Antiste	Star Roof	$110.00	Re-roof old roof with shingle roof
1-4-2006	Permit # 06016-10000-00115	Murray Berger Trust			Re-roof with class A or B material, weighing less than 6 lbs. per sq. ft. and 1/2 " CDX or OSB plywood.
3018 North Main Street					
10-10-1914	Permit # 20103	Susan Weinel	W.C. Hill	$930.00	Construction of a new building. 22"x38," brick foundation, brick chimney.
11-8-1927	Permit # 33634	Amy Antiste	Star Roof	$110.00	Re-roof old roof with shingle roof.
1-4-2006	Permit # 06016-10000-00118	Murray Berger Trust			Re-roof with class A or B material, weighing less than 6 lbs. per sq. ft. and ½" CDX or OSB plywood
3024 North Main Street					
12-1-1920	Permit # 23707	Ira Pherson	Sowel	$150.00	Bay window removed – place in brick foundation (??)
3-1-2010	Permit # 09016-10000-05702	Murray Berger Trust	Michael Esparza		Repair exterior store front of commercial-residential building. Order to Comply dated 2/9/2009 Order # 1984949
3024 ½ North Main Street					
8-31-1911	Permit # 7856	Ira Pherson	T.C. Young	$100.00	The building of a two story, 20 ft. high residence
10-16-1939	Permit # 41369	Antony Amstada	Joe Bosla	$100.00	Change roof and replaster portion damaged by fire.
4-2-2010	Permit # 10016-10000-05833	Murray Berger Trust			Replacement of damaged framing members (less than 10% of replacement cost of building) for houses and duplexes (not including decks). Drywall. (no new walls added) (3) Doors change-out (same size and type) for residential building. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors replaced in all residential buildings, three stories or less, per section 152(b) of Title 24.
1-10-2011	Permit # 10019-10000-02095		Osvaldo Paramo		Demolition of existing 2-story retail and dwelling. Sewer cap and fence required.
3028-3030 North Main Street					
2/1/1911	866	W. L. Henderson	W. H. Armstrong	$35	Grocer building: 2 windows 5=6 ½ wether board back of one room
11/19/1919	11099	W. H. Henderson	owner	$100	New floor in grocery warehouse

3/14/1929	6835	Illegible	E.N. Nutt	$200	P--- front to be removed and ___ door to be placed on store front change ___
7/3/1936	16681	Joe Guzzetti	Joe Borla	$79	Repair floor and roof. Put plaster board and new siding over portion of store
3/24/1937	9185	Joe Gezzetta	Hill Lent and Awning Co	$30	2 roof pull up awnings installed
6/20/1938	18560	C. Guezzetta	Joe Taulli	$300	Concrete foundation and concrete floor and new door. No structural change.
9/30/1954	LA0117	C Guzetta	West Coast Wrecking Co.	$300	Demolition and removal of shop
4/7/1955	LA13361	C. Guzetta	Harry A. Lewis	$10,000	New construction of a store
2/21/1964	LA08729	George Brandt	Vincent Kevin Hally (E), Nite and Day Sign Co. (C)	$570	D. F. Illumination roof sign.
7/5/1991	LA77481	Pok Chi Chui	Woner	$10,000	Change of use from store to garment manufacturing
1822 North Johnston Street					
3/9/1955	LA 6495	Margaret & Marian Gelalich	Western States Home Improv. Co.	$500	Asbestos siding
1826-1834 North Johnston Street					
7/26/1934	9525	Otto Fusso	Henry Redd	$7,000	New warehouse
8/23/1934	10760	A. Basso	H.L. Redd	$100	Put in tank
8/20/1936	21653	Otto Basso	Henry L. Redd	$300	New addition 1 story 34’x100’
10/9/1936	27902	Otto Basso	Henry L. Redd	$800	New boiler room building. 18’x22’with brick walls
6/9/1936	14162	Otto Basso	Henry L. Redd	$250	Residence moved off of subject property to 1820 N Johnston Street
7/17/1936	17942	Otto Basso	C. F. Skilling (A), Henry L. Redd (C)	$1,200	Construction of a wine storage room
8/14/1936	21111	Otto Basso	C. F. Skilling (A), Henry L. Redd (C)	$150	Remove shed to new location on the same lot. Install new basement floors and ___
9/16/1936	24720	Otto Basso	C. F. Skilling (A), Henry L. Redd (C)	$1,500	The proposed construction consists of a distilling tower to be used in connection with the manufacture of wines and brandy from fruit. The proposed tower is to be located within the addition to main building which is now being erected, placed approximately thirty feet from front of main building. Tower will rest on a reinforced concrete foundation entirely independent of any part of the main building, the only connection being that roof of main building will be finished in fragile manner to walls of tower. Tower will be of wood frame and stucco construction.
6/15/1937	19923	Basso Winery Co.	Hoegee & Masons, Inc.	$35	1 awning complete
7/21/1937	24202	Otto Basso	Henry L. Rudd	$150	New addition to storage shed to be used for storage of barrels: 16’x20’

1/29/1941	2821	Otto Basso	C. F. Skilling (A), Henry L. Redd (C)	$900	Addition to bottling house
7/18/1941	17247	Otto Basso	C. F. Skilling (A), Henry L. Redd (C)	$900	New building for empty barrel storage as part of winery. 30'x32', one story high with stucco exterior wall
9/7/1956	LA52515	V. Tosalli	W.D. Goffey	$500	Building pit for canning equipment
9/25/1956	LA 53839	V. Toselli	W.D. Coffee	$12,000	Install new partitions and new floor. Install kitchen and remove 13' section of building
1/22.1962	LA1493	Mr. Schaefer	Owner	$2,400	Plaster interior of two rooms: office and storage.
9/11/1964	LA45166	Armor Laboratories INc.	Owner	$2,000	Change of occupancy from winery to paint factory
1/21/1966	LA75850 C of O	Armor Laboratories, Inc.	-	-	A one-story, type V, 35'x75' paint storage room and a 35'x25' paint mixing room converted from portions of an existing 90'x165' commercial building. E-3 and G-1 occupancy
3/10/1966	LA14189	Armor Laboratories, Inc.	Morgan Lupher & Co.	$105	Parapet correction
3/14/1966	LA14191	Armor Laboratories, Inc.	Morgan Lupher & Co	$285	Correct parapets
5/27/1988	LA99450	Martin Morhar	Dennis Wish (E), Brian Shanbayan (C)	$8,000	Storage building alterations
1817 North Hancock Street					
5/18/1954	LA88006	E.M. Loeya	Mark Corst Co.	$6,000	new dwelling behind existing one story single-family dwelling
10/27/1954	C of O	E.M. Loeya	-	-	1 story, type V, 23'x35' addition. 1 family dwelling. R1 occupancy
1819 North Hancock Street					
3/1/1926	6035	J. Olitto	L. Celano	$350	Move single-family residence to the property
8/19/1936	21545	Jean Tauzin	Illegible	$79	Plaster inside of building in kitchen. Exchange windows and doors. Rebuild steps. ___ partition on screen porch
6/19/1951	LA11158	Emetrio M. Loera	Owner	$525	Plaster bed room, living room, dining room, hall way
3/17/1992	LA88841	Emeterio Loera Jr.	J&C Roofing	$6,000	Reroof, Class A.
1825-1827 North Hancock Street					
12/1/1925	41149	Bernardo Mencusie	-	$250	Single family residence moved on property and putting concrete foundation and fixing bathroom.
4/20/1940	LA58685	J.A. Mason Garcia	Owner	$1,600	For repair work in rear portion of building
4/14/1950	LA58189	J.A. Mason Garcia	Owner	$500	Interior plaster repair, exterior stucco, reroofing, painting
8/12/1960	LA67944	J.A. Mason Garcia	-	$101	Reroof
5/13/1993	22423	John Mason Garcia Estate	Owner	$2,000	General rehab: replace broken doors, windows, walls, etc.
1828 North Hancock Street					

4/8/1927	9931	B. Menrusie	Joe Cambio	$2,000	New single-family single story dwelling
7/24/1989	LA38115	Mersedes Alvis	-	$5,000	General interior rehab. Non-structural.
3/13/1990	LA52716	Mercedes A. Luis	Owner	$3,000	Interior remodel non-structural. Comply with order dated 11/15/1989.
1831 North Hancock Street					
5/8/1916	2817	John Cambio	-	$100	new two room residence measuring 10'x20'
4/23/1917	2417	Jiovanni Cicerone	Owner	$100	Add 2 rooms and a toilet on south side of building. No bearing partitions
7/27/1922	25281	Jiovanni Cicerone	Owner	$2,000	Ass 11'x22' addition.
5/19/1941	12476	Del Rio	Relianu Termite Control	$172	Repair termite damage on foundation. No structural alterations
1839 North Hancock Street					
12/16/1986	LA53164	Anthony Guzzetta	United Roofing Co.	$1,650	Reroof with 3-tab fiberglass shingles over existing asphalt shingles on existing dwelling

3000 N. Main Street

Bldg. Form 2

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS ~~and other data must also be filed~~

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

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 ROOM No. 6 FIRST FLOOR

CITY CLERK PLEASE VERIFY

Lot #6 Block 3

(Description of Property) Moulton's Add'n

Dist. No. 3 M. B. Page 6 F. B. Page

O.K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No.

(Location of Job) 3000 N. Main Street

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Oil station No. of Rooms 1 No. of Families —
2. Owner's name Chaney & Olson Phone —
3. Owner's address 3000 N. Main
4. Architect's name — Phone
5. Contractor's name H M Baird Phone Lin 1551
6. Contractor's address 158 Main St
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 650.00
8. Is there any existing (old) building on lot? no What for? —
9. Size of proposed building 12 x 16 Height to highest point 12 feet
10. Number of Stories in height 1 Character of ground level
11. Material of foundation mud Size of footings — Size of wall — Depth below ground —
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders — x —
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs — x — Interior Non-Bearing studs — x — Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS —
    Second floor joists — x — Specify material of roof composition
14. Will all provisions of State Dwelling House Act be complied with? yes

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) H M Baird
(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
22744	E W Plan Examiner.	SEP 14 1921 Clerk.	SEP 14 1921

12 E A Penney 2 27

REMARKS

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

1

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS ~~"A" "B" "C"~~ D-Conc.

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.

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

Lot No. 6 Block 3 (Description of Property)

Moultons Add.

District No. 3 M. B. Page 3-4 F. B. Page —

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

No. 3000 North Main St corner of Johnston Street (Location of Job)

SE Cor

O. K. City Clerk By Deputy

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Retail Cash and Carry Ice-house No. of Rooms 1 No. of Families —
2. Owner's name Pasquale Ferrante Phone 1239
3. Owner's address 3031 Darwin Ave STATE LICENSE NO.
4. Architect's name Carlos R. Bedgely Phone 0308
5. Contractor's name [redacted] J. Madison
6. Contractor's address [redacted] STATE LICENSE NO. 1561
7. TOTAL VALUATION OF BUILDING (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $200
8. Any other building or permit for a building on lot at present? Yes How used? Store
9. Size of proposed building 8 FT x 10 FT Size of lot 50 x 100 feet
10. Number of stories in height One Height to highest point 10 FT 6"
11. Material of foundation Concrete Character of soil Rock and Clay
12. Material of exterior walls Concrete
13. Material of interior construction Concrete
14. Material of floors Concrete
15. Material of roof Concrete
16. Will all lathing and plastering comply with Ordinance? no plastering or lathing
17. What zone is property in? C-3 #3ED

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

6/8/31 1:35 (Sign Here) George Garner (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	Stamp here when permit is issued
12805	Finley Plan Examiner	6-23-31 P. K. ZC3 Clerk	RECEIVED JUN 23 1931

14- L. O. Hayes

PLANS

2 00

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.	Finley
CONSTRUCTION	O.K.	Finley
ZONING	O.K.	W
SET-BACK LINE	O.K.	W
ORD. 33761 (N. S.)	O.K.	W
FIRE DISTRICT	O.K.	Finley

REMARKS

See Bd. Letter C-22-31
Cement required 100 sacks
Steel required - 1000#

No manufacturing to be done here, retail sales only.

Arlo. Dedyley Finley

1 C

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

5050-1

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: See Over	BLK.	TRACT	DIST. MAP: 135-221
JOB ADDRESS: 3000 N. Main St.		APPROVED: ZR	ZONE: M-1-2
2. BETWEEN CROSS STREETS: Johnston St. AND Hancock St.			FIRE DIST.: II-60/80
3. PURPOSE OF BUILDING: Maintenance Garage Bldg.			INSIDE / KEY
4. OWNER: R. E. Anderson	PHONE		COR. LOT / REV. COR.
5. OWNER'S ADDRESS: 3000 N. Main St.	P.O.	ZONE	LOT SIZE: 55x165
6. CERT. ARCH.	STATE LICENSE	PHONE	
7. LIC. ENGR.: E. L. Knorr	STATE LICENSE: 6941	PHONE: ED 21470	REAR ALLEY / SIDE ALLEY
8. CONTRACTOR: Besteel Co.	STATE LICENSE: 177615	PHONE: ED 34551	BLDG. LINE
9. CONTRACTOR'S ADDRESS: 18233 E. Railroad St.	P.O.	ZONE	AFFIDAVITS: 13394
10. SIZE OF NEW BLDG. STORIES HEIGHT: 25 x 45 1 13'	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 - Service Station		BLDG. AREA: 1125 s.f.

11. MATERAL EXT. WALLS: ☐ WOOD ☒ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☐ WOOD ☒ STEEL ☐ CONC. ☐ OTHER — ROOFING: Steel — SPRINKLERS REQ'D. SPECIFIED

DISTRICT OFFICE: L.A.

1 3000 N. Main St.

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ ~~4,000~~ 5,600

DWELL. UNITS: —

C. OF O. ISSUED

VALUATION APPROVED: [signature]

PARKING SPACES: —

APPLICATION CHECKED: [signature]

GUEST ROOMS: —

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Besteel Co
E A Koehler, Ch Engr
SIGNED

PLANS CHECKED: [signature]

FILE WITH

CORRECTIONS VERIFIED: [signature]

CONT. INSP.: Lic Fab weld

PLANS APPROVED: [signature]

APPLICATION APPROVED: [signature]

INSPECTOR

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	S.P.	I.F.	O.S.	C/O
IV	F-1	11	$7.50	7.50	19.80			

VALIDATION — CASHIER'S USE ONLY

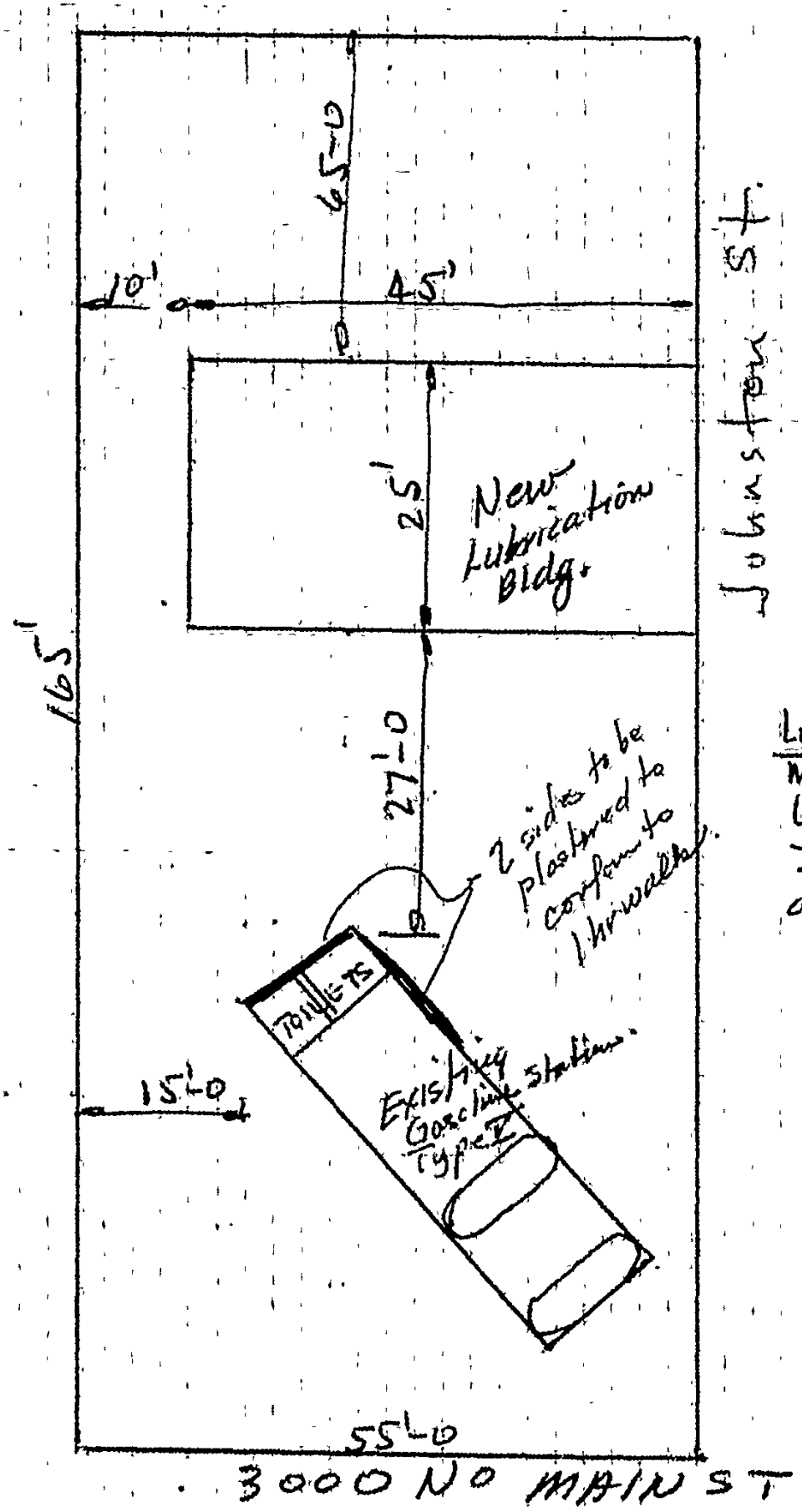
—	OCT-31-58	66280	C — 2 CK	7.50
— LA17236	DEC--2-58	73283	A — 1 CK	19.80
	DEC--2-58	73284	A — 2 CK	7.50

Form BN-5230 **INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Sewer available 11-3-58 RHSOS

Grading No Insp.

Moultons Addition Lot ~~Sec.~~ 6, Block Division ~~Twp.~~ 3 as per map recorded in Book 5, Page 48



Legal
Moultons Addition Lot Sec 6 Block Division Twp 3 as Book 5 Pg 48

Form B-95a

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued May 13, 1959

Address of Building 3000 No. Main St.

Permit No. and Year LA 17236 - 1958

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type IV, 25' x 45', maintenance garage building. F-1 Occupancy

G. E. MORRIS,
Superintendent of Building

By A. E. Hewitt JF

3 C

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

5050-1

1. LEGAL LOT: 6	BLK.: 3	TRACT: Moulton's add.	DIST MAP: 135-221
2. BUILDING ADDRESS: 3000 N. Main St.		APPROVED: RS	ZONE: M-2-2
3. BETWEEN CROSS STREETS: Hancock St. AND Johnston St.			FIRE DIST: II-60/80
4. PRESENT USE OF BUILDING: service station	NEW USE OF BUILDING: same		INSIDE / KEY
5. OWNER: R.E. Anderson		PHONE	COR LOT / REV. COR. XXXX
6. OWNER'S ADDRESS: same		P.O.: CE 6941 ZONE	LOT SIZE: 55x165
7. ~~ARCH~~ ENGR: E.L. Knorr, 3405 N. Corrida Dr.		STATE LICENSE	PHONE: ED 21470
8. LIC. ENGR		STATE LICENSE	PHONE / REAR ALLEY / SIDE ALLEY
9. CONTRACTOR: Besteel Co.		STATE LICENSE: 177615 B1 SC51 CU 37941	PHONE / BLDG. LINE
10. CONTRACTOR'S ADDRESS: 18233 E. Railroad St. Industry 796		P.O. ZONE	AFFIDAVITS: 13394
11. SIZE OF EXISTING BLDG.: 45x25	STORIES: 1	HEIGHT: 12'8	NO. OF EXISTING BUILDINGS ON LOT AND USE: 2 service station

3 3000 N. Main St. — DISTRICT OFFICE: L.A.

12. MATERIAL EXT. WALLS: ☐ WOOD ☒ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☐ WOOD ☒ STEEL ☐ CONC. ☐ OTHER — ROOFING — SPRINKLERS REQ'D: — SPECIFIED: —

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 500.

14. SIZE OF ADDITION: 6x10 — STORIES: 1 — HEIGHT: 8' — VALUATION APPROVED — DWELL UNITS: —

15. NEW WORK: (DESCRIBE) — EXT. WALLS: STEEL — ROOFING: STEEL — APPLICATION CHECKED: Tucker* — PARKING SPACES: —

the additin of Rest rms to an existing service station

PLANS CHECKED: Hagerman — GUEST ROOMS: —

CORRECTIONS VERIFIED — FILE WITH: —

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. af

PLANS APPROVED — CONT. INSP. # Lic Fab 223

SIGNED X Besteel Co. (per Kenyon)

APPLICATION APPROVED — INSPECTOR

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
IV	G-1	N/C	1	—	3			

VALIDATION — CASHIER'S USE ONLY

	APR-16-59	24817	grading no pre
LA32344	MAY-15-59	32376	C — 2 CS 1.00
			C — 1 CK 3.50

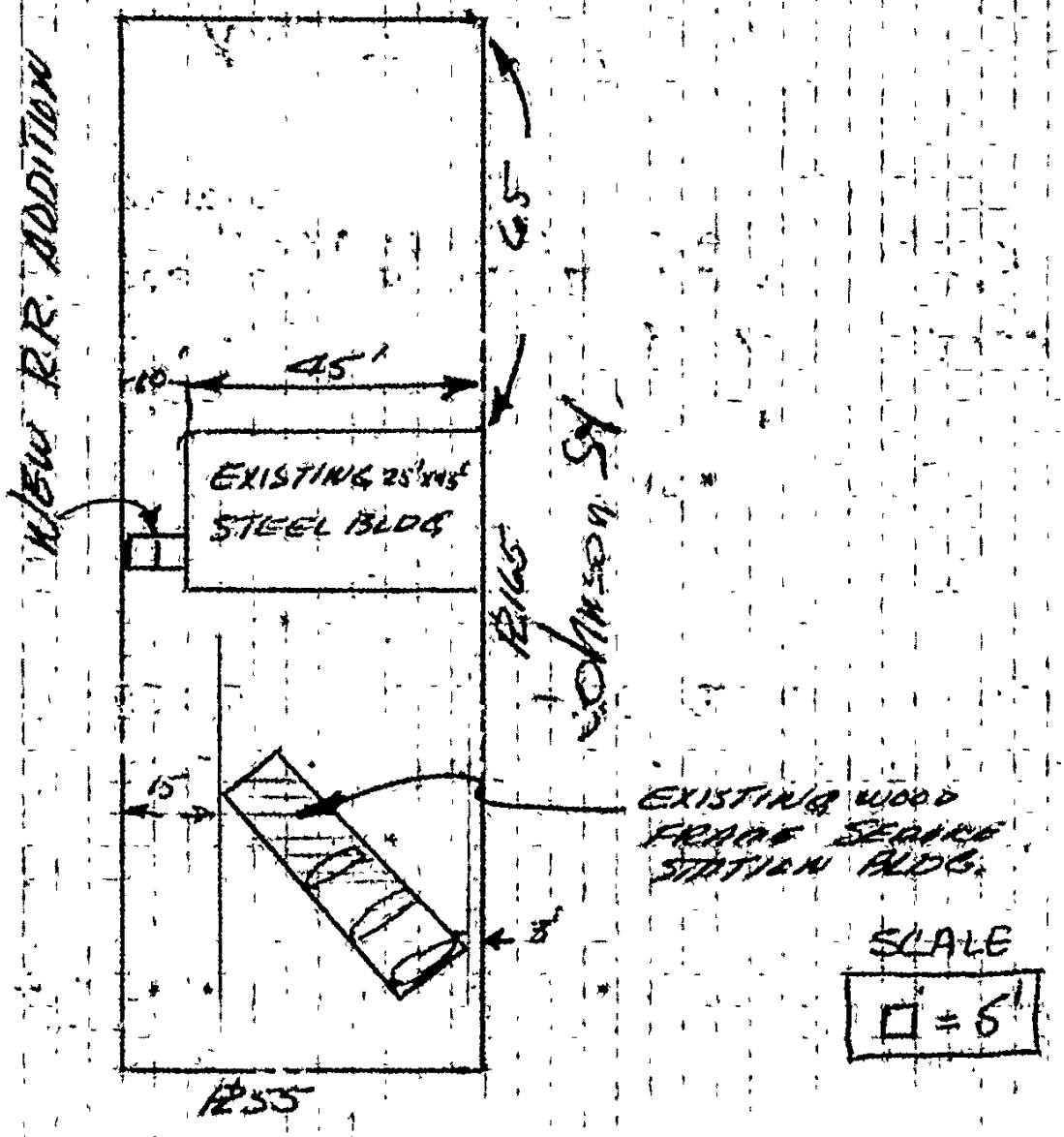
N-7362

This Form When Properly Validated is a Permit to Do the Work Described.

- 3000 N. MAIN ST.

MORTON'S ADDITION LOT SEC 6, BLOCK DIVISION TWP 3
AS PER MAP RECORDED IN BOOK 5 PAGE 185

ON LOT PLAN SHOW YOUR BUILDING ON LOT AND USE ONLY



Address of Building 3000 No. Main Street

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Issued 8-18-60 Permit No. and Year LA 32344 - 1959

1 story, type IV, 6' x 10' addition to an existing 1 story, type IV 45' x 25' Service Station. F-1 occupancy.

Owner R. E. Anderson

Owner's Address 3000 N. Main Street
Los Angeles, Calif.

K. W. Hull AR

Form B-95a—10M—6-60 (R-37) G. E. MORRIS, Superintendent of Building — By.....

S CITY OF LOS ANGELES

APPLICATION FOR INSPECTION OF SIGNS

B&S B-5—Rev. 10-68

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 6	BLK. 3	TRACT Moultons Addition	CENSUS TRACT 1999
2. TYPE OF SIGN OR NEW WORK	19 Pole Sign			DIST. MAP 135-221
3. JOB ADDRESS	3000 N. Main St.			ZONE M-1-2
4. BETWEEN CROSS STREETS	Johnston AND Nancock			FIRE DIST. II 60/80
5. OWNER'S NAME	Mobil Oil	PHONE		LOT (TYPE) rev cor
6. OWNER'S ADDRESS	3655 S. Soto Ave.	P.O. BOX	ZIP	LOT SIZE 55 x 165
7. ARCHITECT OR ENGINEER	F. J. Salmen 12814	STATE LICENSE NO.	PHONE	
8. CONTRACTOR	S. Cal. Eighting & Power	STATE LICENSE NO. 206713	PHONE 254-5201	ALLEY /
9. LENDER		BRANCH	ADDRESS	BLDG. LINE /
10. SIZE OF SIGN	8 x 4	HEIGHT ABOVE GRADE ~~18~~ 22 FT.	ROOF FT.	TOTAL COPY AREA 32sf
11. ILLUMINATION TO BE USED: SINGLE FACE ☐ DOUBLE FACE ☒ NONE ☐ DIRECT ☐ INDIRECT ☒ FLASHING ☐ OTHER				AFFIDAVITS AFF 13394
12. MATERIAL OF CONSTRUCTION	SUPPORTING FRAME stl	FRAME OF SURFACE alum	SURFACE OF SIGN plast	
S 13. JOB ADDRESS	3000 N. Main St.			DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.	$ 800			GRADING /
15. SIZE OF EXISTING BUILDING	TYPE	STORIES	EXT. WALLS	ROOF CONST.
16. TYPE OF SIGN OR NEW WORK	Pole Sign			HIGHWAY DED. yes
				CONS. /

FREEWAY CLEARANCE: NOT REQUIRED ☐ REQUIRED ☐	INSPECTION ACTIVITY: COMB. / GEN. / MAJ.S. / CONS.		ZONED BY Mitsch
FREEWAY CLEARANCE: FLASHING LIGHTS Yes ☐ No ☐; MOVING PARTS Yes ☐ No ☐; ANIMATIONS Yes ☐ No ☐; OTHER	FREEWAY CHECKED		FILED WITH
	PLANS CHECKED		FREEWAY CLEARED Stamp Signed
SIGN REQUIRES: TRAFFIC APPROVAL ☐ BOARD APPROVAL ☐	PLANS APPROVED		DATE 9-2-69
P.C. No. / CONT. INSP.	APPLICATION APPROVED		INSPECTOR I

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
358			550	/			kg

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

SEP-3-69 45970 5 •94883 X — 6 GK 358

SEP-3-69 45971 5 •94883 X — 1 GK 550

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

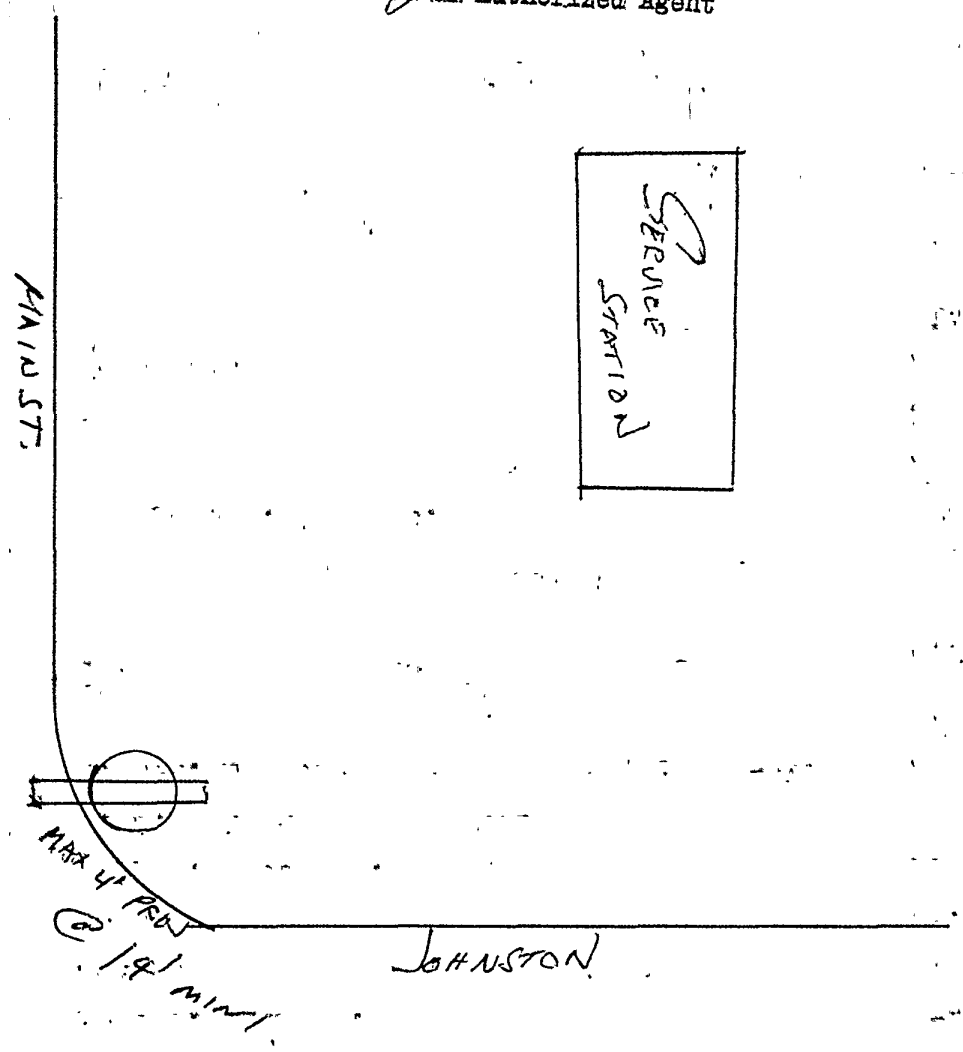
Signed [signature] (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	L. Dalton	9-2-69
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #		
Traffic	APPROVED FOR ISSUE		
Planning	APPROVED UNDER CASE #		
Conservation	APPROVED FOR ISSUE FILE #		

I certify that no portion of the sign will be visible from the main traveled roadway of any existing or route adopted freeway that is within 2,000 feet of this sign location. I further understand that this permit may be revoked and the sign required to be altered or removed should field inspection reveal freeway visibility.

Signed _____

Owner or Authorized Agent



APPLICATION FOR INSPECTION OF SIGNS

S CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT: 6 BLK.: 3 TRACT: Moultons Addn — CENSUS TRACT: 1999
2. TYPE OF SIGN OR NEW WORK: 19 Pole Sign on exist. pole — DIST. MAP: 135-221
3. JOB ADDRESS: 3000 No. Main St. — ZONE: MXX M1-2
4. BETWEEN CROSS STREETS: Johnston St. AND Hancock — FIRE DIST.: II
5. OWNER'S NAME: Sunland Oil — PHONE: — — LOT (TYPE): cor
6. OWNER'S ADDRESS: same — P.O. BOX: E-A. — ZIP: — — LOT SIZE: 55x165
7. ARCHITECT OR ENGINEER: / — STATE LICENSE NO. — PHONE
8. CONTRACTOR: Rocket Neon — STATE LICENSE NO.: 265378 — PHONE: 436-6660 — ALLEY: /
9. LENDER — BRANCH — ADDRESS — BLDG. LINE: /
10. SIZE OF SIGN: 2'6x6'0 — HEIGHT ABOVE GRADE: ~~12'0~~ 15'-3" FT. — ROOF FT. — TOTAL COPY AREA: 15sf — AFFIDAVITS: 13394
11. ILLUMINATION TO BE USED: SINGLE FACE ☐ DOUBLE FACE ☒
NONE ☐ DIRECT ☐ INDIRECT ☒ FLASHING ☐ OTHER
12. MATERIAL OF CONSTRUCTION — SUPPORTING FRAME: stl — FRAME OF SURFACE: mtl — SURFACE OF SIGN: plast

S

13. JOB ADDRESS: 3000 No. Main St. — DISTRICT OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN. $ ~~350.~~ 400/— — GRADING: /
15. SIZE OF EXISTING BUILDING — TYPE — STORIES — EXT. WALLS — ROOF CONST. — HIGHWAY DED.: yes
16. TYPE OF SIGN OR NEW WORK: install sign on exist. column — CONS.: /

FREEWAY CLEARANCE: NOT REQUIRED ☐ REQUIRED ☐

INSPECTION ACTIVITY: COMB. / GEN. / M.J.S. / CONS. — ZONED BY: jacobs

FREEWAY CLEARANCE
FLASHING LIGHTS Yes ☐ No ☐
MOVING PARTS Yes ☐ No ☐
ANIMATIONS Yes ☐ No ☐
OTHER

FREEWAY CHECKED — FILED WITH
PLANS CHECKED — FREEWAY CLEARED: Stamp Signed
SIGN REQUIRES: TRAFFIC APPROVAL ☐ BOARD APPROVAL ☐
PLANS APPROVED — DATE: 10-20-72
P.C. No. — CONT. INSP. — APPLICATION APPROVED — INSPECTOR: I

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
4 34			760	/			kg

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION HAS NOT COMMENCED.

I certify that no portion of this sign will be visible from the main traveled roadway of any existing or route adopted freeway that is within 660 feet of this sign location. I further understand that this permit may be revoked and the sign required to be altered or removed should field inspection reveal freeway visibility.

10-20-72 5881 15 59851 V 1 CK 4.94
10-20-72 59851 1 CK 7.60

CASHIER'S USE ONLY

Signed: Mg Garlett
Owner or Authorized Agent

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: Mg Garlett (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	Jaramillo	10-20-72
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #		
Traffic	APPROVED FOR ISSUE		
Planning	APPROVED UNDER CASE #		
Conservation	APPROVED FOR ISSUE FILE #		

OCT 20 72 59851

LA

NOTICE TO PERMIT APPLICANT

3000 N MAIN ST
Job Address

The City of Los Angeles is reviewing the decision of the California Supreme Court in Friends of Mammoth et al. v. Board of Supervisors of Mono County, filed September 21, 1972, to determine what legislative and administrative actions are required to comply therewith. Said decision construes the provisions of the California Environmental Quality Act of 1970 so as to make it applicable to private projects which may have a significant impact on the environment for which permits, including building permits, are required.

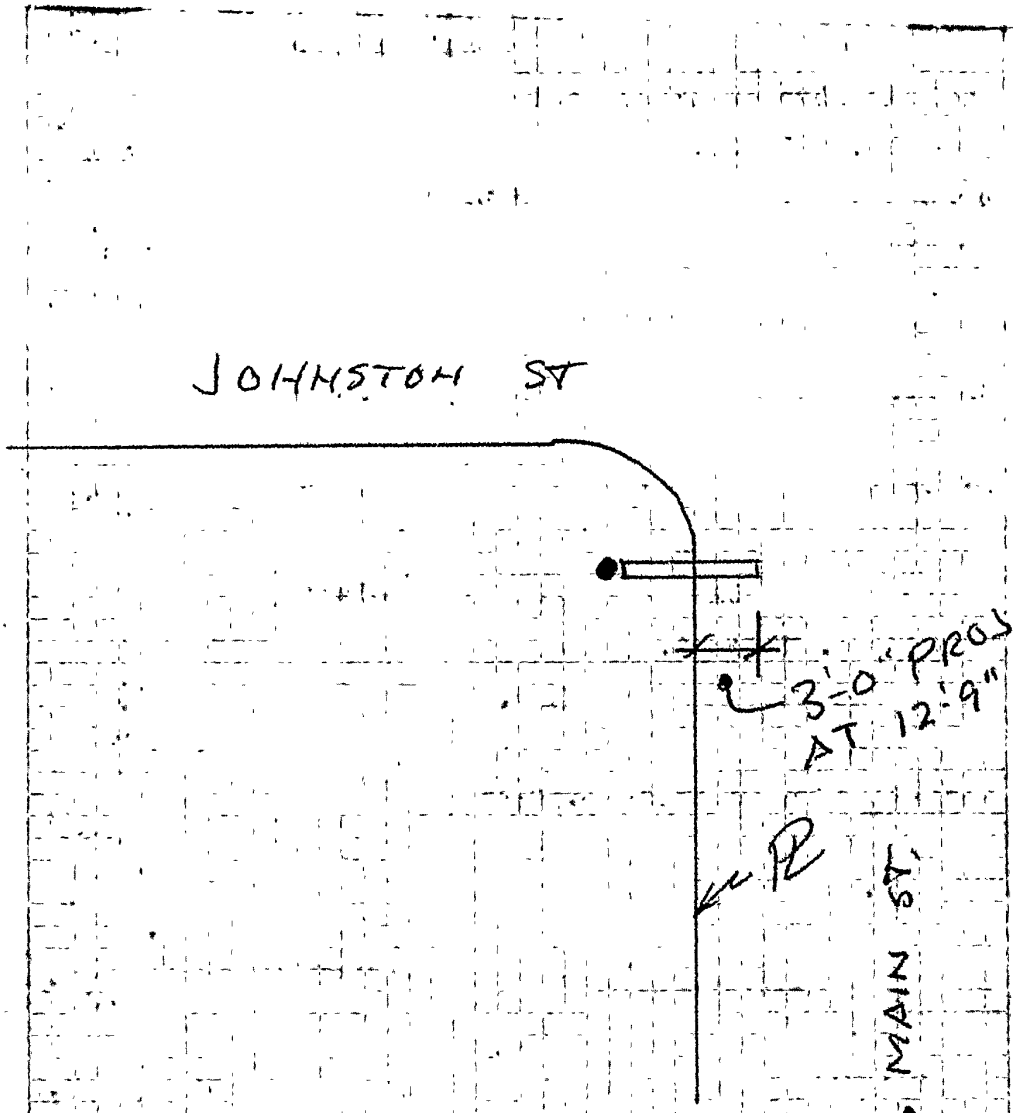
It is expected, therefore, that in the very near future ordinances, rules and regulations will be adopted, the full impact of which are not now known, to require that certain actions be taken pursuant to said Environmental Quality Act prior to the issuance of building permits. Said ordinances, rules and regulations may result in the recision of this permit.

Therefore, although this permit is being issued upon the demand of the permittee, it is being issued conditionally, subject to the effect of the Friends of Mammoth case and the aforementioned ordinances, rules and regulations. Therefore, the permittee should seriously consider the advisability of not incurring any substantial expenses in connection with the project described on this permit until said ordinances, rules and regulations are adopted since all such expenses are incurred at permittee's own risk.

I HAVE READ THE ABOVE NOTICE AND HAVE RECEIVED A COPY THEREOF.

10/20/72 Tony Pergola Per Delitto
Date Signature of Owner or Authorized Agent

Verified by
xB&S G-28 10.72 Dept. of Building and Safety



LA

Oct 20 '12 59851

Address of Building 3000 No. Main Street

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 6-19-81 Permit No. and Year LA ~~53955~~/76
20790

1 story, type IIIB/IV, 26'5"x60" addition to an existing 25'x55' repair garage, F1 occ. 3 required parking spaces, 7 parking spaces provided. AFF. 13394. CCPD.

Owner Plutarco Lizarde 0 1 1 0 1 3 0 0 0 4 3

Owner's Address 3000 North Main Street
Los Angeles, CA 90031

5000310200500003976

BY W. McCLIVE:kc

Form B-95b

Address of Building 3000 No. Main Street

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 6-19-81 Permit No. and Year LA ~~53955~~/76 20790

1 story, type IIIB/IV, 26'5"x60' addition to an existing 25'x55' repair garage, F1 occ. 3 required parking spaces, 7 parking spaces provided. AFF. 13394. CCPD.

Owner Plutarco Lizarde 0 1 1 0 1 3 0 0 0 4 3

Owner's Address 3000 North Main Street
Los Angeles, CA 90031

Form B-95b

BY W. McCLIVE:kc

PUBLIC RECORD

3 CITY OF LOS ANGELES

APPLICATION FOR INSPECTION —TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 (R 12.80)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: Frac 6	BLOCK: 3	TRACT: Moulton's Addit.	COUNCIL DISTRICT NO.: 14
DIST. MAP: 135 B 221	CENSUS TRACT: 1999	ZONE: M1-2	FIRE DIST.: two	LOT TYPE: rev-cor
LOT SIZE: irreg	ALLEY: /	BLDG. LINE: /	AFFIDAVITS: AF 13394 CCPD	

2. PRESENT USE OF BUILDING: (09 Car Repair Shop — NEW USE OF BUILDING: ( ) Storage
3. JOB ADDRESS: 3000 N. Main St.
4. BETWEEN CROSS STREETS: Johnston AND Hancock
5. OWNER'S NAME: S. Dvorquez — PHONE: 225-4888
6. OWNER'S ADDRESS: 11288 Donna Lisa — CITY: Studio City — ZIP: 91604
7. ENGINEER: / — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE
8. ARCHITECT OR DESIGNER: / — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE
9. ARCHITECT OR ENGINEER'S ADDRESS: / — CITY — ZIP
10. CONTRACTOR — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE
11. SIZE OF EXISTING BLDG. WIDTH 22'8 LENGTH 61'4 — STORIES: 1 — HEIGHT: 12-0 — NO. OF EXISTING BUILDINGS ON LOT AND USE: 2-Auto Repair
12. CONST. MATERIAL OF EXISTING BLDG. → EXT. WALLS: block — ROOF: compo — FLOOR: conc — STREET GUIDE
13. JOB ADDRESS: 3000 N. ~~MX~~ Main St.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 1,000.00
15. NEW WORK (Describe): Change of Use.

DISTRICT OFFICE: LA — SEISMIC STUDY ZONE: / — GRADING: / — FLOOD: / — HWY. DED.: Main — CONS.: /

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY
Storage	—			Calabrese

TYPE	GROUP OCC.	BLDG. AREA	PLANS CHECKED	FILE WITH
V	G-2	/	H. SHAHBAZ	

DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST
nc	na		H. SHAHBAZ	

GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD.	COMP.	INSPECTION ACTIVITY: COMB	GEN.	MAJ. S.	CONS.	INSPECTOR
	/							

SPRINKLERS REQ'D SPEC.	CONT. INSP.	
P.C. 11.05	P.M.	
S.P.C. —	I.F.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.
B.P. 13.00	O.S.	
G.P.I.	C/O	
DIST. OFFICE	ENERGY: —	
P.C. NO.		

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

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C      11.05 B-PC
C      13.00 BP-B
       33084 0001
07583  2 10/21/81   24.05 CHTD
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DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed _____ (Owner or agent having property owner's consent) — Position — Date

[illegible]	Heintz 10-8-81
DRIVEWAY	
[illegible] | [illegible]	
DEDICATION | [illegible]	
FLOOD CLEARANCE	
[illegible]	
NOT AVAILABLE	
[illegible]	
[illegible]	
[illegible]	
[illegible] ☐ [illegible] ☐ [illegible] ☐	
[illegible]	
[illegible]	
[illegible]	
[illegible]	
[illegible] | DWELLING UNITS	

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

1

PUBLIC RECORD

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B & S B-1—R 1.81

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: Frac. 6	BLOCK: 3	TRACT: Moulton's Addition	COUNCIL DISTRICT NO.: 14	DIST. MAP: 135-221
					CENSUS TRACT: 1999.00
					ZONE: M1-2
2. PURPOSE OF BUILDING: (16) Commercial Liquor Store					FIRE DIST.: Two
3. JOB ADDRESS: 3000 N. Main St.					LOT TYPE: rev. Cor
4. BETWEEN CROSS STREETS: Johnston		AND: Hancock			LOT SIZE: IRR
5. OWNER'S NAME: Samuel Dvorques			PHONE: 225-4888		
6. OWNER'S ADDRESS: 11288 Dona Lisa		CITY: Studio City		ZIP: 91604	
7. ENGINEER: Oscar Ruiz	BUS. LIC. NO.: 466-8049	ACTIVE STATE LIC. NO.: CE29652		PHONE:	ALLEY: --
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	BLDG. LINE: --
9. ARCHITECT OR ENGINEER'S ADDRESS: 5633 W. La Mirada Ave.		CITY: Los Angles		ZIP: 90038	AFFIDAVITS: AFF13394
10. CONTRACTOR: ARTCRAFT BULDERS	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 381603		PHONE: 413995	ORD7125,623
11. SIZE OF NEW BLDG. WIDTH 54-8 LENGTH 50-0	STORIES: 1	HEIGHT: 10'0"	NO. OF EXISTING BUILDINGS ON LOT AND USE: 2-Auto Repair		CCPD
12. MATERIAL OF CONSTRUCTION →	EXT. WALLS: Conc. Blks	ROOF: Comp	FLOOR: Vinyl	STREET GUIDE	DISTRICT OFFICE: LA
1 13. JOB ADDRESS: 3000 N. main St.					SEISMIC STUDY ZONE: --
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		$ 110,000 ~~[illegible]~~			GRADING: -- / FLOOD: --
					HWY. DED.: Yes / CONS.: --
			STORIES: 1	HEIGHT: 10'	ZONED BY: J. Walden

PURPOSE OF BUILDING: (16) Retail Store			PLANS CHECKED: [signature]	FILE WITH
TYPE: III-B	GROUP OCC.: G-1	BLDG. AREA: 2733 TOTAL	APPLICATION APPROVED: [signature]	TYPIST: RG
DWELL UNITS: 0	MAX. OCC.: G-1 53		INSPECTION ACTIVITY	INSPECTOR
GUEST ROOMS: 0	PARKING REQ'D.: 5	PARKING PROVIDED: STD. 5 COMP. —	COMB. / GEN. / MAJ. S. / CONS.	

SPRINKLERS REQ'D. / SPECIFIED: None	CONT. INSP.: Gin. Fab-Truss	
P.C.: 314.16	P.M.: 10.38	
S.P.C.: 127.16	I.F.: /	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC
B.P.: 519.20	O.S.:	
G.P.I.: /	C/O	
DIST. OFFICE: LA	ENERGY: Envelope H/C	
P.C. NO.: Y0251		

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

C		314.16 B-PC	
C6676	4	09/10/81	314.16 CHTD
C		127.16 B-PC	
C		10.38 PL/M	
C		519.20 BP-M	
		35.46 DOM	
G1492	2	12/08/81	656.74 CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

18. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 12-7-81 Lic. Class _____ Lic. No. 381603 Contractor's Signature [signature]

Contractor's Mailing Address 1351 N. CRESCENT HTS #208, LA, CA. 90046

OWNER-BUILDER DECLARATION

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. R 20128 Company BUILDERS & MERCHANTS

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 12-7-81 Applicant [signature]

Applicant's Mailing Address 1351 N. CRESCENT HTS. #208, LA. CA. 90046

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

20. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of the work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0200 LAMC)

Signed [signature] (Owner or agent having property owner's consent) — Position: Owner — Date: Dec 1st 81

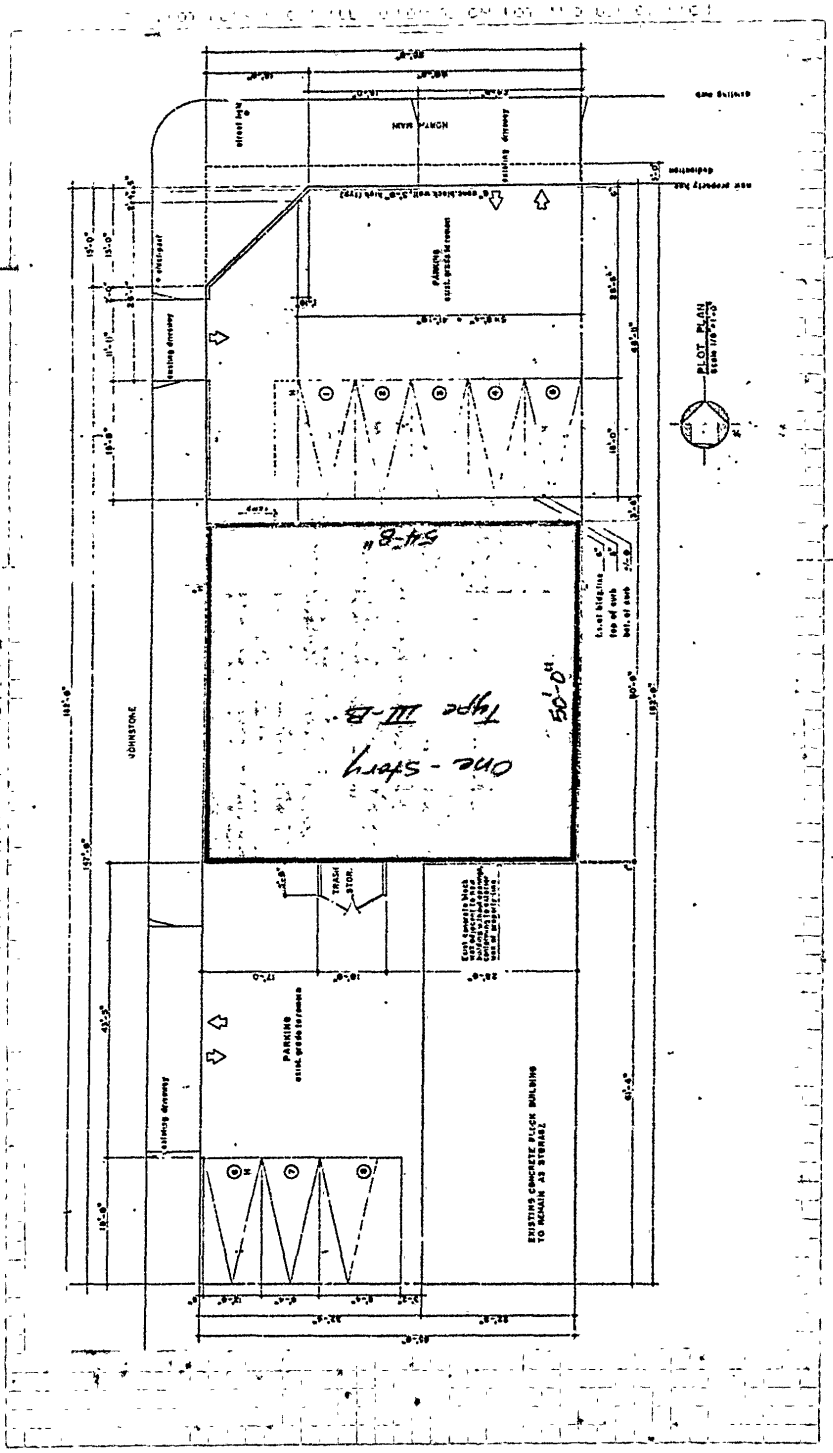
Morning 9-10-81

Comercial 43' Ded.
on main to be determined
Imps. to be Determined

the existing

9/18/81
10/28/81
Owens 10/13/81
Lauer 9/16/81
Owens 10/13/81
$286.96

A. Ward 10/8/81



S CITY OF LOS ANGELES

APPLICATION FOR INSPECTION OF SIGNS
PUBLIC RECORD

B & S B-5—R 1.81

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: 6	BLOCK: 3	TRACT: Moulton's Addition	COUNCIL DISTRICT NO.: 14

DIST. MAP: 135-221
CENSUS TRACT: 1999.00

2. TYPE OF SIGN OR NEW WORK: (10) Pole Sign — ☐ RESIDENTIAL ☒ COMMERCIAL
ZONE: M1-2
3. JOB ADDRESS: 3000 N. Main St
FIRE DIST.: two
4. BETWEEN CROSS STREETS: Johnston St AND ~~Hancock St~~ PHONE
LOT (TYPE): cut/corn
5. OWNER'S NAME: S & M Liquor
LOT SIZE: 162x55
6. OWNER'S ADDRESS: 3000 N. Main St CITY ZIP
7. ARCHITECT OR ENGINEER: David R. Ehrlich BUS. LIC. NO ACTIVE STATE LIC. NO. C17447 PHONE 7005805
ALLEY: —
8. ARCHITECT OR ENGINEER ADDRESS: 5944 ~~MAYEN~~ Fairhaven Ave CITY Woodland Hills ZIP
BLDG. LINE: —
9. QUALIFIED INSTALLER: Alert Signs BUS. LIC. NO. ACTIVE STATE LIC. NO. 254166 PHONE
AFFIDAVITS: Aff13394 CCPD
10. INSTALLER'S ADDRESS: 3271 Fletcher Dr CITY La ZIP 90065
11. SIZE OF EXISTING BUIDING: WIDTH 55 LENGTH 50 | TYPE | STORIES: 1 | EXT. WALL CONST.: conc/brk | ROOF CONST.: asphalt
12. SIZE OF SIGN: 4x8 | TOTAL COPY AREA: 64sf | OVERALL HEIGHT ➜ | FROM GRADE: 20' | FROM ROOF
HIGHWAY DED.: yes/one
S 13. JOB ADDRESS: 3000 N. Main St STREET GUIDE: 45
DIST. OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN $ ~~2500.00~~ 3400
GRADING: yes
15. MATERIAL OF SIGN CONSTRUCTION ➜ | SUPPORTING FRAME: metal | FRAME OF COPY: metal | SURFACE OF SIGN: plex
CONS.: /
16. TYPE OF SIGN OR NEW WORK: Internally Illuminated Pole Sign ☐ SINGLE FACE ☒ DOUBLE FACE
ZONED BY: Ph/Miller
17. ILLUMINATION: ☐ NONE ☒ INTERNAL ☐ EXTERNAL ☐ FLASHING ☐ REVOLVING ☐ OTHER ☐ NONE
FREEWAY CLEARANCE: STAMP
18. NO. OF SIGNS OR GAS TUBE SYSTEMS: 1 | NO. OF ADDITIONAL BRANCH CIRCUITS: 0 | NO. OF CONTROL DEVICES: 1
DATE: 4-13-82

PERMIT FEES		CLEARANCES AND/OR APPROVALS REQUIRED	Yes	No
SIGNS/G. T. SYSTEMS	13 00			
ADDITIONAL CIRCUITS				
ELECTRICAL SERVICE		FREEWAY SURVEY	☐	☒
CONTROL DEVICES	3 50	TRAFFIC DEPT.	☐	☒
ISSUING FEE	8 50			
BLDG. PERMIT	27 40			
P.C. 2329	TOTAL 52 40	CONT. INSP. LIC		
S.P.C.	G.P.I.	FAB		
DISTRICT OFFICE LA	I.F.	INSP. ACTIVITY BMI		
P.C. NO.	TYPIST ra	INSPECTOR		

PLANS CHECKED: [signature]
APPLICATION APPROVED: [signature]
FILED WITH

CASHIER'S USE ONLY
C 23.69 B-PC
C 52.40 B-CI
41517 0001
C3238 4 04/14/82 75.69 CHTD

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 4-13-82 Lic. Class C-45 Lic. No. 254-116 Contractor's Signature [signature]

Contractor's Mailing Address 3271 FLETCHER DR. LA. CA.

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 603743 Company STATE FUND

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 4-13-82 Applicant [signature]

Applicant's Mailing Address 3271 FLETCHER DR. LA CA.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

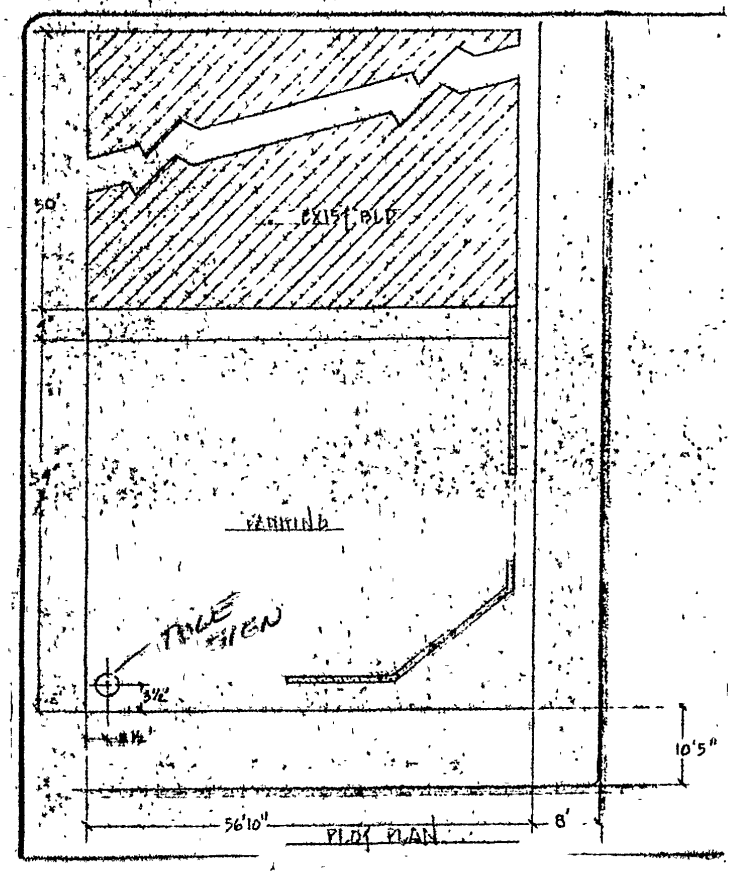
Lender's Name _____

Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0205 LAMC)

Signed [signature] (Owner or agent having property owner's consent) Contractor Position 4-13-82 Date



[illegible] will be visible
[illegible] existing
[illegible] 2,000
[illegible] that
[illegible] ion re-
[illegible] should field in-
[illegible] visibility.

Signed [illegible]
Owner or Authorized Agent

Morning 4-12-82

S CITY OF LOS ANGELES

APPLICATION FOR INSPECTION OF SIGNS
PUBLIC RECORD

B & S B-5—R 1.61

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: 6	BLOCK: 3	TRACT: Moulton's Addition	COUNCIL DISTRICT NO.: 14	DIST. MAP: 135-221
					CENSUS TRACT: 1999.00
2. TYPE OF SIGN OR NEW WORK: (1) Pole Sign			☐ RESIDENTIAL ☒ COMMERCIAL		ZONE: M1-2
3. JOB ADDRESS: 3000 N. Main St					FIRE DIST.: two
4. BETWEEN CROSS STREETS: Johnston St	AND: ~~Hancock St~~			PHONE	LOT (TYPE): cut/corn
5. OWNER'S NAME: S & M Liquor			CITY	ZIP	LOT SIZE: 162x55
6. OWNER'S ADDRESS: 3000 N. Main St					
7. ARCHITECT OR ENGINEER: David R. Ehrlich	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: C17447	PHONE: 7005805		ALLEY: --
8. ARCHITECT OR ENGINEER ADDRESS: 5944 ~~Mayen~~ Fairhaven Ave		CITY: Woodland Hills	ZIP		BLDG. LINE: --
9. QUALIFIED INSTALLER: Alert Signs	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 254166	PHONE		AFFIDAVITS: Aff13394 CCPD
10. INSTALLER'S ADDRESS: 3271 Fletcher Dr		CITY: La	ZIP: 90065		
11. SIZE OF EXISTING BUIDING: WIDTH 55 LENGTH 50	TYPE	STORIES: 1	EXT. WALL CONST.: conc/brk	ROOF CONST.: asphalt	
12. SIZE OF SIGN: 4x8	TOTAL COPY AREA: 64sf	OVERALL HEIGHT ⟹	FROM GRADE: 20'	FROM ROOF	HIGHWAY DED.: yes/one
S 13. JOB ADDRESS: 3000 N. Main St				STREET GUIDE: 45	DIST. OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN			$ ~~2500.00~~ 3400		GRADING: yes
15. MATERIAL OF SIGN CONSTRUCTION ⟹	SUPPORTING FRAME: metal	FRAME OF COPY: metal	SURFACE OF SIGN: plex		CONS.: /
16. TYPE OF SIGN OR NEW WORK: Internally Illuminated Pole Sign			☐ SINGLE FACE ☒ DOUBLE FACE		ZONED BY: Ph/Miller
17. ILLUMINATION: ☐ NONE ☒ INTERNAL ☐ EXTERNAL		☐ FLASHING ☐ OTHER ☐ REVOLVING ☐ NONE			FREEWAY CLEARANCE: STAMP
18. NO. OF SIGNS OR GAS TUBE SYSTEMS: 1	NO. OF ADDITIONAL BRANCH CIRCUITS: 0		NO. OF CONTROL DEVICES: 1		

PERMIT FEES	
SIGNS/G. T. SYSTEMS	13 00
ADDITIONAL CIRCUITS	
ELECTRICAL SERVICE	
CONTROL DEVICES	3 50
ISSUING FEE	8 50
BLDG. PERMIT	27 40
P.C 2329	TOTAL 52 40
S.P.C.	G.P.I.
DISTRICT OFFICE LA	I.F.
P C. NO.	TYPIST ra

CLEARANCES AND/OR APPROVALS REQUIRED — Yes No
FREEWAY SURVEY ☐ ☒
TRAFFIC DEPT. ☐ ☒

CONT. INSP. LIC FAB

INSP. ACTIVITY BMI

INSPECTOR

PLANS CHECKED: [signature]

APPLICATION APPROVED

DATE 4-13-82

FILED WITH

CASHIER'S USE ONLY
C 03.00 B=PC
C 52.40 B=C1
415 17 0061
C3832 4 04/14/82 75.69 CHTD

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 4-13-82 Lic. Class C-45 Lic. No. 254-116 Contractor's Signature [signature]

Contractor's Mailing Address 3271 FLETCHER DR. LA. CA.

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☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 603743 Company STATE FUND

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 4-13-82 Applicant [signature]

Applicant's Mailing Address 3271 FLETCHER DR. LA CA.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

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23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

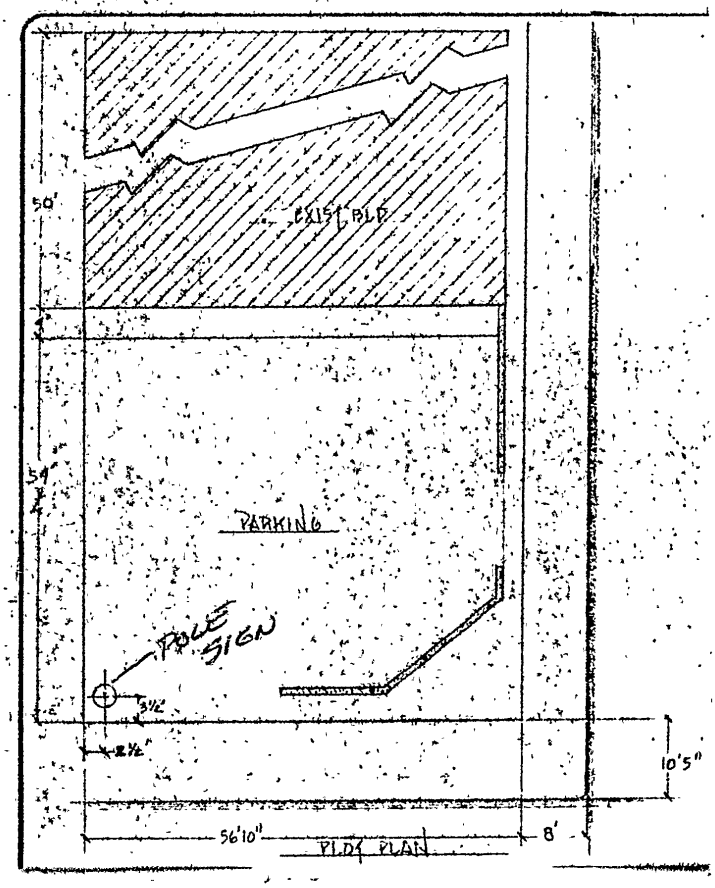
Lender's Name _____

Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0206 LAMC)

Signed [signature] (Owner or agent having property owner's consent) | Contractor (Position) | 4-13-82 (Date)



[illegible] portion of this sign will be visible from [illegible] existing [illegible] 2,000 [illegible] that [illegible] ion required [illegible] should field inspection [illegible] easily.

Signed [illegible] Agent
Owner or Authorized Agent

Morning 4-12-82

Address of Building 3000 No. Main Street

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law — for following occupancies:

Issued 6-14-82 Permit No. and Year LA 35495/81

1 story, type IIIB, 54'8"x50', liquor store.
G1 Occupancy. 5 required parking spaces provided.

Owner Samuel Dvorques

Owner's Address 11288 Dona Lisa
Studio City, CA 91604

0 1 1 0 1 3 0 0 0 4 9

5000310200500003975

Form B-95b

BY W. McCLIVE/kc

Address of Building 3000 No. Main Street

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 6-14-82 Permit No. and Year LA 35495/81

1 story, type IIIB, 54'8"x50', liquor store.
G1 Occupancy. 5 required parking spaces provided.

Owner Samuel Dvorques

Owner's Address 11288 Dona Lisa
Studio City, CA 91604

0 1 1 0 1 3 0 0 0 4 9

Form B-66b

BY W. McCLIVE/kc

S APPLICATION FOR INSPECTION

CITY OF LOS ANGELES — DEPT OF BUILDING AND SAFETY

0 2 7 0 0 5 0 0 1 5 0

OF **SIGNS**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: Frac 5	BLOCK: 3	TRACT: Moulton's Additions	COUNCIL DISTRICT NO.: 14	DIST. MAP: 135-221 / CENSUS TRACT: 1999
2. TYPE OF SIGN OR NEW WORK: (19) LA STD PLAN #140, pole			☐ RESIDENTIAL ☒ COMMERCIAL		ZONE: M1-2
3. JOB ADDRESS: 3000 N. Main St.					FIRE DIST.: two
4. BETWEEN CROSS STREETS: Johnston St.		AND: Darwin			LOT (TYPE): ~~REV-COR~~ INT
5. OWNER'S NAME: same/ S & M Liquor Store				PHONE: 225-4888	LOT SIZE: irreg
6. OWNER'S ADDRESS: same	CITY: LA			ZIP: 90031	
7. ARCHITECT OR ENGINEER: Milton Jeffs	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 12727		PHONE: 937-2323	ALLEY: -
8. ARCHITECT OR ENGINEER ADDRESS	CITY: LA			ZIP: 90016	BLDG. LINE: -
9. QUALIFIED INSTALLER: Claus Const.	BUS. LIC. NO.: 388913	ACTIVE STATE LIC. NO.: 352929		PHONE: 937-2323	AFFIDAVITS: CCPD
10. INSTALLER'S ADDRESS: same	CITY			ZIP	~~AFF13394~~
11. SIZE OF EXISTING BUILDING WIDTH LENGTH	TYPE	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. SIZE OF SIGN: 6x12	TOTAL COPY AREA: 72	OVERALL HEIGHT	FROM GRADE: 14	FROM ROOF	HIGHWAY DED.: yes
S 13. JOB ADDRESS: 3000 N. Main St.				STREET GUIDE: 45A1	DIST. OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN $ 2144					GRADING: -
15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME: steel	FRAME OF COPY: steel	SURFACE OF SIGN: steel		CONS.: -
16. TYPE OF SIGN OR NEW WORK: pole, flag mount	☐ SINGLE FACE ☒ DOUBLE FACE ☐ OTHER				ZONED BY: D. Lara
17. ILLUMINATION: ☒ NONE ☐ INTERNAL ☐ EXTERNAL	☐ FLASHING ☐ OTHER ☐ REVOLVING ☒ NONE				FREEWAY CLEARANCE
18. NO. OF SIGNS OR GAS TUBE SYSTEMS: 0	NO. OF ADDITIONAL BRANCH CIRCUITS: 0	NO. OF CONTROL DEVICES: 1			CONT. INSP.: LIC FAB

PERMIT FEES		
SIGNS/G. T. SYSTEMS		
ADDITIONAL CIRCUITS		
ELECTRICAL SERVICE		
CONTROL DEVICES		
ISSUING FEE		
BLDG. PERMIT	20	20
P.C. 17.17	TOTAL	20 20
S.P.C. —	E.I. .50	
I.F. —	O.S.S. 1.00	
DISTRICT OFFICE LA	S.O.S.S. —	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.

FREEWAY CLEARANCE: See stamp

DATE 6-21-83

APPROVALS REQUIRED (Yes / No): FREEWAY SURVEY ☐ ☒; TRANS. DEPT. ☐ ☒

INSP. ACTIVITY BMI

INSPECTOR

P.C. NO.

PLANS CHECKED: B. Olamey

APPLICATION APPROVED: B. Olamey

FILED WITH

TYPIST: bg

B & S B-5 (R 2.83)

CASHIER'S USE ONLY

C 17.17 B-PC
C 20.20 B-CI
.50 E.I.
C 1.00 OSS
66291 0001
A7056 1 06/21/83 38.87 CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 6-21-83 Lic. Class B1 Lic. No. 352929 Contractor's Signature [signature]

Contractor's Mailing Address

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 85C20549CCA Insurance Company Aetna

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 6-21-83 Applicant's Signature [signature]

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

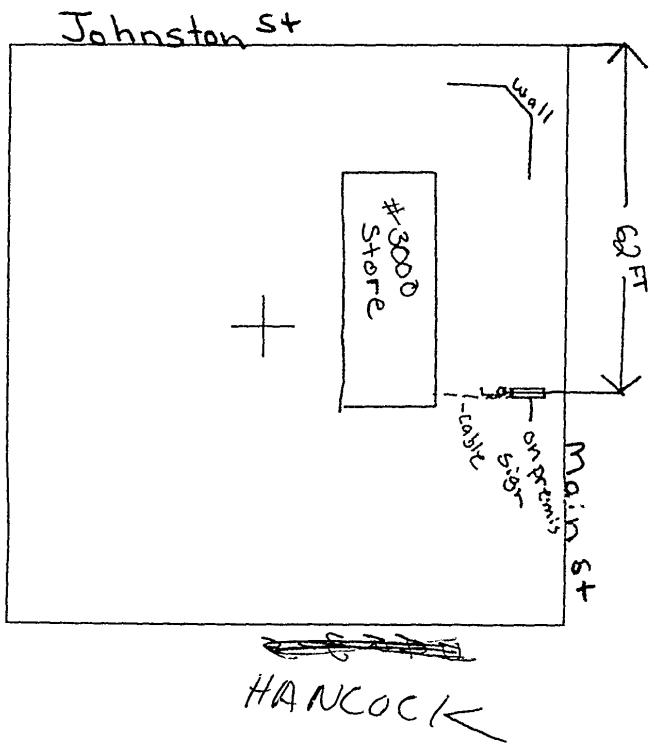
24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202, LAMC)

Signed [signature] (Owner or agent having property owner's consent) — Position: agent 6-21-83 — Date: 6-21-83

morning 6/14/83

0 2 7 0 0 5 0 0 1 5 1



[illegible] portion of this sign will be visible [illegible] of any existing [illegible] is within 2,000 [illegible] that [illegible] this sign re- [illegible] field in- [illegible] vicibility.

Signed .....
Owner or Authorized Agent

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

S APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — 45 A-3 OPP 0 0 2 0 7 — OF SIGNS

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: 6	BLOCK: 3	TRACT: Moulton's Addition	COUNCIL DISTRICT NO.: 14	DIST. MAP: 135-221 / CENSUS TRACT: 1999
2. TYPE OF SIGN OR NEW WORK: 19) OFF-SITE L/A STD. #160	☐ ON-SITE SIGN	☒ OFF-SITE SIGN			ZONE: M1-2
3. JOB ADDRESS: 3000 N. MAIN STREET	☐ TEMP.	EXP. DATE			FIRE DIST.: II
4. BETWEEN CROSS STREETS: JOHNSTON	AND	HANCOCK (MR5-468)			LOT (TYPE): Cor
5. OWNER'S NAME: SAMUEL DUORQUEZ			PHONE: 791-9385		LOT SIZE: 60X147
6. OWNER'S ADDRESS: 3000 N. MAIN STREET	CITY	ZIP: 90012			
7. ARCHITECT OR ENGINEER: MILTON JEFFS	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 12727	PHONE: 459-7887		ALLEY: -
8. ARCHITECT OR ENGINEER ADDRESS: 15153 SUNSET BL.	CITY: PACIFIC PALISADES	ZIP			BLDG. LINE: -
9. QUALIFIED INSTALLER: BILLBOARDS UNLTD	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 208172	PHONE: 459-7887		AFFIDAVITS: AFF13394
10. INSTALLER'S ADDRESS: 9692 JURUPA	CITY: GLENAVON	ZIP: 90259			
11. SIZE OF EXISTING BUILDING: WIDTH LENGTH	TYPE	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. SIZE OF SIGN: 6' x 12'	TOTAL COPY AREA: 72 s/ft	OVERALL HEIGHT →	FROM GRADE: 16'	FROM ROOF	P.C. REQ'D: NO(H)
S 13. JOB ADDRESS: 3000 N. MAIN STREET			STREET GUIDE: 45 A-1		DIST. OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN: $1700.00					SEISMIC STUDY ZONE: -
15. MATERIAL OF SIGN CONSTRUCTION →	SUPPORTING FRAME: stl	FRAME OF COPY: stl	SURFACE OF SIGN: stl		GRADING: - / FLOOD: -
16. TYPE OF SIGN OR NEW WORK: off-site	☐ SINGLE FACE	☒ DOUBLE FACE	☐ OTHER		HWY. DED.: Yes / CONS.: -
17. ILLUMINATION: ☒ NONE ☐ INTERNAL ☐ EXTERNAL	☐ FLASHING ☐ REVOLVING	☐ OTHER ☐ NONE			ZONED BY: McCombs
18. NO. OF SIGNS OR GAS TUBE SYSTEMS: -	NO. OF ADDITIONAL BRANCH CIRCUITS: -	NO. OF CONTROL DEVICES: -			FILE WITH

PERMIT FEES		
SIGNS/G. T. SYSTEMS	--	
ADDITIONAL CIRCUITS	--	
ELECTRICAL SERVICE	--	
CONTROL DEVICES	--	
ISSUING FEE	10 00	
BLDG. PERMIT	45 22	
P.C. 22 61	TOTAL 55 22	
S.P.C.	E.I. .50	
S.P.I. 42.00	O.S.S. 1.00	
DISTRICT OFFICE L/A	S.O.S. 1.57	

CONT. INSP. -

FREEWAY CLEARANCE APPROVED BY OSBORNE DATE 10/6/88

TRANSPORTATION DEPT. CLEARANCE DATE

F.H.

I.F. ----

P.C. NO.

PLANS CHECKED McCombs

APPLICATION APPROVED McCombs

TYPIST

INSPECTOR

B & S B-5 (R 8.86)

CASHIER'S USE ONLY

09/28/88 43.00 CHTO

55.22 BP-R
22.61 G-PC
50 G-PC
1.57 OSS
14920 0001

9/66 18

LA 14920

J6618 10/28/88 79.90 CHTO

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

79.90

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.)

Date / /88 Lic. Class C-45 Lic. No. 208172 Contractor's Signature [signature]

Contractor's Mailing Address 9692 JURUPA GLENAVON 90252

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 128038 Insurance Company STATE FUND

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety

Date / /88 Applicant's Signature [signature]

Applicant's Mailing Address 9693 JURUPA ROAD GLEN AVON 92509

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [signature] (Owner or agent having property owner's consent) — Position: egent — Date: / /88

Bureau of Engineering 2 1 3 0 0 1 0	ADDRESS APPROVED 8 HIGHWAY DEDICATION	Heintz9-28-88
CITY PLANNING		
OFF SITE CLEARANCE:		
LEGAL DESCRIPTION:		

COMBINED SIGN AREAS

Existing Sign Area

1. Illum. Canopy Sign .....
2. Monument Sign .....
3. Pole Sign .....
4. Projecting Sign .....
5. Roof Sign .....
6. Wall Sign .....
7. Window Sign .....
8. Proposed _____ Sign _____

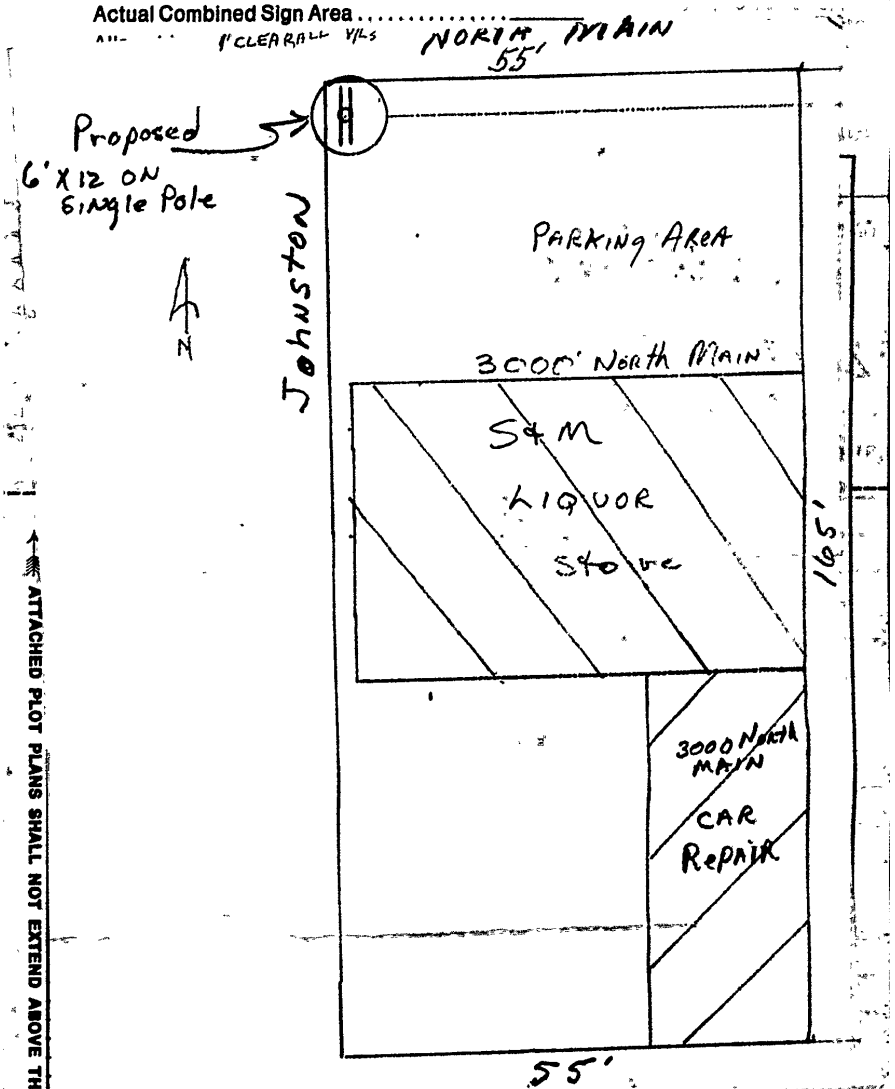
Total Area _____

Signs Facing _____

Allowable Combined Sign Area .....

Actual Combined Sign Area .....

1' CLEARALL Y/LS



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Bureau of Engineering 2 1 3 0 0 1 0	AGREE APPROVED 8 HIGHWAY DEDICATION	Heintz9-28-88
CITY PLANNING		
OFF SITE CLEARANCE:		
LEGAL DESCRIPTION:		

COMBINED SIGN AREAS

Existing Sign Area

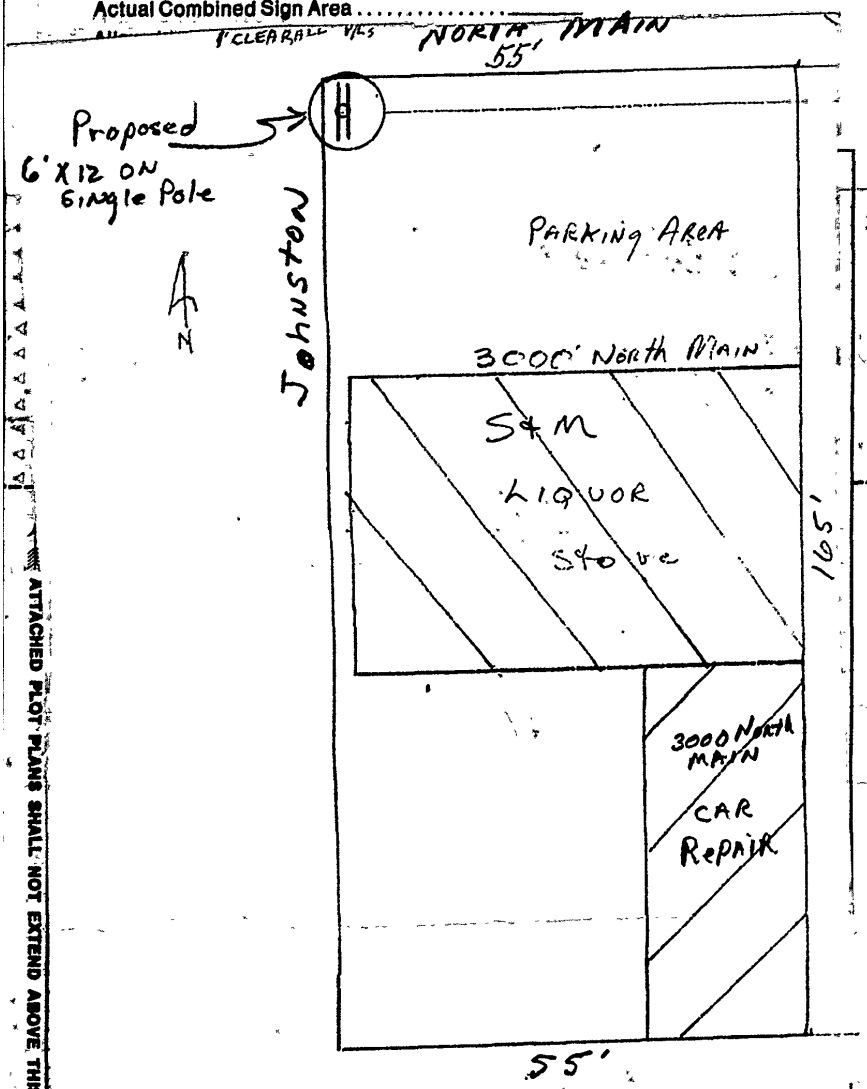
1. Illum. Canopy Sign .....
2. Monument Sign .....
3. Pole Sign .....
4. Projecting Sign .....
5. Roof Sign .....
6. Wall Sign .....
7. Window Sign .....
8. Proposed _____ Sign _____

Total Area _____

Signs Facing _____

Allowable Combined Sign Area .....

Actual Combined Sign Area .....



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

6 0 7 0 0 1 0 0 2 1 7

CITY OF LOS ANGELES · DEPT. OF BUILDING AND SAFETY

S APPLICATION FOR INSPECTION OF SIGNS

2 SPA ONLY 3 C-0 1 3 5

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	6	3	Moulton's Addition	14	135B221
					CENSUS TRACT 1999

2. TYPE OF SIGN OR NEW WORK: (19) Pole sign (STD PLAN 144). ☐ ON-SITE SIGN ☒ OFF-SITE SIGN		ZONE M1-2
3. JOB ADDRESS: 3000 N. Main St.	☐ TEMP. EXP. DATE	FIRE DIST. 2
4. BETWEEN CROSS STREETS: Johnston St.	AND MR 5-468	LOT (TYPE) corner
5. OWNER'S NAME: Samuel Dvorquez	PHONE 213-225-4888	LOT SIZE irreg.
6. OWNER'S ADDRESS: 3000 N. Main St.	CITY L.A. ZIP 90031	
7. ARCHITECT OR ENGINEER: D.R. Ehrlich	BUS. LIC. NO. ACTIVE STATE LIC. NO. 17447 PHONE 805-987-4989	ALLEY --
8. ARCHITECT OR ENGINEER ADDRESS: 1964 N. Dwight Ave.	CITY Camarillo ZIP 93010	BLDG. LINE --
9. QUALIFIED INSTALLER: Winston Network	BUS. LIC. NO. 478598 ACTIVE STATE LIC. NO. PHONE 213-383-7495	AFFIDAVITS Aff-19394
10. INSTALLER'S ADDRESS: 3255 Wilshire Blvd. #1513	CITY L.A. ZIP 90010	ZI-1574 ✓

11. SIZE OF EXISTING BUILDING WIDTH	LENGTH	TYPE	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE

12. SIZE OF SIGN	TOTAL COPY AREA	OVERALL HEIGHT	FROM GRADE	FROM ROOF	P.C. REQ'D
6'x12'	144 sq ft		16'		No-H

13. JOB ADDRESS: 3000 N. Main St.	STREET GUIDE 45 A-1	DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN $2782.00		SEISMIC STUDY ZONE --

15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN	GRADING	FLOOD
	steel	steel	steel	--	--

16. TYPE OF SIGN OR NEW WORK		HWY. DED.	CONS.
19 pole sign	☐ SINGLE FACE ☒ DOUBLE FACE ☐ OTHER	yes	--

17. ILLUMINATION		ZONED BY
☒ NONE ☐ INTERNAL ☐ EXTERNAL	☐ FLASHING ☐ OTHER ☐ REVOLVING ☒ NONE	Martinez

18. NO. OF SIGNS OR GAS TUBE SYSTEMS	NO. OF ADDITIONAL BRANCH CIRCUITS	NO. OF CONTROL DEVICES	FILE WITH
0	0	0	37.00

PERMIT FEES				
SIGNS/G. T. SYSTEMS		CONT. INSP. LIC FAB.	PLANS CHECKED LINCOLN	TYPIST 74.00
ADDITIONAL CIRCUITS		FREEWAY CLEARANCE SPI APPROVED BY CASILLAS	APPLICATION APPROVED	INSPECTOR 2.23
ELECTRICAL SERVICE		DATE 11/1/89		
CONTROL DEVICES		TRANSPORTATION		
ISSUING FEE		DEPT. CLEARANCE		
BLDG. PERMIT	74.00			
P.C. 37.00	TOTAL 74.00	DATE		
S.P.C. —	E.I. .50	F.H. —		
S.P.I. 42.00	O.S.S. 0.0	I.F. —		
DISTRICT OFFICE 3381 LA	S.O.S.S. 2.23	P.C. NO. E8313 CC		

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced

CASHIER'S USE ONLY

B-5 (R 8.86) 46032H
11:04AM6154 113.73
42.00
1.00
TOTAL 43.00
CHEK CKS TOD 43.00
CHANGE
GR

VA 46632

113.73

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 8-22-89 Lic. Class C-45 Lic. No. 478598 Contractor's Signature [signature]

Contractor's Mailing Address 3255 Wilshire Blvd. #1513 L.A. 90010

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 10WBRML2364E Insurance Company Hartford

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 8-22-89 Applicant's Signature [signature]

Applicant's Mailing Address 3255 Wilshire Blvd. #1513 L.A. 90010

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [signature] (Owner or agent having property owner's consent) Agent (Position) 8-22-89 (Date)

Bureau of Engineering	Observe 3' Ded. alg Main st and 15' 15 6cc at Johnston Ben R 11-21-89	ADDRESS APPROVED 3 HIGHWAY DEDICATION	Paul -815-89 Ben R. 11-21-89
CITY PLANNING			
OFF SITE CLEARANCE:			
LEGAL DESCRIPTION:			

PER HENRY CH. APPROVED, OFFSITE SIGN IS OK TO LOCATE @ CORNER LOT WITH 48' LOT FRONTAGE, DUE TO THE FACT THAT THE LOT FRONTAGE WAS 55' PRIOR TO SPI.

COMBINED SIGN AREAS

Existing Sign Area

1. Illum. Canopy Sign .... ______
2. Monument Sign .... ______
3. Pole Sign .... ______
4. Projecting Sign .... ______
5. Roof Sign .... ______
6. Wall Sign .... ______
7. Window Sign .... ______
8. Proposed __________ Sign ______

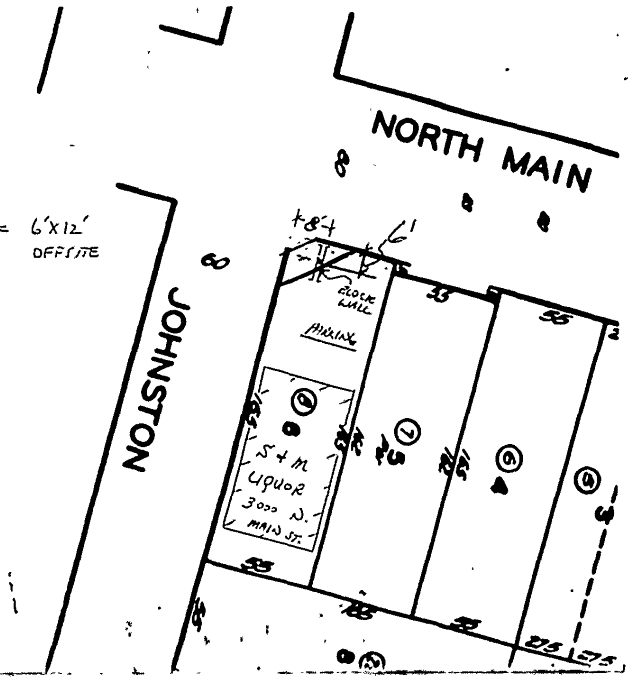
Total Area ______

OFFSITE SIGN.

Signs Facing __________
Allowable Combined Sign Area .... ______
Actual Combined Sign Area .... ______
Allowable ______ Sign Area ...... ______
Actual ______ Sign Area ...... ______
Proposed Sign Facing __________

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT

PROPOSED D/F 6'X12' NONILLUMINATED OFFSITE POLE SIGN.



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3012 N. Main Street

All applications must be filled out by applicant

WARD ____

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

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 ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

Lot No. 3 Block 3 (Description of Property)

Williams Tract

District No. 3 M. B. Page 6 F. B. Page 39

O. K. City Assessor By ____ Deputy

TAKE TO ROOM No. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

No. 3012 N. Main St (Location of Job) Street

O. K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 5 No. of families 1
2. Owner's name Susan Worrell Phone
3. Owner's address Hermosa Beach Calif.
4. Architect's name Phone
5. Contractor's name W. L. Hill Phone North 1035
6. Contractor's address 4208 Wall St.
7. ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 930.00
8. Any other buildings on the lot? No How used?
9. Size of proposed building 22 x 38 Height to highest point 17 ft. feet
10. Number of stories in height 1 Character of ground Adobe
11. Material of Foundation Brick Size Footings 12" Size wall 8" Depth below ground 6"
12. Material of chimneys Brick Number of inlets to flues 2 Interior size of flues 8 x 12
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 4 EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-bearing studs 2 x 3 Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6 Second floor joists x Third floor joists x Specify material of roof Shingles
14. Specify Number of Plumbing Fixtures to be installed 5 Number of gas outlets 2
15. Specify if there is a sewer or cesspool to be constructed on this lot Sewer (No cesspools allowed where there is a street sewer)
16. Plumbing and gas fitting contractor's name E. H. Gordon

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here) W. L. Hill (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use ink)	Application checked and found O. K. (Use Rubber Stamp)	Stamp here when permit is issued
20102	Plan Examiner.	OCT 10 1914 G.K. Clerk.	RECEIVED OCT 10 1914 L.A. Dept.

4 8 Fence 3

REMARKS

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

36

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

Lot No. 4 Block 3 (Description of Property)

Moulton's Addition

District No. 3 M. B. Page 4 F. B. Page 39

TAKE TO ROOM No. 405 SOUTH ANNEX

No. 3012½ Main Street (Location of Job)

ENGINEER PLEASE VERIFY

Bet Johnson & Hancock

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk By ..... Deputy

O.K. City Engineer By ..... Deputy

1. Purpose of Building Store No. of Rooms One No. of Families None
2. Owner's name Kelly Buffalo Phone
3. Owner's address 3014 North Main St.
4. Architect's name Phone
5. Contractor's name Same Phone
6. Contractor's address Same
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $1700.
8. Is there any existing (old) building on lot? yes How used? Store
9. Size of proposed building 26' x 40' Height to highest point 13'4" feet
10. Number of Stories in height One Character of ground Clay
11. Material of foundation Concrete Size of footings 16" Size of wall 8 Depth below ground 12
12. Material of chimneys None Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders none x
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS none x
    Second floor joists x Specify material of roof Composition
14. Will all provisions of State Dwelling House Act be complied with? Yes

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) Kelly Buffalo (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 and enter permit
20039	Kareen Plan Examiner	Kate Cox Clerk	MAY 3 1923 L.A. Bldg. Dept.

C.R. Grant 536

PLANS

Plans

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. Kanzen
CONSTRUCTION	O. K. Kanzen
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

Please change application 300039
from 30' to 25'
to 3 units
Reason Patterns of Land

Date 6/23/[illegible]
(Owner or Agent)
Kelly Buffalo

I HEREBY AGREE TO LOCATE AND ERECT THIS BUILDING OR STRUCTURE ON EVERY PORTION HEREOF, EXCEPT UNENCLOSED PORCHES, QUICK ACTING DOORS FROM THE FRONT PROPERTY LINE EQUAL TO THE SET-BACK LINE OF THE NEAREST BUILDING ON EITHER SIDE OF THIS PROPOSED BUILDING OR STRUCTURE.

Kelly Buffalo

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot	Lot
Tract	Tract

Present location of building: 30 1/2 No Main St (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: Johnson st + Hancock st

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Store (Store, Residence, Apartment House, Hotel, or any other purpose) Families ... Rooms ...
2. Use of building AFTER alteration or moving ... Families ... Rooms ...
3. Owner (Print Name): Nelly Buffalo ... Phone ...
4. Owner's Address: 3/5 Darwin st
5. Certificated Architect: None ... State License No. ... Phone ...
6. Licensed Engineer ... State License No. ... Phone ...
7. Contractor: Joe Cambio ... State License No. 144 12 ... Phone CA 5724
8. Contractor's Address: 2419 Monitor ave ... Or Jan
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $100.00
10. State how many buildings NOW on lot and give use of each: One Store only (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 40 x 50 ... Number of stories high 1 ... Height to highest point 12 ft
12. Class of building D ... Material of existing walls 2 x 4 ... Exterior framework wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Change stone in middle store to side and Plaster front of store.

No Structural Changes

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO. 18184	Plans and Specifications checked	Zone C3	Fire District 3
	Corrections verified	Bldg. Line No Ft.	Street Widening No Ft.
	Plans, Specifications and Applications rechecked and approved LSJ	Application checked and approved 7/31/41 Clerk	
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required / Valuation Included / Specified Yes—No	Inspector SC Cross

Fee 1.50

Stamp here when Permit is issued

JUL 31 1941

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application	Fire District.....	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

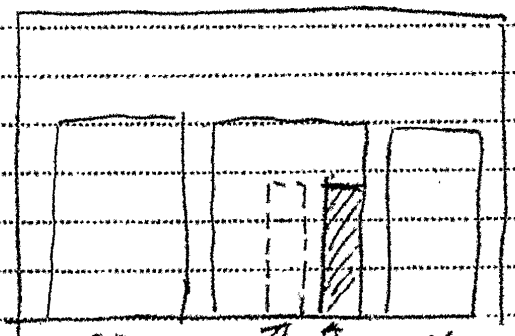
(3)
No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....



Present Location of Door — New Location of Door.

Front Elevation

3014 N. Main Street

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

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

Lot No. 4 Block 3

(Description of Property)

Moulton Addit.

District No. 13 M. B. Page 7 F. B. Page

O. K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 3014 ~~3016~~ N Main Street

(Location of Job)

Bet Johnston & Hancock

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Store No. of Rooms 3 No. of Families 1
2. Owner's name Kelly Buffalo Phone
3. Owner's address 3115 Darwin St
4. Architect's name Earl D. Kalt Phone
5. Contractor's name Earl D. Kalt Phone
6. Contractor's address 546 Delano St Van Nuys Cal.
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $1475.00
8. Is there any existing (old) building on lot? no How used? —
9. Size of proposed building 30 x 40 Height to highest point 12'-0" feet
10. Number of Stories in height one Character of ground Sandy Loam
11. Material of foundation Concrete Size of footings 12 Size of wall 6 Depth below ground 6
12. Material of chimneys none Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders none x
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs none x Interior Non-Bearing studs none x Ceiling joists 2 x 4 Roof rafters 2 x 8 FIRST FLOOR JOISTS none Cement floor
    Second floor joists none Specify material of roof Composition
14. Will all provisions of State Dwelling House Act be complied with? yes

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) Earl D. Kalt
(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.
11824	Plan Examiner	4/10/22 Clerk	APR 11 1922

1-8 K Eloorbc

REMARKS

Please change application # 11824

from 3016 N. Miami St

to 3014 N. Miami St

reason Wrong Addr.

Date 6-2-22 Earl D. Pratt

(Owner or Agent)

All Applications must be filled out by Applicant

Bldg. Form 3

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.

	REMOVED FROM	REMOVED TO	
TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot ..... Block ..... Tract	Lot ..... Block ..... Tract	O. K. City Clerk By ..... Deputy
	Book ..... Page ..... F. B. Page	Book ..... Page ..... F. B. Page	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	From No. 3014 north main St. Street		O.K. City Engineer By ..... Deputy.
	To No. Bet Johnson and Hancock Sts Street		

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? store
2. What purpose will Building be used for hereafter? store
3. Owner's name Kelly Buffalo Phone
4. Owner's address 3014 north main St
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.) $ 150 00
9. Class of present Building ~~shack~~ store No. of rooms at present one
10. Number of stories in height One Size of present Building 20 x 19
11. State how many buildings are on this lot ~~3 stores~~ one
12. State purpose buildings on lot are used for store (shade) house (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

addition of a store (one room) to present store object 19'20'

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) Kelly Buffalo (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.
43484	Plan Examiner	9/19/23 Clerk	APPROVED SEP 19 1923

13. Size of new addition 19 x 20 No. of Stories in height one

14. Material of foundation concrete Size footings 12 Size wall 6 Depth below ground 6

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 2 x 6 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) Kelley Buffalo
(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 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

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, of 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

Lot No. 1 Block [illegible]

(Description of Property) Los Angeles Sub of portion lots 6 & 7 Blk 29 HL

District No. 526 7 526 12 M. B. Page 21 F. B. Page

No. [illegible] Council Street

(Location of Job) Cor Council & Lakeshore Ave

O.K. City Clerk [illegible] By Deputy

O.K. City Engineer [illegible] By

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Resident. No. of Rooms 6 No. of Families 2
2. Owner's name H. A. Cooper. Phone
3. Owner's address 1522 Council St.
4. Architect's name Same. Phone
5. Contractor's name Same Phone
6. Contractor's address "
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 3500.—
8. Is there any existing (old) building on lot? Yes How used? Residence & barn
9. Size of proposed building 38' x 32' Height to highest point 12 feet
10. Number of Stories in height 1 Character of ground Loamy
11. Material of foundation Cement Size of footings 12" Size of wall 6" Depth below ground 6"
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2" x 6" Girders 4" x 4"
    EXTERIOR studs 2" x 4" INTERIOR BEARING studs 2" x 4" Interior Non-Bearing studs 2" x 4" Ceiling joists 2" x 4" Roof rafters 2" x 4" FIRST FLOOR JOISTS 2" x 6"
    Second floor joists — x — Specify material of roof Composition
14. Will all provisions of State Dwelling House Act be complied with? Yes

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) H. A. Cooper (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
43481	Plan Examiner	Clerk	SEP 19 1923

J. H. Patton

900

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" on the same side of the street.

Owner.

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

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.

TAKE TO ROOM No. 248 (2nd FLOOR) REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (FIRST FLOOR) 242 SO. BROADWAY ENGINEER PLEASE VERIFY

REMOVED FROM	REMOVED TO
Lot ..... Block	Lot 4 Block 3
Tract	Tract 3570
Book ..... Page ..... F. B. Page	Book 5 Page 168 F. B. Page Misc.
~~From~~ No. 3014 N. Main Street	
~~To No.~~ Bet. Hancock & Johnson Street	

O. K. City Clerk By ..... Deputy

O. K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Bakery Shop
2. What purpose will Building be used for hereafter? for Baber Shop
3. Owner's name Kelly Bufkolo Phone
4. Owner's address 3014 N. Main St.
5. Architect's name Phone
6. Contractor's name A. Mamulo Phone
7. Contractor's address 537 So. Eastlake Ave.
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} $500.00 and small room
9. Class of present Building Frame No. of rooms at present ~~One~~ Long storeroom
10. Number of stories in height One Size of present Building 20 x ~~40~~ 100 deep
11. State how many buildings are on this lot One Building, divided in three Stores
12. State purpose buildings on lot are used for One for Bakery, One Barber Shop & Shoe Shop (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? Business

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Will add to rear of present Building One Room 20X18 and small closet room & toilet 5X10 partitioned of plumbing in center dividing closet & toilet all electric wiring & plumbing in accordance with City Order

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 6/16/28 $20 (Sign here) A. Mamulo (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
17576	Plan Examiner	6/20/28 Clerk	JUN 20 1928

Jeff G. Gwynn

2

14. Size of new addition 20 x 18 No. of Stories in height one

15. Material of foundation Concrete Size footings 12 in Size wall 6 in Depth below ground 6 in

16. Size of Redwood Mudsills 2 x 4 Size of interior bearing studs 2 x 4

17. Size of exterior studs 2 x 4 Size of interior non-bearing studs 2 x 4

18. Size of first floor joists Concrete flooring Second floor joists x

19. Will all Lathing and Plastering Comply with Ordinance? Yes

20. 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 Ordinance and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) [illegible]
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. [illegible]
CONSTRUCTION	O. K. [illegible]
ZONING	O. K. [illegible]
SET-BACK LINE	O. K. [illegible]
ORD. 33761 (N. S.)	O. K. [illegible]
FIRE DISTRICT #3	O. K. [illegible]

REMARKS

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.

TAKE TO ROOM 248 (2nd FLOOR) NORTH ANNEX 1st Floor

TAKE TO ROOM No. 6 (2nd FLOOR) CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

REMOVED FROM	REMOVED TO
Lot 4 Block 7	Lot ..... Block .....
Tract 3570	Tract .....
Book ..... Page ..... F. B. Page	Book ..... Page ..... F. B. Page .....
From No. 3014 So Main Street	
To No. Bet Jefferson & Hunter Street	

O. K. City Clerk By ..... Deputy

O. K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Bakery & Store
2. What purpose will Building be used for hereafter? .....
3. Owner's name Kelly Buffalo Phone .....
4. Owner's address 3014 S. Main St.
5. Architect's name ..... Phone .....
6. Contractor's name ..... Phone .....
7. Contractor's address .....
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.) $ 500.00
9. Class of present Building Wood No. of rooms at present 3
10. Number of stories in height one Size of present Building 46' x 92' 6"
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for Bakery & Store (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? "C"

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Plaster interior & metal ceiling & siding on exterior.

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) Kelly Buffalo (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
19769	Plan Examiner	7/14/28 Clerk	ISSUED JUL 14 1928

PLANS

14. Size of new addition.....x.....No. of Stories in height.....

15. Material of foundation.....Size footings.....Size wall.....Depth below ground.....

16. Size of Redwood Mudsills.....2 x 6.....Size of interior bearing studs.....x.....

17. Size of exterior studs.....x.....Size of interior non-bearing studs.....x.....

18. Size of first floor joists.....x.....Second floor joists.....x.....

19. Will all Lathing and Plastering Comply with Ordinance?.....Yes

20. 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 Ordinance and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Kelly Buffalo
(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. # 3 –	

REMARKS

3016 N. Main Street

13. Size of new addition.....x.....No. of Stories in height.....

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.....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).....Star Roy Co.....
(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

3016 N North Main St

Permit #: **06016 - 10000 - 00115**
Plan Check #: X06LA00068 Printed: 01/04/06 11:00 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 01/04/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MOULTON'S ADDITION	3	3	2	M R 5-468	135A223 20	5210 - 024 - 005

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Lincoln Heights
Community Plan Area - Northeast Los Angeles

Census Tract - 1999.00
District Map - 135A223
Energy Zone - 9
Fire District - 2
Lot Cut Date - 03/12/1927

Near Source Zone Distance - 6.3
Thomas Brothers Map Grid - 635-A2

ZONE(S): CM-1VL /

4. DOCUMENTS

ZI - ZI-2129 Eastside State Enterprise Z
ZI - ZI-2270 Adelante Eastside Redevelc
ORD - ORD-166216-SA3904
ORD - ORD-172316
ORD - ORD-173070-SA7790
CRA - ZI 2270 ADELANTE EAST
CPC - CPC-1986-826
CPC - CPC-1986-826-GPC
CPC - CPC-1989-177-IPRO
CPC - CPC-1995-336-CRA
CPC - CPC-22490
CDBG - BID-Greater Lincoln Heights
CDBG - SEZ-Eastside State Enterprise Z

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Berger, Murray Tr Murray Berger Trust And 1832 Johnston St LOS ANGELES CA 90031

Tenant:
Applicant: (Relationship: Owner-Bldr)
- Owner-Builder (562) 691-1985

7.EXISTING USE **PROPOSED USE**
(01) Dwelling - Single Family

8. DESCRIPTION OF WORK
RE-ROOF WITH CLASS A OR B MATERIAL WEIGHING LESS THAN 6 LBS. PER SQ. FT. AND 1/2" CDX OR OSB PLYWOOD.

9. # Bldgs on Site & Use:

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Chanel Burgess Coord. OK:
Signature: Date: 1/4/06

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
Permit Valuation: $3,200 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	176.54
Permit Fee Subtotal Bldg-Alter/Repa	130.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	3.01
Sys. Surcharge	9.03
Planning Surcharge	9.00
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID: Total Bond(s) Due:

For Cashier's Use Only

LA Department of Building and Safety
LA 04 10 178729 01/04/06 11:08AM W/O#: 6160015

BUILDING PERMIT-RES	$130.00
EI RESIDENTIAL	$0.50
BUILDING PLAN CHECK	$20.00
ONE STOP SURCH	$3.01
SYSTEMS DEVT FEE	$9.03
CITY PLANNING SURCH	$9.00
MISCELLANEOUS	$5.00
Subtotal:	$176.54
Carry Over FROM Tran# 178728	$176.54
Total Due:	$353.08
Cash:	$353.10
Change:	$0.02

06LA 8601 4

P06016100000001 5FN

12. ATTACHMENTS

0101072005257 94

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

06016 - 10000 - 00115

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(O) , Owner-Builder	, ,		0	5626911985

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

(__) I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

(__) I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(__) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:_____ Policy Number:_____

(__) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a $1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at http://www.dhs.ca.gov/childlead/html/GENclist.html.

20. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MARTIN L MORHAC Sign: [signature] Date: 1-4-06 ☐ Owner ☐ Authorized Agent

3018 N. Main Street

"All applications must be filled out by applicant"

WARD _____

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

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 ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

Lot No. 3 Block 3 (Description of Property)

Williams Ave

District No. 3 M. B. Page 6 F. B. Page 3

O. K. City Assessor By Deputy

TAKE TO ROOM No. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

No. 2018 W Mann St (Location of Job) Street

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 5 No. of families 1
2. Owner's name Susan Weimel Phone
3. Owner's address Hermosa Beach Cal
4. Architect's name Phone
5. Contractor's name W. E. Hill Phone South 1035
6. Contractor's address 6208 Wall
7. ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 930.00
8. Any other buildings on the lot? No How used?
9. Size of proposed building 22 x 38 Height to highest point 17 feet
10. Number of stories in height 1 Character of ground Adobe
11. Material of Foundation Brick Size Footings 12" Size wall 8" Depth below ground 6"
12. Material of chimneys Brick Number of inlets to flues 2 Interior size of flues 8 x 12
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 4
    EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-bearing studs 2 x 3 Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
    Second floor joists x Third floor joists x Specify material of roof Shingles
14. Specify Number of Plumbing Fixtures to be installed 5 Number of gas outlets 2
15. Specify if there is a sewer or cesspool to be constructed on this lot Sewer (No cesspool allowed where there is a street sewer)
16. Plumbing and gas fitting contractor's name E. A. Marler

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here) W. E. Hill (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	Stamp here when permit is issued
20103	Plan Examiner.	OCT 10 1914 G.K. Clerk.	ISSUED OCT 10 1914 L.A. Bldg. Dept.

8 Dwellings

REMARKS

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

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 ..... Block ..... Tract	Lot ..... Block ..... Tract	O. K. City Clerk By ..... Deputy
TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	Book ..... Page ..... F. B. Page ..... From No. 3018 No Main St Street To No. Batman Johnston Hancock Street	Book ..... Page ..... F. B. Page	O. K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Residence One family
2. What purpose will Building be used for hereafter? " " "
3. Owner's name Tony Contreras Phone
4. Owner's address 3018 No Main St
5. Architect's name Phone
6. Contractor's name Star Roof & Tar Co. Phone Hu 0801
7. Contractor's address 3916 So Grand Ave
8. VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.] $ 110.00
9. Class of present Building frame No. of rooms at present 5
10. Number of stories in height One Size of present Building x
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Residence 1 family (Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Remove Old Roof and Comp Roofing

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) Star Roof & Tar Inc
(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
33634	Plan Examiner	Clerk	ISSUED NOV 8 1927

E. Mann

13. Size of new addition.....x.....No. of Stories in height.....

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.....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) Stan Roof Co. Inc
(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

3018 N North Main St

Permit #: **06016 - 10000 - 00118**
Plan Check #: X06LA00069 Printed: 01/04/06 11:03 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 01/04/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MOULTON'S ADDITION	3	3	1	M R 5-468	135A223 19	5210 - 024 - 004

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Lincoln Heights
Community Plan Area - Northeast Los Angeles

Census Tract - 1999.00
District Map - 135A223
Energy Zone - 9
Fire District - 2
Lot Cut Date - 03/12/1927

Near Source Zone Distance - 6.3
Thomas Brothers Map Grid - 635-A2

ZONE(S): CM-1VL /

4. DOCUMENTS

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ZI - ZI-2270 Adelante Eastside Redevelc
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ORD - ORD-172316
ORD - ORD-173070-SA7790
CRA - ZI 2270 ADELANTE EAST
CPC - CPC-1986-826
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CPC - CPC-1989-177-IPRO
CPC - CPC-1995-336-CRA
CPC - CPC-22490
CDBG - BID-Greater Lincoln Heights
CDBG - SEZ-Eastside State Enterprise Z

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Berger, Murray Tr Murray Berger Trust And 1832 Johnston St LOS ANGELES CA 90031

Tenant:

Applicant: (Relationship Owner-Bldr)
- Owner-Builder (562) 691-1985

7. EXISTING USE / **PROPOSED USE**

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

RE-ROOF WITH CLASS A OR B MATERIAL WEIGHING LESS THAN 6 LBS. PER SQ. FT. AND 1/2" CDX OR OSB PLYWOOD.

9. # Bldgs on Site & Use:

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Chanel Burgess Coord. OK:
Signature: Date: 1/4/06

For Cashier's Use Only

LA Department of Building & Safety
LA 04 10 178728 01/04/06 11:06AM

BUILDING PERMIT-RES	$130.00
EI RESIDENTIAL	$0.50
BUILDING PLAN CHECK	$20.[illegible]
ONE STOP SURCH	$3.01
SYSTEMS DEVT FEE	$9.07
CITY PLANNING SURCH	$9.00
MISCELLANEOUS	$5.00
Total Due:	$176.54
Carry Over TO Tran# 178729:	$176.54

06LA 86210

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $3,200 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	176.54
Permit Fee Subtotal Bldg-Alter/Repa	130.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	0.50
O.S. Surcharge	3.01
Sys. Surcharge	9.03
Planning Surcharge	9.00
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

P06016100000001 18FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

06016 - 10000 - 00118

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(O) , Owner-Builder	, ,		0	5626911985

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

(__) I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

(__) I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(__) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:_____ Policy Number:_____

(__) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a $1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at http://www.dhs.ca.gov/childlead/html/GENclist.html.

20. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and

(2) This permit is being obtained with the consent of the ~~legal owner~~ of the property.

Print Name: MARTIN L MORHAR Sign: [signature] Date: 1-4-01 ☒ Owner ☐ Authorized Agent

3024 N. Main Street

All application must be filled out by applicant.
(USE INK OR INDELIBLE PENCIL)

Ward 1

PLANS AND SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE) J. C. Gorman (Applicant)

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

Lot No. 2 Block 3

Moultons Addn.

District No. 3 M. B. page 6 F. B. page 35

O. K. City Assessor Per [illegible] Deputy

TAKE TO ROOM NO. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

No. 3024 N Main St Street

O. K. City Engineer Per [illegible] Deputy

1. PURPOSE OF BUILDING Stor & res. Number of rooms 4 & 6
2. OWNER'S NAME Ina Pherson
3. Owner's address 3024 N. Main St
4. Architect's name
5. CONTRACTOR'S NAME J. C. Gorman
6. Contractor's address 220 Glanmeth
7. ENTIRE COST OF PROPOSED BUILDING, $ 1000
8. Size of lot 50 x 175 Size of building 18 x 36
9. Will building be erected on front or rear of lot? front
10. NUMBER OF STORIES IN HEIGHT 2 Height to highest point of roof 20 ft
11. Height of first floor joist above curb level, or surface 1 ft
12. Character of ground: rock, clay, sand, filled, etc. Clay
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below the surface of ground 12 in
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 16 in
16. GIVE width of FOUNDATION and cellar walls at top 8 in
17. NUMBER and KIND of chimneys Number of flues
18. Number of inlets to each flue Interior size of flues x
19. Give sizes of following materials: MUDSILLS 2 x 6 Girders and stringers 8 x 4
EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 4
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
SECOND FLOOR JOIST 2 x 10 Third floor joist x Fourth floor joist x

AUG 31 1911

PERMIT NO. 7856 Date issued 191

OVER

(5)

Application Received [illegible]

20. Specify material of roofing.....

21. Specify material of partitions.....

22. Specify material of floors.....

23. Specify how many thicknesses of floor.....

24. How will halls and soffits of stairs be plastered? .....

25. Will cellar or basement ceiling be plastered?.....

26. Specify size of vent shafts to water closet compartments.....

27. What means of access to roof?.....

28. How many fire escapes will be provided?.....where placed? .....

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REMARKS.

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Application Received..... Time ..... Returned .....

All Applications must be filled out by Applicant

Bldg. Form 3

3

PLANS AND SPECIFICATIONS and other data must also be filed

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 ROOM No. 6 FIRST FLOOR	Lot ..... Block ..... Tract	Lot ..... Block ..... Tract	O. K. City Clerk By ..... Deputy.
CITY CLERK PLEASE VERIFY			
TAKE TO ROOM No. 405 SOUTH ANNEX	Book ..... Page ..... F. B. Page	Book ..... Page ..... F. B. Page	O. K. City Engineer By ..... Deputy.
ENGINEER PLEASE VERIFY	From No. ..... Street	To No. 3024 no Main Street	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building used for? Res
2. Owner's name Ira Pherson Phone
3. Owner's address 3024 N main 21
4. Architect's name Phone
5. Contractor's name Powell Phone
6. Contractor's address
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 150
8. Class of Present Building D No. of Rooms at present 7
9. Number of stories in height 1½ Size of present building 24 x 44
10. State how many buildings are on this lot One
11. State purpose buildings on lot are used for ~~get outter from Street~~ (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Bay windo removed put in straight wall Rutlers about 8 feet and to near about 20 feet Cist. place on brick foundation

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) Ira Pherson (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
23707	Plan Examiner.	DEC 1 1920 Clerk.	ISSUED DEC 1 1920 L.A. Bldg. Dept.

J. H. Alexander

12a

12. Size of new addition None x ..... No. of Stories in height .....

13. Material of foundation Brick Size footings 16 Size wall 8 Depth below ground 12

14. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs ..... x .....

15. Size of exterior studs ..... x ..... Size of interior non-bearing studs ..... x .....

16. Size of first floor joists ..... x ..... Second floor joists ..... x .....

17. Will all provisions of State Dwelling House Act be complied with? .....

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) Jra J Sherson
(Owner or Authorized Agent.)

Bldg. Form 8

3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION
Application to Alter, Repair, Move 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
Lot	Lot
Tract	Tract

Present location of building: 30 24½ No. Main St (House Number and Street)

New location of building: same (House Number and Street)

Between what cross streets: Griffin + Thorpe

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Residence (Store, Residence, Apartment House, Hotel, or any other purpose) Families: One Rooms: 3
2. Use of building AFTER alteration or moving: Residence Families: One Rooms: 3
3. Owner (Print Name): ANTONY AMSTADA Phone:
4. Owner's Address: 30 16 no/ main st
5. Certificated Architect: none State License No. Phone:
6. Licensed Engineer: none State License No. Phone:
7. Contractor: Joe Borla State License No. 35649 Phone: M.O. 16283
8. Contractor's Address: 2283 Baxter St.
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 100.00
10. State how many buildings NOW on lot and give use of each: 2 Residence (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: 16 x 32 Number of stories high: One Height to highest point: 15
12. Class of building: 2 Material of existing walls: wood Exterior framework: wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Change roof + replaster portion damaged by fire.

10% Fire

Owner

10-16-39

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone	Fire District	Fee 1.50
40369		C3	No. 3	Stamp here when Permit is issued
	Corrections verified	Bldg. Line NO Ft.	Street Widening NO Ft.	OCT 16 1939
	Plans, Specifications and Applications checked and approved	Application checked and approved 10/16/39 Clerk		
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required / Not Required / Valuation Included Yes—No		Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition — Size of Lot 50 x 150 Number of Stories when complete One

Material of Foundation — Width of Footing — Depth of footing below ground —

Width Foundation Wall — Size of Redwood Sill 2 x 6 Material Exterior Walls wood

Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4

Joists: First Floor 2 x 6 Second Floor — Rafters 2 x 4 Roofing Material Comp. Shingle

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Joe Borla
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1)
REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Joe Borla Street

Sign Here
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here Joe Borla
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here Joe Borla
(Owner or Authorized Agent)

REMARKS:

3024 N North Main St

Permit #: **09016 - 10000 - 05702**
Plan Check #: B09LA03662 Printed: 03/11/10 10:12 AM
Event Code:

Bldg-Alter/Repair
Commercial
Appointment Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 03/11/2010

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MOULTON'S ADDITION	3	2		M R 5-468	135A223 18	5210 - 024 - 003

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Lincoln Heights
Community Plan Area - Northeast Los Angeles

Census Tract - 1999.00
District Map - 135A223
Energy Zone - 9
Fire District - 2
Near Source Zone Distance - 0

Thomas Brothers Map Grid - 635-A2
Thomas Brothers Map Grid - 635-B2

ZONE(S): CM-1VL /

4. DOCUMENTS

ZI - ZI-2129 East Los Angeles State Ent
ZI - ZI-2270 Adelante Eastside Redevelc
RENT - YES
ORD - ORD-166216-SA3904
ORD - ORD-172316
ORD - ORD-173070-SA7790
CRA - ZI 2270 ADELANTE EAST
CPC - CPC-1986-826-GPC
CPC - CPC-1989-177-IPRO
CPC - CPC-1995-336-CRA
CPC - CPC-22490
CDBG - SEZ-East Los Angeles State En

5. CHECKLIST ITEMS

Special Inspect - Epoxy Injection
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Berger, Murray Tr Murray Berger Trust And 1832 Johnston St LOS ANGELES CA 90031

Tenant:

Applicant: (Relationship Agent for Owner)
Michael Esparza - P O Box 2204 POMONA, CA (909) 623-6208

7. EXISTING USE / **PROPOSED USE**

(16) Retail

8. DESCRIPTION OF WORK

REPAIR EXTERIOR STORE FRONT OF (E) COMMERCIAL-RESIDENTIAL BUILDING. ORDER TO COMPLY DATED 02/09/2009 ORDER#1984949.

9. # Bldgs on Site & Use:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request Inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Armen Kaspar DAS PC By:
OK for Cashier: Armen Kaspar Coord. OK:
Signature: Date: 3/11/10

For Cashier's Use Only W/O #: 91605702

LA 01 45 262112 03/11/10 10:12AM

BUILDING PERMIT COMM	[illegible]
EI COMMERCIAL	[illegible]
ONE STOP SURCH	[illegible]
SYSTEMS DEVT FEE	[illegible]
CITY PLANNING SURCH	021.20
MISCELLANEOUS	[illegible]
GREEN BUILDING FEE	01.00
BUILDING PLAN CHECK	[illegible]
BUILDING PLAN CHECK	30.00

P09016100000 5702FN

Total Due: [illegible]
Check: [illegible]

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $24,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	414.16
Permit Fee Subtotal Bldg-Alter/Repa	353.25
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	5.04
O.S. Surcharge	7.17
Sys. Surcharge	21.50
Planning Surcharge	21.20
Planning Surcharge Misc Fee	5.00
Green Building Fee	1.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

P09016100000 5702FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

09016 - 10000 - 05702

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** Primary renovation work completed 04/30/2009 Original permit under 7856 08/31/1911

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Esparza Development	P O Box 2204,	Pomona, CA 917692204	B	545816	
(E) Lara, Carlos Emilio	600 Central Ave Ste F,	Lake Elsinore, CA 92530		C45910	951-245-2578

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **545816** Contractor: **ESPARZA DEVELOPMENT**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **1320880**

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

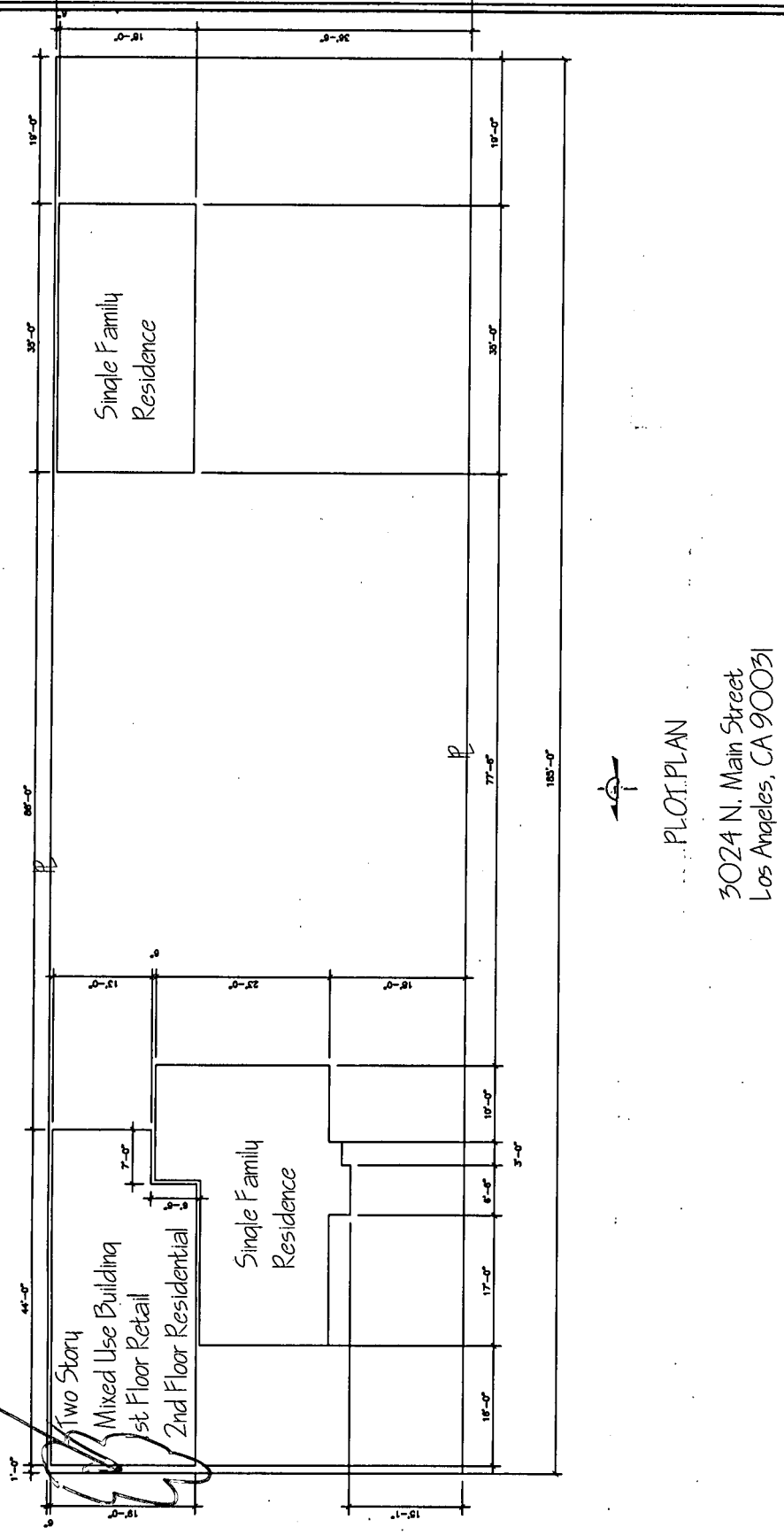
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: M. ESPARZA Sign: M. Esparza Date: 3/11/10 ☐ Contractor ☐ Authorized Agent

3024 N North Main St Permit Application #: **09016 - 10000 - 05702**

Bldg-Alter/Repair Commercial Plan Check	City of Los Angeles - Department of Building and Safety **PLOT PLAN ATTACHMENT**	Plan Check #: B09LA03662 Initiating Office: METRO Printed on: 04/30/09 11:07:09

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



COUNCIL DISTRICT: 1 INSPECTION DISTRICT: BIGIM1

3024 1/2 N North Main St

Permit #: **10016 - 10000 - 05833**
Plan Check #: X10LA05484 Printed: 04/02/10 10:39 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 04/02/2010

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MOULTON'S ADDITION	3	2		M R 5-468	135A223 18	5210 - 024 - 003

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Lincoln Heights
Community Plan Area - Northeast Los Angeles

Census Tract - 1999.00
District Map - 135A223
Energy Zone - 9
Fire District - 2
Near Source Zone Distance - 0

Thomas Brothers Map Grid - 635-A2
Thomas Brothers Map Grid - 635-B2

ZONE(S): CM-1VL/

4. DOCUMENTS

ZI - ZI-2129 East Los Angeles State Ent
ZI - ZI-2270 Adelante Eastside Redevelc
RENT - YES
ORD - ORD-166216-SA3904
ORD - ORD-172316
ORD - ORD-173070-SA7790
CRA - ZI 2270 ADELANTE EAST
CPC - CPC-1986-826-GPC
CPC - CPC-1989-177-IPRO
CPC - CPC-1995-336-CRA
CPC - CPC-22490
CDBG - SEZ-East Los Angeles State En

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Berger, Murray Tr Murray Berger Trust And 1832 Johnston St LOS ANGELES CA 90031

Tenant

7. EXISTING USE / **PROPOSED USE**
(01) Dwelling - Single Family

8. DESCRIPTION OF WORK
Replacement of damaged framing members (less than 10% of replacement cost of building) for houses and duplexes (not including decks). Drywall. (no new walls added) (3) doors change-out (same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors installed in all residential buildings.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Krisandra Torres Coord. OK:
Signature: Krisandra Torres Date: 04-02-10

For inspection requests call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000. Request Inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $2,800 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	185.52
Permit Fee Subtotal Bldg-Alter/Repa	130.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	3.15
Sys. Surcharge	9.45
Planning Surcharge	9.42
Planning Surcharge Misc Fee	5.00
Green Building Fee	1.00
Permit Issuing Fee	27.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

LA Department of Buildings and Safety
LA 03 19 279724 04/02/10 10:04AM

BUILDING PERMIT FEES	$130.00
EL RESIDENTIAL	$0.50
ONE STOP SURCH	$3.15
SYSTEMS DEVT FEE	$9.45
CITY PLANNING SURCHW/O #: 01605833	$9.42
MISCELLANEOUS	$5.00
GREEN BUILDING FEE	$1.00
BUILDING PLAN CHECK	$27.00

For Cashier's Use Only

P100161000005833FN

Subtotal:	$185.52
Carry Over FROM Tran# 279724	$271.80
Total Due:	$457.32
Check:	$457.32

2010LA49199

P100161000005833FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

10016 - 10000 - 05833

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Esparza Development	P O Box 2204,	Pomona, CA 917692204	B	545816	909.623.6208

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **545816** Contractor: **ESPARZA DEVELOPMENT**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(__) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **1320880**

(__) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any):_____ Lender's address:_____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: M Esparza Sign: M. Esparza Date: 4/2/10 [✓] Contractor [ ] Authorized Agent

3024 1/2 N North Main St

Permit #: **10016 - 10000 - 05833**
Plan Check #: X10LA05484 Printed: 04/02/10 10:39 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 04/02/2010

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MOULTON'S ADDITION	3	2		M R 5-468	135A223 18	5210 - 024 - 003

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Lincoln Heights
Community Plan Area - Northeast Los Angeles

Census Tract - 1999.00
District Map - 135A223
Energy Zone - 9
Fire District - 2
Near Source Zone Distance - 0

Thomas Brothers Map Grid - 635-A2
Thomas Brothers Map Grid - 635-B2

ZONE(S): CM-1VL/

4. DOCUMENTS

ZI - ZI-2129 East Los Angeles State Ent
ZI - ZI-2270 Adelante Eastside Redevelc
RENT - YES
ORD - ORD-166216-SA3904
ORD - ORD-172316
ORD - ORD-173070-SA7790
CRA - ZI 2270 ADELANTE EAST
CPC - CPC-1986-826-GPC
CPC - CPC-1989-177-IPRO
CPC - CPC-1995-336-CRA
CPC - CPC-22490
CDBG - SEZ-East Los Angeles State En

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Berger, Murray Tr Murray Berger Trust And 1832 Johnston St LOS ANGELES CA 90031

Tenant

7. EXISTING USE / **PROPOSED USE**
(01) Dwelling - Single Family

8. DESCRIPTION OF WORK
Replacement of damaged framing members (less than 10% of replacement cost of building) for houses and duplexes (not including decks). Drywall. (no new walls added) (3) doors change-out (same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors installed in all residential buildings.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Krisandra Torres Coord. OK:
Signature: Krisandra Torres Date: 04-02-10

For inspection requests call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000. Request Inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $2,800 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	185.52
Permit Fee Subtotal Bldg-Alter/Repa	130.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	3.15
Sys. Surcharge	9.45
Planning Surcharge	9.42
Planning Surcharge Misc Fee	5.00
Green Building Fee	1.00
Permit Issuing Fee	27.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

LA Department of Buildings and Safety
LA 03 19 279724 04/02/10 10:04AM

BUILDING PERMIT FEES	$130.00
EL RESIDENTIAL	$0.50
ONE STOP SURCH	$3.15
SYSTEMS DEVT FEE	$9.45
CITY PLANNING SURCHW/O #: 01605833	$9.42
MISCELLANEOUS	$5.00
GREEN BUILDING FEE	$1.00
BUILDING PLAN CHECK	$27.00

For Cashier's Use Only

P100161000005833FN

Subtotal:	$185.52
Carry Over FROM Tran# 279724	$271.80
Total Due:	$457.32
Check:	$457.32

2010LA49199

P100161000005833FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

10016 - 10000 - 05833

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Esparza Development	P O Box 2204,	Pomona, CA 917692204	B	545816	909.623.6208

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **545816** Contractor: **ESPARZA DEVELOPMENT**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(__) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **1320880**

(__) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any):_____ Lender's address:_____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: M Esparza Sign: M. Esparza Date: 4/2/10 [✓] Contractor [ ] Authorized Agent

3024 ½ N. Main Street

All application must be filled out by applicant.
(USE INK OR INDELIBLE PENCIL)

Ward 1

PLANS AND SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE) J. C. Gorman (Applicant)

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

Lot No. 2 Block 3

Moultons Addn.

District No. 3 M. B. page 6 F. B. page 35

O. K. City Assessor Per [illegible] Deputy

TAKE TO ROOM NO. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

No. 3024 N Main St Street

O. K. City Engineer Per [illegible] Deputy

1. PURPOSE OF BUILDING Stor & res. Number of rooms 4 & 6
2. OWNER'S NAME Ina Pherson
3. Owner's address 3024 N. Main St
4. Architect's name
5. CONTRACTOR'S NAME J. C. Gorman
6. Contractor's address 220 Glanmeth
7. ENTIRE COST OF PROPOSED BUILDING, $ 1000
8. Size of lot 50 x 175 Size of building 18 x 36
9. Will building be erected on front or rear of lot? front
10. NUMBER OF STORIES IN HEIGHT 2 Height to highest point of roof 20 ft
11. Height of first floor joist above curb level, or surface 1 ft
12. Character of ground: rock, clay, sand, filled, etc. Clay
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below the surface of ground 12 in
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 16 in
16. GIVE width of FOUNDATION and cellar walls at top 8 in
17. NUMBER and KIND of chimneys Number of flues
18. Number of inlets to each flue Interior size of flues x
19. Give sizes of following materials: MUDSILLS 2 x 6 Girders and stringers 8 x 4
EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 4
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
SECOND FLOOR JOIST 2 x 10 Third floor joist x Fourth floor joist x

AUG 31 1911

PERMIT NO. 7856 Date issued 191

OVER

(5)

Application Received [illegible]

20. Specify material of roofing.....

21. Specify material of partitions.....

22. Specify material of floors.....

23. Specify how many thicknesses of floor.....

24. How will halls and soffits of stairs be plastered? .....

25. Will cellar or basement ceiling be plastered?.....

26. Specify size of vent shafts to water closet compartments.....

27. What means of access to roof?.....

28. How many fire escapes will be provided?.....where placed? .....

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REMARKS.

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Application Received..... Time ..... Returned .....

All Applications must be filled out by Applicant

Bldg. Form 3

3

PLANS AND SPECIFICATIONS and other data must also be filed

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 ROOM No. 6 FIRST FLOOR	Lot ..... Block ..... Tract	Lot ..... Block ..... Tract	O. K. City Clerk By ..... Deputy.
CITY CLERK PLEASE VERIFY			
TAKE TO ROOM No. 405 SOUTH ANNEX	Book ..... Page ..... F. B. Page	Book ..... Page ..... F. B. Page	O. K. City Engineer By ..... Deputy.
ENGINEER PLEASE VERIFY	From No. ..... Street	To No. 3024 no Main Street	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building used for? Res
2. Owner's name Ira Pherson Phone
3. Owner's address 3024 N main 21
4. Architect's name Phone
5. Contractor's name Powell Phone
6. Contractor's address
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 150
8. Class of Present Building D No. of Rooms at present 7
9. Number of stories in height 1½ Size of present building 24 x 44
10. State how many buildings are on this lot One
11. State purpose buildings on lot are used for ~~get outter from Street~~ (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Bay windo removed put in straight wall Rutlers about 8 feet and to near about 20 feet Cist. place on brick foundation

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) Ira Pherson (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
23707	Plan Examiner.	DEC 1 1920 Clerk.	ISSUED DEC 1 1920 L.A. Bldg. Dept.

J. H. Alexander

12a

12. Size of new addition None x ..... No. of Stories in height .....

13. Material of foundation Brick Size footings 16 Size wall 8 Depth below ground 12

14. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs ..... x .....

15. Size of exterior studs ..... x ..... Size of interior non-bearing studs ..... x .....

16. Size of first floor joists ..... x ..... Second floor joists ..... x .....

17. Will all provisions of State Dwelling House Act be complied with? .....

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) Jra J Sherson
(Owner or Authorized Agent.)

Bldg. Form 8

3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION
Application to Alter, Repair, Move 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
Lot	Lot
Tract	Tract

Present location of building: 30 24½ No. Main St (House Number and Street)

New location of building: same (House Number and Street)

Between what cross streets: Griffin + Thorpe

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Residence (Store, Residence, Apartment House, Hotel, or any other purpose) Families: One Rooms: 3
2. Use of building AFTER alteration or moving: Residence Families: One Rooms: 3
3. Owner (Print Name): ANTONY AMSTADA Phone:
4. Owner's Address: 30 16 no/ main st
5. Certificated Architect: none State License No. Phone:
6. Licensed Engineer: none State License No. Phone:
7. Contractor: Joe Borla State License No. 35649 Phone: M.O. 16283
8. Contractor's Address: 2283 Baxter St.
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 100.00
10. State how many buildings NOW on lot and give use of each: 2 Residence (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: 16 x 32 Number of stories high: One Height to highest point: 15
12. Class of building: 2 Material of existing walls: wood Exterior framework: wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Change roof + replaster portion damaged by fire.

10% Fire

Owner

10-16-39

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone	Fire District	Fee 1.50
40369		C3	No. 3	Stamp here when Permit is issued
	Corrections verified	Bldg. Line NO Ft.	Street Widening NO Ft.	OCT 16 1939
	Plans, Specifications and Applications checked and approved	Application checked and approved 10/16/39 Clerk		
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required / Not Required / Valuation Included Yes—No		Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition — Size of Lot 50 x 150 Number of Stories when complete One

Material of Foundation — Width of Footing — Depth of footing below ground —

Width Foundation Wall — Size of Redwood Sill 2 x 6 Material Exterior Walls wood

Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4

Joists: First Floor 2 x 6 Second Floor — Rafters 2 x 4 Roofing Material Comp. Shingle

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Joe Borla
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1)
REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Joe Borla Street

Sign Here
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here Joe Borla
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here Joe Borla
(Owner or Authorized Agent)

REMARKS:

3028-3030 N. Main Street

All applications must be filled out by Applicant.

WARD 1

PLANS and SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of the detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(SIGN HERE) W. C. Henderson

Los Angeles, Cal., FEB 1 - 1911 191

CITY ASSESSOR: Please Verify

TAKE TO ROOM NO. 6 FIRST FLOOR

REMOVED FROM	REMOVED TO
Lot Block	Lot N 115 ft 1 Block 3
Tract	Tract
	Moultons Addn.
Book Page F. B. Page	Book 3 Page 6 F. B. Page

TAKE TO ROOM NO. 34 THIRD FLOOR

CITY ENGINEER: Please Verify Street Number

From No. To No. 3030 N Main St

1. Owner's name W. C. Henderson
2. Owner's address 3030 N main St
3. Architect's name
4. Contractor's name W. H. armstrong
5. Contractor's address 3 hancock St
6. Entire cost of the Proposed Improvements, $ 35 00
7. Purpose of the building Grainer
8. Class of building frame No. of rooms at present 1
9. No. of stories in height 1 Size of present building 34 X 34
10. Size of new addition X
11. Material of foundation Brick Size Footing Size of wall
12. Size of exterior studs X Interior studs X
13. Size of mud sills 2 X 4 Bearing studs X
14. Size of first floor joist 6 X Second floor joist X
15. STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:—

2 Winders 5 + 6 ½
Wether Board Back of
of One Room

PERMIT NO. 866 (5)

Date FEB 1 - 1911, 191

Application Rec'd

Bldg. Form 3

All applications must be filled out by applicant.

BOARD OF PUBLIC WORKS

PLANS AND SPECIFICATIONS and other data must also be filed

3

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 ROOM No. 9 FIRST FLOOR CITY CLERK PLEASE VERIFY	Lot ..... Block	Lot ..... Block	O. K. City Clerk By ..... Deputy
	Tract	Tract	
	Book ..... Page ..... F. B. Page	Book ..... Page ..... F. B. Page	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	From No. 3030 North Main Street		O. K. City Engineer By ..... Deputy
	To No. ..... Street		

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Grocery Warehouse
2. Owner's name M. H. Henderson Phone
3. Owner's address 738 E. 7 - Long Beach
4. Architect's name Phone
5. Contractor's name Sances Phone
6. Contractor's address
7. ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, Etc. } $ 100.
8. Class of Present Building Frame No. of Rooms at present Store Room
9. No. of stories in height 1 Size of present building x
10. State how many buildings are on this lot 2.
11. State purpose Buildings on lot are used for Store & Dwelling (Tenement House, Hotel, Residence or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

New floor & joice to replace old floor rotted out.

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) J. C. Stege Tenant
(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.	Permit issued
11099	Plan Examiner.	NOV 19 1919 K Clerk.	NOV 19 1919

12. Size of new addition ..... x ..... No. of Stories in height .....

13. Material of foundation ..... Size footings ..... Size wall ..... Depth below ground .....

14. Size of Redwood Mudsills ..... x ..... Size of interior bearing studs ..... x .....

15. Size of exterior studs ..... x ..... Size of interior non-bearing studs ..... x .....

16. Size of first floor joist ..... x ..... Second floor joist ..... x .....

NOTE—Answer the Following Questions For Dwellings and Flats Only:--

STATE DWELLING HOUSE ACT

17. Are there any living rooms in basement? .....

18. What is least area of any living room? .....

19. What is the least width of any living room? .....

20. What is the minimum ceiling height? .....

21. Give least size of any window court .....
(A window court is the unoccupied area, in front of all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, except that the eaves or cornice may project into same not to exceed 8 inches. Such area must contain at least 80 sq. ft.)

22. Give maximum cornice projection into such court .....

23. Will windows in each room be equal to one-eighth (1/8) of floor area? .....

24. What is the minimum height of floor joists above ground? .....

25. Will entire space underneath building be enclosed? .....

26. Will removable ventillating screens be provided for space under building? .....

27. Will a toilet be provided for each family? .....

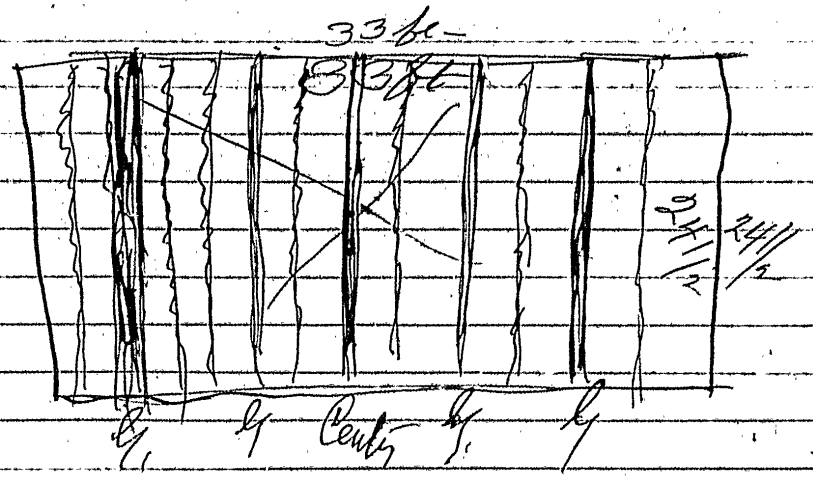
28. Give size of windows for toilets or bathrooms .....

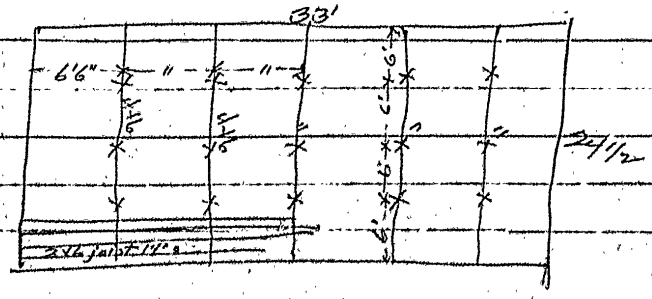
29. Will all provisions of State Dwelling House Act be complied with? .....

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) J. C. Alegre Jenard
(Owner or Authorized Agent)

New Floor





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. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot ____ Block ____ Tract ____	Lot ____ Block ____ Tract ____	O. K. City Clerk By ____ Deputy
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book 3030 Page ____ F. B. Page ____ From No. 3079 M. Main St. To No. Bet. Hancock and Johnson	Book ____ Page ____ F. B. Page ____ Street ____ Street ____	O. K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Store (Market)
2. What purpose will Building be used for hereafter? Store (Market)
3. Owner's name Costodio Guaragatta Phone ____
4. Owner's address 3079 M. Main St Eugene
5. Architect's name ____ Phone ____
6. Contractor's name E H Mott Phone ____
7. Contractor's address 1931 Baldwin ave
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 200.00
9. Class of present Building Frame No. of rooms at present 2
10. Number of stories in height 1 Size present Building 35 x 28
11. State how many buildings are on this lot 3
12. State purpose buildings on lot are used for Market - Private Garage (Residence) (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? ____

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: Porcelain Front to be removed and accordian door to be placed No structural changes or one Marquee

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) E H Mott (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.
6835	L O Finley 3-14 Plan Examiner	3-14-29 ZC Lafee Nash Clerk	ISSUED MAR 14 1929

R. H. Grayson

2 ac

Note

14. Size of new addition _____ x _____ No. of Stories in height _____

15. Material of foundation _____ Size footings _____ size wall _____ Depth below ground _____

16. Size of Redwood Mudsills _____ x _____ Size of interior bearing studs _____ x _____

17. Size of exterior studs _____ x _____ Size of interior non-bearing studs _____ x _____

18. Size of first floor joists _____ x _____ Second floor joists _____ x _____

19. Will all Lathing and Plastering Comply with Ordinance? _____

20. Will all provisions of State Housing Act be complied with? _____

None

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinance and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) E H Mott
(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

Please change application
Owner: 3070 Mission St
Dr. 3030 Dr
Reason
Date
(Owner or Agent)

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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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
Lot	Lot
Tract	Tract

Present location of building: 3030 No. Main St. (House Number and Street)

New location of building: Same (House Number and Street)

Between what cross streets:

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Store Grocery (Store, Residence, Apartment House, Hotel, or any other purpose) Families ..... Rooms .....
2. Use of building AFTER alteration or moving: Store Families ..... Rooms .....
3. Owner (Print Name): JOE GUGGETTI Phone .....
4. Owner's Address: 3030 No. Main St.
5. Certificated Architect ..... State License No. ..... Phone .....
6. Licensed Engineer ..... State License No. ..... Phone .....
7. Contractor: Joe Borla State License No. 35649 Phone MU 2946
8. Contractor's Address: 3210 Ettrick St
9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} $ 79.00
10. State how many buildings NOW on lot and give use of each: 2 Store & residence (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: 30 x 30 Number of stories high: one Height to highest point: 13
12. Class of building: D Material of existing walls: 1 & 2 Exterior framework: wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Repair floor & roof, put plaster board & new siding over old portion of store

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 16681	Plans and Specifications checked	Zone C3	Fire District No. 3
	Corrections verified	Bldg. Line NO Ft.	Street Widening Ft.
	Plans, Specifications and Applications checked and approved: W. Prusch	Application checked and approved: JBE Clerk	
PLANS Rec'd	For Plans See	Filed with	SPRINKLER Required Valuation Included / Specified Yes—No

Fee

Stamp here when Permit is issued

JUL -3 1936

Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition ...none... Size of Lot ...6... x ...13... Number of Stories when complete ...one...

Material of Foundation ...concrete... Width of Footing ..... Depth of footing below ground .....

Width Foundation Wall ..... Size of Redwood Sill ...2... x ...6... Material Exterior Walls ...wood...

Size of Exterior Studs ..... x ..... Size of Interior Bearing Studs ..... x .....

Joists: First Floor ...2 x 6... Second Floor ..... x ..... Rafters ...2... x ...4... Roofing Material ...comp...

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here ...Joe Barla... (Owner or Authorized Agent)

By .....

FOR DEPARTMENT USE ONLY

Application ...W.P....	Fire District ...W.P....	Bldg. Line	Termite Inspection .....
Construction	Zoning	Street Widening	Forced Draft Ventil. .....

(1) REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

..... Street

Sign Here ..... (Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here ...Joe Barla... (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here ...Joe Barla... (Owner or Authorized Agent)

REMARKS: .....

CA 7075

Joe Gaggetti

054

Bldg. Form 3

3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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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
Lot	Lot
Tract	Tract

Present location of building: 3030 N. Main St. (House Number and Street)

New location of building: Same (House Number and Street)

Between what cross streets: Alameda

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Grocery (Store, Residence, Apartment House, Hotel, or any other purpose) Families ..... Rooms .....
2. Use of building AFTER alteration or moving ..... Families ..... Rooms .....
3. Owner (Print Name): Joe Leggetta Phone .....
4. Owner's Address: 3030 N. Main St.
5. Certificated Architect ..... State License No. ..... Phone .....
6. Licensed Engineer ..... State License No. ..... Phone .....
7. Contractor: Hill Tent & Awning Co. State License No. 31385 Phone RI 4342
8. Contractor's Address: 2446 S. Main St. OK (W.H.)
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 30.00
10. State how many buildings NOW on lot and give use of each: Grocery (Residence, Hotel, Apartment House, or any other purpose) DOUBLE FEES
11. Size of existing building ..... x ..... Number of stories high 1 Height to highest point .....
12. Class of building Frame Material of existing walls ..... Exterior framework ..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

2 Roy pull up awning covers

To comply with section 153

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 9185	Plans and Specifications checked	Zone	Fire District No.
	Corrections verified	Bldg. Line Ft.	Street Widening Ft.
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 3/23/37 Clerk	
PLANS Rec'd	For Plans See	Filed with	SPRINKLER Required Valuation Included / Specified Yes—No

Fee 90.0

Stamp here when Permit is issued

DOUBLE FEES

MAR 24 1937

Inspector M. A. Burke 20

Attorney

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....Hill Lent & Lumber Co.
(Owner or Authorized Agent)

By.....Albert T. Hill

FOR DEPARTMENT USE ONLY

Application	Fire District.....	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move 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:

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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
Lot	Lot
Tract	Tract

Present location of building: 3030 N. Main St. (House Number and Street)

New location of building: 3030 N. Main St. (House Number and Street)

Between what cross streets: North Main & Hancock St.

Approved by City Engineer. _____ Deputy.

1. Purpose of PRESENT building: Store (Store, Residence, Apartment House, Hotel, or any other purpose) Families ____ Rooms ____
2. Use of building AFTER alteration or moving ____ Families ____ Rooms ____
3. Owner (Print Name) C. GUEZZETTA Phone ____
4. Owner's Address 3030 N. Main St.
5. Certificated Architect none State License No. ____ Phone ____
6. Licensed Engineer none State License No. ____ Phone ____
7. Contractor Joe Taulli State License No. ____ Phone ____
8. Contractor's Address 2112 Mozart St.
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 300 RPC
10. State how many buildings NOW on lot and give use of each. Store 1 Fam Res (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 35 x 35 Number of stories high 1 Height to highest point 15
12. Class of building D Material of existing walls [illegible] Exterior framework wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Concrete foundation & concrete floor & doors to lowered 12 IN.

No Structural Change

Fontana

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY				
PERMIT NO. 18560	Plans and Specifications checked	Zone C3	Fire District No. 3	Fee 2.50 Stamp here when Permit is issued JUN 20 1938
	Corrections verified	Bldg. Line NA Ft.	Street Widening NA Ft.	
	Plans, Specifications and Applications rechecked and approved [illegible]	Application checked and approved 6/20/38 [illegible] Clerk		
PLANS Rec'd	For Plans See	Filed with	SPRINKLER Required Valuation Included Specified—Yes—No	Inspector [illegible]

21

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition None Size of Lot ..... x ..... Number of Stories when complete 1

Material of Foundation Concrete Width of Footing 12 Depth of footing below ground 6

Width Foundation Wall 6 Size of Redwood Sill 2 x 6 Material Exterior Walls ——

Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs ..... x .....

Joists: First Floor Slab Second ~~Floor~~ ..... x ..... Rafters ..... x ..... Roofing Material ——

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Joe Taulli
(Owner or Authorized Agent)

By C. V. Taulli

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil

(1)
REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

..... Street

Sign Here .....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here .....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here .....
(Owner or Authorized Agent)

REMARKS: .....

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. 1 Block 3

Tract Moltons

Location of Building 3028—30 No. Main (House Number and Street)

Between what cross streets? Hancock & Johnson

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Shop bernad (Store, Dwelling, Apartment House, Hotel or other purpose) Families ..... Rooms 3
2. State how long building has been used for present occupancy .....
3. Use of building AFTER alteration or moving ..... Families ..... Rooms .....
4. Owner C Guzetta (Print Name) Phone .....
5. Owner's Address 3028 No Main P. O. Lot State .....
6. Certificated Architect ..... License No. ..... Phone .....
7. Licensed Engineer D.W. Wood State License No. W 418 Phone .....
8. Contractor West Coast Wrecking Co State License No. 146653 Phone CA2-4792
9. Contractor's Address 1547 No. Bonnie Beach Pk. LA 63
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.) $ 300
11. State how many buildings NOW on lot and give use of each. 2 Shops & 1 Dwell (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 20 x 50 Number of stories high 1 Height to highest point 14'
13. Material Exterior Walls wood (Wood, Steel or Masonry) Exterior framework wood (Wood or Steel)
14. Describe briefly all proposed construction and work: Demolition & Remove

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 West Coast Wrecking Co. (Owner or Authorized Agent)

By Donald R. Wood

DISTRICT OFFICE .....

FOR DEPARTMENT USE ONLY

PLAN CHECKING			OCCUPANCY SURVEY		Investigation Fee $ .....
Valuation $			Area of Bldg. ..... Sq. Ft.		Cert. of Occupancy Fee $ 50
Fee $			Fee $		Bldg. Permit Fee $ 2 50
					Total $ .....
TYPE II	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 55 X 165	K Ft. rear alley / Ft. side alley; Clerk Bom
GROUP G-1	Plans and Specifications checked		Zone M-1	Fire District No. 2	District Map No. 135-221
For Plans See	Correction Verified		Bldg. Line Ft.	Street Widening Ft.	Application checked and approved SEP 30 1954 Clerk Bom
Filed with	Plans, Specifications and Application checked and approved. Bom		Continuous Inspection	SPRINKLER Required Valuation Included Yes— —No	Inspector Sullivan

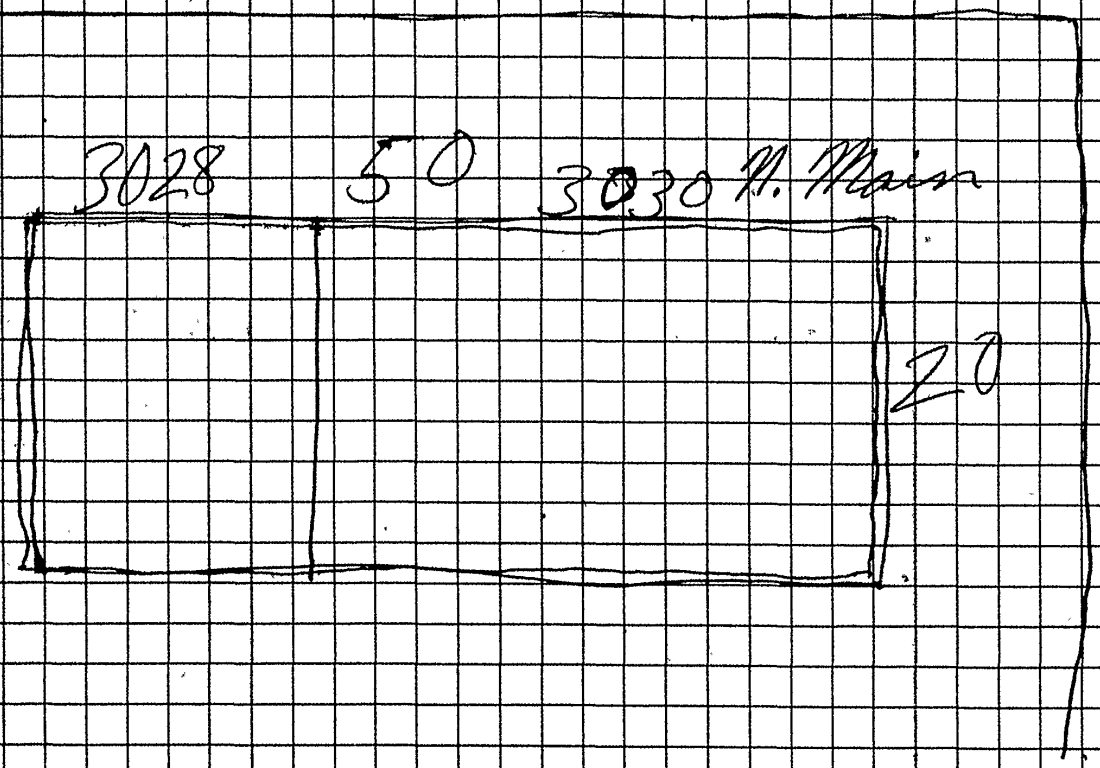
ZA 8102

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking	SEP 30 1954				✓
Building Permit				0117	

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy Survey


3028
50
3030 N. Main
20

1

...ION TO CONSTRUCT NEW BUILDING ..
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ... DEPT. OF BUILDING AND SAFETY

DIST. MAP 135221	1. LEGAL LOT 1	BLK. 3	TRACT Moultons Addition to L A
ZONE M-1	JOB ADDRESS 3030 N. Main		APPROVED B S
FIRE DIST. 2	2. BETWEEN CROSS STREETS Hancock AND Johnston		
INSIDE KEY	3. PURPOSE OF BLDG. STORE Store		
COR. LOT EXG. Guzetta ? DEV. COR.	4. OWNER G. Guzzetta Guzetta		
LOT SIZE 55 x 165	5. OWNER'S ADDRESS 1890 Hancock St.		
REAR ALLEY SIDE ALLEY	6. CERT. ARCH. none	STATE LICENSE NUMBER	
BLDG. LINE	7. LIC. ENGR. none	STATE LICENSE NUMBER	
AFFIDAVITS	8. CONTRACTOR Harry A. Lewis	STATE LICENSE NUMBER 1732	
BLDG. AREA 2780	9. SIZE OF NEW BLDG. 55 x 50	STORIES 1	HEIGHT 14
SPRINKLERS REQ'D. SPECIFIED	10. MATERIAL OF EXTERIOR WALLS: ☒ WOOD ☒ STUCCO	☐ METAL ☐ BRICK	☐ CONC. BLOCK ☐ CONCRETE

1

3030 N. Main St.

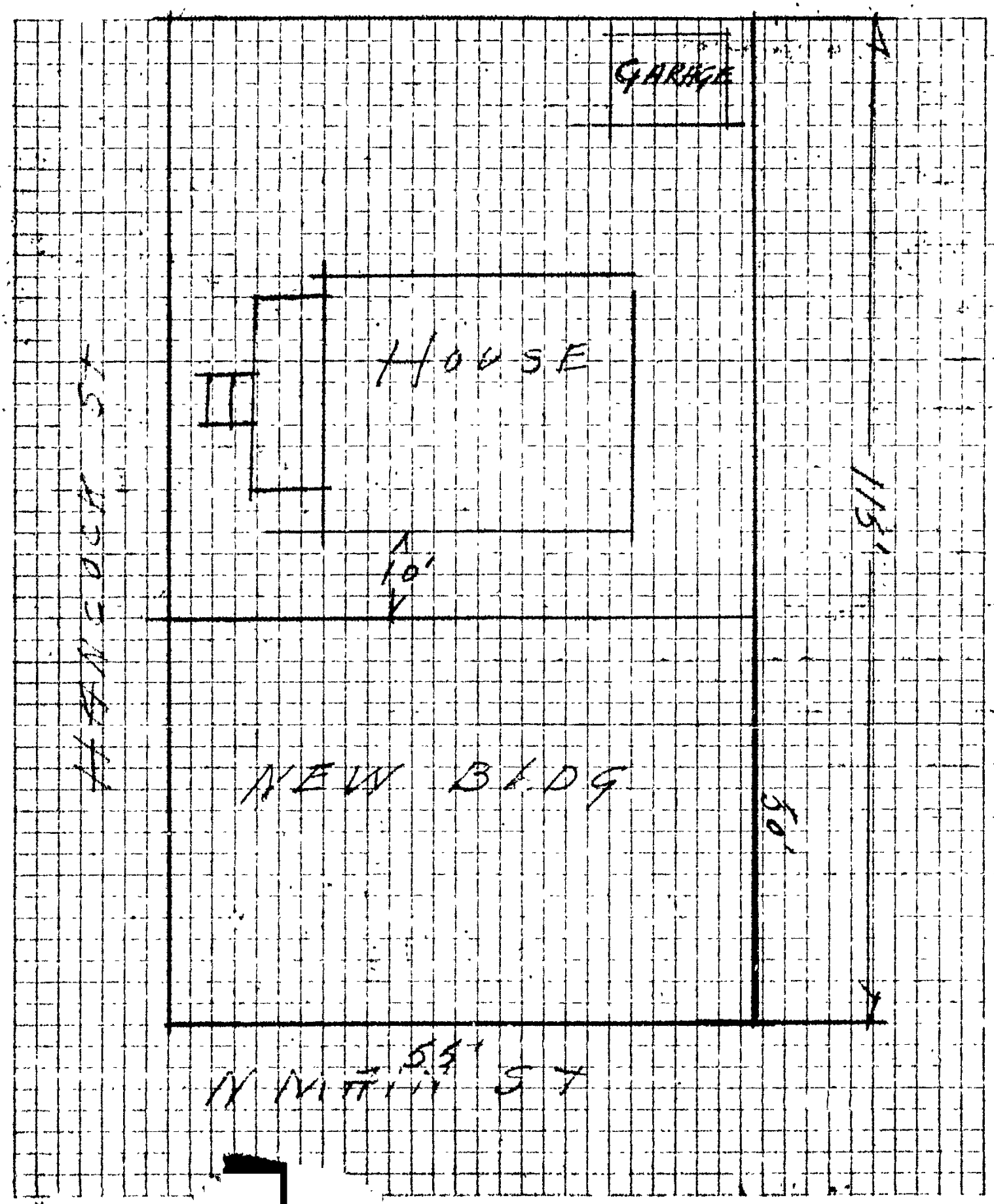
VALIDATION LA13361		Feb. 4, 1955	62741
TYPE V	GROUP G-I	MAX. OCC.	APR 7 1955 LA13361
DIST. OFFICE			
C. OF O. ISSUED		P.C. $20.00	BP $ 33 —

DWELL. UNITS	11. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 10,000	VALUATION APPROVED Lendry
PARKING SPACES		APPLICATION CHECKED Garfinkel
GUEST ROOMS	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	PLANS CHECKED Lendry
FILE WITH	Harry A Lewis SIGNED	CORRECTIONS VERIFIED Lendry
CONT. INSP. LA 8102		PLANS APPROVED
Gradi ng	This Form When Properly Validated is a Permit to Do the Work Described	APPLICATION APPROVED

L 3785 Form B-1

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

LEGAL DESCRIPTION



On Plot Plan Show all

ach

3 No 505 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: 1	BLK.: 3	TRACT: [redacted]	ADDRESS APPROVED: N.S.
2. BUILDING ADDRESS: 3030 N Main Street			[redacted]	DIST. MAP: 135-52
3. BETWEEN CROSS STREETS: [redacted]				ZONE: M-2
4. PRESENT USE OF BUILDING: medical		NEW USE OF BUILDING: same		FIRE DIST.: H 100'
5. OWNER'S NAME: George Brandt		PHONE		INSIDE / KEY
6. OWNER'S ADDRESS: 3030 N. Main St.		P.O.: L.A	ZONE	COR. LOT / REV. COR.
7. CERT. ARCH.: none		STATE LICENSE	PHONE	LOT SIZE: 51.40 X 130
8. LIC. ENGR.: Vincent Kevin Kelly		STATE LICENSE: 12494	PHONE: 4511452	
9. CONTRACTOR: Nite & Day Sign Co.		STATE LICENSE: 155676	PHONE	REAR ALLEY / SIDE ALLEY
10. CONTRACTOR'S ADDRESS: 2127 Santee St.		P.O.: L.A 11	ZONE	BLDG. LINE
11. SIZE OF EXISTING BLDG.:	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA

3 3030 N. Main St. — DISTRICT OFFICE: LA

12. MATERIAL: [X] WOOD [ ] METAL [ ] CONC. BLOCK; EXT. WALLS: [X] STUCCO [ ] BRICK [ ] CONCRETE	ROOF CONST.: [X] WOOD [ ] STEEL [ ] CONC. [ ] OTHER	ROOFING	SPRINKLERS REQ'D. / SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $570.00		VALUATION APPROVED	AFFIDAVITS
14. SIZE OF ADDITION: 42 sq. ft. sign	STORIES	HEIGHT	APPLICATION CHECKED
15. NEW WORK: (Describe) D. F. illum roof sign	EXT. WALLS	ROOFING	PLANS CHECKED / DWELL. UNITS
			CORRECTIONS VERIFIED / SPACES PARKING
			PLANS APPROVED / GUEST ROOMS
			APPLICATION APPROVED / FILE WITH
			INSPECTOR / CONT. INSP.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed [signature]

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.R.	O.S.	C/O
Sign			2 60			4 00			

Fwy OK

FEB-21-04 08729 E •59361 W — 2 CK 2.60

FEB-21-04 08730 E •59361 W — 1 CK 4.00

P.C. No. ____ GRADING ____ CRIT. SOIL ____ CONS. ____

N. MAIN ST.
SIGN
16' Pole @ 15'

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES — DEPT OF BUILDING AND SAFETY

3 3 2 0 0 2 0 0 5 0

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 1	BLOCK: 3	TRACT: Moulton's Add'n	CITY CLERK REF NO.: MR 5-468	DIST MAP: 135B221 / CENSUS TRACT: 1999
2. PRESENT USE OF BUILDING ( ) store		NEW USE OF BUILDING ( ) garment manuf.			ZONE: CM-2
3. JOB ADDRESS: 3030 N Main St				SUITE/UNIT NO.	FIRE DIST.: two / COUN. DIST: 14
4. BETWEEEN CROSS STREETS: Hancock St		AND: Johnston St			LOT TYPE: cor
5. OWNER'S NAME: Pok Chi Chui	( ) TENANT	(✓) BUILDING	PHONE: 221-3131		LOT SIZE
6. OWNER'S ADDRESS: 2218 Thomas St #1		CITY: LA	ZIP: 90031		
7. ENGINEER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS		CITY	ZIP		DOCUMENTS/ EASEMENTS
10. CONTRACTOR: owner/builder		BUS. LIC. NO.: NOT REQ'D.	ACTIVE STATE LIC. NO.	PHONE	ZI 1652 CC; ZI 1574 CC

11. SIZE OF EXISTING BLDG. WIDTH 50 LENGTH 55	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 store	
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
13. JOB ADDRESS: 3030 N. Main St			SUITE/UNIT NO.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 10,000			DIST. OFF.: LA / P.C. REQ'D
15. NEW WORK (Describe): change of use to ~~sewing factory~~ GARMENT MANUF.				GRADING / SEISMIC / HWY. DED.: YES / FLOOD

NEW USE OF BUILDING: GARMENT MANUFACTURING	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH: Craven
TYPE: V	GROUP OCC.: B2	MAX OCC.	BUILDING / ZONING / PLANS CHECKED: Craven	ZONED BY: CC 7-5-91
DWELL. UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED: Craven	TYPIST: er
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED S C HC	INSPECTION ACTIVITY: CS / (GEN.) / MAJ. S / EQ	INSPECTOR

P.C. 88.45	G.P.I. + NP	CONT. INSP.	
S.P.C.	P.M.		
B.P. 104.06	E.I. 2.10	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D.	O.S.S. 1.77		
ISS. OFA LA	S.O.S.S. 2.12	SPRINKLERS REQ'D SPEC.	
P.C. NO. 91C	C/O	ENERGY NO	DAS YES

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

☐ REQUIRED ☐ EXEMPT

ASBESTOS NOTIFICATION

Check Box ☐ Notification letter sent to AQMD or EPA.

☐ I declare that notification of asbestos removal is not applicable to addressed project.

Signature _____ Date _____

B & S 08-B-3 (R.7/90)

CASHIER'S USE ONLY

06/26/91 03:26:10PM LA06 T-0995 C 27
BUILD PLAN CHE 83.45
ONE STOP 1.77
TOTAL 90.22
CHECK 90.22

3030 N. MAIN ST.

07/05/91 02:21:15PM LA04 T-3546 C 06
BLD PER COMMER 104.06
EI COMMERCIAL 2.10
ONE STOP 2.12
TOTAL 108.28
CHECK 108.28

91LA 77481

91LA 77481

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date 7-9-91 Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 7-9-91 Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed (See Sec. 91.0202 LAMC).

CDL# N384223 1.

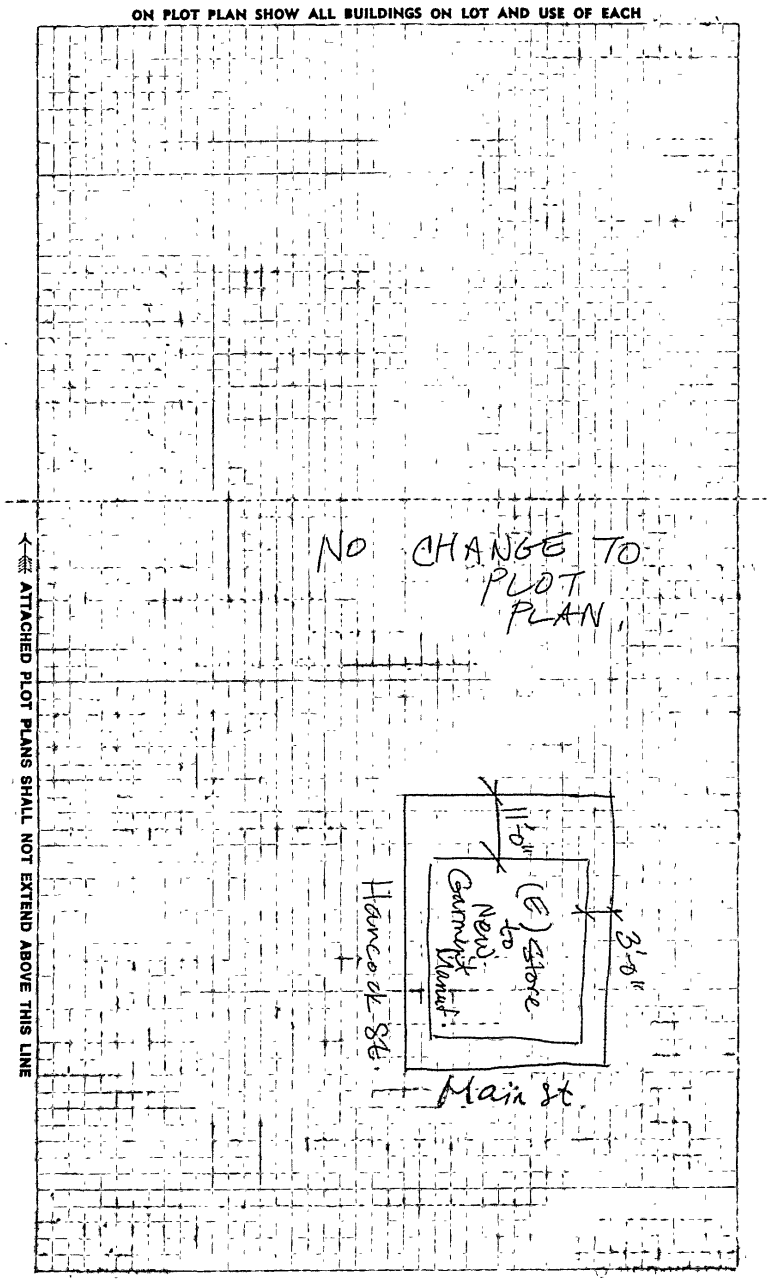
Signed _____ (Owner or agent having property owner's consent) Owner Position 7-9-91 Date

3 3 2 0 7 2 0 0 7 1 7

Bureau of Engineering	ADDRESS APPROVED		Bergman 6-26-91
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Public Works Improvement	Required YES ☐ NO ☐ PERMIT	#	
SEWERS WYE 135-221 D		SEWERS AVAILABLE	Rod Davis 6-26-91
RES. NO.		NOT AVAILABLE	Rod Davis 6-26-91
CERT. NO. C91500950		SFC PAID	Rod Davis 6-26-91
	SFC NOT APPLICABLE	SFC DUE	Rod Davis 6-26-91
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety.	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		E. Spencer 7-5-91
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

1822 N. Johnston Street

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 135-221	1. LEGAL LOT No	BLK. CEG	TRACT PC
ZONE M-2	2. BLDG. ADDRESS 1822½ Johnston St., L.A.		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. No. Main AND Alhambra		
INSIDE KEY	4. PRESENT USE OF BLDG. Dwelling	NEW USE OF BLDG. Dwelling	
COR. LOT REV. COR.	5. OWNER Margaret & Marian Gelalich		
LOT SIZE x	6. OWNER'S ADDRESS 3725 Collis Ave., L.A.		
REAR ALLEY SIDE ALLEY	7. CERT. ARCH.	STATE LICENSE NUMBER	
BLDG. LINE	8. LIC. ENG.	STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR Western States Home Improv. Co.	STATE LICENSE NUMBER 133983	
BLDG. AREA	10. SIZE OF EX. BLDG. 25 x 40 STORIES 1 HEIGHT 14'		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: [X] WOOD [ ] METAL [ ] CONC. BLOCK [ ] STUCCO [ ] BRICK [ ] CONCRETE	ROOF CONST: [X] WOOD [ ] STEEL [ ] CONC. [ ] OTHER	

3 1822½ Johnston St.

VALIDATION LA 6495			
TYPE	GROUP	MAX. OCC.	MAR 9 1955 LA 6495
DIST. OFFICE			
C. OF O. ISSUED			No P.C. # BP. 380

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 500.00	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION x STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: asbestos MATERIAL EXT. WALLS siding MATERIAL ROOF	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	Larry White, Jr. SIGNED	PLANS APPROVED
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED MAR 8 1955

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form B-3—75M Sets—11-54

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 135-221	1. LEGAL LOT: No LEGAL — BLK. — TRACT
ZONE M-2	2. BLDG. ADDRESS: 1822 Johnston St., L.A. — APPROVED
FIRE DIST.	3. BETWEEN CROSS STS.: No. Main AND Alhambra Aves.
INSIDE / KEY	4. PRESENT USE OF BLDG.: Dwelling — NEW USE OF BLDG.: Dwelling
COR. LOT / REV. COR.	5. OWNER: Margaret & Marian Gelalich
LOT SIZE X	6. OWNER'S ADDRESS: 3725 Collis Ave., L.A.
REAR ALLEY / SIDE ALLEY	7. CERT. ARCH. — STATE LICENSE NUMBER
BLDG. LINE	8. LIC. ENG. — STATE LICENSE NUMBER
AFFIDAVITS	9. CONTRACTOR: Western States Home Improv. Co. — STATE LICENSE NUMBER 133983
BLDG. AREA	10. SIZE OF EX. BLDG.: 25 x 40 STORIES 1 HEIGHT 14'
SPRINKLERS REQ'D. / SPECIFIED	11. MATERIAL EXT. WALLS: [X] WOOD [ ] METAL [ ] CONC. BLOCK [ ] STUCCO [ ] BRICK [ ] CONCRETE — ROOF CONST: [X] WOOD [ ] STEEL [ ] CONC. [ ] OTHER

3 ~ 1822 Johnston St.

VALIDATION LA 6491			
TYPE	GROUP	MAX. OCC.	MAR 9 1955 LA 6491
DIST. OFFICE			
C. OF O. ISSUED			No P.C. B.P 3.50

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 500.00	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION: x STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: asbestos MATERIAL EXT. WALLS siding MATERIAL ROOF	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	Lonny White, Mgr. SIGNED	PLANS APPROVED
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED MAR 8 1955

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form B-3—75M Sets—11-54

1826-1834 N. Johnston Street

All Applications Must be Filled Out by Applicant

Bldg. Form 1

1

PLANS AND SPECIFICATIONS and other data must also be filed

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A"—"B"—"C"

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.

TAKE TO Room No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)

ENGINEER PLEASE VERIFY

Lot No. Lot #8, Block Block #8
(Description of Property)
Moulton's Addition, Los Angeles,

District No. ..... M. B. Page ..... F. B. Page .....

No. 1832 Johnston St. Street
(Location of Job)
Bet. N. Main St. & Alhambra

O. K. City Clerk ..... By ..... Deputy

O. K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Warehouse No. of Rooms 2 No. of Families —
2. Owner's name Otto Fusso Phone MA-1371
3. Owner's address #701 Castelar Street, Los Angeles
4. Architect's name C. F. Skillman Phone PK-8434
   Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
   STATE LICENSE NO. A-116
5. Contractor's name Henry Rosa Phone TW-7218
6. Contractor's address 1859-78th Place STATE LICENSE NO. 421 95 pm
7. TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $7000.00
8. Any other building or permit for a building on lot at present? No How used? —
9. Size of proposed building 55'-0" x 100'-0" Size of lot 55'-0" x 165'-0" feet
10. Number of stories in height One Height to highest point 19'-0"
11. Material of foundation Concrete Character of soil Stable
12. Material of exterior walls Brick
13. Material of interior construction Wood studs, lath and plaster
14. Material of floors Concrete directly on earth
15. Material of roof Composition
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? M2 No BL No FD

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER 7/12

(Sign Here) C. F. Skillman Architect
(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.
9525	Plan Examiner	7-26-34 Clerk	JUL 26 1934

Plans

E P Stan

302

7-2786

24.00

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

PLAN CHECKING
RECEIPT NO. 995-
VALUATION $ 7000
FEE PAID $ 15

All Applications Must be Filled Out by Applicant

Bldg. Form 1

1

PLANS AND SPECIFICATIONS and other data must also be filed

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A"—"B"—"C"

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.

TAKE TO Room No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)

ENGINEER PLEASE VERIFY

Lot No. Lot #8, Block Block #8
(Description of Property)
Moulton's Addition, Los Angeles,

District No. ..... M. B. Page ..... F. B. Page .....

No. 1832 Johnston St. Street
(Location of Job)
Bet. N. Main St. & Alhambra

O. K. City Clerk ..... By ..... Deputy

O. K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Warehouse No. of Rooms 2 No. of Families —
2. Owner's name Otto Fusso Phone MA-1371
3. Owner's address #701 Castelar Street, Los Angeles
4. Architect's name C. F. Skillman Phone PK-8434
   Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
   STATE LICENSE NO. A-116
5. Contractor's name Henry Rosa Phone TW-7218
6. Contractor's address 1859-78th Place STATE LICENSE NO. 421 95 pm
7. TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $7000.00
8. Any other building or permit for a building on lot at present? No How used? —
9. Size of proposed building 55'-0" x 100'-0" Size of lot 55'-0" x 165'-0" feet
10. Number of stories in height One Height to highest point 19'-0"
11. Material of foundation Concrete Character of soil Stable
12. Material of exterior walls Brick
13. Material of interior construction Wood studs, lath and plaster
14. Material of floors Concrete directly on earth
15. Material of roof Composition
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? M2 No BL No FD

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER 7/12

(Sign Here) C. F. Skillman Architect
(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.
9525	Plan Examiner	7-26-34 Clerk	JUL 26 1934

Plans

E P Stan

302

7-2786

24.00

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

PLAN CHECKING
RECEIPT NO. 995-
VALUATION $ 7000
FEE PAID $ 15

Bldg. Form 3

3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot	Lot
Tract	Tract

Present location of building: 1832 Johnson St. (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: Mission Road & Main

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Vacant Land (Store, Residence, Apartment House, or any other purpose.) Families ..... Rooms .....
2. Use of building AFTER alteration or moving: Warehouse Families ..... Rooms .....
3. Owner (Print Name): A Basso Phone .....
4. Owner's address: 1835 Johnson St.
5. Certificated Architect ..... State License No. ..... Phone .....
6. Licensed Engineer ..... State License No. ..... Phone .....
7. Contractor: H L Redd State License No. 421 Phone .....
8. Contractor's address: 1859 W. 7th Pl.
9. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 100.00
10. State how many buildings NOW on lot and give use of each: One (Residence, Hotel, Apartment House, or any other purpose.)
11. Size of existing building ..... x ..... Number of stories high 1 Height to highest point .....
12. Class of building C Material of existing walls Brick Exterior framework Brick (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Pit for Tank

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY 8-23-34 Fee 1.00

PERMIT NO.	Plans and Specifications checked: Makosky	Zone: M-2	Fire District No. no	Stamp here when Permit is issued
10760	Corrections verified: Makosky	Set Back: no Ft.	Street Widening: no Ft.	AUG 23 1934
PLANS Rec'd. X	Plans, Specifications and Applications rechecked and approved: McCutcheon	Application checked and approved: Krause Clerk.		
	For Plans See 9675/34	Filed with X	SPRINKLER Required X Valuation Included Specified Yes X No	Inspector: E. R. Starr

per 150 Phoenix

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....John W. Gutter
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Set back.....	Termite Inspection .....
Construction.....	Zoning	Street Widening.....	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here .....
Owner or Authorized Agent.

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here .....
(Owner or Authorized Agent)

REMARKS: .....

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BEAMS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE

OWNER OR AUTHORIZED AGENT

Bldg. Form 8

3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move 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 the applicant or possession in, the property described in such permit.

REMOVED FROM — **REMOVED TO**

Lot ..... Lot .....

Tract .....

Present location of building } #1832 Johnston Street, Los Angeles
(House Number and Street)

New location of building } .....
(House Number and Street)

Approved by City Engineer

Between what cross streets } Alhambra Avenue and Main Street

Deputy.

1. Purpose of PRESENT building Winery (Store, Residence, Apartment House, Hotel, or any other purpose) Families — Rooms —
2. Use of building AFTER alteration or moving ..... Families — Rooms —
3. Owner (Print Name) OTTO BASSO Phone CA 4423
4. Owner's Address #1824 Johnston Street Los Angeles
5. Certificated Architect C.F. SKILLING State License No. A-116 Phone PR-8434
6. Licensed Engineer — None — State License No. — Phone —
7. Contractor HENRY L. REDD State License No. 421 Phone TW-7218
8. Contractor's Address 1859 West 78th Place Los Angeles OKWMT
9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} $ 300.00
10. State how many buildings NOW on lot and give use of each. One (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 55 x 100' Number of stories high 1 Height to highest point 22'
12. Class of building C Material of existing walls Brick Exterior framework Brick (Wood or Steel)

Describe briefly and fully all proposed construction and work:

~~Foundation only~~

New addition 1 story frame 34' x 100'

Fill in Application on other Side and Sign Statement **(OVER)**

PERMIT NO.	FOR DEPARTMENT USE ONLY 5513			Fee 2.50
21653	Plans and Specifications checked	Zone M-2	Fire District No. 160	Stamp here when Permit is issued
	Corrections verified	Bldg. Line 40 Ft.	Street Widening 0 Ft.	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 5/19/26 Clerk		
PLANS Rec'd 4/30	For Plans See / Filed with	SPRINKLER Required / Specified Valuation Included Yes—No		Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 34 x 100 Size of Lot — x — Number of Stories when complete 1

Material of Foundation Conc. Width of Footing 1'-9" Depth of footing below ground 2'-0"

Width Foundation Wall 12" Size of Redwood Sill — x — Material Exterior Walls Br.

Size of Exterior Studs — x — Size of Interior Bearing Studs — x —

Joists: First Floor Conc. Slab x Second Floor — x — Rafters 2x10 x Roofing Material Comp

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Otha Banda
(Owner or Authorized Agent)

By C. T. Killingsworth

FOR DEPARTMENT USE ONLY

Application N	Fire District N	Bldg. Line N	Termite Inspection
Construction	Zoning N	Street Widening N	Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here
(Owner or Authorized Agent)

REMARKS:

Foundation Plan O.K. City Plan Comm
8/19/36 By W N Sharpe

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 1

1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A" "B" "C"

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.

TAKE TO Room No. [illegible] (2ND FLOOR)

CITY CLERK PLEASE VERIFY

Lot No. ..... Block .....
(Description of Property)

District No. ..... M. B. Page ..... F. B. Page .....

O. K. City Clerk ..... By ..... Deputy

TAKE TO ROOM No. [illegible] (MAIN ST. FLOOR)

ENGINEER PLEASE VERIFY

No. 1824 Johnston Street, Los Angeles. Street
(Location of Job)

Main & Alhambra.

O. K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Boiler room No. of Rooms 1 No. of Families —
2. Owner's name Otto Banco Phone CA-4135
3. Owner's address 1824 Johnston Street, Los Angeles
Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
4. Architect's name G. F. Skilling STATE LICENSE NO. Z-116 Phone Rx-8434
5. Contractor's name Henry L. Redd STATE LICENSE NO. 431 Phone TW-7218
6. Contractor's address 1859 West 78th Place, Los Angeles. OK W147
7. TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ 800.00
8. Any other building or permit for a building on lot at present? one How used? Residence and old shed.
9. Size of proposed building 18' x 22' Size of lot 40' x 160' feet
10. Number of stories in height one Height to highest point 20'
11. Material of foundation Concrete Character of soil Adobe.
12. Material of exterior walls Brick
13. Material of interior construction No interior construction.
14. Material of floors Concrete
15. Material of roof Composition
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? M-2 No F.D. 7 13

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign Here) Otto Banco by G. F. Skilling
(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.
27902	Plans [illegible] Plan Examiner	10/26 [illegible] Clerk	OCT 9 1936

500

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

Bldg. Form 1

USE INK OR INDELIBLE PENCIL

5 4

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot 10	Lot 12
3	3
Tract Moulton	Tract Moulton

Present location of building: #1826 N. Johnston Street, Los Angeles. (House Number and Street)

New location of building: #1820 N. Johnston Street, Los Angeles. (House Number and Street)

Between what cross streets: Alhambra & Main

Approved by City Engineer. Deputy.

1. Purpose of PRESENT building: Residence (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 7
2. Use of building AFTER alteration or moving: Residence Families 1 Rooms 7.
3. Owner (Print Name): OTTO BASSO Phone Ga-4423
4. Owner's Address: 1826 N. Johnston Street, Los Angeles.
5. Certificated Architect: ------- none State License No. --- Phone --
6. Licensed Engineer: ------- none State License No. --- Phone --
7. Contractor: Henry L. Redd State License No. 421 Phone TW-7218
8. Contractor's Address: 1859 West 78th. Place, Los Angeles.
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $250.00
10. State how many buildings NOW on lot and give use of each: Small shed on rear of lot. No other buildings. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 30' x 40' Number of stories high 1½ Height to highest point 20'
12. Class of building D Material of existing walls Wood Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Existing building to be moved from present location to new location. New concrete foundation to be constructed and building placed on same and all plumbing to be reconnected with sewer.

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone M2	Fire District No. —	Fee 2.50 Stamp here when Permit is issued
14162	Corrections verified	Bldg. Line — Ft.	Street Widening Ft.	JUN 9 1936
PLANS Rec'd	Plans, Specifications and Application rechecked and approved 6/9/36	Application checked and approved 6/9/36	Clerk	Inspector
	For Plans Fee	Filed with	SPRINKLER Required Valuation included	Specified Yes—No

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition ~~None~~ x ..... Size of Lot ..... x ..... Number of Stories when complete .....

Material of Foundation Cement ..... Width of Footing 16 ..... Depth of footing below ground Fill

Width Foundation Wall 8" ..... Size of Redwood Sill 2 x 6 ..... Material Exterior Walls .....

Size of Exterior Studs ..... x ..... Size of Interior Bearing Studs ..... x .....

Joists: First Floor 2 x 6 ..... Second Floor ..... x ..... Rafters ..... x ..... Roofing Material .....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here ..... X Henry L. Redd
(Owner or Authorized Agent)

By .....

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Termite Inspection .....
Construction	Zoning	Street Widening	Forced Draft Ventil .....

(1) REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

..... Street

Sign Here .....
(Owner or Authorized Agent)

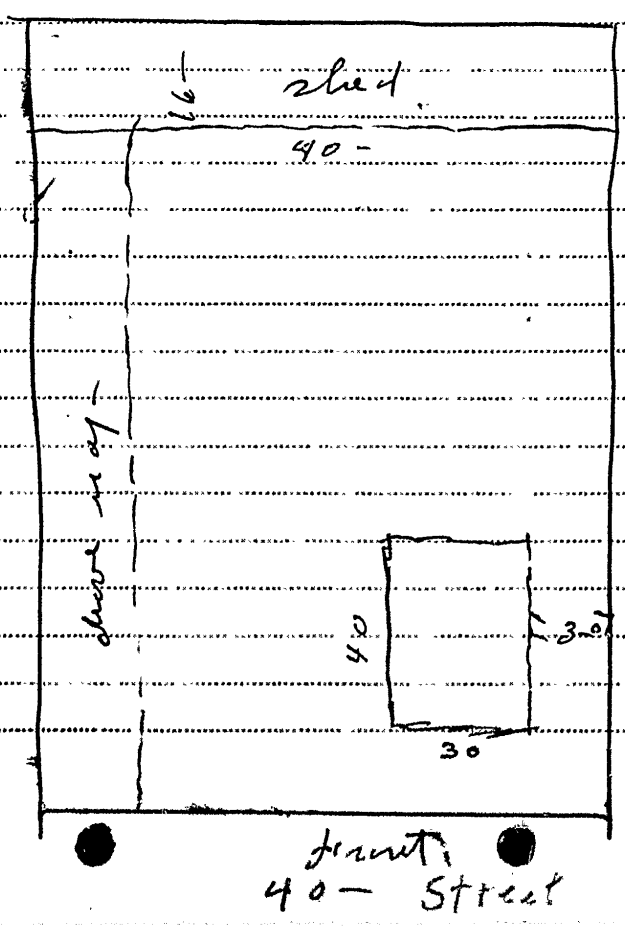
(3) No required windows will be obstructed.

Sign Here .....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here .....
(Owner or Authorized Agent)

REMARKS: .....



ALL WOOD REQUIRED BELOW THE FIRST FLOOR SHALL BE TREATED AGAINST TERMITE INFESTATION AS SPECIFIED BY SEC. 105 OF BUILDING ORDINANCE

Henry L. Redd
OWNER OR AUTHORIZED AGENT

Bldg. Form 2

2

505

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the 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.

Lot No. 10 Block 3

Tract Moulton's Addition

Location of Building 1826 ~~Johnson~~ Johnston St. (House Number, and Street)

Between what cross streets Main St. and Alhambra Blvd

Approved by City Engineer R. F. Chenoweth Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Wine Storage Room (Store, Residence, Apartment House, Hotel, or any other purpose) Families — Rooms 1
2. Owner (Print Name) OTTO BASSO Phone
3. Owner's address ~~2632~~ 1832 Johnston Street, Los Angeles
4. Certificated Architect C. F. Skilling State License No. A-116 Phone PR-8434
5. Licensed Engineer — none State License No. — Phone —
6. Contractor Henry R. Redd State License No. 421 Phone TW-7218
7. Contractor's address 1859 West 78th Place 1202 Cal Bldg
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ [redacted]
9. State how many buildings NOW on lot and give use of each. 1 Small frame garage at rear of lot (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 34 x 40 No. Stories 1 Height to highest point 15' Size lot 55 x 160'
11. Type of soil Sand Foundation (Material) Concrete Depth in ground 12"
12. Width of footing 12" Width of foundation Wall 8" Size of Redwood Sill 3" x 4"
13. Material Exterior Wall Cement stucco, wood studs Size of studs: (Exterior) 2" x 4" (Interior Bearing) — x —
14. Joists: First Floor — x — Second floor — x — Rafters 2" x 8" Material of Roof Composition
15. Chimney (Material) — Size Flue — x — No. Inlets each flue — Depth footing in ground —

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here C. F. Skilling - Architect (Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

By

PERMIT NO.	FOR DEPARTMENT USE ONLY 5573			Fee 6.00
17942	Plans and Specifications checked WMTaggart	Zone N/2	Fire District No. None	Stamp here when Permit is issued
	Corrections verified WMTaggart	Set Back None Ft.	Street Widening Ft.	JUL 17 1936
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved 7/16/36 Clerk		
Rec'd 7/17/36	For Plans See	Filed with	SPRINKLER Required Valuation Included Specified Yes——No	Inspector

Council Res 2293-35

FOR DEPARTMENT USE ONLY			
Application WM Taggart	Fire District WM Taggart	Set back	Forced Draft Ventil.
Construction WM Taggart	Zoning 7-397-3.C per Council Resolution	Street widening	

(1)

REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) C. Mark Jewel

The building referred to in this Application will be more than 100 feet from

.....Street

Sign here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4)

There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign here.....
(Owner or Authorized Agent)

REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

OWNER OR AUTHORIZED AGENT

PLAN CHECKING
RECEIPT NO. 7977
VALUATION $ 1200 00
FEE PAID . . $ 3 00

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot	Lot 10
	BLK 3
Tract	Tract Moultons Addition

Present location of building: 1826 Johnston st. (House Number and Street)

New location of building: ~~1826~~ Johnston st. (House Number and Street)

Between what cross streets: Main and Hazelnut

Approved by City Engineer

Deputy

1. Purpose of PRESENT building: Storage (Store, Residence, Apartment House, Hotel, or any other purpose) Families ... Rooms ...
2. Use of building AFTER alteration or moving: same Families ... Rooms ...
3. Owner (Print Name): Otto Basso Phone ...
4. Owner's Address: 1824 Johnston st.
5. Certificated Architect: none State License No. ... Phone ...
6. Licensed Engineer: none State License No. ... Phone ...
7. Contractor: Henry L. Reid State License No. 421 Phone TW 7218
8. Contractor's Address: 1859 W 78 Place
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 150.00
10. State how many buildings NOW on lot and give use of each: one - dwelling (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 20 x 24 Number of stories high 1 Height to highest point 14-0
12. Class of building: frame Material of existing walls: wood Exterior framework: wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Remove Shed to new Location on same lot install new basement floor and foundation

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 21111	Plans and Specifications checked	Zone M2 / Fire District No. 16	Fee 2.00 — Stamp here when Permit is issued
	Corrections verified	Bldg. Line No Ft. / Street Widening Ft.	AUG 24 1936
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 8/14/36 Clerk	
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required Valuation Included / Specified Yes—No	Inspector

Ord. 74745

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition ....x.... Size of Lot....x.... Number of Stories when complete.....

Material of Foundation Concrete Width of Footing 12 Depth of footing below ground 6

Width Foundation Wall 6 Size of Redwood Sill 2 x 6 Material Exterior Walls.....

Size of Exterior Studs....x.... Size of Interior Bearing Studs....x....

Joists: First Floor 5 x 8 Second Floor....x.... Rafters....x.... Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Henry L. Radch
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from .....Street Sign Here..... (Owner or Authorized Agent)
(3) No required windows will be obstructed. Sign Here..... (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)

REMARKS:

Bldg. Form 3

5613

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot	Lot
Tract	Tract

Present location of building } (House Number and Street)

New location of building } 1832 Johnston Street, Los Angeles, Cal. (House Number and Street)

Between what cross streets } Main Street and Alhambra Road.

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building Winery (Store, Residence, Apartment House, Hotel, or any other purpose) Families -- Rooms --
2. Use of building AFTER alteration or moving Winery Families -- Rooms --
3. Owner (Print Name) Otto Basso Phone CA-2423
4. Owner's Address 1824 Johnston Street, Los Angeles, California.
5. Certificated Architect C. F. Skilling State License No. A-116 Phone PR-8434
6. Licensed Engineer ------ State License No. --- Phone ---
7. Contractor Henry L. Redd State License No. 421 Phone TW-7218
8. Contractor's Address 1859 W. 78th. Place, Los Angeles, California. OKWMT
9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} $ 1500.00
10. State how many buildings NOW on lot and give use of each. } One (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 89'x 100 Number of stories high 1 Height to highest point 22'
12. Class of building D Material of existing walls Brick Exterior framework Brick (Wood or Steel)

Describe briefly and fully all proposed construction and work:

The proposed construction consists of a distilling tower to be used in connection with the manufacture of wines and brandy from fruit. The proposed tower is to be located within the addition to main building which is now being erected, placed approximately thirty feet (30'-0") from front of such building. Tower will rest on a reinforced concrete foundation entirely independent of any part of the main building, the only connection being that roof of main building will be flashed in a fragile manner to walls of tower. Tower will be of wood frame and stucco construction.

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY 5513

PERMIT NO. 21720	Plans and Specifications checked	Zone M2	Fire District No. No	Fee 750 Stamp here when Permit is issued
	Compliance verified	Bldg. Line 20 Ft.	Street Widening 20 Ft.	SEP 10 1936
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 9/16/36	Clerk	
PLANS	For Plans See	Filed with 10-15-36	SPRINKLER Required Valuation Included Yes—No	Inspector

21653-28 ORD 75340-76745

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 12' x 16' Size of Lot ..... x ..... Number of Stories when complete 4

Material of Foundation Concrete Width of Footing 4'-10" 4'-5" Depth of footing below ground 3'-0"

Width Foundation Wall Piers Size of Redwood Sill — x — Material Exterior Walls Wood

Size of Exterior Studs 2"x4" and 2" X6" Size of Interior Bearing Studs — x —

Joists: First Floor concrete Second Floor 2" x 10" Rafters 2" x 4" Roofing Material Composition

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Otto Paeso by C. F. Skilling
(Owner or Authorized Agent)

By .....

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

..... Street

Sign Here .....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here .....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here .....
(Owner or Authorized Agent)

REMARKS: Approved - Sept 15 - 1936
Board of City Planning Commissioners
Agnes B. Freeman
Secretary

PLAN CHECKING

RECEIPT No. 9447

VALUATION $ 1500.00

FEE PAID $ 3.00

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Applicat is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buil ng, 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
Lot	Lot
Tract	Tract

Present location of building: 1832 Johnston Street (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets:

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Store (Store, Residence, Apartment House, Hotel, or any other purpose) Families Rooms
2. Use of building AFTER alteration or moving Families Rooms
3. Owner (Print Name) Basso Winery Co. Phone
4. Owner's Address 1832 Johnston St.
5. Certificated Architect None State License No. Phone
6. Licensed Engineer None State License No. Phone
7. Contractor A. HOEGEE &MSONS, INC. State License No. 30449 Phone TR. 5685
8. Contractor's Address 745 Merchant St.
9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} $ 35.00
10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building x Number of stories high Height to highest point
12. Class of building P Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

1 Awning Complete

Fill in Application on other Side and Sign Statement (OVER)

100

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone	Fire District No.	Fee 1 —
19923	Corrections verified	Bldg. Line Ft.	Street Widening Ft.	Stamp here when Permit is issued JUN 15 1937
	Plans, Specifications and Applications rechecked and approved	Application checked and approved Fiur 6/15/37 Clerk		
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required Valuation Included / Specified Yes—No		Inspector JOH Mathews

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition .....x..... .....Size of Lot.....x..... ...Number of Stories when complete.....

Material of Foundation ... .Width of Footing.....Depth of footing below ground.....

Width Foundation Wall. ...Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.. ... .x..... .....Size of Interior Bearing Studs..... ...x.....

Joists: First Floor.... ...x. .. ...Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....
(Owner or Authorized Agent)

By.....M. E. Jamo.....

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot	Lot
Tract	Tract

Present location of building: 1824 Johnston (House Number and Street)

New location of building: Same (House Number and Street)

Between what cross streets: Main st. and ~~Hadmbra~~ Alhambra

Approved by City Engineer, _____ Deputy.

1. Purpose of PRESENT building: Storage Shed (Store, Residence, Apartment House, Hotel, or any other purpose) Families ____ Rooms ____
2. Use of building AFTER alteration or moving: Storage Families ____ Rooms ____
3. Owner (Print Name): OTTO. BARRO. Phone ____
4. Owner's Address: 1824 Johnston st.
5. Certificated Architect: none State License No. — Phone ____
6. Licensed Engineer: none — State License No. ____ Phone ____
7. Contractor: Henry L. Redd. State License No. 4211 Phone ____
8. Contractor's Address: 1859 - W. 78-Pl - Inglewood
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 150.00
10. State how many buildings NOW on lot and give use of each: 1, 6 Room Residence + 1 Shed — (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: 10 x 40. Number of stories high: 1 Height to highest point: 14
12. Class of building: ~~Dwelling~~ Material of existing walls: frame Exterior framework: wood. (Wood or Steel)

Describe briefly and fully all proposed construction and work:

New addition to be used for storage of Barles.
New addition to shed to B. 16-20x

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee 2.00
24202	Plans and Specifications checked	Zone M2	Fire District No. No	Stamp here when Permit is issued
	Corrections verified	Bldg. Line No Ft.	Street Widening No Ft.	JUL 21 1937
PLANS	Plans, Specifications and Applications rechecked and approved	Application checked and approved		
Rec'd	For Plans See / Filed with	SPRINKLER Required / Specified Valuation Included / Fee—No		Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 16 x 20 Size of Lot 40 x 155 Number of Stories when complete one

Material of Foundation Concrete Width of Footing 14" Depth of footing below ground 1 foot

Width Foundation Wall 8 in. Size of Redwood Sill 2 x 6 Material Exterior Walls wood

Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4

Joists: First Floor slab Second Floor — x — Rafters 2 x 4 Roofing Material Papers

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Henry L Redd
(Owner or Authorized Agent)

By Henry L Redd

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here
(Owner or Authorized Agent)

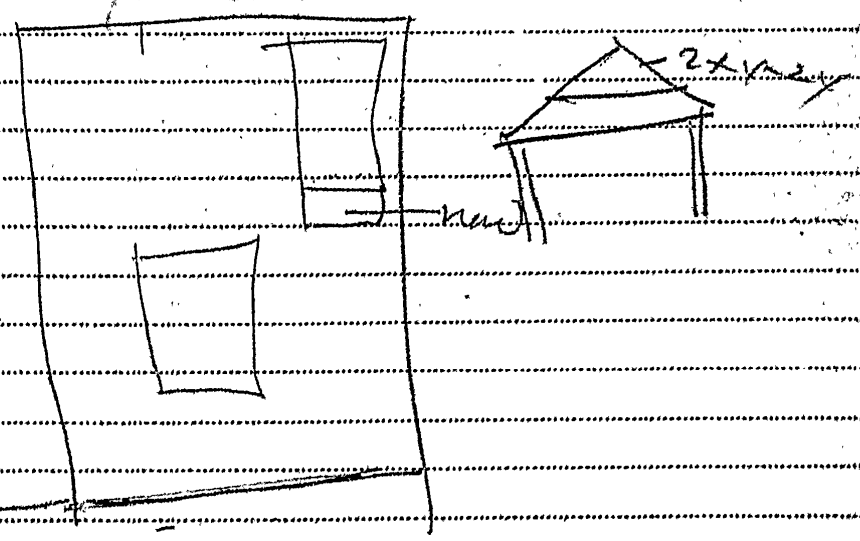
(3) No required windows will be obstructed.

Sign Here
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here
(Owner or Authorized Agent)

REMARKS: Steel



Bldg. Form 5

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot 8	Lot
3	
Tract Moulton's Add	Tract

Present location of building: 1832 JOHNSTON STREET, LOS ANGELES (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: Alameda & Main

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building BOTTLING HOUSE (Store, Residence, Apartment House, Hotel, or any other purpose) Families — Rooms —
2. Use of building AFTER alteration ~~or moving~~ SAME Families — Rooms —
3. Owner (Print Name) OTTO BASSO Phone
4. Owner's Address 1832 JOHNSTON STREET, LOS ANGELES
5. Certificated Architect C. F. SKILLING State License No. A-116 Phone PR-3484
6. Licensed Engineer State License No. — Phone —
7. Contractor HENRY REDD State License No. 421 Phone TW-7218
8. Contractor's Address 1859 W. 78th PLACE, LOS ANGELES
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $900
10. State how many buildings NOW on lot and give use of each. TWO (2) WINERY — BOTTLING HOUSE (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing buildings 89x100 34x40 Number of stories high 1 Height to highest point
12. Class of building D Material of existing walls WOOD STUDS STUCCO Exterior framework WOOD (Wood or Steel)

Describe briefly and fully all proposed construction and work:

See attached drawings for full description.

addition

INSIDE LOT	LOT SIZE 165x55
KEY LOT	
CORNER LOT	
CORNER REVERSED	

1-28-41

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee 5
2821	Plans and Specifications checked W. H. Tregaut	Zone M	Fire District No. NO	Stamp here when Permit is issued
	Corrections verified Smith	Bldg. Line NO Ft.	Street Widening NO Ft.	JAN 29 1941
	Plans, Specifications and Applications rechecked and approved	Application checked and approved Clerk		
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required Valuation Included	Specified Yes—No	Inspector Goodwin 14

PLANS, SPECIFICATIONS and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 34' x24'-10" Size of Lot 89' x165' Number of Stories when complete 1

Material of Foundation Concrete Width of Footing 12" Depth of footing below ground 6"

Width Foundation Wall 12" Size of Redwood Sill 2" x 6" Material Exterior Walls Stucco

Size of Exterior Studs 2" x 4" Size of Interior Bearing Studs none

Joists: First Floor none Second Floor none Rafters 2" x 8" Roofing Material Composition

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Otto Berg
(Owner or Authorized Agent)

By C. F. Skilling - Architect

FOR DEPARTMENT USE ONLY			
Application WUT	Fire District	Bldg. Line	Termite Inspection
Construction WUT	Zoning WUT	Street Widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Miami St Street

Sign Here C. F. Skilling
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here
(Owner or Authorized Agent)

REMARKS: Zone OK Byron 1-28-41

Bldg. Form 2

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF

CLASS "D"

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.

Lots No. 10 & 12 Block 3

Tract Maullon's Addition

Location of Building 1832 Johnston Street (House Number and Street)

Between what cross streets Main & Alhambra

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Part of a Laundry (Store, Residence, Apartment House, Hotel, or any other purpose) Families ___ Rooms ___
2. Owner (Print Name) OTTO BASSO Phone
3. Owner's address 1832 Johnston St. Los Angeles
4. Certificated Architect O. F. Schilling State License No. A-116 Phone PR-8434
5. Licensed Engineer State License No. ___ Phone ___
6. Contractor Henry Reed State License No. 421 Phone TW-7218
7. Contractor's address 1859 West 78th Place L.A.
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $900.00
9. State how many buildings NOW on lot and give use of each. Three - 1 - Laundry - 1 - Bath & Wash Rooms 1 - Barber Room (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 30' x 32' No. Stories 1 Height to highest point 12'-6" Size lot ___ x ___
11. Type of soil Heavy loam Foundation (Material) Concrete Depth in ground Min. 6"
12. Width of footing 16" Width of foundation wall 8" Size of redwood sill 2" x 6"
13. Material exterior wall Frame and Stucco Size of studs: (Exterior) 2" x 4" (Interior bearing) none
14. Joist: First floor ___ x ___ Second floor ___ x ___ Rafters 2" x 6" Material of roof Composition
15. Chimney (Material) none Size Flue ___ x ___ No. inlets each flue ___ Depth footing in ground ___

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Otto Basso (Owner or Authorized Agent)

By O. F. Schilling

Plans, Specifications and other data must be filed if required.

PERMIT NO.	FOR DEPARTMENT USE ONLY 3513			Fee 5.50
17247	Plans and Specifications checked: Reno	Zone: M2	Fire District No. M2	Stamp here when Permit is issued
	Corrections verified: Will Tangout	Bldg. Line: None Ft.	Street Widening: Ft.	JUL 10 1941
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved		
Rec'd	For Plans See / Filed with	SPRINKLER Required / Specified / Valuation included / Yes—No		Inspector

361

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building referred to in this Application will be more than 100 feet from

.....Street

Sign here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign here.....
(Owner or Authorized Agent)

INSIDE LOT	LOT SIZE
KEY LOT ✓	53 X 165
CORNER LOT	Ft. rear alley
CORNER LOT KEYED	Ft. side alley

REMARKS Bd. 75340-76745
7-11-41 Approval of plans by P & C required under Zone Ord.

Cases
4784
4995 7-18-41 Approved Z. A. as per Variance Ord. # 76745
J. E. Roberts

Proprietor

BASSO WINERY

BONDED WINERY NO. 3948
1832 JOHNSTON STREET · LOS ANGELES · CAPITOL 4423

CALIFORNIA WINES AND BRANDIES

7/31/41

City of Los Angeles
Bldg. & Safety Division
City Hall
Los Angeles, California

Gentlemen:

With reference to your Bldg. Permit no. 17247 issued to contractor Henry Redd, for bldg. to be built on premises owned by myself at 1824 Johnston St, city; this is to advise you that this building will not be used for the storage of trucks or other motor vehicles.

1832 Johnston

Yours truly,

Basso Winery

by Otto Basso
owner

OB/m

Forward
8-6-41

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP: 135-221	1. LEGAL LOT: 8 & 10	BLK.: 3	TRACT NO.: 5-473 City of L.A. Mooltons Addition to
ZONE: M-2	2. BLDG. ADDRESS: 1832 Johnston		APPROVED
FIRE DIST.: I 60'	3. BETWEEN CROSS STS.: No. Main	AND Alhambra Ave.	
INSIDE KEY: X	4. PRESENT USE OF BLDG.: Winery	NEW USE OF BLDG.: Storage & labeling Canned food.	
COR. LOT / REV. COR.	5. OWNER: Toselli	MI 6-089	
LOT SIZE: 110 x 165'	6. OWNER'S ADDRESS: 1832 Johnston		
REAR ALLEY / SIDE ALLEY	7. CERT. ARCH.	STATE LICENSE NUMBER: TR 0669	
BLDG. LINE	8. LIC. ENG.: W.D. Coffey	STATE LICENSE NUMBER: 3514	
AFFIDAVITS	9. CONTRACTOR: Owner	STATE LICENSE NUMBER:	
BLDG. AREA: N.C.	10. SIZE OF EX. BLDG.: 89 x 165	STORIES: 1	HEIGHT
SPRINKLERS REQ'D. / SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE	ROOF CONST.: ☒ WOOD ☐ STEEL compo ☐ CONC. ☐ OTHER	

3 1832 Johnston

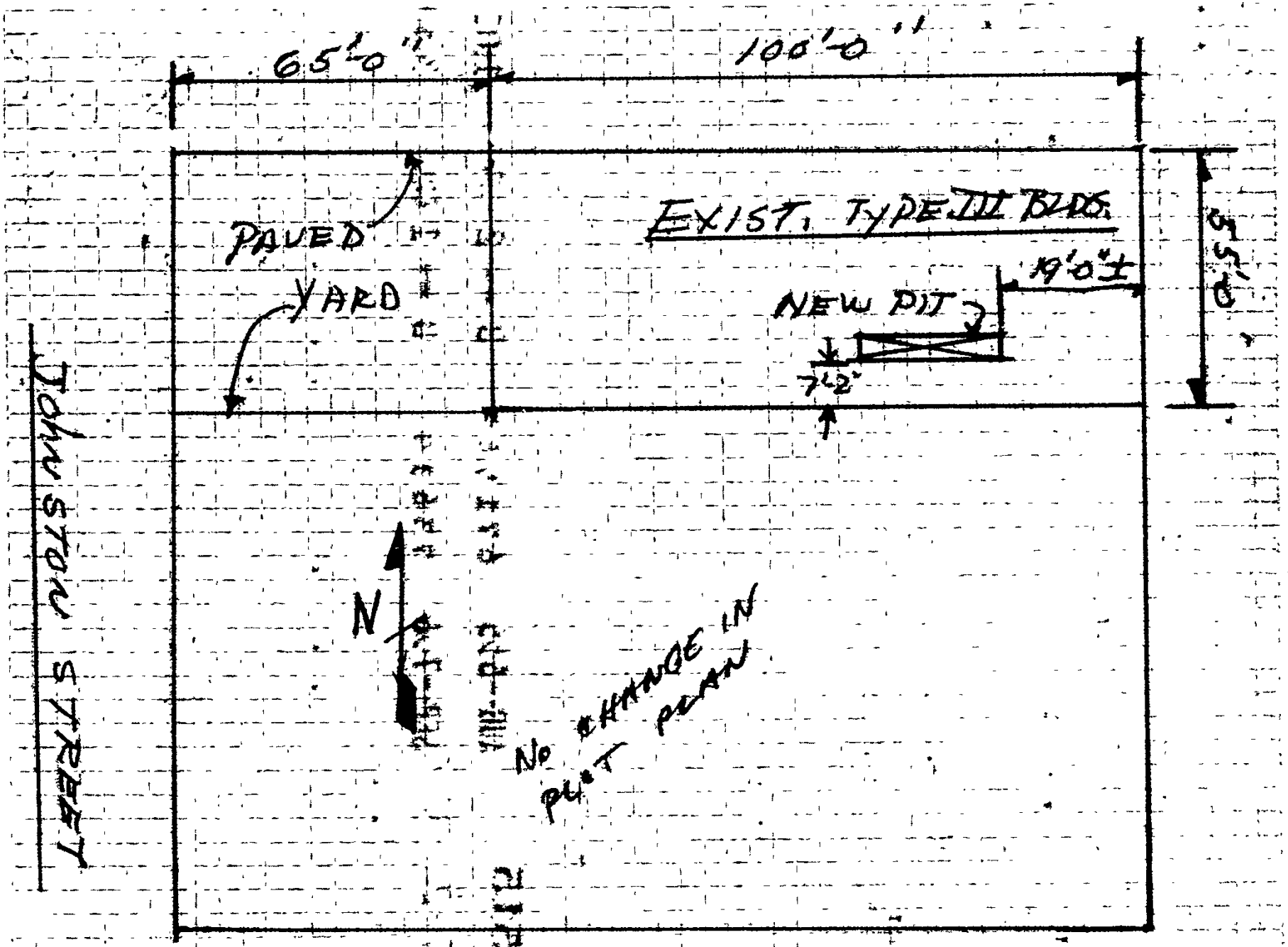
VALIDATION					
LA52515	AUG--6-56	67198	B — 2 CS	1.00
TYPE: IIA	GROUP: G-2	MAX. OCC.: NC	SEP--7-56	73619	B — 1 CK	3.50
DIST. OFFICE	L.A.				
C. OF O. ISSUED		P.C. 1.00	B.P. 3.50		

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 500.00	VALUATION APPROVED: Haker
PARKING SPACES	13. SIZE OF ADDITION: 23'x 5' STORIES HEIGHT	APPLICATION CHECKED: Penfold
GUEST ROOMS	14. NEW WORK: Pit for canning Equipment MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED: Haker
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP. ZA-4784 -4975 Grading	SIGNED	PLANS APPROVED: Haker
NO PREINSPT.	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED: Fabri

BB400

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form B-3—75M Sets—11-54



PLOT PLAN

On Plot Plan Show all Buildings on Lot and Use of Each

LEGAL DESCRIPTION

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: 8 & 10 # N25' of 12	BLK. 3	TRACT: Tr 5-473 City of L. A. Moeltons Addition to	DIST. MAP 135-221
2. BUILDING ADDRESS: 1832 Johnston ST. 1832		APPROVED	ZONE M-2
3. BETWEEN CROSS STREETS: N. Main AND Alhambra Ave			FIRE DIST. II 60'
4. PRESENT USE OF BUILDING: Winery	NEW USE OF BUILDING: canned food Storage & labeling		INSIDE / KEY
5. OWNER: V. Toselli	PHONE: MI 5089		COR LOT / REV COR.
6. OWNER'S ADDRESS: 1832 Johnston	P O	ZONE	LOT SIZE 135 X 165
7. CERT ARCH	STATE LICENSE	PHONE	
8. LIC. ENGR.: Wm. D. Coffey	STATE LICENSE: 3614	PHONE: TR 0669	REAR ALLEY / SIDE ALLEY
9. CONTRACTOR: Owner	STATE LICENSE	PHONE	BLDG LINE
10. CONTRACTOR'S ADDRESS	P.O	ZONE	AFFIDAVITS: ZA 4784 ZA 4976

11. SIZE OF EXISTING BLDG: 135 X 165	STORIES: 1	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE: 1 winery	BLDG AREA: 11,700

12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE
ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER
ROOFING: compo
SPRINKLERS REQ'D. / SPECIFIED

3 1832 Johnston

DISTRICT OFFICE

VALIDATION: LA53839

CASHIER'S USE ONLY

SEP-13-56 74783 C — 2 CK 25.00
SEP-25-56 76866 B — 1 CK 39.00

TYPE	GROUP	MAX. OCC

C. OF O. ISSUED

INSPECTOR	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
	$25.00		39			

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 12,000

DWELL UNITS —

14. SIZE OF ADDITION — STORIES — HEIGHT

VALUATION APPROVED: Hatch

PARKING SPACES: NC

15. NEW WORK: EXT WALLS — ROOFING

install new partitions and new floor - INSTALL KITCHEN REMOVE 13' SECTION OF BLDG.

APPLICATION CHECKED: John Ott

GUEST ROOMS —

PLANS CHECKED: Hatch

FILE WITH —

CORRECTIONS VERIFIED —

CONT. INSP. WELDING

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED D. S. Gilbert (owner)

PLANS APPROVED: Hatch

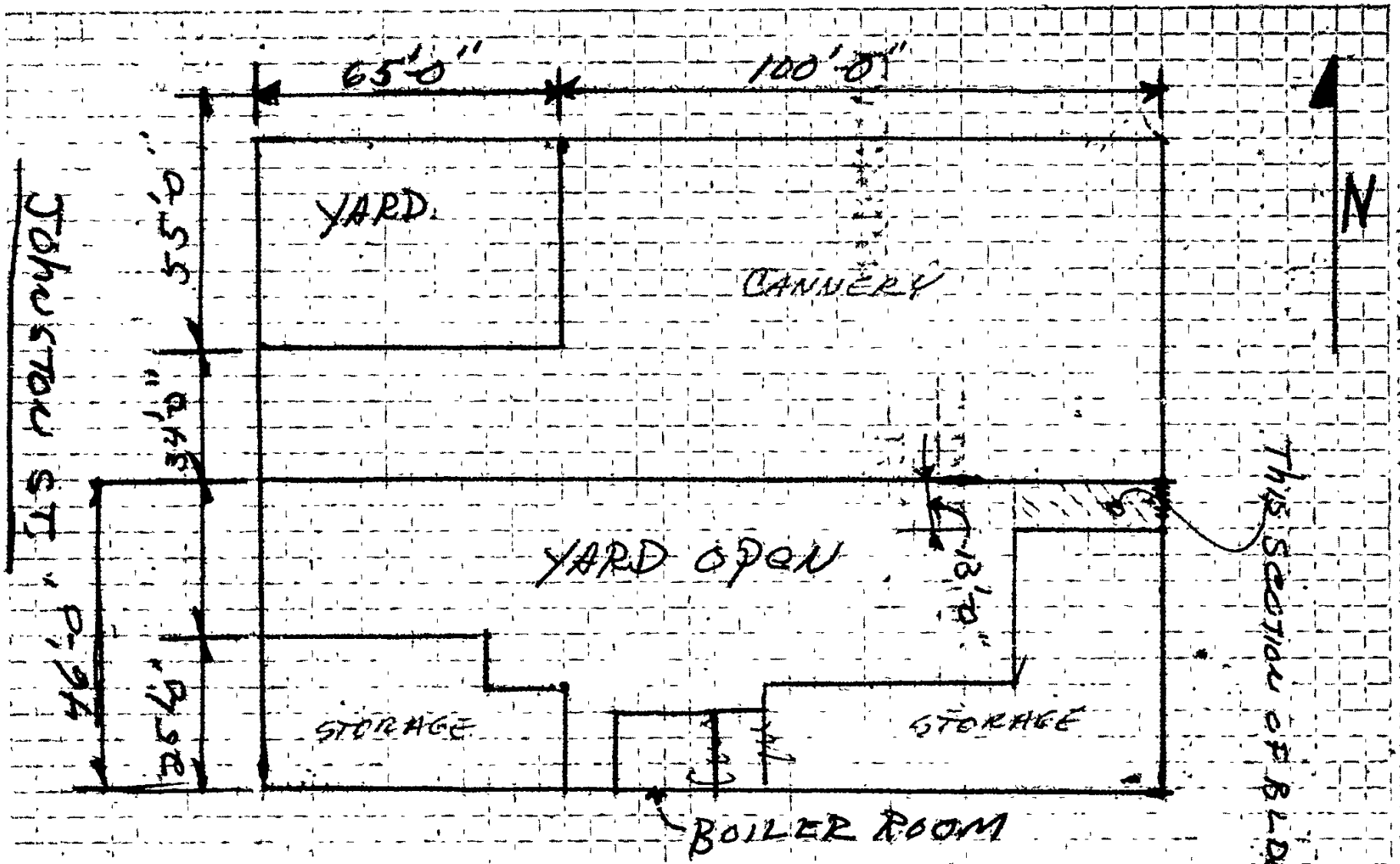
Grading no-pre-ins.

APPLICATION APPROVED

This Form When Properly Validated is a Permit to Do the Work Described.

Form B-3 BB 1050

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.


65'-0"
100'-0"
N
YARD
CANNERY
55'-0"
34'-0"
YARD OPEN
13'-0"
This section of bldg. removed.
Johnston St.
STORAGE
STORAGE
BOILER ROOM
No new bldgs
No additions

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
2. BUILDING ADDRESS: 1832 Johnston				DIST. MAP: 135-221
3. BETWEEN CROSS STREETS: Main St AND Alhambra Ave				ZONE: M-2-2
4. PRESENT USE OF BUILDING: factory	NEW USE OF BUILDING: same			FIRE DIST.: II
5. OWNER'S NAME: Mr. Schaefer	PHONE			INSIDE XX / KEY
6. OWNER'S ADDRESS: 1832 Johnston	P.O.	ZONE		COR. LOT / REV. COR.
7. CERT. ARCH.: None	STATE LICENSE	PHONE		LOT SIZE: no legal
8. LIC. ENGR.: None	STATE LICENSE	PHONE		
9. CONTRACTOR: Owner	STATE LICENSE	PHONE		REAR ALLEY / SIDE ALLEY
10. CONTRACTOR'S ADDRESS	P.O.	ZONE		BLDG. LINE
11. SIZE OF EXISTING BLDG.: 35x50&22x20	STORIES: 1	HEIGHT: 10	NO. OF EXISTING BUILDINGS ON LOT AND USE: 4	BLDG. AREA

SEWER (Available) (Not Available)

3 1832 Johnston — DISTRICT OFFICE: L.A.

12. MATERIAL: EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING — SPRINKLERS REQ'D.-SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 2400 — VALUATION APPROVED — AFFIDAVITS

14. SIZE OF ADDITION — STORIES — HEIGHT — APPLICATION CHECKED: Breskovich

15. NEW WORK: (Describe) EXT. WALLS — ROOFING — PLANS CHECKED — DWELL. UNITS

Plaster interior of 2 rooms
office & storage

CORRECTIONS VERIFIED — SPACES PARKING

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

PLANS APPROVED — GUEST ROOMS

Signed W. J. Schaefer

APPLICATION APPROVED — FILE WITH

This Form When Properly Validated is a Permit to Do the Work Described.

INSPECTOR — CONT. INSP.

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	N/C		None RB			11			

CASHIER'S USE ONLY

TA 1493 JAN-22-62 06954 NL — 1 CK 11.60

P.C. No. ..... GRADING ..... CRIT. SOIL ..... CONS. .....

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: SEE BACK	BLK.: 3	TRACT: MOULTONS ADDITION	ADDRESS APPROVED
2. BUILDING ADDRESS: 1832-34 JOHNSTON STREET				DIST. MAP: 135-221
3. BETWEEN CROSS STREETS: NORTH MAIN STREET AND ALHAMBRA AVENUE				ZONE: M-2-2
4. PRESENT USE OF BUILDING: WINERY	NEW USE OF BUILDING: NO PAINT FACTORY - BOILING			FIRE DIST.: II
5. OWNER'S NAME: ARMOR LABORATORIES INC.	PHONE: CH 5-2391			INSIDE: KEY 60
6. OWNER'S ADDRESS: 538 COMMERCIAL STREET	P.O.: GLENDALE 3	ZONE		COR. LOT / REV. COR.
7. CERT. ARCH.	STATE LICENSE	PHONE		LOT SIZE: 135 x 165
8. LIC. ENGR.	STATE LICENSE	PHONE		
9. CONTRACTOR: OWNER	STATE LICENSE	PHONE		REAR ALLEY / SIDE ALLEY
10. CONTRACTOR'S ADDRESS	P.O.	ZONE		BLDG. LINE
11. SIZE OF EXISTING BLDG.: 135 x 165	STORIES: 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 WINERY 1 WAREHOUSE	BLDG. AREA

3 1832-34 JOHNSTON STREET

DISTRICT OFFICE: LA

12. MATERIAL: ☐ WOOD ☐ METAL ☐ CONC. BLOCK; EXT. WALLS: ☒ STUCCO ☒ BRICK ☐ CONCRETE; ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER; ROOFING: CONC; SPRINKLERS REQ'D. / SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $2000.00 — VALUATION APPROVED: Roth; AFFIDAVITS: ZA 4784, ZA 4975

14. SIZE OF ADDITION: NONE — STORIES — HEIGHT — APPLICATION CHECKED: R. Munoz

15. NEW WORK: (Describe) EXT. WALLS — ROOFING — PLANS CHECKED — DWELL. UNITS

CHANGE OF OCCUPANCY 14242 SQ. FT.

CORRECTIONS VERIFIED — SPACES PARKING

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application. — PLANS APPROVED — GUEST ROOMS

Armor Laboratories Inc.

Signed _____ — APPLICATION APPROVED: Roth — FILE WITH: CONS. BUREAU

This Form When Properly Validated is a Permit to Do the Work Described. — INSPECTOR: TAFEL — CONT. INSP.: COMMERCIAL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
III A	E	—	—			10.00	—	$250.00	

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

SEP-11-64 45166 5 •75850 X — 1 CS 10.00

SEP-1-64 P.C. No. 43555 5 3 GRADING — CRIT. SOIL — CK CONS 250.00

LEGAL DESCRIPTION

LOT: 8-10 & NO. 25 LOT 12

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Address of Building: 1832-34 Johnston Street

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 1-21-66 Permit No. and Year LA 75850 - 64

A one-story, Type V, 35' x 75' paint storage room and a 35' x 25' paint mixing room converted from portions of an existing 90' x 165' commercial building. E-3 and G-1 Occupancy

File No. X70175

Owner: Armor Laboratories Inc.

Owner's Address: 538 Commercial Street
Glendale, California

By E.E. SPITZER:cb

Form B-9525b—2M Sht. Sets—8-65 (C-10)

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

CENSUS TRACT

1. LEGAL DESCR. — LOT: 12 — BLK.: 3 — TRACT: Moultons Add.

DIST. MAP

2. PRESENT USE OF BUILDING: (12 Manufacturing — NEW USE OF BUILDING: (12) Same

ZONE

3. JOB ADDRESS: 1824-32 Johnston Street, Building "B"

FIRE DIST.

4. BETWEEN CROSS STREETS: Main Street AND Alhambra Avenue

INSIDE KEY — COR. LOT — REV. COR.

5. OWNER'S NAME: Armor Laboratories, Inc. — PHONE

LOT SIZE

6. OWNER'S ADDRESS — P.O. BOX — ZIP

7. ARCHITECT OR DESIGNER — STATE LICENSE NO. — PHONE

REAR ALLEY

SIDE ALLEY

8. ENGINEER — STATE LICENSE NO. — PHONE

BLDG. LINE

9. CONTRACTOR: Morgan Lupher & Co. — STATE LICENSE NO. — PHONE: 483 9961

AFFIDAVITS

10. SIZE OF EXISTING BLDG.: 15 x 25 — STORIES: 1 — HEIGHT: 16 — NO. OF EXISTING BUILDINGS ON LOT AND USE: 2 - Mfg. & Boiler Rm.

11. MATERIAL OF CONSTRUCTION — EXT. WALLS: Brick — ROOF: Conc. — FLOOR

3

12. JOB ADDRESS: 1824-32 Johnston Street, Building "B"

DISTRICT OFFICE: Los Angeles

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 105.00

GRADING

14. NEW WORK: (Describe) Parapet correction as per plans and Department File.

CRIT. SOIL

HIGHWAY DED.

NEW USE OF BUILDING: Same — SIZE OF ADDITION — STORIES — HEIGHT

FLOOD

TYPE: III-A — GROUP: G-1 — SPRINKLERS REQ'D SPECIFIED — VALUATION APPROVED — CONS.: Yes

BLDG. AREA — MAX. OCC. — TOTAL — PLANS CHECKED — ZONED BY

DWELL. UNITS — GUEST ROOMS — SPACES REQ'D PROVIDED PARKING — PLANS APPROVED — FILE WITH: PERMITS Room 425

P.C. No.: MM 3471 — CONT. INSP. — APPLICATION APPROVED — INSPECTOR: Jenks

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
1.30			2.00				

CASHIER'S USE ONLY

MAR-14-66	14189 5	•20839	X — 2 CK	1.30
MAR-14-66	14190 5	•20839	X — 1 CK	2.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed Morgan Lupher & Co. by [illegible] (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED		
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

CENSUS TRACT

1. LEGAL DESCR. LOT: Moulton's Addition BLK. 3 TRACT 8,10,12 — DIST. MAP
2. PRESENT USE OF BUILDING: (23) Boiler Room & Mfg. NEW USE OF BUILDING: (23 Same — ZONE
3. JOB ADDRESS: 1824-32 Johnston St. Bldg (A) [redacted] — FIRE DIST.
4. BETWEEN CROSS STREETS: MAIN ST. AND ALHAMBRA — INSIDE COR. LOT KEY REV. COR.
5. OWNER'S NAME: Armor Laboratories Inc. PHONE — LOT SIZE
6. OWNER'S ADDRESS: 1832 Johnston St. L.A. 90032 P.O. BOX ZIP
7. ARCHITECT OR DESIGNER STATE LICENSE NO. PHONE — REAR ALLEY SIDE ALLEY
8. ENGINEER STATE LICENSE NO. PHONE — BLDG. LINE
9. CONTRACTOR: Morgan Lupher & Co. STATE LICENSE NO. PHONE 483 9961 — AFFIDAVITS
10. SIZE OF EXISTING BLDG.: 112 X 105 STORIES: 1 HEIGHT: 16' NO. OF EXISTING BUILDINGS ON LOT AND USE: 2
11. MATERIAL OF CONSTRUCTION: EXT. WALLS: BRICK ROOF: WOOD FLOOR

3

12. JOB ADDRESS: 1824-32 Johnston St. Bldg (A) [redacted] — DISTRICT OFFICE: L.A.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ [redacted] $285.00 — GRADING
14. NEW WORK: (Describe) Correct parapets as per plans and city file — CRIT. SOIL — HIGHWAY DED.

NEW USE OF BUILDING: Same — SIZE OF ADDITION — STORIES — HEIGHT — FLOOD

TYPE: IIIB V-A GROUP: N/C G-1 SPRINKLERS REQ'D SPECIFIED — VALUATION APPROVED — CONS.: yes

BLDG. AREA — MAX. OCC. — TOTAL — PLANS CHECKED — ZONED BY

DWELL. UNITS — GUEST ROOMS — SPACES REQ'D PROVIDED PARKING — PLANS PROCESSED — FILE WITH rin425 parapets

P.C. No. — CONT. INSP. — APPLICATION APPROVED — INSPECTOR: Jenks

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
1.63			2.50				

.63 2.50

CASHIER'S USE ONLY

MAR-14-66	14191 S	•20840	X — 2 CK	1.63
MAR-14-66	14192 S	•20840	X — 1 CK	2.50

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed Morgan Lupher & Co. by [illegible] (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED		
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY
Earthquake Safety Division
469-Y

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 8	BLOCK: 3	TRACT: Moulton's (MR 5-421)	COUNCIL DISTRICT NO.: 14
DIST. MAP: 135B221	CENSUS TRACT: 1995	ZONE: M2-2	FIRE DIST.: two	LOT TYPE:
LOT SIZE: see map	ALLEY: --	BLDG. LINE: ---	AFFIDAVITS: ZA 4784	P.C. REQ'D: no (f)
DISTRICT OFFICE: L.A.	SEISMIC STUDY ZONE: ---	GRADING: --	FLOOD: --	HWY. DED.: yes	CONS.: --
ZONED BY: Sam O.	FILE WITH:	TYPIST:	INSPECTOR:	

2. PRESENT USE OF BUILDING: Storage
NEW USE OF BUILDING: same
3. JOB ADDRESS: 1832 N. Johnston St.
4. BETWEEEN CROSS STREETS: N. Main st. AND Alhambra Ave.
5. OWNER'S NAME: Martin Mornar — PHONE: 213-223-1141
6. OWNER'S ADDRESS: same as job ADD. — CITY: — ZIP:
7. ENGINEER: Dennis Wish — BUS. LIC. NO.: C-042450 — ACTIVE STATE LIC. NO.: — PHONE: 213-457-5514
8. ARCHITECT OR DESIGNER: — BUS. LIC. NO.: — ACTIVE STATE LIC. NO.: — PHONE:
9. ARCHITECT OR ENGINEER'S ADDRESS: 10687 Santa Monica Bl #2 — CITY: L.A. — ZIP: 90025
10. CONTRACTOR: B. Shambayati — BUS. LIC. NO.: 510691 — ACTIVE STATE LIC. NO.: — PHONE: 818-905-7279
11. SIZE OF EXISTING BLDG. — WIDTH 18' LENGTH 22' — STORIES 1 — HEIGHT 19' — NO. OF EXISTING BUILDINGS ON LOT AND USE: 2-STORAGE
12. CONST. MATERIAL OF EXISTING BLDG. — EXT. WALLS: urm — ROOF: wood — FLOOR: slab — STREET GUIDE:
13. JOB ADDRESS: 1832 N. Johnston St.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ ~~8000.0~~ 4,000.00
15. NEW WORK (Describe): FULL COMPLIANCE W/DIV 88 (RGA)

RC-3-8

NEW USE OF BUILDING: N/C — SIZE OF ADDITION: — STORIES: — HEIGHT: —

TYPE: —	GROUP OCC.: —	FLOOR AREA: —	TOTAL
DWELL UNITS: —	MAX OCC.: —		
GUEST ROOMS: —	PARKING REQ'D: —	PARKING PROVIDED: STD. — COMP. —	

PLANS CHECKED: Sam Ostrowski
APPLICATION APPROVED: [signature]
INSPECTION ACTIVITY: COMB | GEN. | MAJS. | CONS. | EE

B&SB-3 (R.2/87)

P.C. 32.30	G.P.I. —	CONT. INSP.
S.P.C. 20.40	P.W. 6.00	
E.P. 62.00	EE 1.20	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration or extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.
I.F. —	F.H. —	
S.D. N/A	O.S.S. 1.00	
DIST. OFFICE L.A.	S.D.S. 1.44	SPRINKLERS REQ'D SPEC. N/C
P.C. NO. D 4307	C/O —	ENERGY —

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

C 32.30 EQPC
C 1.00 OSS
B4153 W 11/25/87 33:39 CHTO

C 20.40 EQPC
C 62.00 EQBP
C 6.00 PL/M
C 1.20 EE-C
C 1.44 OSS
994 53 DOB1
A5816 11/25/87 9:04 CHTO

99453

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date May 26, 1977 Lic. Class B Lic. Number 510691 Contractor B. Shambayati (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. 1160955 Insurance Company State Comp. Ins. Fund.

☑ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date May 26, 1977 Applicant's Signature B. Shambayati
Applicant's Mailing Address 8447 VISTA DEL MONTE

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 22.02212 LAMC)

Signed B. Shambayati (Owner or agent having property owner's consent) Position: Contractor Date May 26, 1977

TO ADD-ALTER-

ONE STORY 1RH
BEARING WALL BLDG
SUBJECT TO DIV. 88

JOHNSTON ST.

FULT COMPLIANCE M/DIV 88 (RCA)

32.30

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

GENERAL ACKNOWLEDGMENT

State of California
County of Los Angeles } ss

On this the 26 day of 1992 before me, the undersigned Notary Public, personally appeared

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that executed it.

WITNESS my hand and official seal.

Notary's Signature

OFFICIAL SEAL
ROBERT AYLES
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. May 28, 1991

7110 1M8

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

NO. 801

ACH

LEGAL DESCRIPTION

Construction Tax
Traffic
Planning
Housing
Fire
Conservation
Grading

SEWERS

Bureau of Engineering

ADDRESS APPROVED

DRIVEWAY		
HIGHWAY DEDICATION	REQUIRED	COMPLETED
FLOOD CLEARANCE		
SEWERS AVAILABLE		
NOT AVAILABLE		
SFC PAIN		

1815 N. Hancock Street

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

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

Lot No. 42 Block ..... (Description of Property)

Tract #1767

District No. 3 M. B. Page 19 F. B. Page .....

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 1815 Hancock St. No. ..... Street (Location of Job)

Bet Biggy + Henry Sts.

O.K. City Clerk ..... Deputy

O.K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 4 No. of Families 1
2. Owner's name Alisio Almonito Phone .....
3. Owner's address Henry & Hancock
4. Architect's name J. D. Johnston Phone Sell 57 53
5. Contractor's name Jos. D. Johnston Phone S 5153
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 1900
8. Is there any existing (old) building on lot? no How used? .....
9. Size of proposed building 24 x 30 Height to highest point 17 4 feet
10. Number of Stories in height one Character of ground adobe
11. Material of foundation Concrete Size of footings 12" Size of wall 12 Depth below ground 9"
12. Material of chimneys brick Number of inlets to flue one Interior size of flues 8 x 20
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
    EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
    Second floor joists ..... x ..... Specify material of roof 3-ply paper & Ruberoid
14. Will all provisions of State Dwelling House Act be complied with? Yes

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) Jos. D. Johnston (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.
21227	Plan Examiner	Clerk	JUN 22 1922 L.A. Bldg. Dept.

Wm Blackwell

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

3 CITY OF LOS ANGELES

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3—R1.76
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

DR-1

1. LEGAL DESCR. LOT: Frac 11	BLK: 3	TRACT: Moulton's Addition	DIST. MAP: 135-221; CENSUS TRACT: 1999.00
2. PRESENT USE OF BUILDING: 01) dwelling	NEW USE OF BUILDING: ( ) demo		ZONE: M2-2
3. JOB ADDRESS: 1815 N. Hancock St.			FIRE DIST.: 2
4. BETWEEN CROSS STREETS: N. Main St.	AND: Alhambra Ave.		LOT (TYPE): int
5. OWNER'S NAME: A-1 Eastern Picile INc.	PHONE: 223-1141		LOT SIZE: irreg
6. OWNER'S ADDRESS: 1832 N. Johnstone St.	CITY: LA	ZIP: 90031	
7. ENGINEER	BUS. LIC. NO. / ACTIVE STATE LIC. NO. / PHONE		ALLEY: /
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. / ACTIVE STATE LIC. NO. / PHONE		BLDG. LINE: /
9. CONTRACTOR: Coliman Land Clearing	BUS. LIC. NO. / ACTIVE STATE LIC. NO.: 279112 C21	PHONE: 261-5746	AFFIDAVITS: CCPD
10. BRANCH LENDER	ADDRESS / CITY		

11. SIZE OF EXISTING BLDG. WIDTH 30 LENGTH 30	STORIES 1	HEIGHT 10	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 DWELLING	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS: wd/frame	ROOF: comp	FLOOR: wd	

3

13. JOB ADDRESS: 1815 N. Hancock St.	DIST. OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ ~~475~~ 1080	CRIT. SOIL: /
15. NEW WORK: (Describe) demolish	GRADING: /
SC 22727	HIGHWAY DED.: /

NEW USE OF BUILDING: DEMOLISH	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD: /
TYPE: V	GROUP OCC.: R	BLDG. AREA	PLANS CHECKED: ✓	CONS.: yes
DWELL. UNITS: 1	MAX OCC.	TOTAL	PLANS APPROVED: ✓	ZONED BY: R. Cagle
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. / COMP.	APPLICATION APPROVED: ✓	FILE WITH
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.		INSPECTION ACTIVITY: COMB / GEN / MAJ. S. / CONS	INSPECTOR: Fabb

P.C.	S.P.C.	B.P. 13.60	T.I.	P.M.	I.F. /	G.P.I.	C/O	O.S.

P.C. No.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.	TYPIST: SJ

CASHIER'S USE ONLY

SEP-24-76 227285 033311 S — 2 CK 13.60

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed George Cen
(Owner or Agent having Property Owner's Consent)

				Signature/Date
Bureau of Engineering	ADDRESS APPROVED			Armendariz 9-24-
	DRIVEWAY			
	HIGHWAY DEDICATION		REQUIRED	
			COMPLETED	
	FLOOD CLEARANCE			
	SEWERS	X	SEWERS AVAILABLE	TA 9-24-76
			NOT AVAILABLE	
	NO SEWER/PLUMBING REQ'D.		SFC PAID	
	X SFC NOT APPLICABLE		SFC DUE	
Conservation	APPROVED FOR ISSUE ☐	NO FILE ☒		Adams 9-24-76
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Traffic	APPROVED FOR			

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

1817 N. Hancock Street

1

ELECT. DIV.

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Lot No. 9 Block 3

Tract Maryton's Addition

Location of Building 1817 1819 HANCOCK ST. (House Number and Street)

Approved by City Engineer

Between what cross streets? Main & Alhambra Ave.

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building DWELLING (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 3
2. Owner E. M. LOETA (Print Name) Phone
3. Owner's Address 1819 HANCOCK ST P. O.
4. Certificated Architect — State License No. Phone
5. Licensed Engineeer — State License No. Phone
6. Contractor MARK CONST CO State License No. 08116 Phone ST 7-6200
7. Contractor's Address 12518 COLLINS ST.
8. 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.) $ 6000.00
9. State how many buildings NOW on lot and give use of each. ONE DWELLING 50 YEARS OLD (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 23 x 35 No. Stories 1 Height to highest point 12 Size lot 55 x 165
11. Material Exterior Walls STUCCO Type of Roofing COMP.
12. For Accessory Buildings and similar structures
    (a) Footing: Width 12 Depth in Ground 12 Width of Wall 6
    (b) Size of Studs 2 X 4 Material of Floor CEMENT
    (c) Size of Floor Joists CEMENT Size of Rafters 2 x 6

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 Mark Const Co (Owner or Authorized Agent)

By Mark Stazare

DISTRICT OFFICE OK. PER JENKS 9-?

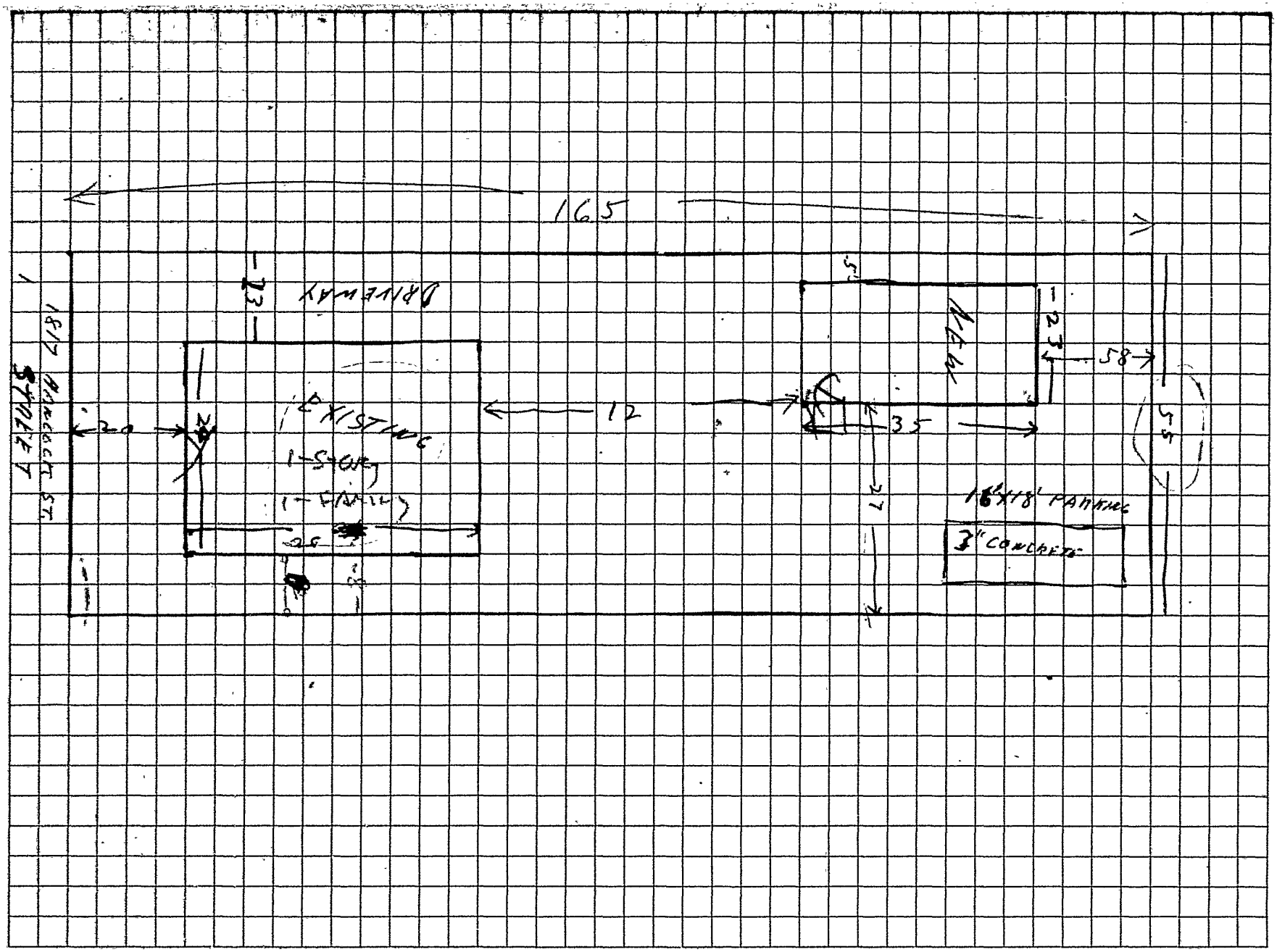
G GRADING

FOR DEPARTMENT USE ONLY

PLAN CHECKING						
Valuation $ 6000 —	$				Investigation Fee $ —	
Fee $ 15 —	$				Bldg. Permit Fee $ 21.00	
					Total $	
TYPE V	Maximum No. Occupants 1 FAM.	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 55X165	Ft. rear alley / Ft. side alley	Clerk
GROUP R-1	Plans and Specifications checked	Zone M-2	Fire District 60 No. 2		District Map No. 135-221	
For Plans See —	Correction Verified	Bldg. Line — Ft.	Street Widening — Ft.		Application checked and approved MAY 17 1954	Clerk
Filed with —	Plans, Specifications and Application rechecked and approved	Continuous Inspection NONE	SPRINKLER Specified—Required Valuation Included Yes—No		Inspector Walkinson	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking			2783		
Supplemental Plan Checking					
Building Permit	MAY 18 1954		LA88006		


165
STATE
HARCOURT ST
1817
20
EXISTING
1-STORY
(1-FAMILY)
25
13
DRIVEWAY
12
NEW
5
12
58
35
17
55
16'X18' PARKING
3" CONCRETE

Address of Building: 1817 Hancock Street

Permit No. and Year: LA 88006 - 1954

Certificate Issued: October 27, 1954, 19

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy Must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story, Type V, 23'x35' addition.
1-family dwelling. ~~M-2~~ Occupancy.
R-1

Owner: E. M. Loeya

Owner's Address: 1819 Hancock
Los Angeles, Calif.

Form B-95-a—20M—11-53 G. E. MORRIS, Superintendent of Building By JOHN D. MILLER rl

1819 N. Hancock Street

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

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. 5 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot 43 Block	Lot 43 Block
	Tract ~~C.S. 4192 + 6437~~ School lot	Tract 1767
	Workman & Hollenbeck Tr	
TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	Book 3 Page 17 F. B. Page 221	Book 3 Page 5 F. B. Page 62
	From No. 1927 - E - 3rd Street	
	To No. 1819 So Hancock Ave Bet Henry + Biggy Street	

O.K. City Clerk By Deputy

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Res 1 Fam
2. What purpose will Building be used for hereafter? Res 1 Fam
3. Owner's name L. Celletto Phone
4. Owner's address 1815 So Hancock
5. Architect's name Phone
6. Contractor's name L. Celano Phone 6358
7. Contractor's address 121 So ave 19
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 350
9. Class of present Building D No. of rooms at present
10. Number of stories in height 1 Size of present Building x
11. State how many buildings are on this lot None
12. State purpose buildings on lot are used for (Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

House moved place on new foundations. Connect Sewer & plbg

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) L. Celano
(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
6035	Plan Examiner	2/24/26 ZB Clerk	ISSUED MAR 1 1926

E. C. Gray

175

13. Size of new addition ✓None x ..... No. of Stories in height 1

14. Material of foundation Conc. Size footings 12 x Size wall 6 Depth below ground 6

15. Size of Redwood Mudsills 2x6 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 Housing Act be complied with? .....

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) L. Cedano
(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

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

(505)

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot	Lot
Tract	Tract

Present location of building 1819 Hancock St (House Number and Street)

New location of building Same (House Number and Street)

Between what cross streets ~~Mountain Road & Gillman St.~~ Bet. Henry & Biggy.

Approved by City Engineer.

Deputy.

1. **Purpose of PRESENT building** Residence (Store, Residence, Apartment House, or any other purpose.) **Families** 1 **Rooms** 5
2. **Use of building AFTER alteration or moving** Residence **Families** 1 **Rooms** 5
3. **Owner** (Print Name) JEAN TAUZIN **Phone**
4. **Owner's address** 328½ Occidental
5. **Certificated Architect** — none **State License No.** **Phone**
6. **Licensed Engineer** — none **State License No.** **Phone**
7. **Contractor** Wm Tucker **State License No.** 25041 **Phone** FE 2896
8. **Contractor's address** 143 Waterloo St
9. **VALUATION OF PROPOSED WORK** (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 79.00
10. **State how many buildings NOW on lot and give use of each.** One Residence (Residence, Hotel, Apartment House, or any other purpose.)
11. **Size of existing building** 30 x 30 **Number of stories high** one **Height to highest point** 16'
12. **Class of building** frame **Material of existing walls** wood **Exterior framework** 2 x 4 (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Patch plaster inside, build sub-in kitchen, remove windows & put door in place, rebuild steps, Remodel Partition on Screen Porch

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO. 21545	Plans and Specifications checked	Zone R4	Fire District No. 20
	Corrections verified	Bldg. Line 20 Ft.	Street Widening 20 Ft.
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 8/19/96 Kanner Clerk.	
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required / Specified Valuation Included / Yes—No	

Fee 150

Stamp here when Permit is issued

AUG 19 1996

Inspector Shum

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....Mary E. Tucker.....
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Termite Inspection .....
Construction.....	Zoning	Street Widening.....	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here .....
Owner or Authorized Agent.

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here .....
(Owner or Authorized Agent)

REMARKS: .....

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

Mary E. Tucker
OWNER OR AUTHORIZED AGENT

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form 84-1
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 9 - Block 3

Tract

Location of Building 1819 HANCOCK ST. (House Number and Street)

Approved by City Engineer

Between what cross streets? N. MAIN

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building DWELLING (Store, Dwelling, Apartment House, Hotel or other purpose) Families ONE Rooms 5
2. State how long building has been used for present occupancy SEVEN YRS
3. Use of building AFTER alteration or moving DWELLING Families ONE Rooms 5
4. Owner EMETERIO M. LOERA (Print Name) Phone CA [illegible] 12574
5. Owner's Address 1819 HANCOCK ST. P. O.
6. Certificated Architect OWNER State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor OWNER State License No. Phone
9. Contractor's Address SAME AS ABOVE
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) $ 525.00
11. State how many buildings NOW on lot and give use of each. ONE (DWELLING (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high Height to highest point
13. Material Exterior Walls WOOD & PLASTER (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work:

PLASTER ONE BED ROOM
" ONE LIVING ROOM
" ONE DINNING ROOM
" ONE HALL WAY

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 Emeterio M Loera (Owner or Authorized Agent)

DISTRICT OFFICE By

FOR DEPARTMENT USE ONLY

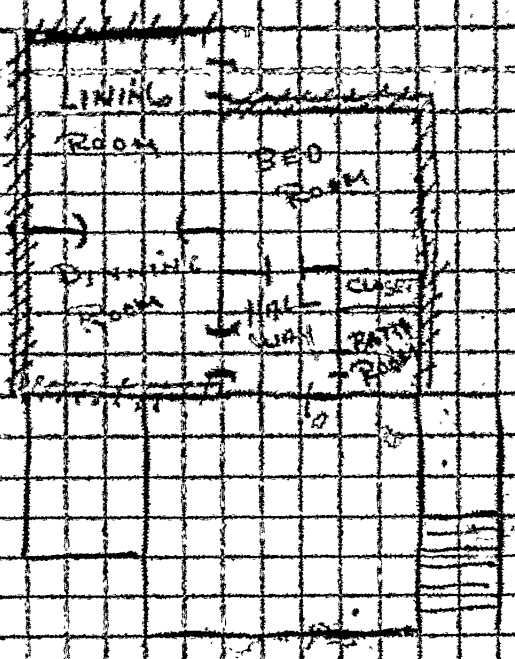
PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $		Area of Bldg. Sq. Ft.	Investigation Fee $
Fee $		Fee $	Cert. of Occupancy Fee $
			Bldg. Permit Fee $ 4.00
			Total $

TYPE V	Maximum No. Occupants Same	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed INSUF - Cycle	Lot Size	Ft. rear alley / Ft. side alley / Clerk Jean
GROUP R	Plans and Specifications checked		Zone M-2	Fire District No. 2	District Map No. 5J13
For Plans See	Correction Verified		Bldg. Line Ft.	Street Widening Ft.	Application checked and approved
Filed with	Plans, Specifications and Application Checked and approved.		Conditions Imposed	PARKING Required Provided Included Yes No	Inspector

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	[illegible] 19[illegible]		LA1115H		

FILE OF REQUEST | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID


LIVING
ROOM
BED
ROOM
DINING
ROOM
HALL
WAY
CLOSET
BATH
ROOM

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

V 8 0 0 6 0 0 1 2 9

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 9	BLOCK: 3	TRACT: Moulton's Addition	CITY CLERK REF. NO.: MR 5-468	DIST. MAP: 135B221 / CENSUS TRACT: 1999
2. PRESENT USE OF BUILDING: (01) Residence			NEW USE OF BUILDING: ( ) same		ZONE: M2-2
3. JOB ADDRESS: 1819 Hancock St.				SUITE/UNIT NO.	FIRE DIST.: II / COUN. DIST.: 14
4. BETWEEN CROSS STREETS: Main St.			AND: Alhambra Ave.		LOT TYPE: Int.
5. OWNER'S NAME: Emeterio Loera Jr.	( ) TENANT	( ) BUILDING	PHONE: 221-8103		LOT SIZE: see map
6. OWNER'S ADDRESS: 1819 Hancock st.		CITY: Los Angeles	ZIP: 90031		
7. ENGINEER: --	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY: --
8. ARCHITECT OR DESIGNER: --	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE: --
9. ARCHITECT OR ENGINEER'S ADDRESS: --		CITY	ZIP		DOCUMENTS/ EASEMENTS: ZI 1574 S.P. ZI 1652
10. CONTRACTOR: J & C Roofing	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 517377	PHONE: 714/885-0776		
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES: 1	HEIGHT: 15'	NO. OF EXISTING BUILDINGS ON LOT AND USE: 2 hse/gar.		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF: Composition	FLOOR		
3 13. JOB ADDRESS: 1819 Hancock St.				SUITE/UNIT NO.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		$ 6,000			DIST. OFF.: LA / P.C. REQ'D: No-b
15. NEW WORK (Describe): Reroof, class A.					GRADING / SEISMIC
					HWY. DED. / FLOOD
NEW USE OF BUILDING: Residence	SIZE OF ADDITION	STORIES	HEIGHT: BUILDING / ZONING		FILE WITH
TYPE	GROUP OCC.	MAX. OCC.	PLANS CHECKED		ZONED BY: ACY 3-17 15.0
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED 70397		TYPIST: Toya
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED S C HC	INSPECTION ACTIVITY: (CS) GEN. MAJ. S. EQ.		INSPECTOR

P.C	G.P.I. + NP	CONT. INSP.	
S.P.C.	P.M.		
B.P. 62.50	E. 0.60	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D.	OSS 1.26		
ISS. OFF. LA	S.O.S.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO. CC	C/O	ENERGY	DAS

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

SYS	SSYS

B & S 08-B-3 (R.7/90)

03/17/92 01:31:00PM LA03 T-3641 C 09
BLDG PERMITS R 62.50
CI-RESIDENTIAL 0070397 0.60
UMP/STOR 1.26
SYS DEV 3.79
TOTAL 68.15
CHECK 68.15

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

☐ REQUIRED ☐ EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

☐ Declare that notification of asbestos removal is not applicable to addressed project

Signature _____ Date _____

92LA 88841

92LA 88841

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 3/17/92 Lic. Class C-39 Lic. Number 517377 Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am *exempt from* the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any *city or county* which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031 5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety

Date 3/17/92 Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed (See Sec. 91.0202 LAMC)

Signed _____ (Owner or agent having property owner's consent) Owner Position 3/17/92 Date

3 5 9 0 0 6 0 0 1 3 0

Bureau of Engineering	ADDRESS APPROVED		Fuller 3/17/92
	DRIVEWAY		
	HIGHWAY	REQUIRED	
	DEDICATION	COMPLETED	
	FLOOD CLEARANCE		
Public Works Improvement	Required YES ☐ NO ☐ PERMIT	#	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

1825-1827 N. Hancock Street

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

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 45 Block Tract 1767	Lot Block Tract
TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	Book 3 Page 5 F. B. Page 62	Book Page F. B. Page
	From No. 1827 Hancock Street	
	To No. 1827½ Hancock Bet Henry St. Street Bigg St	

O.K. City Clerk — By Deputy

O.K. City Engineer — By Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Residence 1 family
2. What purpose will Building be used for hereafter? Residence 1 family
3. Owner's name Bernardo Mercurio Phone Burdy 8866
4. Owner's address 510 Cypress Place
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.) $ 250.00
9. Class of present Building Lefthand Flat No. of rooms at present 3 Rooms
10. Number of stories in height one Size of present Building 24 x 24
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Residence 1 family (Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC. WILL BE MADE TO THIS BUILDING:

Jam moving House to Rear and putting Pin Concrete foundation and fixing Bath 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) Bernardo Mercurio (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.	Permit issued
41149	Plan Examiner	12/1/25 Clerk	ISSUED DEC 1 1925 L.A. Bldg. Dept.

175

13. Size of new addition.....x.....No. of Stories in height.....

14. Material of foundation Concrete Size footings 12 x 2 Size wall 12 Depth below ground 6

15. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs 4 x 4

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 Housing Act be complied with?.....

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).....
(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

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT	BLK.	TRACT		DIST. MAP 135-221
2. BUILDING ADDRESS 1825 Hancock St.			APPROVED	ZONE M-2-2
3. BETWEEN CROSS STREETS Alhambra Ave. AND N. Main St.				FIRE DIST. II 60
4. PRESENT USE OF BUILDING 1 fam. dwelling	NEW USE OF BUILDING Same			INSIDE KEY
5. OWNER J. A. Mason Garcia		PHONE		COR. LOT REV. COR.
6. OWNER'S ADDRESS 1820 Hancock St.		P. O.	ZONE	LOT SIZE NO LET.
7. CERT. ARCH.		STATE LICENSE	PHONE	
8. LIC. ENGR.		STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY
9. CONTRACTOR OWNER		STATE LICENSE	PHONE	BLDG. LINE
10. CONTRACTOR'S ADDRESS		P. O.	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG. 60x30	STORIES 1	HEIGHT 12	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-dwelling and shed	

SEWER (Available) (Not Available)

3 1825 Hancock St.

DISTRICT OFFICE L. A.

12. MATERIAL EXT. WALLS ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1600.00		VALUATION APPROVED	BLDG. AREA	
14. SIZE OF ADDITION STORIES HEIGHT			DWELL. UNITS	
15. NEW WORK: (Describe) EXT. WALLS ROOFING		APPLICATION CHECKED Valencia*(man)	SPACES PARKING	
Increase valuation under permit no. LA58189 for repair work in rear portion of bldg.		PLANS CHECKED	GUEST ROOMS	
		CORRECTIONS VERIFIED	FILE WITH	
		PLANS APPROVED	CONT. INSP.	
		APPLICATION APPROVED	INSPECTOR	

CRITICAL SOIL

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed J. A. Mason Garcia

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	R	—	420			840			

CASHIER'S USE ONLY

1458685	APR-20-60	23966	A — 2 CS CK 4.20
	APR-20-60	23967	A — 1 CS 8.40

P.C. No. ..... GRADING ..... CRIT. SOIL ..... CONS. .....

LEGAL DESCRIPTION

ON PLOT PLAN [illegible] BUILDINGS ON LOT AND USE OF [illegible]

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT	BLK.	TRACT	DIST. MAP 135-221
2. BUILDING ADDRESS 1825 Hancock St.		APPROVED	ZONE M-2-2
3. BETWEEN CROSS STREETS Alhambra Ave. AND N. Main St.			FIRE DIST. II 60
4. PRESENT USE OF BUILDING 1 fam. dwelling	NEW USE OF BUILDING same		INSIDE KEY
5. OWNER J.A. Mason Garcia	PHONE		COR. LOT REV. COR.
6. OWNER'S ADDRESS 1820 Hancock St.	P. O.	ZONE	LOT SIZE no legal
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY
9. CONTRACTOR Owner	STATE LICENSE	PHONE	BLDG. LINE
10. CONTRACTOR'S ADDRESS	P. O.	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG. 60 x 30	STORIES 1	HEIGHT 12	NO. OF EXISTING BUILDINGS ON LOT AND USE 2 dwell & shed

SEWER (Available) (Not Available)

3 1825 Hancock St. — DISTRICT OFFICE L.A.

12. MATERIAL EXT. WALLS: [X] WOOD [ ] METAL [ ] CONC. BLOCK [X] STUCCO [ ] BRICK [ ] CONCRETE — ROOF CONST. [X] WOOD [ ] STEEL [ ] CONC. [ ] OTHER — ROOFING comp — SPRINKLERS REQ'D. SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 500.00 — BLDG. AREA

14. SIZE OF ADDITION — STORIES — HEIGHT — VALUATION APPROVED — DWELL. UNITS

15. NEW WORK: (Describe) — EXT. WALLS — ROOFING — APPLICATION CHECKED Valencia* — SPACES PARKING

Int. plaster repair, ext. stucco, roofing, painting

PLANS CHECKED — GUEST ROOMS

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

CORRECTIONS VERIFIED — FILE WITH

Signed J. A. Mason Garcia

PLANS APPROVED — CONT. INSP.

This Form When Properly Validated is a Permit to Do the Work Described.

APPLICATION APPROVED — INSPECTOR

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P. 3.50	I.F.	O.S.	C/O
V	R	—	—						

CASHIER'S USE ONLY

APR-11-60 22691 A — 1 CB 3.50

LA58189

P.C. No. ..... GRADING ..... CRIT. SOIL ..... CONS. .....

LEGAL DESCRIPTION

[illegible] 1 — 10 [illegible]

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. — LOT: — BLK.: — TRACT:
2. BUILDING ADDRESS: 1825 Hancock
3. BETWEEN CROSS STREETS: Main AND Alhambra
4. PRESENT USE OF BUILDING: DWELLING — NEW USE OF BUILDING: SAME
5. OWNER'S NAME: J.A. Mason Garcia — PHONE:
6. OWNER'S ADDRESS: 1820 Hancock — P. O. — ZONE:
7. CERT. ARCH. — STATE LICENSE — PHONE
8. LIC. ENGR. — STATE LICENSE — PHONE
9. CONTRACTOR — STATE LICENSE — PHONE
10. CONTRACTOR'S ADDRESS — P. O. — ZONE
11. SIZE OF EXISTING BLDG. — STORIES — HEIGHT — NO. OF EXISTING BUILDINGS ON LOT AND USE

ADDRESS APPROVED — DIST. MAP: 135-221 — ZONE: M-2-2 — FIRE DIST.: I 60 — INSIDE — KEY — COR. LOT — REV. COR. — LOT SIZE — REAR ALLEY — SIDE ALLEY — BLDG. LINE — BLDG. AREA

SEWER (Available) (Not Available)

DISTRICT OFFICE: L.A.

3 1826 Hancock

12. MATERIAL: ☐ WOOD ☐ METAL ☐ CONC. BLOCK — EXT. WALLS: ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 101.00
14. SIZE OF ADDITION — STORIES — HEIGHT
15. NEW WORK: (Describe) — EXT. WALLS — ROOFING

RE-ROOF 12'x14'

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed J. Mason Garcia

This Form When Properly Validated is a Permit to Do the Work Described.

VALUATION APPROVED — APPLICATION CHECKED Dreier* — PLANS CHECKED — CORRECTIONS VERIFIED — PLANS APPROVED — APPLICATION APPROVED — INSPECTOR

SPRINKLERS REQ'D. — SPECIFIED — AFFIDAVITS — DWELL. UNITS — SPACES PARKING — GUEST ROOMS — FILE WITH — CONT. INSP.

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
N/C	N/C	N/C	NPC	—	—	2.00			

CASHIER'S USE ONLY: LA67944

AUG 12 60 52795 B — 1 CB 2.00

P.C. No. ..... GRADING ..... CRIT. SOIL ..... CONS. .....

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

400100013

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 7	BLOCK 3	TRACT MOULTON'S ADDITION	CITY CLERK REF. NO. MP5-468
DIST. MAP 135A223	CENSUS TRACT 1999			
2. PRESENT USE OF BUILDING (02) DUPLEX	NEW USE OF BUILDING (02 SAME	ZONE M2-2		
3. JOB ADDRESS 1825-1827 HANCOCK STREET	SUITE/UNIT NO.	FIRE DIST. -	COUN. DIST. 14	
4. BETWEEEN CROSS STREETS N. MAIN ST.	AND MISSION ST.	LOT TYPE INT.		
5. OWNER'S NAME ( ) TENANT (X) BUILDING ESTATE OF JOHN MASON GARCIA	PHONE 818-458-0279	LOT SIZE IRREG.		
6. OWNER'S ADDRESS 1809 S. MARENGO AVE. ALHAMBRA	CITY CA	ZIP 91803		
7. ENGINEER -	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY -
8. ARCHITECT OR DESIGNER -	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE -
9. ARCHITECT OR ENGINEER'S ADDRESS -	CITY	ZIP		DOCUMENTS/ EASEMENTS ZI 1574
10. CONTRACTOR OWNER	BUS. LIC. NO. N/A	ACTIVE STATE LIC. NO.	PHONE	
11. SIZE OF EXISTING BLDG. WIDTH - LENGTH -	STORIES 1	HEIGHT -	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-DUPLEX	
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS WOOD	ROOF WOOD	FLOOR WOOD	
13. JOB ADDRESS 1825-1827 HANCOCK STREET	SUITE/UNIT NO.			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 2,000.00	DIST. OFF. HO	P.C. REQ'D NO	
15. NEW WORK (Describe) GENERAL REHAB: REPLACE BROKEN DOORS, WINDOWS, WALLS, ETC- OTC #36441H	GRADING -	SEISMIC -	HWY. DED. -	FLOOD -

NEW USE OF BUILDING (02) DUPLEX	SIZE OF ADDITION	STORIES	HEIGHT BUILDING ZONING	FILE WITH -
TYPE NC	GROUP OCC.	MAX. OCC.	PLANS CHECKED	ZONED BY 5/13/93
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED 9966	TYPIST B.S. CAUDILLO
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED S C HC.	INSPECTION ACTIVITY (CS) GEN. MAJ. S. EQ.	INSPECTOR -

P.C. -	G.P.I. + NP	CONT. INSP. NO	
S.P.C. -	P.M. -		
B.P. 42.00	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F. 100.00	F.H. -		
S.D. -	O.S.S. YES		
ISS. OFF. HO	S.O.S.S. -	SPRINKLERS REQ'D SPEC. NO	
P.C. NO. CC	C/O -	ENERGY NO	DAS NO

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

SYS YES | SSYS

B & S 08-B-3 (R.7/90)

CASHIER'S USE ONLY

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05/13/93 10:27:35AM H001 T-9815 C 26
  BLDG PERMITS R                 42.00
INVOICE # 009966D BB
  INVESTIGATION                 100.00
  EI RESIDENTIAL                  0.50
  SYS DEV                         8.55
  ONE STOP                        2.85
     TOTAL                      153.90
     CHECK                      153.90
```

93HO 22423

NEW AFFIDAVITS NONE

PLAN CHECK EXTENDED TO _____ PER

ADMINISTRATIVE APPROVAL DATED N/A

BY _____

D.A.D. PLANS CHECKED N/A

HOUSING MITIGATION FEE ORDINANCE

☐ REQUIRED ☒ EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

☒ I declare that notification of asbestos removal is not applicable to addressed project.

Signature Charles A. Garcia Date 5-12-93

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date 5-12-93 Owner's Signature Charles A. Garcia

WORKERS' COMPENSATION DECLARATION

See Addendum #4

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 5-12-93 Applicant's Signature Charles A. Garcia

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

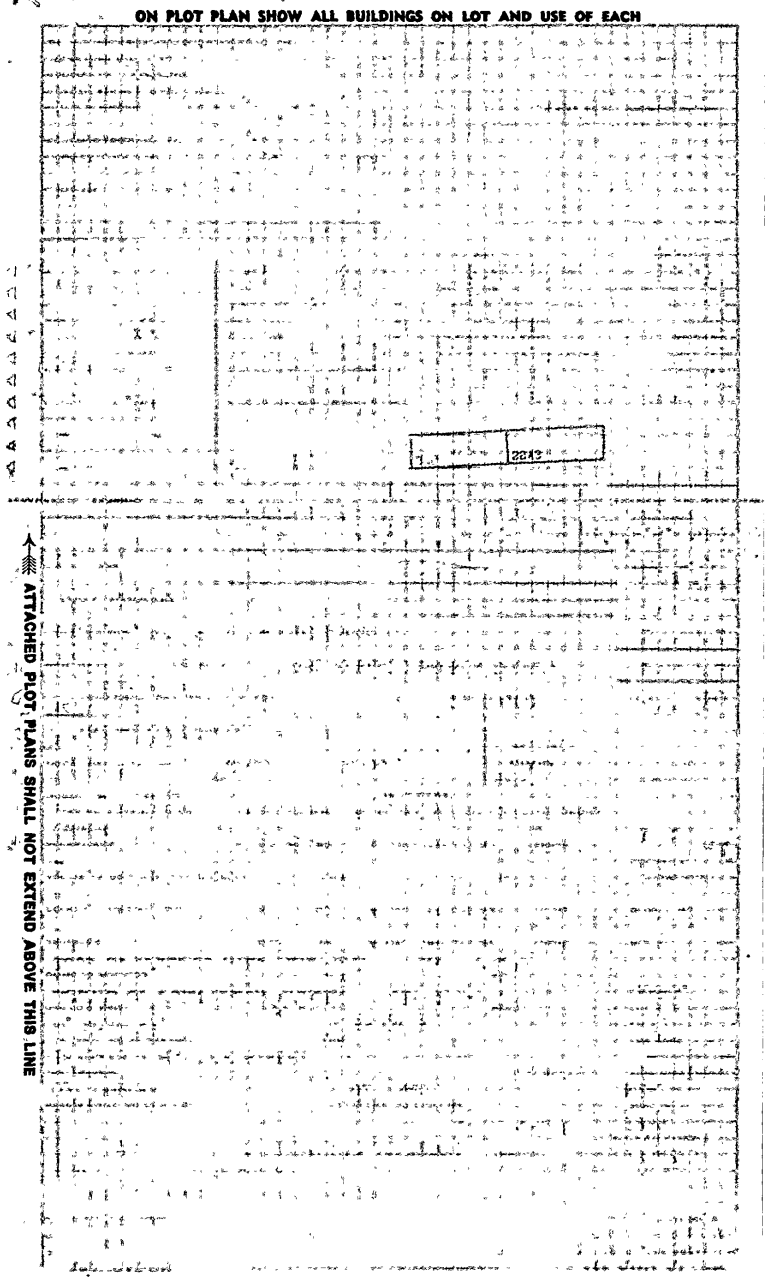
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Charles A. Garcia (Owner or agent having property owner's consent) Owner Position 5-12-93 Date

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY ☐ REQUIRED	
		DEDICATION ☐ COMPLETED	
		FLOOD CLEARANCE	
Public Works Improvement	Required YES ☐ NO ☐ PERMIT	#	
SEWERS		☐ SEWERS AVAILABLE	
RES. NO.		☐ NOT AVAILABLE	
CERT. NO.		☐ SFC PAID	
	☐ SFC NOT APPLICABLE	☐ SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Acknowledgement

State of **CALIFORNIA**

County of Los Angeles } SS. 4 3 1

On May 12, 1993 0 1 5 before me, Joan Quan

personally appeared ***CHARLES A. GARCIA***

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

MGC1 JOAN QUAN MGC1
Comm. #959287
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Mar. 5, 1996

Signature Joan Quan

32 (This area for official seal)

1829 N. Hancock Street

1827 Hancock St

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

2 Application for the Erection of Frame Buildings

CLASS "D"

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.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY

Lot No. 45 Block ..... (Description of Property)

Tract No. 1769

District No. 3 M. B. Page 5 F. B. Page 62

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

No. 1829½ Hancock Street (Location of Job)

Bet Biggy & Henry

O. K. City Clerk By ..... Deputy

O. K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
2. Owner's name B. Menendez Phone
3. Owner's address 510 Boyters Place
4. Architect's name Phone
5. Contractor's name Joe Cambio Phone
6. Contractor's address 1421 Briggy St. Los Angeles Cal.
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $2000.00
8. Is there any existing building or permit for a building on lot? 1 How used? Dwelling 1 family
9. Size of proposed building 24 x 36 Height to highest point 14 feet
10. Number of Stories in height One Character of ground
11. Material of foundation cement Size of footings 1 ft. Size of wall 12 Depth below ground 6
12. Material of chimneys None Number of inlets to flue Interior size of flues x
13. Material of exterior walls Wood - Pine O.P. - 2x4
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
    Second floor joists x Specify material of roof Composition - Paper
15. Will all provisions of State Housing Act be Complied with? Yes

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 Contruction will be complied with, whether herein specified or not.

OVER

(Sign Here) Joe Cambio (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.
9931	Plan Examiner	4/8/27 Clerk	APR 8 1927 L.A. Bldg. Dept.

5.45

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. CP
CONSTRUCTION	O. K. CP
ZONING	O. K. CP
SET-BACK LINE	O. K. CP
ORD. 33761 (N. S.)	O. K. CP
FIRE DISTRICT	O. K. CP

REMARKS

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street, or to a public alley at least 10 feet in width.

Joe Cassabio
Owner or Authorized Agent

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

2 4 7 0 0 2 0 0 1 4 6

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 1	BLOCK: 3	TRACT: Moulton's Add	COUNTY REF. NO.: MR 5-468	DIST. MAP: 135-221
					CENSUS TRACT: 1999
2. PRESENT USE OF BUILDING: (01) SFD		NEW USE OF BUILDING: (01) same			ZONE: M1-2
3. JOB ADDRESS: 1829 Hancock St					FIRE DIST.: -- / COUN. DIST.: 14
4. BETWEEN CROSS STREETS: N Main		AND: Hancock			LOT TYPE: rev com
5. OWNER'S NAME: Mersedes Alvis &			PHONE		LOT SIZE: (RR.
6. OWNER'S ADDRESS: 1829 Hancock St.		CITY	ZIP		
7. ENGINEER: —	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY: --
8. ARCHITECT OR DESIGNER: —	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE: --
9. ARCHITECT OR ENGINEER'S ADDRESS		CITY	ZIP		AFFIDAVITS: —
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
11. SIZE OF EXISTING BLDG. WIDTH / LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
13. JOB ADDRESS: 1829 Hancock St			STREET GUIDE		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 5000 00				DIST. OFF.: LA / P.C. REQ'D: no B
15. NEW WORK (Describe): general int rehab (non-structural)					GRADING: -- / SEISMIC: --
					HWY. DED.: yes / FLOOD: --
NEW USE OF BUILDING: (01) SFD (Same)	SIZE OF ADDITION	STORIES	HEIGHT		FILE WITH: --
TYPE / GROUP OCC. / FLOOR AREA	PLANS CHECKED: Jameson C.G.				ZONED BY: J Lee
DWELL UNITS / MAX OCC. / TOTAL	APPLICATION APPROVED: Jameson C.G.				TYPIST: TMM
GUEST ROOMS / PARKING REQ'D / PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY: 24 / GEN. / MAJ.S. / EQ.				INSPECTOR:

P.C. —	G.P.I. —	CONT INSP: NO	
S.P.C. —	P.M. —		
B.P. 4400	E.I. 50 / 0	Claims for refund of fees paid on permits must be filed 1 Within one year from date of payment of fee, or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC	
I.F. —	F.H. —		
S.D. —	S.O.S. 100		
ISSUING OFFICE: LA	S.O.S.S. —	SPRINKLERS REQ'D SPEC.: NO	
P.C. NO.: CO	C/O —	ENERGY: NO	DAS: No.

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced

45.50

CASHIER'S USE ONLY

D2044

89LA38115

RR B.A. 8/8/88 AATD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date 7-24-89 Owner's Signature Mercedes Alvis

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 7-24-89 Applicant's Signature Mercedes Alvis

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified hereon, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described hereinor the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Owner Mercedes Alvis (owner or agent having property owner's consent) — Owner (Position) — 7-24-89 (Date)

2 4 7 0 0 2 0 0 1 4 7

Bureau of Engineering		ADDRESS APPROVED	ATC 7-24-89
		DRIVEWAY	
		HIGHWAY / DEDICATION — REQUIRED	
		HIGHWAY / DEDICATION — COMPLETED	
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

2 7 6 0 0 6 0 0 2 3 8

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: PORT. of 1	BLOCK: 3	TRACT: Moulton's Add'n	COUNTY REF. NO.: MR 5-468
DIST. MAP: 135B221	CENSUS TRACT: 1999			
2. PRESENT USE OF BUILDING: (1) SFD	NEW USE OF BUILDING: (4 Same	ZONE: M1-2		
3. JOB ADDRESS: 1829 Hancock St	FIRE DIST.	COUN. DIST.: 14		
4. BETWEEEN CROSS STREETS: N. Main	AND: Hancock	LOT TYPE: rev corner		
5. OWNER'S NAME: Mercedes A. Luis	PHONE: 226-0265	LOT SIZE		
6. OWNER'S ADDRESS: 1829 Hancock St	CITY: LA	ZIP: 90031		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP		AFFIDAVITS: ZI 1574 4078
10. CONTRACTOR: OWNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS: WOOD	ROOF: WOOD	FLOOR: WOOD	
13. JOB ADDRESS: 1829 Hancock St	STREET GUIDE			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 3000.00	DIST. OFF.: LA	P.C. REQ'D: NO(B)	
15. NEW WORK (Describe): int. remodel non-structural	GRADING	SEISMIC		
COMPLY WITH ORDER DATED 11/15/89	HWY. DED.: yes	FLOOD		
NEW USE OF BUILDING: same	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	ZONED BY: Salem
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST: alss
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY: CBT GUN. M.J.S. EQ.	INSPECTOR

P.C.	G.P.I. + NP	CONT. INSP.	
S.P.C.	P.M.		
B.P. 32	E.I. .50	Claims for refund of fees paid on permits must be filed: 1 Within one year from date of payment of fee; or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D. N/A	O.S.S. 10		
ISS. OFF. LA	S.O.S.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO. C-6	C/O	ENERGY	DAS

Unless a shorter period of time has been established by an offical action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

B & S B-3 (R.7/89)

CASHIER'S USE ONLY

03/13/90 02:41:45PM LA05 T-6641 C 05
B PRMT COMM IN 32.00
EI RESIDENTIAL 0.50
ONE STOP SURCH 1.00
TOTAL 33.50
CASH 40.00
CHANGE 6.50

90LA 52716

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date 3-13-90 Owner's Signature [signature]

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 3-13-90 Applicant's Signature [signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC).

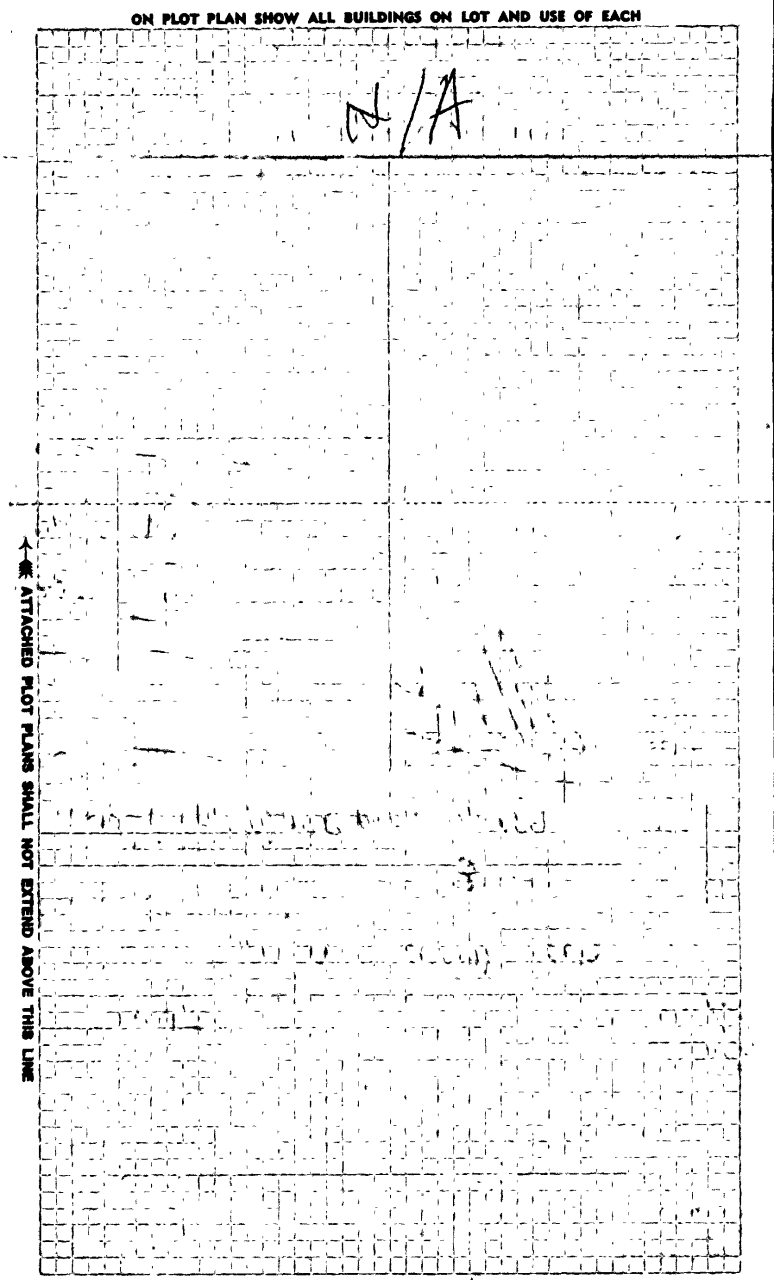
Signed [signature] (Owner or agent having property owner's consent) Position _____ Date 3-13-90

2 7 6 0 0 6 0 0 2 3 9

Bureau of Engineering	ADDRESS APPROVED		Fuller 3/13/90
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
SEWERS RES. NO. CERT. NO.		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



THE ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

1831 N. Hancock Street

(Bldg. Dept. Form 2)

All applications must be filled out by applicant

WARD 1

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

CLASS "D"

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 ROOM No. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

Lot No. 46 Block ..... (Description of Property)

Tract No. 1767

District No. 3 M. B. Page 82 F. B. Page 74

O. K. City Assessor By ..... Deputy.

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 1831 Hancock St (Location of Job)

Hancock Street

O. K. City Engineer By ..... Deputy.

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Res No. of Rooms 2 No. of Families 1
2. Owner's name John Cambio Phone .....
3. Owner's address 1421 Hancock
4. Architect's name ..... Phone .....
5. Contractor's name ..... Phone .....
6. Contractor's address .....
7. ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 100 00
8. Any other building on the lot? no How used? .....
9. Size of proposed building 10 x 20 Height to highest point ..... feet
10. Number of stories in height 1 one Character of ground .....
11. Material of foundation PH Size footings ..... Size wall ..... Depth below ground .....
12. Material of chimneys ..... Number of inlets to flues ..... Interior size of flues ..... x .....
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders ..... x .....
    EXTERIOR ~~studs~~ studs 1 x 10 INTERIOR BEARING studs ..... x ..... Interior Non-Bearing studs ..... x ..... Ceiling joists 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
    Second floor joists ..... x ..... Third floor joists ..... x ..... Specify material of roof Composition

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here) John Cambio
(Owner or authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	Stamp for Permit
2817	Plan Examiner.	MAY 8 1916 G.K. Clerk.	MAY 8 1916 JULY

5 W. T. McFeel 5c

REMARKS

BLDG. DEPT. FORM 3

All applications must be filled out by applicant

WARD.....

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 ROOM No. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

REMOVED FROM	REMOVED TO
Lot..... Block.....	Lot..... Block.....
Tract	Tract .....
.....	.....
.....	.....
.....	.....
.....	.....
Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....

O. K. City Assessor By ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

From No. (Hancock) Street

To No. ~~S 11 7~~ 1831 S Hancock St. Street

(USE INK OR INDELIBLE PENCIL)

O.K. City Engineer By ..... Deputy.

1. What Purpose is the present Building used for? Residence
2. Owner's name Girolamo Cambio Phone (Girolamo Cambio)
3. Owner's address 1831 So Hancock
4. Architect's name ..... Phone .....
5. Contractor's name Owner Phone .....
6. Contractor's address .....
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 100.00
8. Class of Present Building Tenant No. of Rooms at present 2
9. No. of stories in height One Size of present building 12 x 24
10. State how many Buildings are on this lot 1
11. State purpose Buildings on lot are used for Present (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

Add 2 rooms & Toilet on south side of bldg. No bearing partitions.

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) Girolamo Cambio (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	Signature of Applicant
2417	Plan Examiner	APR 23 1917 Clerk	APR 23 1917

8 Thomas 1

FILL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE, OR TO ASCERTAIN IF SAME CAN BE DONE.

12. Size of new addition 11 x 28 No. of Stories in height One

13. Material of foundation Concrete Size footings 12" Size wall 8 Depth below ground 12"

14. Size of Redwood Mudsills 2 x 6 Size of exterior studs 3 x 4

15. Size of interior bearing studs — x — Size of interior non-bearing studs 1 x 12 tongue & x

16. Size of first floor joist 2 x 6 Second floor joist — x —

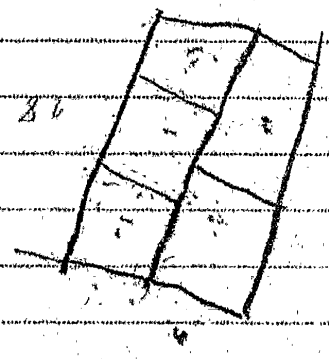
I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

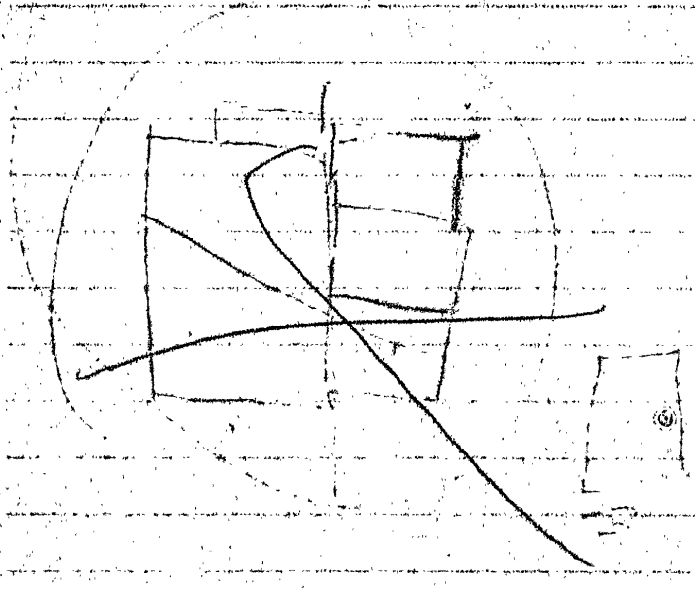
(Sign here) Gustavus Carrubbi
(Owner or Authorized Agent).

Remarks

I am unable to fill out this application and respectfully request that you do so for me. I agree that everything called for in said application will be done same as if it was in my own hand writing.

Gustavus Carrubbi





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 1831 Block Hancock	Lot Block	O.K. City Clerk By Deputy
	Tract	Tract	
	Book Page F. B. Page	Book Page F. B. Page	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	From No. 1831	Dou Hancock Street	O.K. City Engineer By Deputy
	To No. ~~1831~~	Henry & Biggy (Hancock) Street	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Residence / fam.
2. What purpose will Building be used for hereafter? " / fam.
3. Owner's name Giovanni Cicerone Phone —
4. Owner's address 1831 Hancock st.
5. Architect's name — Phone
6. Contractor's name Giovanni Cicerone Phone
7. Contractor's address 1831 Hancock st.
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 2000.00
9. Class of present Building California House No. of rooms at present 4 / fam
10. Number of stories in height 1 Size of present Building 22 x 30
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Residence (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

11 X 22 8 fit seel
1 floor orgen Pine
Roff 2X3 and 1X6 and Poiper

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) Giovanni Cicerone
(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 when permit is issued.
25281	Plan Examiner	H. P. Allen No 5 Clerk	ISSUED JUL 27 1922

13. Size of new addition 11 x 22 No. of Stories in height 1

14. Material of foundation Cement Size footings 12 Size wall 6 Depth below ground 6

15. Size of Redwood Mudsills 2 X 6 x Size of interior bearing studs 2 x 3

16. Size of exterior studs 2 X 3 x Size of interior non-bearing studs x

17. Size of first floor joists 2 X 6 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) Giovanni Cicerone
(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.

Bldg. Form 4

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move 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
Lot	Lot
Tract	Tract

Present location of building: 1831½ Hancock (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets:

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Dwelling (Store, Residence, Apartment House, Hotel, or any other purpose) Families ... Rooms ...
2. Use of building AFTER alteration or moving ... Families ... Rooms ...
3. Owner (Print Name): Del Rio ... Phone ...
4. Owner's Address: 1829 Hancock
5. Certificated Architect ... State License No. ... Phone ...
6. Licensed Engineer ... State License No ... Phone ...
7. Contractor: Reliance Termite Control ... State License No. 420 ... Phone ...
8. Contractor's Address: 7904 Sevill Huntington Pk. Hessel
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 1720.00
10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: x ... Number of stories high: 1 ... Height to highest point ...
12. Class of building: D ... Material of existing walls: Frame ... Exterior framework: Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Repair Termite damage. Build foundations.

No Structural alterations

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY				
PERMIT NO. 12276	Plans and Specifications checked	Zone RF	Fire District No. NO	Fee 2.00 Stamp here when Permit is issued
	Corrections verified	Bldg. Line NO Ft.	Street Widening — Ft.	
	Plans, Specifications and Applications rechecked and approved Hessel	Application checked and approved 5/19/41 Yoke Clerk		
PLANS Rec'd.	For Plans See / Filed with	SPRINKLER Required / Valuation included	Specified Yes—No	Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

No **NEW CONSTRUCTION**

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete....1.....

Material of Foundation..Concrete..Width of Footing...12.....Depth of footing below ground.....6.....

Width Foundation Wall....6.....Size of Redwood Sill...2 X 6.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....Reliance Termite Control
(Owner or Authorized Agent)

By.....Pemberton

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from .....Street Sign Here..... (Owner or Authorized Agent)
(3) No required windows will be obstructed. Sign Here..... (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)

REMARKS: .....

All wood and lumber below the first floor boards will be PRESSURE treated as required by Sec. 91.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESSURE TREATED WITH CREOSOTE.

Pemberton
Owner or Authorized Agent

1839 N. Hancock Street

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

1 3 6 0 0 3 0 0 0 5 1-9 30

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 1	BLOCK: 3	TRACT: MRS 468	COUNCIL DISTRICT NO.: 1	DIST. MAP: 135-221 / CENSUS TRACT: 1999.00
2. PRESENT USE OF BUILDING: (1) dwelling		NEW USE OF BUILDING: (a) ~~[illegible]~~ SAME			ZONE
3. JOB ADDRESS: 1839 Hancock St., Los Angeles					FIRE DIST.
4. BETWEEEN CROSS STREETS: Main St.		AND			LOT TYPE
5. OWNER'S NAME: Anthony Guzzetta			PHONE: 818-284-3700		LOT SIZE
6. OWNER'S ADDRESS: 364 Alahmar Terrace, San Gabriel, CA 91775		CITY	ZIP		
7. ENGINEER: None	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS: None	CITY	ZIP			AFFIDAVITS: NOT HPOZ
10. CONTRACTOR: United Roofing Co..	BUS. LIC. NO.: C-39	ACTIVE STATE LIC. NO.: 137650	PHONE: 213-223-4081		
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
3 13. JOB ADDRESS: 1839 Hancock St.			STREET GUIDE: 45,B-2		DISTRICT OFFICE: L.A
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: 15sqs. $ 1650.00					SEISMIC STUDY ZONE
15. NEW WORK (Describe): Reeroof with 3-tab fiberglass shingles over ~~existing asphalt shingles~~ CLASS 'A' OR 'B'					GRADING / FLOOD / HWY. DED. / CONS.
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT		ZONED BY

TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED: Jeffrey A. Moore	TYPIST
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY (COMB. / GEN. / MAJ. S. / CONS.)	INSPECTOR

P.C. none	G.P.I.	CONT / INSP	
S.P.C.	P.M		
B.P. 24.20	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC	
I.F	O.S.S. 1.00		
O/S	S.O.S.S.		
DIST. OFFICE L.A.	C/O	SPRINKLERS REQ'D SPEC.	
P.C. NO. TOTAL=	25.70	ENERGY NO	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

24.20 B-C
.50 E.I.
1.00 OSS
B2757 2 12/16/86 25.70 CHTO

B & S B-3 (R 1.83)

LA53164

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 11-3-86 Lic. Class C-39 Lic. Number 137650 Contractor [signature] (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. W0035279 Insurance Company Beaver Insurance

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 11-3-86 Applicant's Signature [signature]

Applicant's Mailing Address 1821 Daly St., Los Angeles, CA 90031

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [signature] (Owner or agent having property owner's consent) Pres (Position) 11-3-86 (Date)

1 3 6 0 0 5 0 0 0 6 0

Appendix F
DPR Forms

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #____
HRI #
Trinomial
NRHP Status Code 6Z

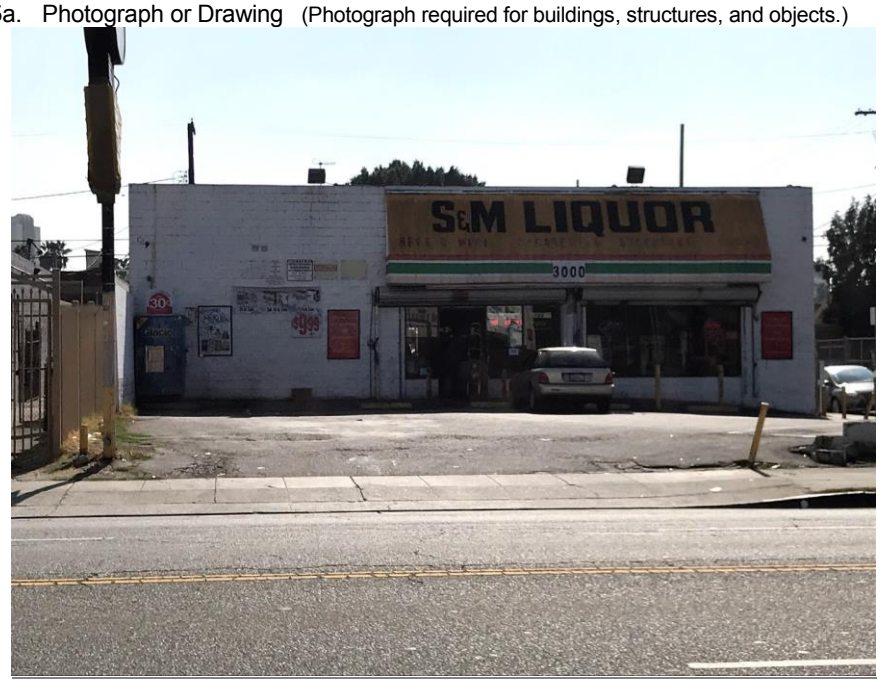
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 8 ***Resource Name or #:** (Assigned by recorder) 3000 N Main Street
P1. Other Identifier: _____
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ ☐ **of** __ ☐ **of Sec** __; ____**B.M.**
c. Address 3000 N Main Street City Los Angeles Zip 90031
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, decimal degrees, etc., as appropriate)
APN: 5210-024-008

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This L-shaped 1982 commercial building (liquor store) is set back approximately 50 feet from the street curb and is constructed of CMU block. It features two metal and glass storefronts on CMU bulkheads and two roll-down metal gates above each one. There is a large fabric awning above both storefronts. A parking lot with two driveways is located at the northern portion of the parcel, with a signpost with metal and plastic signage at the northeast corner of the lot. The entire building has a white painted finish.

The south wing, No. 1836 North Johnston Street, also dates from 1982 and is constructed of unpainted CMU block. The auto repair shop is set back approximately 40 feet from the street curb and features four large openings for the auto repair operations. A chain link fence on posts and gate fronts the property at the sidewalk.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) HP6 (1-3 story commercial building)
***P4. Resources Present:**
☐ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Primary (north) elevation, view south
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1982/Los Angeles County Assessor
***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232
***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017
***P9. Date Recorded:** May, 2019
***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** ☐NONE ☐Location 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 The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3000 N. Main Street ***NRHP Status Code** 6Z
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial Building B4. Present Use: Commercial Building
***B5. Architectural Style:** Vernacular Commercial
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The first permit for this property was issued on September 14, 1921 for the construction of an oil station. On June 23, 1931, a retail ice house was constructed on the property. According to Sanborn maps, the original service station was demolished sometime between 1951 and December 2, 1958, when a permit for a new maintenance garage building was issued to B.E. Anderson. An addition for restrooms to the existing service station was permitted on May 15, 1959. A permit addition to the service station measuring 60 square feet was issued on May 15, 1959. Permits for pole signs were issued on September 3, 1969, October 20, 1972, April 14, 1982, June 21, 1983, October 28, 1988, and November 21, 1989. The previous improvements were demolished and the current liquor store and auto repair shop date from 1982 according to Assessor's Office records. A 25 foot by 55-foot addition to the repair garage was built on June 19, 1981. A permit was issued to change the use of the car repair shop to storage on October 21, 1981. A new commercial liquor store was built on December 8, 1981 and received a certificate of occupancy on June 14, 1982.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974) **Area** Lincoln Heights
Period of Significance 1982 **Property Type** Commercial Building **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

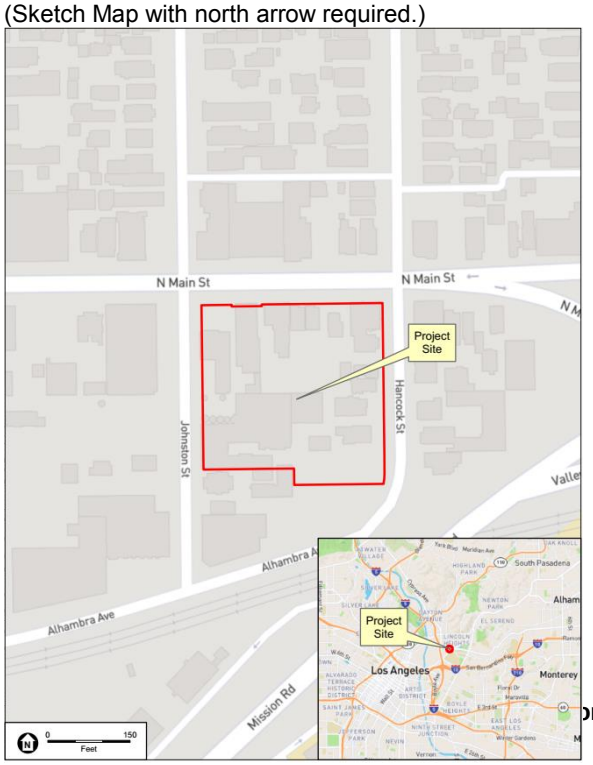
B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

3000 North Main Street is a liquor market that was constructed on December 8, 1981 and therefore post-dates the period of significance for Markets (1910-1975) as well as Streetcar Commercial Development (1880-1934). **As a result, 3000 North Main Street does not appear to meet the significance requirements as individual resources under National Register Criterion A, California Register Criterion 1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national

level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

3000, 3012, 3014, 3028 and 3030 North Main Street are altered examples of commercial buildings in Lincoln Heights. None of these buildings have distinguishable architectural styles.

3000 North Main Street was built in 1982 which postdates the period of significance for markets which is 1910-1975. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion C and California Register Criterion 3 or the LAHCM Criteria.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building

practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

"Back Matter." *The Sanitarian* Volume 9, Number 2, September-October, 1946.

California Code of Regulations, California Register of Historical Resources (Title 14, Chapter11.5), Section 4852(c).

City of Los Angeles Planning Department. *Lincoln Heights Preservation Plan.* Los Angeles City Planning, Los Angeles, 2007.

Code of Federal Regulations (CFR), 36 § 60.2.

Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852©. http://ohp.parks.ca.gov.

"Cruising Industrial Los Angeles." Los Angeles: Los Angeles Conservancy.

Daykin, Leonard E., editor. *Progressive Grocer's Outstanding New Supermarkets.* New York: Progressive Grocer Magazine, 1969.

"Guidelines for Completing National Register Forms." in National Register Bulletin 16, U.S. Department of Interior, National Park Service, 1977, Revised 1997.

Herr, Jeffrey editor. *Landmark L.A.: Historic-Cultural Monuments of Los Angeles.* Los Angeles: City of Los Angeles Cultural Affairs Department, 2002.

Historic Resources Survey Report. Boyle Heights Community Plan Area, SurveyLA; Intensive Historic Resources Survey. Adelante Eastside Redevelopment Area.

Liebs, Chester. *Main Street to Miracle Mile: American Roadside Architecture.* Boston: Little, Brown and Company, 1985.

Longstreth, Richard, *The Drive-In, The Supermarket, and the Transformation of Commercial Space in Los Angeles 1914-1941,* The Mit Press, Boston, MS, 1999.

Los Angeles Conservancy "Cruising Industrial Los Angeles" *Tour Pamphlet.*

Los Angeles City Directories.

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"Bottling Plant to Open." *Los Angeles Times*. September 23, 1917.

"Café Here Added to Hoyt's Coast Chain." *Los Angeles Times*. October 7, 1919.

"Candy Company Plans New Home." *Los Angeles Times*. January 27, 1929.

"Conrad R. Garrison." *The Los Angeles Times* (Los Angeles, CA). July 25, 1958.

"East Side Adds New Plant." *Los Angeles Times*. August 13, 1933.

"Fifty-four Industries Locate Here in Month." *Los Angeles Times*. January 20, 1924.

"Finish Two Structures." *Los Angeles Times*. April 4, 1926.

"Forty-Six Pies Good, So Bakery Wins Suit." *The Los Angeles Times* (Los Angeles, CA). January 15, 1931.

"Ground Broken for New Plant." *Los Angeles Times*. January 11, 1925.

"Manufacturers*." Los Angeles Times*. January 2, 1890.

"Modern Research Ministers to Art of Baking." *Los Angeles Times*. June 19, 1931.

"New Hostess Cake Bakery." *Los Angeles Times*. October 3, 1952.

"Open House Festivities to Celebrate Opening of New Globe Bottling Plant." *Los Angeles Times*. March 25, 1938.

"Our City." *Los Angeles Times*. January 1, 1885.

"Pepsi-Cola Unit to Expand Here." *Los Angeles Times*. July 26, 1946.

"Perfect Flour Mill in Full Operation." *Los Angeles Times*. June 18, 1902.

"Progress in Southern California Industry*." Los Angeles Times*, April 28, 1929.

"Survey Here Shows Industry Continues Growth as All Lines Report Improvements." *Los Angeles Times.* October 4, 1925.

The Los Angeles Times. August 20, 1911.

The Los Angeles Times. June 15, 1911.

"Three Local Firms Build New Homes." *Los Angeles Times*. March 14, 1920.

"Toilers of the Town." *Los Angeles Times*. September 9, 1883.

"Tons of Flour." *Los Angeles Times*, April 21, 1888.

"Up-To-Minute Bakery a Notable Acquisition." *Los Angeles Times*. August 19, 1917.

"Work is Started on New Grain Elevator." *Los Angeles Times*. July 29, 1923.

"Young's Market Co. Builds New L.A. Plant to Bottle Dr. Pepper." *Los Angeles Times*. May 29, 1940.

Masters, Nathan. "Who Moved East L.A.?" *Lost LA.* November 10, 2011, https://www.kcet.org/shows/lost-la/who-moved-east-la.

Mayo, James M. *The American Grocery Store.* Westport CT: Greenwood Press, 1993.

McAlester, Virginia Savage. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2013.

McGahan, Jason. "A Brief History of Lincoln Heights, the Original East L.A." *LA Weekly*. June 25, 2017. https://www.laweekly.com/news/a-brief-history-of-east-las-lincoln-heights-neighborhood-8361021.

National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington DC: U.S. Dept. of the Interior, National Park Service, Interagency Resources Division, 1990, rev. 1991.

National Park Service. *National Register Bulletin 16: Guidelines for Completing National Register Forms*. Washington, D.C.: U.S. Dept. of the Interior, National Park Service, 1997.

Office of Historic Preservation*. Instructions for Recording Historical Resources*. March 1995.

Office of State Historic Preservation. *California Historic Resources Inventory, Survey Workbook* (excerpts). Sacramento, CA: State of California, 1986.

Pitt, Leonard. *Los Angeles A to Z: An Encyclopedia of the City and County.* Los Angeles: University of California Press, 1997.

Post, Robert. *Street Railways and the Growth of Los Angeles: Horse, Cable, Electric Lines.* San Marino CA: Golden West Books, 1989.

Sanborn Map and Publishing Company, Insurance Maps of Los Angeles County.

SurveyLA. "Architecture and Engineering, 1850-1980." January 16, 2014. http://www.preservation.lacity.org/files/Architecture_and_Engineering_1850-1980.pdf; information was taken from these tables because a context for Late 19th and Early 20th Century Residential Architecture has not yet been completed by SurveyLA.

SurveyLA. "Historic Districts, Planning Districts, and Multi-Property Resources*." Northeast Los Angeles.* February 6, 2017.

SurveyLA. "Industrial Development, 1850-1980." *Los Angeles Citywide Historic Context Statement*. Prepared for the City of Los Angeles Department of City Planning. February 2018.

SurveyLA. “Neighborhood Commercial Development, 1880-1980.” *Los Angeles Citywide Historic Context Statement*. Prepared for the City of Los Angeles Department of City Planning. August 2017.

SurveyLA. “Northeast Los Angeles Community Plan Area.” Prepared for the Los Angeles Department of City Planning. February 2017.

State of California □ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

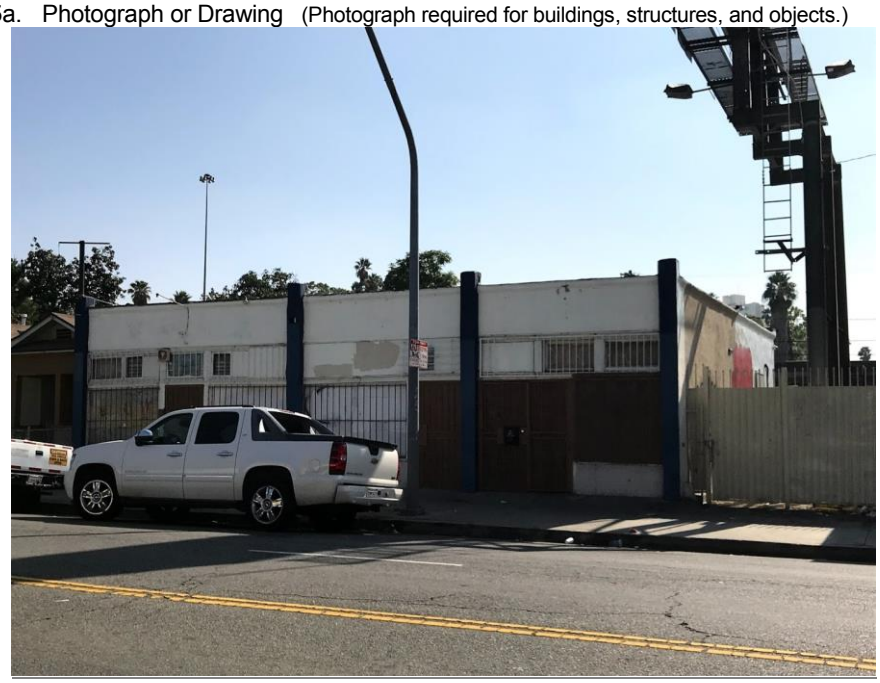
Primary #____
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 8 ***Resource Name or #:** (Assigned by recorder) 3012-3014 N Main Street
P1. Other Identifier: _____
***P2. Location:** □ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ □ **of** __ □ **of Sec** __; ____**B.M.**
c. Address 3012-3014 N Main Street City Los Angeles Zip 90031
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, decimal degrees, etc., as appropriate)
APN: 5210-024-006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
These are two commercial buildings featuring four storefronts, which are demarcated by four concrete piers at the front façade, which extend above the roofline. No. 3012 is the wider building and features two wood storefronts on wood bulkheads with a ribbon of rectangular wood transom lights. The westernmost storefront has a set of double metal doors and a narrower storefront to the west of it. The eastern-most storefront features a single metal door and a wider storefront to the east of it. Metal security bars cover doors, storefronts, and transoms. Some of the glass at storefronts and transoms has been lost and replaced with wood panels. The is a plain upper sign band above the storefronts The building has a white painted stucco finish. To the west of the western-most storefront is access to a side courtyard, currently closed by a metal gate.
[See Continuation Sheet]

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) HP6 (1-3 story commercial building)
***P4. Resources Present:**
□ Building □ Structure □ Object
□ Site □ District □ Element of District
□ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Primary (north) elevation, view southeast
***P6. Date Constructed/Age and Source:** ☒ Historic □ Prehistoric □ Both
1922/24/Los Angeles County Assessor
***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232
***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017
***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019
***Attachments:** □NONE □Location 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 The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3012-3014 N. Main Street ***NRHP Status Code** 6Z
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial Building B4. Present Use: Commercial Building
***B5. Architectural Style:** Vernacular Commercial
***B6. Construction History:** (Construction date, alterations, and date of alterations)

A permit for a new dwelling on 3012 North Main Street was issued in October of 1914, since demolished. On May 3, 1923 a permit was issued for the construction of a new storefront. There was an alteration of door openings and plasterwork on July 31, 1941, but with no other structural changes. The first storefront had a long rear addition with a porch and a garage by 1951. At present, the rear additions and canopy have remained and been expanded.

A permit was issued on April 11, 1922 for the construction of a 1-story storefront on 3014 North Main Street fronting North Main Street, with a subsequent storefront added on September 19, 1923. On June 20, 1928, a permit was issued for a new bakery shop, which would have added to the rear of the existing building, along with a closet and toilet. Later, on July 14, 1928 a new tin ceiling was installed and the exterior was re-plastered.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974) **Area** Lincoln Heights
Period of Significance 1922-1924 **Property Type** Commercial Building **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

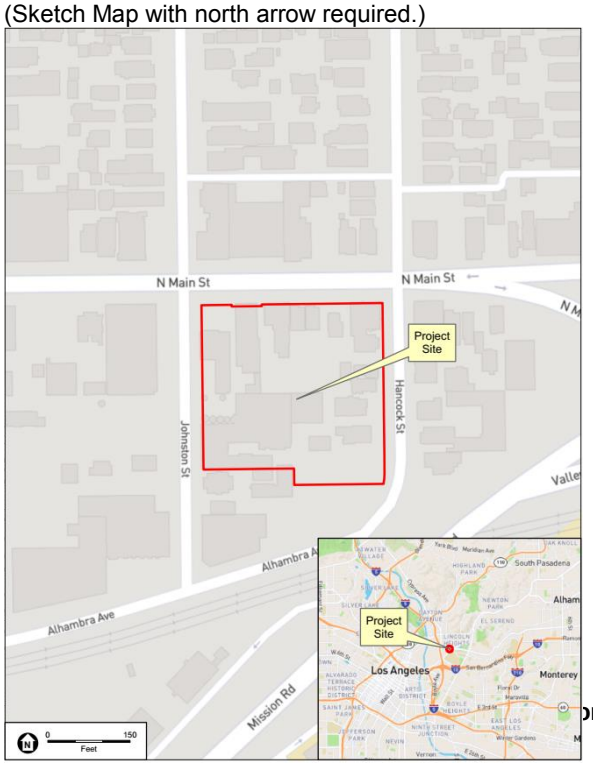
B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*P3a. Description (continued):

No. 3014 is the narrower building and features two storefronts divided by a center door. Like its neighbor, the two wood storefronts have wood bulkheads with a ribbon of rectangular wood transom lights. Metal security bars cover doors, storefronts, and transoms. Some of the glass at storefronts and transoms has been lost and replaced with wood panels. The is a plain upper sign band above the storefronts The building has a white painted stucco finish. At the rear, this building has two additions extending to the south, as well as a long, narrow shed roof west of these additions.

*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

2012-3014 North Main Street was constructed in 1923 during the period of significance for Streetcar Commercial Development (1880-1934). The storefront is also remarkably intact. However, the storefront is not a particularly good example of a Streetcar Commercial building as it has simplified architectural details. It is demarcated by four piers at the front façade which extend above the roofline. There are storefronts with ribbon rectangular wood transom lights. The building is finished with white painted stucco walls. The openings and plasterwork was altered on July 31, 1941 meaning that it does not retain integrity of materials and design. The alteration of openings disqualifies it from eligibility under the Streetcar Commercial Development theme. **Therefore, 2012-2014 North Main Street do not appear to meet the significance requirements as a grouping under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

3000, 3012, 3014, 3028 and 3030 North Main Street are altered examples of commercial buildings in Lincoln Heights. None of these buildings have distinguishable architectural styles.

3000 North Main Street was built in 1982 which postdates the period of significance for markets which is 1910-1975. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion C and California Register Criterion 3 or the LAHCM Criteria.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

"Back Matter." *The Sanitarian* Volume 9, Number 2, September-October, 1946.

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"Conrad R. Garrison." *The Los Angeles Times* (Los Angeles, CA). July 25, 1958.

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"Manufacturers*." Los Angeles Times*. January 2, 1890.

"Modern Research Ministers to Art of Baking." *Los Angeles Times*. June 19, 1931.

"New Hostess Cake Bakery." *Los Angeles Times*. October 3, 1952.

"Open House Festivities to Celebrate Opening of New Globe Bottling Plant." *Los Angeles Times*. March 25, 1938.

"Our City." *Los Angeles Times*. January 1, 1885.

"Pepsi-Cola Unit to Expand Here." *Los Angeles Times*. July 26, 1946.

"Perfect Flour Mill in Full Operation." *Los Angeles Times*. June 18, 1902.

"Progress in Southern California Industry." *Los Angeles Times*, April 28, 1929.

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The Los Angeles Times. August 20, 1911.

The Los Angeles Times. June 15, 1911.

"Three Local Firms Build New Homes." *Los Angeles Times*. March 14, 1920.

"Toilers of the Town." *Los Angeles Times*. September 9, 1883.

"Tons of Flour." *Los Angeles Times*, April 21, 1888.

"Up-To-Minute Bakery a Notable Acquisition." *Los Angeles Times*. August 19, 1917.

"Work is Started on New Grain Elevator." *Los Angeles Times*. July 29, 1923.

"Young's Market Co. Builds New L.A. Plant to Bottle Dr. Pepper." *Los Angeles Times*. May 29, 1940.

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SurveyLA. "Historic Districts, Planning Districts, and Multi-Property Resources*." Northeast Los Angeles.* February 6, 2017.

SurveyLA. "Industrial Development, 1850-1980." *Los Angeles Citywide Historic Context Statement*. Prepared for the City of Los Angeles Department of City Planning. February 2018.

SurveyLA. "Neighborhood Commercial Development, 1880-1980." *Los Angeles Citywide Historic Context Statement*. Prepared for the City of Los Angeles Department of City Planning. August 2017.

SurveyLA. "Northeast Los Angeles Community Plan Area." Prepared for the Los Angeles Department of City Planning. February 2017.

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #____
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 8 ***Resource Name or #:** (Assigned by recorder) 3016 N Main Street
P1. Other Identifier: _____
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** ___; __ ☐ **of** __ ☐ **of Sec** __; ____**B.M.**
c. Address 3016 N Main Street City Los Angeles Zip 90031
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, decimal degrees, etc., as appropriate)
APN: 5210-024-005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
3016 North Main Street is a hipped vernacular cottage fronting North Main Street to the north. It has wood siding and a composite roof. There is an entrance porch on the right side of the north (primary) elevation, and there is a wood door behind a metal screen and a wood fixed window with a top decorative window with multiple lites behind security bars in the entry porch. There is an attic vent in the gable over the entry porch and a vent in the basement under the porch. To the left is a window matching the one in the porch. On the east (side) elevation, there are three hung wood windows. On the west (side) elevation, there are one jalousie window, two hung windows and one fixed window. On the south (rear) elevation, there is one fixed window and one sliding window (alterations), a door that has been replaced (alteration), and a closed in window to the right of the door (alteration).

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P3b. Resource Attributes:** (List attributes and codes) HP2 (Single family property)
***P4. Resources Present:**
☐ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Primary (north) elevation, view south
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1914/Los Angeles County Assessor
***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232
***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017
***P9. Date Recorded:** May, 2019
***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** ☐NONE ☐Location 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 The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3016 N. Main Street ***NRHP Status Code** 5S3
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Single family residence B4. Present Use: Single family residence
***B5. Architectural Style:** Vernacular Cottage
***B6. Construction History:** (Construction date, alterations, and date of alterations)
According to Los Angeles Department of Building and Safety, the existing residence was constructed in 1914. The first building permit is from 1927 and calls for a reroof of the old roof. The final permit was taken out in 2006 for another re-roof job. There were many unpermitted alterations since its construction in 1914. On the primary (north) façade these include the top bricks being removed from the chimney, security bars added to windows and doors, a new column was added to the middle of the porch, the removal of the board on top porch step, and the removal of the capital on the easternmost porch column. On the south (rear) elevation, a door was replaced, a window adjacent to the door was filled in, and windows were replaced. On the west (side) elevation, the rearmost window was replaced with a jalousie window.
]

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:**_____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). _____ **Area** Lincoln Heights
Period of Significance 1914 **Property Type** Single Family Residence **Applicable Criteria** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

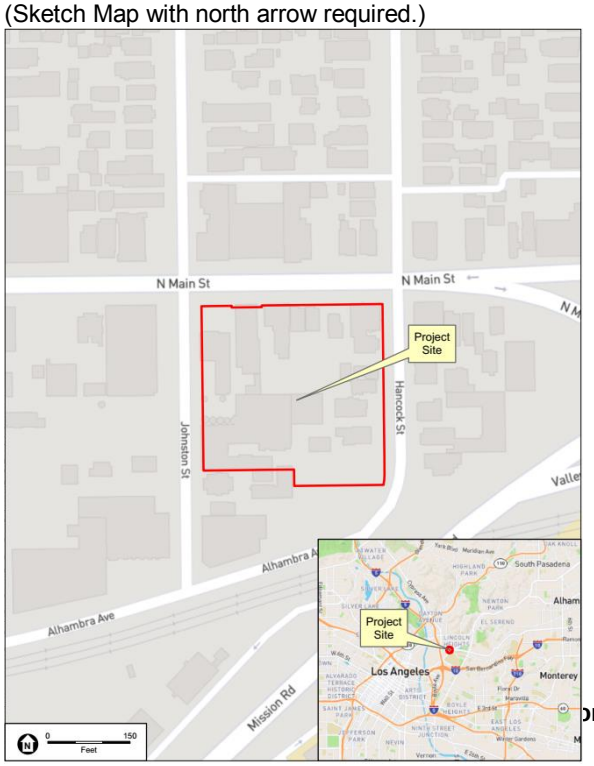
B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

ESA evaluated 3016 and 3018 North Main Street under the historical theme of Early Residential Development (1880-1980). While the subject property dates from 1914, it does not represent a *very* early period of settlement/residential development in the neighborhood or community, as worded by SurveyLA. Many residences in the neighborhood date from before the 1910s. Additionally, it is not a rare surviving example of a single family residence in the neighborhood. Single-family residences are a very common property type in Lincoln Heights. **Therefore, 2016 and 2018 North Main Street do not appear to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was

occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

3016 and 3018 North Main Street are examples of hipped roof vernacular single-family residences. Both were constructed in 1914. Both residences have a few alterations, all of which are acceptable under SurveyLA integrity considerations for the sub-theme of Late 19th Early 20th residential architecture and both properties retain enough integrity of design, workmanship, feeling, and materials to maintain their significance as hipped vernacular cottages. **Therefore, the buildings located at 3016 and 3018 North Main Street do meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the

important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

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"Finish Two Structures." *Los Angeles Times*. April 4, 1926.

"Forty-Six Pies Good, So Bakery Wins Suit." *The Los Angeles Times* (Los Angeles, CA). January 15, 1931.

"Ground Broken for New Plant." *Los Angeles Times*. January 11, 1925.

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"Open House Festivities to Celebrate Opening of New Globe Bottling Plant." *Los Angeles Times*. March 25, 1938.

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"Pepsi-Cola Unit to Expand Here." *Los Angeles Times*. July 26, 1946.

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"Progress in Southern California Industry*." Los Angeles Times*, April 28, 1929.

"Survey Here Shows Industry Continues Growth as All Lines Report Improvements." *Los Angeles Times.* October 4, 1925.

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"Toilers of the Town." *Los Angeles Times*. September 9, 1883.

"Tons of Flour." *Los Angeles Times*, April 21, 1888.

"Up-To-Minute Bakery a Notable Acquisition." *Los Angeles Times*. August 19, 1917.

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Office of State Historic Preservation. *California Historic Resources Inventory, Survey Workbook* (excerpts). Sacramento, CA: State of California, 1986.

Pitt, Leonard. *Los Angeles A to Z: An Encyclopedia of the City and County.* Los Angeles: University of California Press, 1997.

Post, Robert. *Street Railways and the Growth of Los Angeles: Horse, Cable, Electric Lines.* San Marino CA: Golden West Books, 1989.

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SurveyLA. “Industrial Development, 1850-1980.” *Los Angeles Citywide Historic Context Statement*. Prepared for the City of Los Angeles Department of City Planning. February 2018.

SurveyLA. “Neighborhood Commercial Development, 1880-1980.” *Los Angeles Citywide Historic Context Statement*. Prepared for the City of Los Angeles Department of City Planning. August 2017.

SurveyLA. “Northeast Los Angeles Community Plan Area.” Prepared for the Los Angeles Department of City Planning. February 2017.

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #____
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 8 ***Resource Name or #:** (Assigned by recorder) 3018 N Main Street
P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ ☐ **of** __ ☐ **of Sec** __; ____**B.M.**

c. Address 3018 N Main Street City Los Angeles Zip 90031

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, decimal degrees, etc., as appropriate)
APN: 5210-024-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
3018 North Main Street is nearly identical to 3016 North Main Street. It is a hipped vernacular cottage with wood siding and a composite shingle roof. The north (primary) façade has an entrance porch to the east underneath a dormer. There are two columns holding up the dormer. Under the dormer is a wood door and a large fixed window with decorative lites at the top and an identical window is left of the entrance porch. There is an attic vent in the entrance dormer and a basement vent under the porch. The west façade has three hung windows and a fixed window and the east façade has three hung windows and a jalousie window (alteration). The rear (south) elevation has a hung window, a casement window with divided lites, a third window, and a door that has been replaced (alteration).

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P3b. Resource Attributes:** (List attributes and codes) HP2 (Single family property)

***P4. Resources Present:**
☐ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Primary (north) elevation, view south

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1914/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** ☐NONE ☐Location 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 The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3018 N. Main Street ***NRHP Status Code** 5S3
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Single family residence B4. Present Use: Single family residence
***B5. Architectural Style:** Vernacular Cottage
***B6. Construction History:** (Construction date, alterations, and date of alterations)
According to the Los Angeles Department of Building and Safety, the permit for the construction of the existing building was taken out in 1914. In 1927 and 2006, the owners took out permits for a reroof. Unpermitted alterations include the addition of a metal screen door to the front entrance and a wood gate on the westernmost corner. All windows were replaced with single-hung windows. On the rear façade, a door was likely replaced.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:**_____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). **Area** Lincoln Heights
Period of Significance 1914 **Property Type** Single Family Residence **Applicable Criteria** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

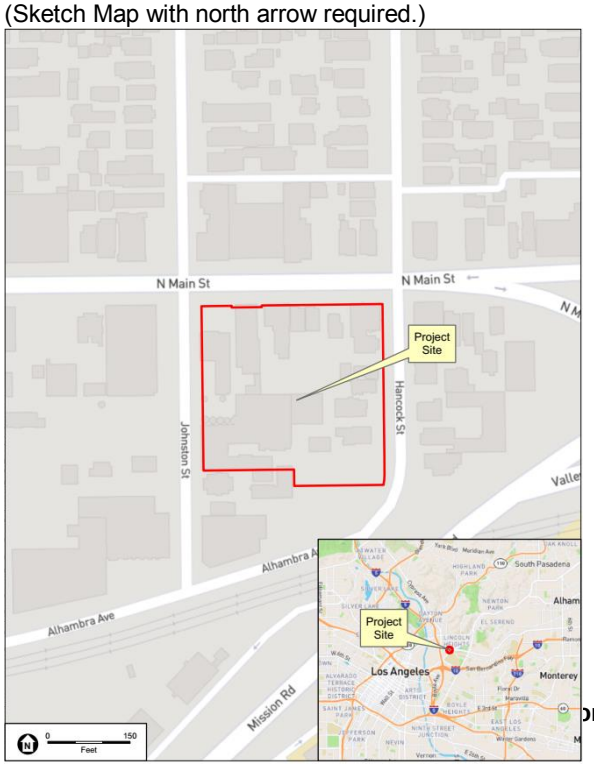
[See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

ESA evaluated 3016 and 3018 North Main Street under the historical theme of Early Residential Development (1880-1980). While the subject property dates from 1914, it does not represent a *very* early period of settlement/residential development in the neighborhood or community, as worded by SurveyLA. Many residences in the neighborhood date from before the 1910s. Additionally, it is not a rare surviving example of a single family residence in the neighborhood. Single-family residences are a very common property type in Lincoln Heights. **Therefore, 2016 and 2018 North Main Street do not appear to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was

occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

3016 and 3018 North Main Street are examples of hipped roof vernacular single-family residences. Both were constructed in 1914. Both residences have a few alterations, all of which are acceptable under SurveyLA integrity considerations for the sub-theme of Late 19th Early 20th residential architecture and both properties retain enough integrity of design, workmanship, feeling, and materials to maintain their significance as hipped vernacular cottages. **Therefore, the buildings located at 3016 and 3018 North Main Street do meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the

important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

"Back Matter." *The Sanitarian* Volume 9, Number 2, September-October, 1946.

California Code of Regulations, California Register of Historical Resources (Title 14, Chapter11.5), Section 4852(c).

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Code of Federal Regulations (CFR), 36 § 60.2.

Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852©. http://ohp.parks.ca.gov.

"Cruising Industrial Los Angeles." Los Angeles: Los Angeles Conservancy.

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"Toilers of the Town." *Los Angeles Times*. September 9, 1883.

"Tons of Flour." *Los Angeles Times*, April 21, 1888.

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Masters, Nathan. "Who Moved East L.A.?" *Lost LA.* November 10, 2011, https://www.kcet.org/shows/lost-la/who-moved-east-la.

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SurveyLA. “Historic Districts, Planning Districts, and Multi-Property Resources.” *Northeast Los Angeles.* February 6, 2017.

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State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #____
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 8 ***Resource Name or #:** (Assigned by recorder) 3024 N Main Street

P1. Other Identifier: _____

***P2. Location:** □ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ □ **of** __ □ **of Sec** __; ____**B.M.**

c. Address 3024 N Main Street City Los Angeles Zip 90031

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, decimal degrees, etc., as appropriate)
APN: 5210-024-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

3024 North Main Street is improved with a two-story Queen Anne style residence built in 1895. It has wood and shingle siding in decorative patterns. The north (primary) façade has an entrance porch on the right recessed behind the primary façade where there is a front door and one fixed window to the left. To the east are two windows that have been replaced (alteration) set in decorative wood framing. Between the first and second story is a shed roof with dentals along the base and above that are two windows. There is a rounded decorative fascia at the roofline with a sunburst detail at the top corner, and there are shingles within the dormer. On the west façade, there is a hung window on the second story and a bay window on the first story with four hung aluminum windows (alteration). To the rear of that is a one story addition with a window and door on the west elevation and two windows on the south (rear) elevation (alteration). On the second story there are two hung wood windows. To the right of the rear addition appears to be another addition under a flat roof with a window (alteration). On the east (side) façade there is another addition under a hipped roof with an enclosed door (alteration).

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P3b. Resource Attributes:** (List attributes and codes) HP2 (Single family property)

***P4. Resources Present:**
□ Building □ Structure □ Object
□ Site □ District □ Element of District
□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Primary (north) elevation, view south

***P6. Date Constructed/Age and Source:** ☒ Historic □ Prehistoric □ Both
1895/1910/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** □NONE □Location 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 The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3024 N. Main Street ***NRHP Status Code** 5S3
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Single family residence B4. Present Use: Single family residence
***B5. Architectural Style:** Queen Anne
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The first permit on record was issued in 1911 for the construction of a two-story, 20 ft. high residence that remains extant. In 1920, there was a permit issued for the removal of a bay window (alteration). A permit was issued in 1939 to repair portions of building damaged by fire including the roof and portions of walls that need to be replastered. In 2010, a permit was issued to repair the exterior of the commercial-residential building as a result of an Order to Comply. A month later, another permit was issued stating that repairs include the replacement of damaged members, drywall instillation, and three door replacements (alteration). In 2011, a final permit was issued for the property for the demolition of the existing 2-story retail and dwelling building (alteration).
[See Continuation Sheet]

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:**_____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). _____ **Area** Lincoln Heights
Period of Significance 1895-1910 **Property Type** Single Family Residence **Applicable Criteria** A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

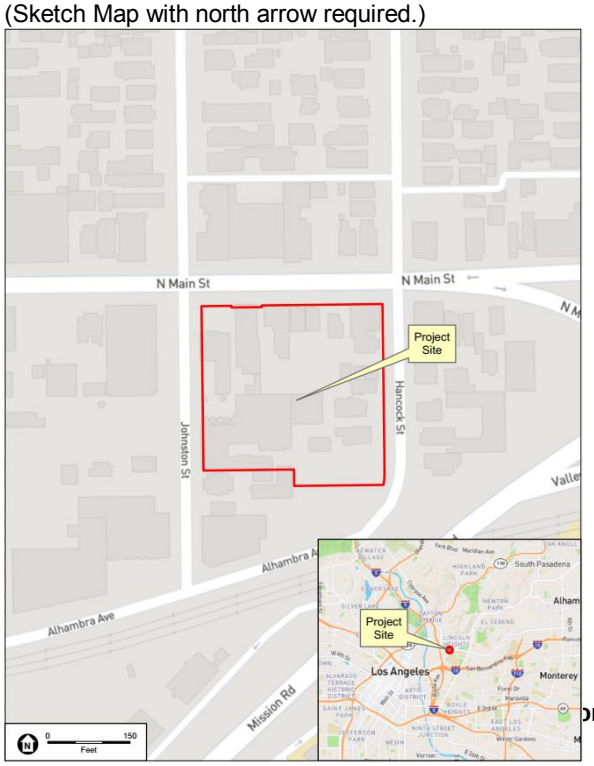
[See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

*B6. Construction History (continued):

There were a number of unpermitted alterations, on the North Façade, the front porch has been altered and the original cladding has been replaced with vertical board; the front door has been replaced; a metal security screen has been added; vertical boarding has also been added just above the front porch; the porch and foundation has been replaced; the front attic vent has been covered; the support post/column for the porch has been replaced; some of the fish scales on the shed porch roof are missing.

On the west elevation, it appears that the cladding has possibly been replaced, and or original fenestration has been covered up/removed; the brick foundation has been covered over with concrete/stucco; the bay window appears to have been added and has also been altered (windows and cladding are different); the roofing on the bay window has been replaced; it also appears that the fenestration has been resized.

On the south (rear) elevation, there is an unpermitted rear addition, with similar vertical boards that are present on the front porch. The windows on the second-story have been replaced. The rear addition has several alterations; including changes in cladding (vertical and horizontal present; alterations in fenestration. The rear addition also has a small addition on its east elevation.

The east elevation has also been substantially altered. A subsequent addition has been added; the window located on the addition has been covered. It appears that fenestration has been covered over. The foundation is covered up with boarding.

*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

3024 North Main was built in 1895, which would seem to make it a very early addition to the neighborhood. It was one of many single-family residences developed in Lincoln Heights in the late part of the 19th century. It was built in the Queen Anne style which is usually found near downtown neighborhoods such as Lincoln Heights exemplifying the development of Lincoln Heights before 1905. It retains adequate integrity under SurveyLA where some window replacement is acceptable. **Therefore, 3024 North Main Street appears to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

3024 North Main Street is an in-tact example of a Queen Anne single-family residence which exemplifies the tenets of the late Victorian era and the Queen Anne style. It exhibits quality of design through distinctive features such as the decorative fascia board along the roof line. It has other character-defining features such as decorative millwork detailing, bay windows, and irregular facades. Some windows have been replaced including two on the front façade but no window openings have been altered and the replacement of windows is easily reversible. It retains integrity of design, workmanship, feeling, setting, and materials. **Therefore 3024 North Main Street does meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

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"Survey Here Shows Industry Continues Growth as All Lines Report Improvements." *Los Angeles Times.* October 4, 1925.

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"Toilers of the Town." *Los Angeles Times*. September 9, 1883.

"Tons of Flour." *Los Angeles Times*, April 21, 1888.

"Up-To-Minute Bakery a Notable Acquisition." *Los Angeles Times*. August 19, 1917.

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SurveyLA. "Northeast Los Angeles Community Plan Area." Prepared for the Los Angeles Department of City Planning. February 2017.

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** 8 ***Resource Name or #:** (Assigned by recorder) 3024 ½ N Main Street
P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ ☐ **of** __ ☐ **of Sec** __; ____**B.M.**

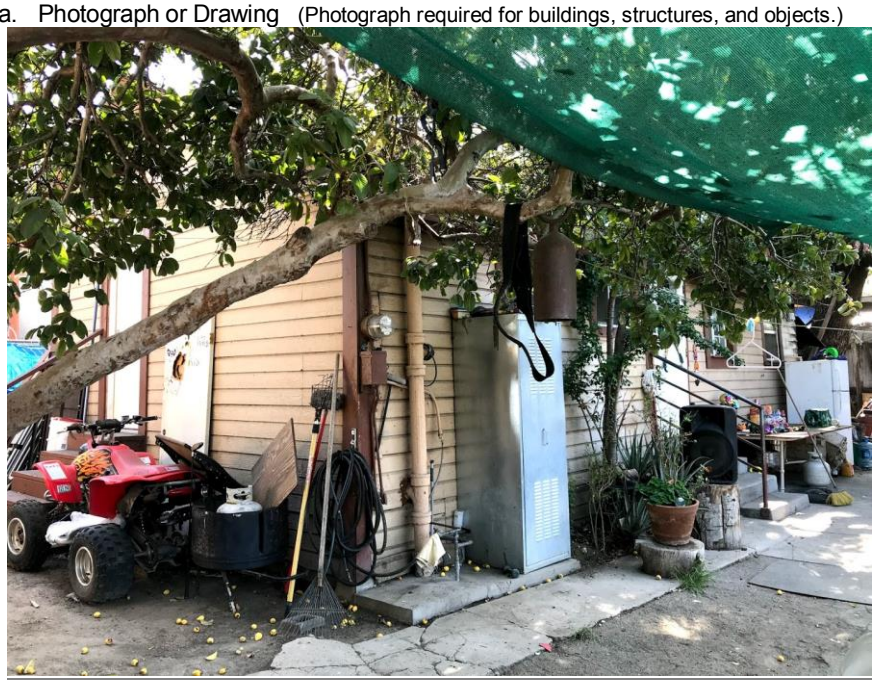
c. Address 3024 ½ N Main Street City Los Angeles Zip 90031

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, decimal degrees, etc., as appropriate)
APN: 5210-024-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This rear residence dating from 1918-1920 is an example of population increase during the first three decades of the 20th-century in the neighborhood of Lincoln Heights. The previously undeveloped portions of deep lots were utilized, and as a result, some lots contain two or even three residences. This gabled-roof vernacular, one-story residence is a wood building of shiplap cladding with corner posts, a pitched roof, and boxed eaves, with a front-gabled entrance and a side-gabled entrance. The front-gable faces north and features four wood entrance steps with simple wood plank handrails, a single, centered front entrance door frame, a modern wood door, and no window openings. Under the gable is a small wood attic vent. The west-facing side-gabled entrance has four concrete steps leading to a center wood door frame and a modern wood door. Above the door, the eave's fascia is raised about 6 inches in deference to the entrance at this location. Along the façade are four window openings with thick wood frames, however, all original wood windows have been replaced with modern vinyl windows. The roof has modern asphalt shingles.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) HP2 (Single family property)

***P4. Resources Present:**
☐ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) East elevation, view northwest

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1918/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** ☐NONE ☐Location 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 The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3024 ½ N. Main Street ***NRHP Status Code** 67

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single family residence B4. Present Use: Single family residence

***B5. Architectural Style:** Vernacular Cottage

***B6. Construction History:** (Construction date, alterations, and date of alterations)

City records date 3024 ½ North Main Street (the rear residence of 3024 North Main Street) to 1918. The 1920 Sanborn map shows this small one-story rear residence with a side porch which was demolished sometime between 1920 and 1951. The 1951 Sanborn shows a larger one-story residence in its place with a small porch on the north, which has remained until today.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:**_____

***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____

***B10. Significance: Theme** Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). _____ **Area** Lincoln Heights

Period of Significance 1918 **Property Type** Single Family Residence **Applicable Criteria** _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

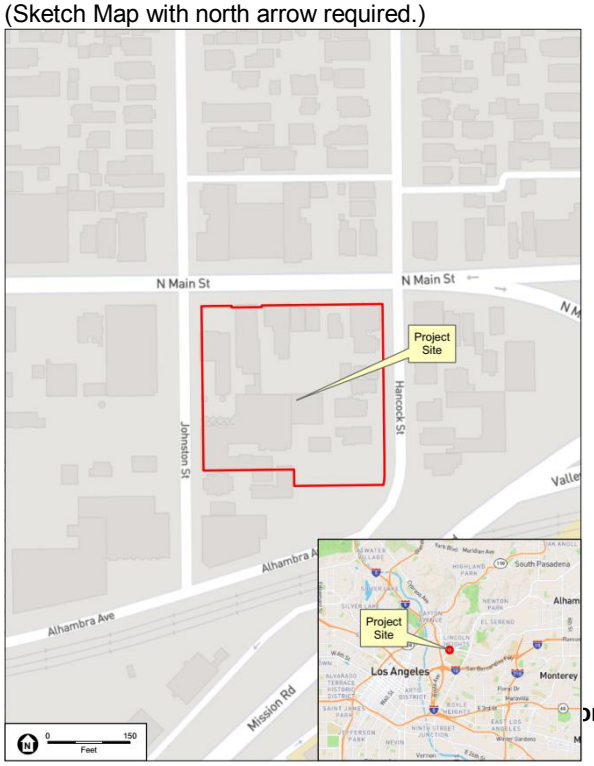
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried

***Date of Evaluation:** May 2019

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

The rear residence at 3024 ½ North Main Street is a Victorian vernacular building built in 1918-1920. It is an example of population increase during the first three decades of the 20th-century in the neighborhood of Lincoln Heights**.** The previously undeveloped portions of a deep lots were utilized, and as a result, some lots contain two or even three residences. However, it is not an outstanding example of late 19th Early 20th Century residential architecture. It was built after the period of significance for a Vernacular Gabled Cottage which is 1885-1905 which disqualifies it from significance under National Register Criterion A or the LAHCM Criterion 1. **Therefore, 3024 ½ North main Street does not appear to meet the significance requirements as a grouping under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were

significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

The residence at the rear of 3024 North Main Street was built in 1918. It features a simple design as a second rear residence on the lot and is not architecturally distinctive. It has very few architectural details limited to attic vents and boxed eaves making it indistinguishable. Further, between 1920 and 1951, there were extensive additions and the original porch was removed. All of the doors and windows have been replaced. The original wood windows were replaced with vinyl windows detracting from the integrity of design, workmanship, and materials. **Therefore, 3024 ½ North Main Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

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"Forty-Six Pies Good, So Bakery Wins Suit." *The Los Angeles Times* (Los Angeles, CA). January 15, 1931.

"Ground Broken for New Plant." *Los Angeles Times*. January 11, 1925.

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"Three Local Firms Build New Homes." *Los Angeles Times*. March 14, 1920.

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"Up-To-Minute Bakery a Notable Acquisition." *Los Angeles Times*. August 19, 1917.

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"Young's Market Co. Builds New L.A. Plant to Bottle Dr. Pepper." *Los Angeles Times*. May 29, 1940.

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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** 8 ***Resource Name or #:** (Assigned by recorder) 3028-3030 N Main Street

P1. Other Identifier: _____

***P2. Location:** □ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ □ **of** __ □ **of Sec** __; ____**B.M.**

c. Address 3028-3030 N Main Street City Los Angeles Zip 90031

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

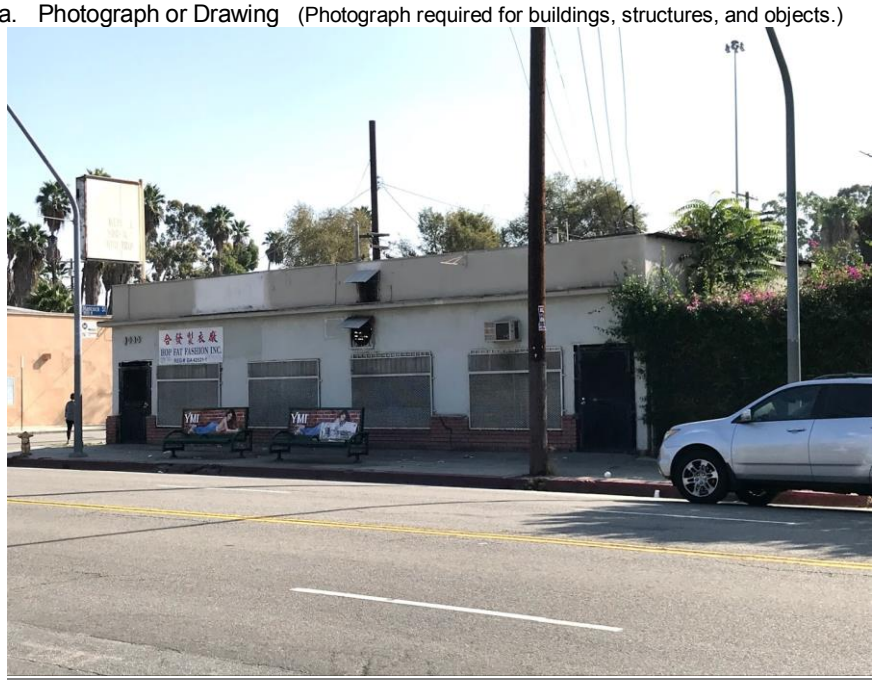
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5210-024-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two linked buildings make up this commercial space. It has a white painted finish. Along the primary North Main Street façade there are doors on opposite corners separated by four storefronts. A shallow concrete canopy above the storefronts encircles the building along the primary façade and the secondary façade along North Hancock Street. The bulkheads feature modern brick cladding with a red painted finish. Doors have modern metal gates, and the storefronts have modern metal security grilles with a white painted finish. There is a through-wall air conditioning unit above the western-most storefront; there is a sign bracket above the concrete canopy; there is a through-wall fan with a hatch door above the next storefront to the east, and another one right above it, above the concrete canopy; and there is a painted metal sign above the eastern-most storefront. A metal sign on a post rises from the roof at the eastern-most corner of the building; it has been painted over.

[See Continuation Sheet]

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) HP6 (1-3 story commercial building)

***P4. Resources Present:**
□ Building □ Structure □ Object
□ Site □ District □ Element of District
□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Primary (north) elevation, view southeast

***P6. Date Constructed/Age and Source:** ☒ Historic □ Prehistoric □ Both
1901/14/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** □NONE □Location 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 The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 3028-3030 N. Main Street ***NRHP Status Code** 6Z
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial Building B4. Present Use: Commercial Building
***B5. Architectural Style:** Vernacular Commercial
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The commercial property fronting North Main Street consisted of two storefronts and the rear one-story residence along North Hancock Street dating from ca. 1901. Later on, on February 1, 1911 a permit was issued for a new grocer building with two windows. On November 19, 1919 a new floor was added to the grocery. By 1920 a new 2-story building with a storefront had been constructed to the west at no. 3026 ½ North Main Street, and a garage had been added south of the residence on North Hancock. No. 3026 ½ has since been demolished
[See Continuation Sheet]

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:**_____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974) **Area** Lincoln Heights
Period of Significance 1901-1914 **Property Type** Commercial Building **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

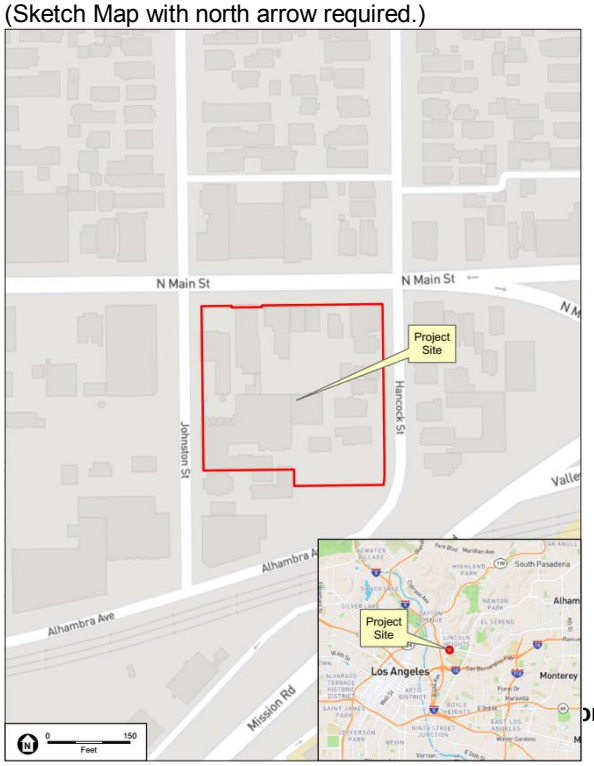
[See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

*P3a. Description (continued):

The secondary North Hancock Street façade the same brick cladding at bulkheads if found at different height levels. One storefront remains close to the northern-most corner, but there appear to have been four additional ones to the south since sealed up. The storefront has modern metal security grilles with a white painted finish. There is a through-wall air conditioning unit above the storefront; there is a through-wall fan with a hatch door above one of the sealed storefronts to the south.

A modern metal gate is installed along the property line leads to the secondary rear façade. The facade features more through-wall air conditioning units, a ship's ladder to the roof, a small zinc canopy on metal brackets, and a modern metal shed roof at the western-most end separating the building from the neighbor to the south. The canopy does touch the neighbor's side facade.

*B6. Construction History (continued):

On March 14, 1929 one storefront was removed and door alterations were undertaken at the front façade. On July 3, 1936 Mr. Guzzetta, the grocer on the premises, repaired the floor, the roof, and re-plastered the interior and part of the exterior. A permit in 1938 issued to Guzzetta installed a new concrete foundation and floor, and a new door was added. By 1951 the two original storefronts had been linked and converted into a machine shop. In 1954 one store was demolished and removed, with a new one installed in 1955 according to city records. The building is currently extant. This was the last permit issued to Guzzetta. Dr. Brandt was issued a permit in 1964 for the installation of a roof sign. And in 1991, a permit was issued to change the use from store to garment manufacturing.

*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

3030 North Main Street is a commercial building. The original building was constructed in 1911 with a second addition built in 1919 as well as a new storefront built in 1920 to the west. However, these commercial buildings were demolished and a new commercial building was constructed in 1955 which is after the period of significance for Streetcar Commercial Development. **Therefore, 3030 North main Street does not appear to meet the significance requirements as a grouping under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

3028 and 3030 North Main Street is a grocery that was originally built in 1901 and improved in 1920. The exterior was replastered in 1936 and in 1938, new openings were added. In 1951, original storefronts were linked and converted into a machine shop and part of the structure was demolished in 1954 with a new addition built in 1955. All of these alterations impact the integrity of design, workmanship, and materials and disqualifies the building from significance. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion C and California Register Criterion 3 or the LAHCM Criteria.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

"Back Matter." *The Sanitarian* Volume 9, Number 2, September-October, 1946.

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Code of Federal Regulations (CFR), 36 § 60.2.

Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852©. http://ohp.parks.ca.gov.

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"Bottling Plant to Open." *Los Angeles Times*. September 23, 1917.

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"Candy Company Plans New Home." *Los Angeles Times*. January 27, 1929.

"Conrad R. Garrison." *The Los Angeles Times* (Los Angeles, CA). July 25, 1958.

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"Progress in Southern California Industry." *Los Angeles Times*, April 28, 1929.

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"Three Local Firms Build New Homes." *Los Angeles Times*. March 14, 1920.

"Toilers of the Town." *Los Angeles Times*. September 9, 1883.

"Tons of Flour." *Los Angeles Times*, April 21, 1888.

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"Work is Started on New Grain Elevator." *Los Angeles Times*. July 29, 1923.

"Young's Market Co. Builds New L.A. Plant to Bottle Dr. Pepper." *Los Angeles Times*. May 29, 1940.

Masters, Nathan. "Who Moved East L.A.?" *Lost LA.* November 10, 2011, https://www.kcet.org/shows/lost-la/who-moved-east-la.

Mayo, James M. *The American Grocery Store.* Westport CT: Greenwood Press, 1993.

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SurveyLA. "Historic Districts, Planning Districts, and Multi-Property Resources*." Northeast Los Angeles.* February 6, 2017.

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SurveyLA. "Northeast Los Angeles Community Plan Area." Prepared for the Los Angeles Department of City Planning. February 2017.

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** 8 ***Resource Name or #:** (Assigned by recorder) 1822-1834 N Johnston Street
P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ ☐ **of** __ ☐ **of Sec** __; ____**B.M.**

c. Address 1822-1834 N Johnston Street City Los Angeles Zip 90031

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, decimal degrees, etc., as appropriate)
APN: 5210-024-022

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
1822-3030 North Johnston Street is improved with three industrial buildings built in the 1930s. making up the pickle factory. The south portion of the pickle factory is the store front. It is a flat-roofed stuccoed store front with tile shingle detailing. There is a central doorway into the courtyard behind under an arched moulded details. On the south half there are two divided aluminum windows that have been partially boarded up. North of the courtyard entranceway is an awning with wood shingles, two windows and a door to a storefront. To the north, there is a brick warehouse with a large garage door and aluminum windows set back behind a loading area.

***P3b. Resource Attributes:** (List attributes and codes) HP8 (Industrial Building)

***P4. Resources Present:**
☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) West elevations view northeast

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1934-1940/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** ☐NONE ☐Location 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 The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1822-1834 N Johnston Street ***NRHP Status Code** 67
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Industrial Building B4. Present Use: Industrial Building
***B5. Architectural Style:** Vernacular Cottage
***B6. Construction History:** (Construction date, alterations, and date of alterations)
In A 1906 Sanborn map reveals a one-story residence at no. 1832. It had a front entrance canopy and a rear addition, as well as some utilitarian sheds at the rear garden. By 1920, those sheds had been replaced by a 1-story garage. All of these buildings were later demolished in the early 1930s. A winery at the rear of parcel, built on wood posts and with skylights was constructed in 1934. Historical records list this business as the Basso Winery, with A. Basso and Otto Basso as owners. Two permits were issued for a new warehouse and the addition of a tank in 1934. Then a one-story structure and a boiler room were added in 1936 to the south. More changes to the winery continued in the late 1930s: construction of a wine storage room, installation of new basement floors, the bottling operation, wine vats, and new distilling tower of wood frame and stucco on a concrete foundation, new awnings, and an addition to the storage shed to hold more barrels. In 1941 a bottling house was added along with a new one-story building to hold empty barrels.
[See Continuation Sheet]

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955). _____ **Area** Lincoln Heights
Period of Significance 1934-1940 **Property Type** Industrial Building **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

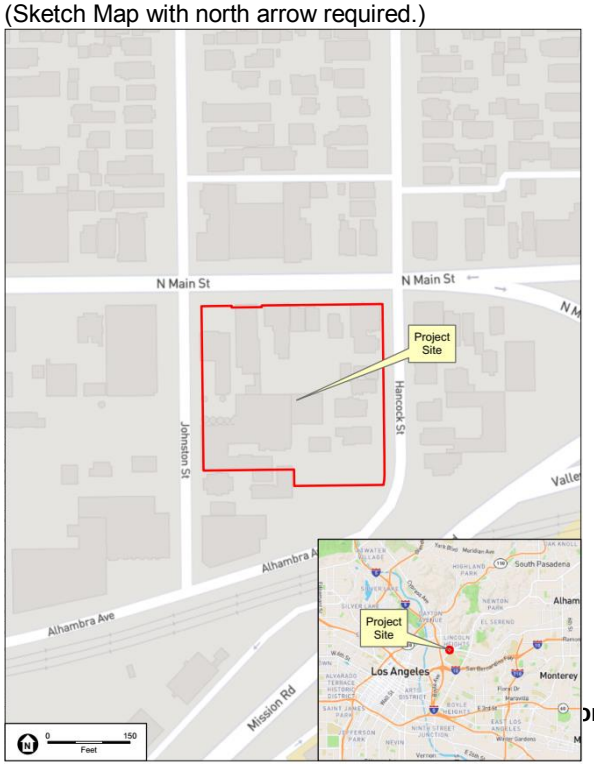
B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B6. Construction History (continued):

The Bassos had left by the 1950s and a Mr. Tosalli was issued a permit for building a pit for canning material, along with the installation of new partitions, a new floor, a new kitchen, and the removal of a 13 section of the building. In 1955 a building permit was issued to the Western States Home Improvement Co. occupying no. 1822 North Johnston. It was for the installation of asbestos siding. In 1964 there was a change in use: from winery to paint factory, and two years later permits were issued to convert parts of the building into a paint storage room and a paint mixing room. Permits were also issued for the correction of parapets in this complex. Today, the A-1 Eastern Homade Pickle Company occupies these buildings. The business began in 1972. There are seven large vats occupy the front of the parcel at no. 1832; and a small 1-story building has been added to the north of no. 1824, thereby, linking it to no. 1832A. The last building permit issued to the company was in 1988 to alter a storage building.

*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

1822-1831 North Johnston Street includes three industrial buildings built in 1936 for food processing. Originally the buildings were used as Basso Winery. In 1951, Torina Winery manufacturing occupied the lot. Yolanda Packing Company was there by 1958 where Italian foods such as pasta and sauce were manufactured and packed. A-1 Eastern Homemade Pickle Co., Inc. has been there since 1976. The theme Food Processing has a period of significance of 1831-1955, and the structures on the property were all built within the period of significance for food processing uses. Small wineries were often found around East Los Angeles, however, most of the historic examples were from the pre-prohibition era whereas this one is from after prohibition. It remained a winery until 1958 when it was a food packaging plant and then in 1976 it became a pickle packaging plant. These changes, detract from the integrity of association and feeling of the wine industry in Los Angeles which means it does not have association

with that property type. **Therefore, 1822-3030 North Johnston Street does not appear to meet the significance requirements as a grouping under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

The pickle factory at 1822-1834 North Johnston Street has undergone numerous alterations throughout its history. A winery had been on the parcel since the early 1930s and many changes took place through the 1930s. These include a new warehouse and tank in 1934, boiler room in 1936, wine storage room, and distilling towers, new awnings, and new storage sheds. In 1941, a bottling house was added along with a new one-story building. Part of the main structure was demolished in 1955. A change of use in 1964 impacted the integrity of association and feeling of the structure. **Therefore, 1822-1834 North Johnston Street do not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

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"Tons of Flour." *Los Angeles Times*, April 21, 1888.

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SurveyLA. "Northeast Los Angeles Community Plan Area." Prepared for the Los Angeles Department of City Planning. February 2017.

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** 8 ***Resource Name or #:** (Assigned by recorder) 1817-1819 N Hancock Street

P1. Other Identifier: _____

***P2. Location:** □ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ □ **of** __ □ **of Sec** __; ____**B.M.**

c. Address 1817-1819 Hancock Street City Los Angeles Zip 90031

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, decimal degrees, etc., as appropriate)
APN: 5210-024-011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The main residence, no. 1819 North Hancock, is an 1890 1 ½ story, hipped-roof vernacular wood frame house. Characterized by its wood shiplap cladding and a tri-partite composition, the house has a basement level with vent openings, an encircling profile fascia, which separates it from the main body of the house, which features corner posts, a project wood bay window, a set back porch with wood posts, window openings with heavy wood window frames and bracketed wood sills, and a main entrance door with heavy, profiled wood frames. A wide encircling wood fascia separates the middle section from the roof which has projecting boxed eaves and an attic dormer with vents. A portion of the basement cladding on the secondary south façade has been replaced with wider plank clapboard. At the southwest corner, the original wood entrance steps and porch floor have been replaced with a projecting concrete platform and side concrete steps. This new porch has a modern metal handrail.
[See Continuation Sheet]

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P3b. Resource Attributes:** (List attributes and codes) HP2 (Single family property)

***P4. Resources Present:**
□ Building □ Structure □ Object
□ Site □ District □ Element of District
□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) East elevation, view northwest

***P6. Date Constructed/Age and Source:** ☒ Historic □ Prehistoric □ Both
1890/1920/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** □NONE □Location 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 The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1817-1819 N Hancock Street ***NRHP Status Code** 67
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Single family residence B4. Present Use: Single family residence
***B5. Architectural Style:** Vernacular Cottage
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The existing 1½ -story residence dating from 1890 occupied the parcel as shown in the 1906 Sanborn map, with one rear addition, but with no other structures extant on the parcel. A building permit dated 1926 was issued "to move a single-family residence to the property." However, the relocation does not seem to have been carried out.

There is a garage at the rear by 1951 which was later demolished. In 1954 two permits were issued to owner E. M. Loeya: one for the construction of a new dwelling behind the existing one and given the number "1817." Other permits for 1819 North Hancock: 1936 for interior finishes, alterations to windows and doors, front steps and porches; 1951 for interior plastering; 1992 for re-roofing. Today, no. 1819 has a long rear extension on the north, with an extension added to the south of the original rear extension.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:**_____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). _____ **Area** Lincoln Heights
Period of Significance 1890-1920 **Property Type** Single Family Residence **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

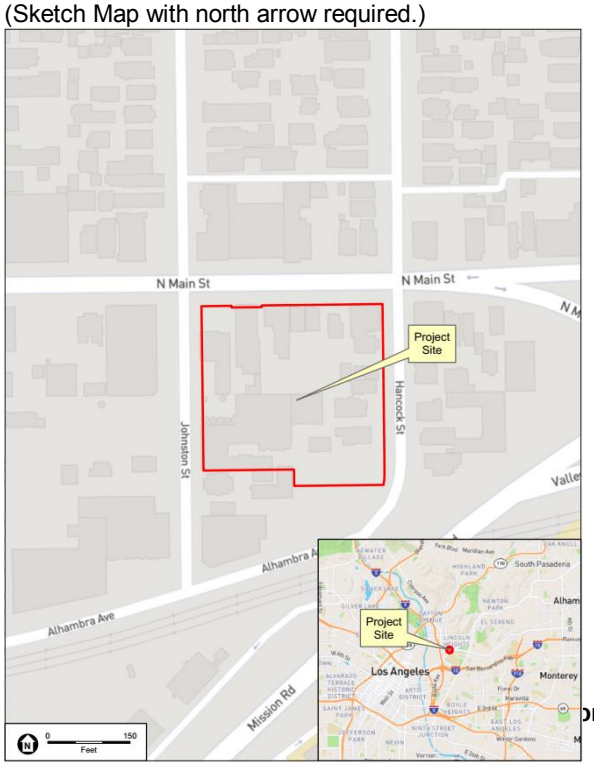
B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*P3a. Description (continued):

All windows and doors feature modern metal grilles and gates. The attic dormer also features the same projecting boxed eave, shiplap cladding, vertical wood strips connecting to a top fascia simulating the design of the main house. The roof has modern asphalt shingles, two modern attic wind turbine ventilators at the apex, and the house currently has a beige painted finish with white finish on terminal accents: wood posts, fasciae, window frames, bracketed sills, and roof eaves. Windows appear to have been replaced with modern metal windows. An original rear addition is still extant, however, later, subsequent additions to the side and rear facades were undertaken. There is concrete paving from the property line to the main façade, and also behind the original rear extension. A front lawn and side rear garden appear to be original.

The original rear façade addition features the same shiplap wood cladding, a gable roof with a heave bargeboard and an attic vent, one center window with heavy wood enframement and bracketed sills with a modern metal grille. There is currently a modern shed roof and wood lattice below the center window possibly used as a garbage can enclosure. An extension to this addition first occurred at the south; it has a wood shed roof with boxed eave, two small windows on the south façade, a door with a heavy wood enframement and window and a zinc shed roof on the west façade, and it has a stucco finish. The second extension wraps around the north and rear of the original rear addition. It is clad in heavy plank clapboard, has exposed rafters and eaves, with three different roofs of differing pitch, similar banding or stripes of white painted finish, and window openings with modern metal windows and metal grilles. A large metal satellite dish sits atop the northern end of this extension. All additions/extensions have the same matching beige painted finish.

A long asphalt driveway from the property line towards the west leads to the 1950s rear residence, which is located 25 feet to the west from the main house's rear addition, it is almost square, finished in beige color stucco, features a hipped roof with boxed eaves, modern asphalt shingles, and two wind turbine ventilators at the apex. The main east façade features a door opening and a picture window; the secondary rear (west) façade is plain except for two window openings featuring two modern sliding windows with applied muntins (Figure 27).

*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

1817-1819 North Hancock Street was constructed in 1890, making it one of the earliest residences constructed at Moulton's Addition which was subdivided in 1883. This means that it is eligible under the sub-theme of Late 19th and Early 20th Century Residential Architecture for its association with the early developments of Moulton's Addition and Lincoln Heights. East Los Angeles (now Lincoln Heights) was one of the earliest suburbs of Downtown Los Angeles where many middle-class workers could live, including James Cartti, a worker at a service station, and Solomon Rush who worked for the Los Angeles City Maintenance Division. It is also associated with streetcar suburbanization as there was a streetcar to Los Angeles and easy access to many industries along the Los Angeles River and railways. Further t was built in the vernacular hipped cottage style within the theme's period of significance of 1885-1905. It remains relatively intact with alterations including additions to the rear and security bars to the windows and doors. **Therefore, 1817-1819 North Hancock Street appears to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1 for its association with early development in the neighborhood of Lincoln Heights and with Moulton's Addition.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past.

Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

1817 and 1819 North Hancock Street is improved with a residence built in 1890 in the hipped roof vernacular style. A rear addition was constructed by 1906. Two shed additions, one on the north side of the rear and one on the south side of the rear façade, have been added at unknown dates. These additions appear to be easily removable but they do detract from the integrity of the structure. The rear building was built in 1951 and is not historically or architecturally significant. **Therefore, 1817-1819 North Hancock Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria due to lack of integrity.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject**

properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

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"Survey Here Shows Industry Continues Growth as All Lines Report Improvements." *Los Angeles Times.* October 4, 1925.

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"Three Local Firms Build New Homes." *Los Angeles Times*. March 14, 1920.

"Toilers of the Town." *Los Angeles Times*. September 9, 1883.

"Tons of Flour." *Los Angeles Times*, April 21, 1888.

"Up-To-Minute Bakery a Notable Acquisition." *Los Angeles Times*. August 19, 1917.

"Work is Started on New Grain Elevator." *Los Angeles Times*. July 29, 1923.

"Young's Market Co. Builds New L.A. Plant to Bottle Dr. Pepper." *Los Angeles Times*. May 29, 1940.

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Pitt, Leonard. *Los Angeles A to Z: An Encyclopedia of the City and County.* Los Angeles: University of California Press, 1997.

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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** 8 ***Resource Name or #:** (Assigned by recorder) 1825-1827 N Hancock Street

P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ ☐ **of** __ ☐ **of Sec** __; ____**B.M.**

c. Address 1825-1827 Hancock Street City Los Angeles Zip 90031

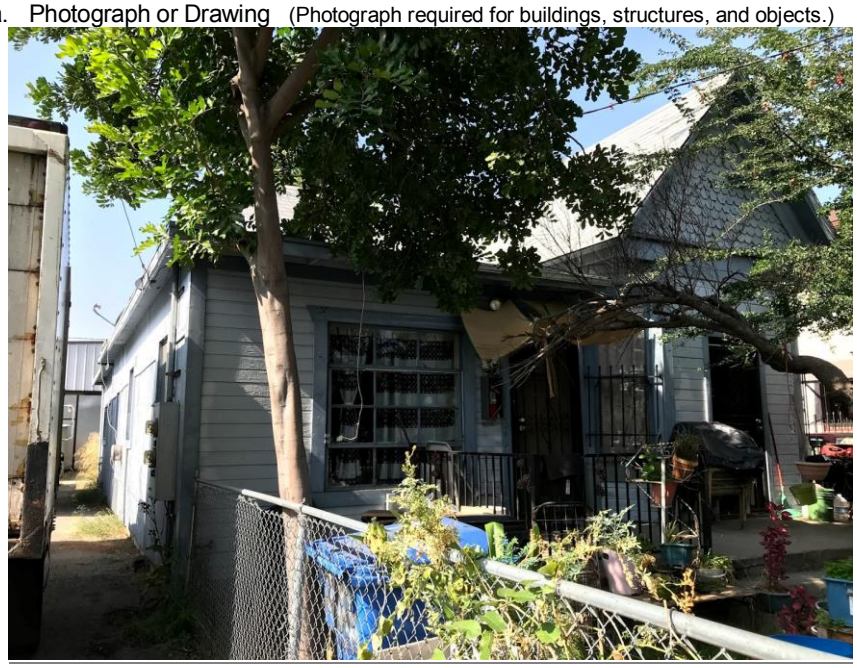
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5210-024-009

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
1925-1827 North Hancock Street is improved with a one story Folk Victorian style residence built in 1890/1910 according to the Los Angeles County Assessor's office. It has a gable front and wing shape. It has wood siding, and wood window and door frames. The gable front on the east (primary) façade has shingles. There is a wood door in the gable and a door on the wing. The wing has a wood window with ¾ true-divided lites. There is a wood hung window on either side of the front-gable set at angles. There are security doors over each door. The north (side) elevation has a side-facing gable with shingles within the gable. There are two wood hung windows. There is a shed addition on the side-facing gable with wood casement windows. There is a large aluminum shed-like building in the rear of the property that was constructed in 1963.

***P3b. Resource Attributes:** (List attributes and codes) HP2 (Single family property)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:**
☐ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) East elevation, view northwest

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1890/1910/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** ☐NONE ☐Location 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 The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1825-1827 N Hancock Street ***NRHP Status Code** 67
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Single family residence B4. Present Use: Single family residence
***B5. Architectural Style:** Folk Victorian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Sanborn maps from 1906 to 1970 reveal only one structure in this parcel: a large 1890 1½ story house. It had cross gable roofs, a projecting bay with a steep gable and a curving covered front porch at the southwest corner, a side addition, and a rear addition. Some ancillary sheds were found at the rear portion of the parcel, and these were eventually demolished. However, a 1925 building permit was issued for a "single family residence moved on property and putting concrete foundation and fixing bathroom" but this does not seem to have taken place. Assessor's Office records document the addition of an industrial-type building (3,190 square feet) at the rear of the parcel in 1963 which is still extant. Permits for interior work were issued for the following: 1940, repair work at the rear portion of building; 1950, interior and exterior plaster, roofing, and painting; 1960: re-roofing; 1993: replacement of doors, windows, walls. Today, the entry porch has been enclosed and there are additional rear extensions to the house which is not visible from the public right-of-way.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). _____ **Area** Lincoln Heights
Period of Significance 1890-1910 **Property Type** Single Family Residence **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

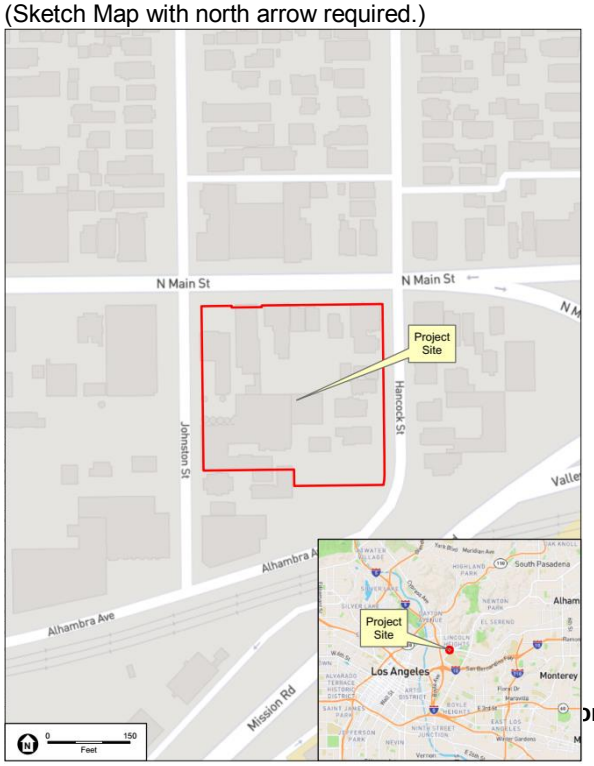
B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

1829-1831 ½ North Hancock Street is improved with two residences, one built in 1914 and one in 1890/1920 in the gabled vernacular style. This means that they were among the initial development of Moulton's Addition and are associated with Late 19th Early 20th Century residential architecture for its association with early neighborhood development. However, they have been severely altered diminishing their association with the early development of Los Angeles's first suburb. **Therefore, 1829-1839 ½ North Hancock Street does not appear to meet the significance requirements as a grouping under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important

wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

1829 North Hancock Street is improved with two single-family residences built in 1890 and 1914 in the gable and hipped vernacular style. However, both buildings have been altered beyond recognition. The original materials have been plastered over at an unknown date detracting from integrity of design, materials, and workmanship. A front addition enclosed the entry porch of the north residence and the south residence appears to have a second story addition. All of the original windows have been replaced with aluminum windows. **Therefore, 1829-1830 ½ North Hancock Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria due to lack of integrity.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the

important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

"Back Matter." *The Sanitarian* Volume 9, Number 2, September-October, 1946.

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"Toilers of the Town." *Los Angeles Times*. September 9, 1883.

"Tons of Flour." *Los Angeles Times*, April 21, 1888.

"Up-To-Minute Bakery a Notable Acquisition." *Los Angeles Times*. August 19, 1917.

"Work is Started on New Grain Elevator." *Los Angeles Times*. July 29, 1923.

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SurveyLA. “Historic Districts, Planning Districts, and Multi-Property Resources.” *Northeast Los Angeles.* February 6, 2017.

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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** 8 ***Resource Name or #:** (Assigned by recorder) 1829-1831 ½ N Hancock Street
P1. Other Identifier: _____

***P2. Location:** □ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ □ **of** __ □ **of Sec** __; ____**B.M.**

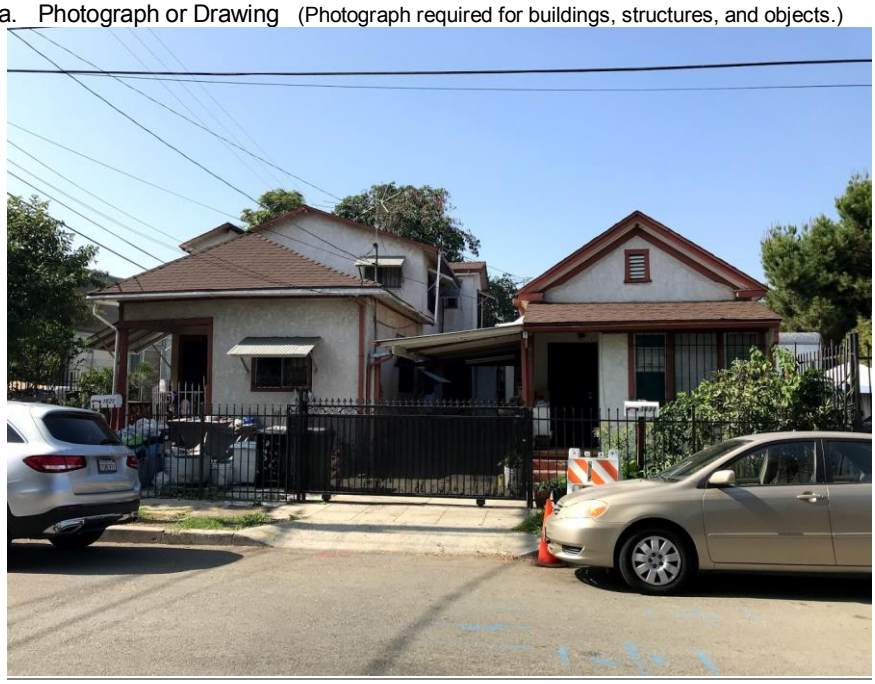
c. Address 1829-1831 ½ Hancock Street City Los Angeles Zip 90031

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, decimal degrees, etc., as appropriate)
APN: 5210-024-002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
1829 North Hancock Street is improved with two residences, one built in 1914 and one built in 1890/1920 built side-by-side. Both residents appear to be vernacular buildings that have been stuccoed over at some time The north residence is one story tall and has a front-facing gable roof with a porte-cochere to the south. There is an entry porch and what appears to be an addition where the rest of the porch was under a shed roof with a center fixed aluminum window and two side aluminum hung windows within a wood frame. The south residence is two stories tall and has a front-facing hipped gable roof with a gable roof to the rear and side-facing gable roofs. There is an entrance porch under the gable roof and aluminum sliding windows and a porte-cochere to the south. It appears that multiple additions to the rear are visible **(Figure 30)**.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) HP3 (Multi family property)

***P4. Resources Present:**
□ Building □ Structure □ Object
□ Site □ District □ Element of District
□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) East elevation, view northwest

***P6. Date Constructed/Age and Source:** ☒ Historic □ Prehistoric □ Both
1914 and 1890/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** □NONE □Location 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 The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1829-1831 ½ N Hancock Street ***NRHP Status Code** 67

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single family residence B4. Present Use: Multifamily property

***B5. Architectural Style:** Vernacular cottages

***B6. Construction History:** (Construction date, alterations, and date of alterations)

The original 1890 residence at no. 1829 is a 1-story building. It had a covered front porch, a rear addition with a porch, and a side addition according to the 1906 Sanborn map. A garaged was added by 1920. The building has been expanded and enlarged through the years. A permit in 1989 and another one in 1990 were issued for non-structural interior rehabilitation.

At 1831 North Hancock, a permit for a new building was issued in 1916 for a new two-room residence which is located directly north of 1829 North Hancock Street and is still extant. The following year two new rooms and a toilet were added at the building's south, and another addition in 1922. Repairs to address termite damage to the building were done in 1941 with no structural alterations.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____

***B10. Significance: Theme** Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). _____ **Area** Lincoln Heights

Period of Significance 1890-1920 **Property Type** Multi Family Property **Applicable Criteria** _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

[See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

[See Continuation Sheets]

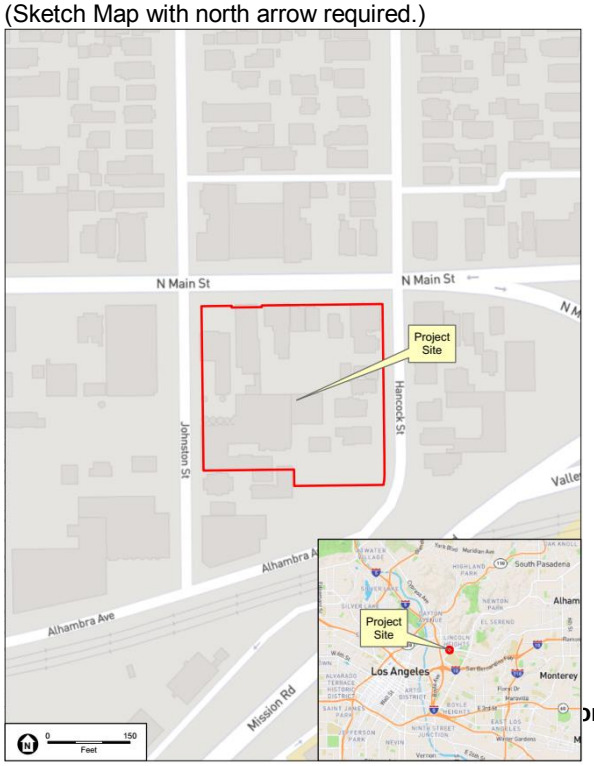
B13. Remarks:

***B14. Evaluator:** Hanna Winzenried

***Date of Evaluation:** May 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

1825-1827 North Hancock Street is a folk Victorian single-family residence built in 1890 and improved in 1910 and is a good example of early residences built in Los Angeles's first suburb. It was one of the earliest improvements in the Moulton's Addition Tract which was subdivided in 1883. This means that it is eligible under the sub-theme of Late 19th and Early 20th Century Residential Architecture for its association with the early developments of Moulton's Addition and Lincoln Heights. It is also associated with streetcar suburbanization as there was a streetcar to Los Angeles and easy access to many industries along the Los Angeles River and railways. Further, it is in a style that was typical of development in Los Angeles during development in that time period. **Therefore, 1825-1827 North Hancock Street appears to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1 for its association with early development in the neighborhood of Lincoln Heights and with Moulton's Addition.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research

showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

1825-1827 is improved with a one story cross-gabled folk Victorian residence built in 1890. Many of the original architectural details are visible including the large window frames, the decorative shingles in the cross gable, angled corners at the front gable, and large wood frames. However, many large alterations have occurred on the property. These include a large shed addition to the rear and south façade of the structure that are barely visible from the public right-of-way. Further, the front entrance porch was likely filled in at an unknown date diminishing the integrity of design. **Therefore, 1825-1827 North Hancock Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria due to lack of integrity.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

*B12. References (continued):

"About Us." *A-1 Eastern Homemade Pickles Co. Inc.* Accessed January 3, 2019. http://www.a1pickle.com/about-us.html.

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

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"Bottling Plant to Open." *Los Angeles Times*. September 23, 1917.

"Café Here Added to Hoyt's Coast Chain." *Los Angeles Times*. October 7, 1919.

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"Tons of Flour." *Los Angeles Times*, April 21, 1888.

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information was taken from these tables because a context for Late 19th and Early 20th Century Residential Architecture has not yet been completed by SurveyLA.

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SurveyLA. "Neighborhood Commercial Development, 1880-1980." *Los Angeles Citywide Historic Context Statement*. Prepared for the City of Los Angeles Department of City Planning. August 2017.

SurveyLA. "Northeast Los Angeles Community Plan Area." Prepared for the Los Angeles Department of City Planning. February 2017.

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** 8 ***Resource Name or #:** (Assigned by recorder) 1839 N Hancock Street

P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** __; __ ☐ **of** __ ☐ **of Sec** __; ____**B.M.**

c. Address 1839 Hancock Street City Los Angeles Zip 90031

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, decimal degrees, etc., as appropriate)
APN: 5210-024-011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 1839 North Hancock Street is improved with a single-story gabled vernacular residence built in 1901. It is oriented to the east toward Hancock Street and has a front-facing gabled roof and wood siding. There is an entry porch set back under a gabled porch roof on concrete steps with decorative column-like balustrades. There are wood hung windows on either side of the entry door. The east (side) elevation has wood hung windows and a stuccoed chimney. There are overhanging eves with exposed rafters.

***P3b. Resource Attributes:** (List attributes and codes) HP2 (Single family property)

***P4. Resources Present:**
☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) East and north elevations, view southwest

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1901/Los Angeles County Assessor

***P7. Owner and Address:**
Decro Corporation
3431 Wesley Street, Suite F
Culver City, CA 90232

***P8. Recorded by:** (Name, affiliation, and address) Hanna Winzenried
ESA
626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

***P9. Date Recorded:** May, 2019

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
ESA, The Brine Project, Los Angeles, California: Historic Resource Assessment, May 2019

***Attachments:** ☐NONE ☐Location 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 The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1839 N Hancock Street ***NRHP Status Code** 67
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Single family residence B4. Present Use: Single family residence
***B5. Architectural Style:** Vernacular Cottage
***B6. Construction History:** (Construction date, alterations, and date of alterations)
In the same parcel, as 3000 North Main Street, no. 1839 is a single-story residence built ca. 1901 according to city records and is still extant. It had a wide side gable entrance, a covered front porch, and a stable to the south. By 1920, an existing stable built at the same time as the residence was converted to a garage, according to Sanborn maps. No changes on the parcel have occurred up to the present. Between 1970 and the present day, the garage was demolished. In 1986 a permit was issued for re-roofing of the residence.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:**_____
***B8. Related Features:**

B9a. Architect: _____ **b. Builder**: _____
***B10. Significance: Theme** Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). _____ **Area** Lincoln Heights
Period of Significance 1901-1914 **Property Type** Single Family Residence **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject property was evaluated under the following historical and architectural themes:)Early Residential Development: Early Single-Family and Multi-Family Residential Development (1880-1930), Theme: Neighborhood Commercial Development, 1880-1980, sub-theme Streetcar Commercial Development (1880-1934), sub-theme Markets (1910-1974), Industrial Development (1850-1980), sub-theme: Manufacturing for the Masses (1887-1980), Food Processing, (1831-1955), and Theme: Architecture and Engineering (1850-1980), sub-theme Late 19th and Early 20th Century Residential Architecture (1885-1950). The buildings were also evaluated in relation to Lincoln Heights, including Moulton's Addition Tract (1883). ESA also conducted research on the subject properties' construction and occupancy histories. ESA evaluated the subject properties against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

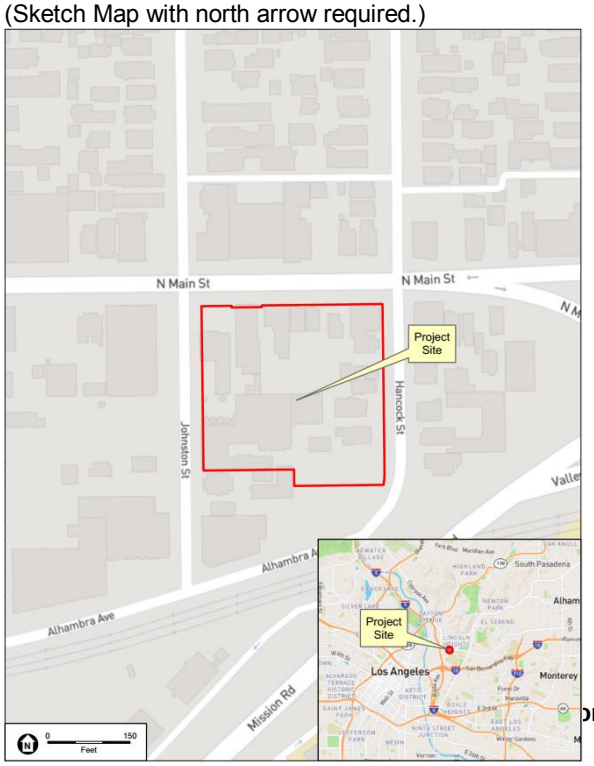
[See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
[See Continuation Sheets]

B13. Remarks:

***B14. Evaluator:** Hanna Winzenried
***Date of Evaluation:** May 2019

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

*B10. Significance (continued):

National Register and California Register

a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historical Cultural Monument Criterion 1: 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.

1839 North Hancock Street was improved with a single-story gabled vernacular residence built in 1901. It is an example of early residences built in the first suburb of Los Angeles, Lincoln Heights, and was among the early development of Moulton's Addition. It was constructed in a style typical of suburban development in Los Angeles at that time. This means that it is eligible under the sub-theme of Late 19th and Early 20th Century Residential Architecture for its association with the early developments of Moulton's Addition and Lincoln Heights. It is also associated with streetcar suburbanization as there was a streetcar to Los Angeles and easy access to many industries along the Los Angeles River and railways. **Therefore, 1839 North Hancock Street appears to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1 for its association with early development in the neighborhood of Lincoln Heights and with Moulton's Addition.**

b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject properties were researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Research showed that 3000, 3012, 3014, 3028 and 3030 North Main Street are commercial buildings with high

turnover rates throughout their history. The residences had many occupants but none of them were significant important to national, state, city or local history. 1822-1834 North Johnston Street was occupied by Basso Winery in the 1930s. The winery was built after the prohibition, whereas important wineries in Lincoln Heights were pre-prohibition making this a later and less important winery in the industry of Lincoln Heights. Basso Winery was not an important winery on a local, state, or national level. Torina Winery occupied the building in 1951 and was also not an important winery. Further, the building was adapted into a food processing and packing plant in 1958 and then a pickle factory in 1976 taking away any association with wineries that the structures had previously. The single family residences at 3016, 3018, and 3024 North Main Street and at 1817-1819, 1825-1827, 1829-1831 ½, and 1829 North Hancock streets are not associated with the lives of persons significant in our past. **Therefore, none of the buildings appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criteria.**

c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: 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.

Los Angeles Historic Cultural Monument Criterion 3: 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

1839 North Hancock Street is a single-family residence to the south of 3028-2020 North Main Street. It was built in 1901 in the gabled vernacular style. It appears to retain integrity of design, association, feeling, materials, and workmanship as there are very few notable alterations. However, it is not particularly architecturally distinctive. It has very few decorative details except for exposed rafter tails and attic vents. Otherwise it is a modest residence. **Therefore, 1839 North Hancock Street does not meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria due to lack of architectural significance.**

d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject properties appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the periods in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. Furthermore, buildings of the late 19th and early 20th century residential architecture and vernacular commercial and industrial architectural styles, and single-family residential, commercial, and industrial property type have been preserved and are available for study. **Therefore, the buildings on the subject properties do not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

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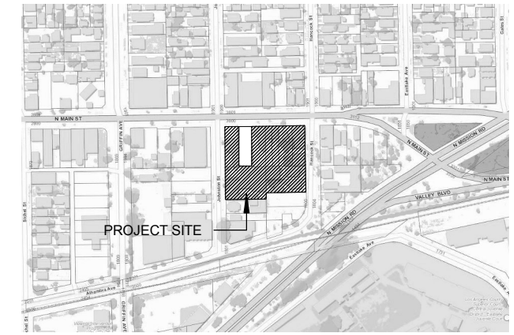
Appendix G
Project Plans

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

The Decro Group



Vicinity Map

Sheet Index

The Decro Group

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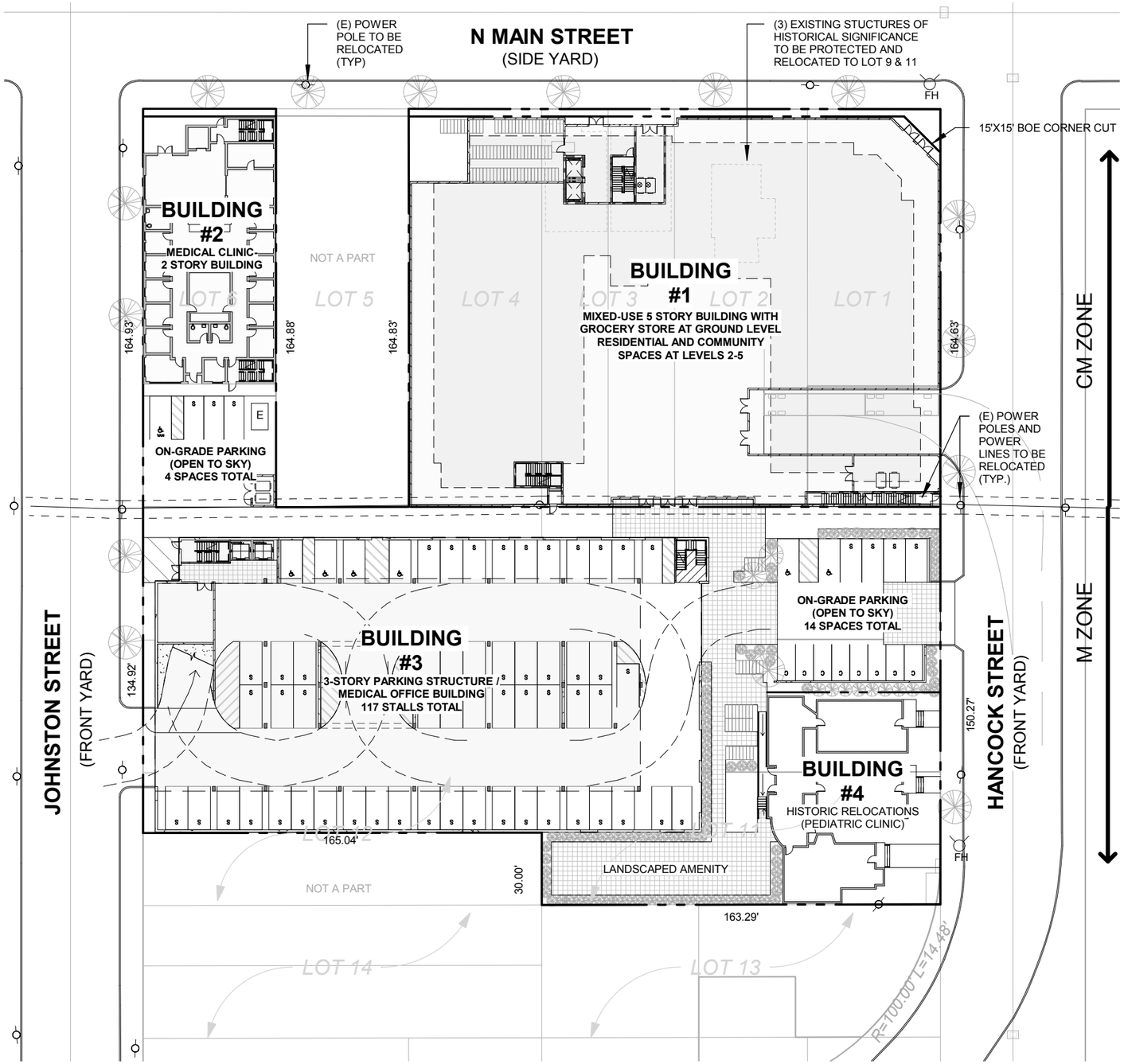
March 8, 2019



Project Summary

Legal Description
See Sheets 25 & 26 Land Title Survey

Zoning
Zone: CM (Use R-3 Density), M
Lot Area per zone: 45,106.5 sf (CM-zone)
49,426.0 sf (M-zone)
Total Land Area: 94,532.5 sf

Maximum Density Allowed: 97 units
45,106.5 sf/ 800 sf = 56.38 = 57 units (CM-zoned property)
T.O.C. Tier 3 Bonus: 57 x 1.7 = 96.9 = 97 units

Proposed Density: 97 units (Total including Manager's

Studio (420 sf) = 60 units	62%
1 Bedroom (625 sf) = 33 units	34%
2 Bedroom (865 sf) = 4 units	4%

Allowable Floor Area
Base Lot area = 45,106.5 sf
Street Dedication Deduction = 784.8 sf
Buildable Area = 44,321.7 sf
Allowable Floor Area (Base FAR= 1.5:1) = 66,482.55 sf
Allowable Floor Area (TOC Tier 3 FAR = 3.75:1) = 166,206.4 sf

Proposed Floor Areas (see table on sheet 1-A)

Medical Clinic	9,856 sf
Historic Relocations & Connecting Addition (Pediatric Clinic)	3,687 sf
Grocery Store	28,418 sf
Residential	106,931 sf
Medical Office Building	17,300 sf
Total Floor Area Proposed	**166,192 sf**

Heights
Maximum Base Height = 45'
TOC Tier 3 Increase = 22'
Total Maximum Height = 67'
Proposed Maximum Height = 67ft, 5 stories

Setbacks Required- CM Zone
Commercial = 0 ft
Residential Front = 0ft
Residential Side (R4) = 5ft + 1ft each add'l floor above 2nd = 8 ft

General Note
This project will comply with prevailing and applicable accessibility codes.

Open Space

Residential Required
Studio = 60 units x 100 sf = 6,000 sf
1 Bedroom = 33 units x 100 sf = 3,300 sf
2 Bedroom = 4 units x 125 sf = 500 sf
Open Space Required = 9,800 sf
TOC Tier 3 Reduction (25%) = 7,350 sf

Total Open Space Required	**7,350 sf**

Residential Provided
Courtyard = 7,128 sf
Upper Terrace = 1,212 sf

Total Open Space Provided	**8,340 sf**

Medical Office Building
Open Space Provided (Not Included)

Total Open Space Provided	**2,140 sf**

Parking

Residential Required
Residential = 0 (Per TOC Tier 3, 100% Affordable)

Total Residential Required	0 spaces

Commercial Required
Grocery Store = 28,418 sf / 500 = 56.8 spaces
TOC Tier 3 Reduction (30%) = 17.04 spaces

Total Grocery Required	39.8 spaces

Medical Clinic = 9,856 sf / 500 = 19.7 spaces
TOC Tier 3 Reduction (30%)= 5.9 spaces

Total Medical Clinic Required	13.8 spaces

Medical Office Building = 17,300 sf / 200 = 86.5 spaces
TOC Tier 3 Reduction (30%) = 26 spaces

Total Medical Office Building Required	60.5 spaces

Historic Relocations & Connecting Addition (Pediatric Clinic)

Historic Relocation #1, 3024 N Main: Queen Ann - 1,298 sf (per LA county assessor)/ 500 =	2.6 spaces
Historic Relocation #2, 3018 N Main: Bungalow - 803 sf (per LA county assessor)/ 500 =	1.6 spaces
Historic Relocation #3, 3016 N Main: Bungalow - 803 sf (per LA county assessor)/ 500 =	1.6 spaces
Connecting Addition: 783 sf/ 500 =	1.6 spaces
Total Historic Relocations & Connecting Addition (Pediatric Clinic) Required =	7.4 spaces
Total Commercial Required	122 spaces
Total Parking Required	**122 spaces**

Parking Provided

Parking Structure Level 1 =	58 spaces
Parking Structure Level 2 =	59 spaces
On-Grade Parking (Open to Sky) =	18 spaces
Total Parking Provided (see table on sheet 1-A)	**135 spaces**

Bicycle Parking Required

Residential Required (97 D.U. TOTAL)

Short Term = 1/10 D.U. (1-25) = 25/10 =	2.5
Short Term = 1/15 D.U. (26-100) = (97-25) = 72/15 =	4.8
Long Term = 1/1 D.U. (Units 1-25) = 25/1 =	25
Long Term = 1/1.5 D.U. (Units 26-100) = (97-25) = 72/1.5 =	48
Total Residential Required	**80.3 spaces**
Total Residential Provided	**82 spaces**

Commercial Required

Short Term (Office) = 1/10,000 SF = 30,843/10,000 =	3.1
Short Term (Retail) = 1/2,000 SF = 28,418/2,000 =	14.2
Long Term (Office) = 1/5,000 = 30,843/5,000 =	6.2
Long Term (Retail) = 1/2,000 = 28,418/2,000 =	14.2
Total Commercial Required	**37.7 spaces**
Total Commercial Provided	**38 spaces**
Total Bicycle Parking Provided	**120 spaces**

1

0 25 50 100 ft

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031
APN 5210-024-008

The Decro Group

Overall Ground Floor Plan

SCALE: 1" = 50'-0"

March 8, 2019

The Decro Group

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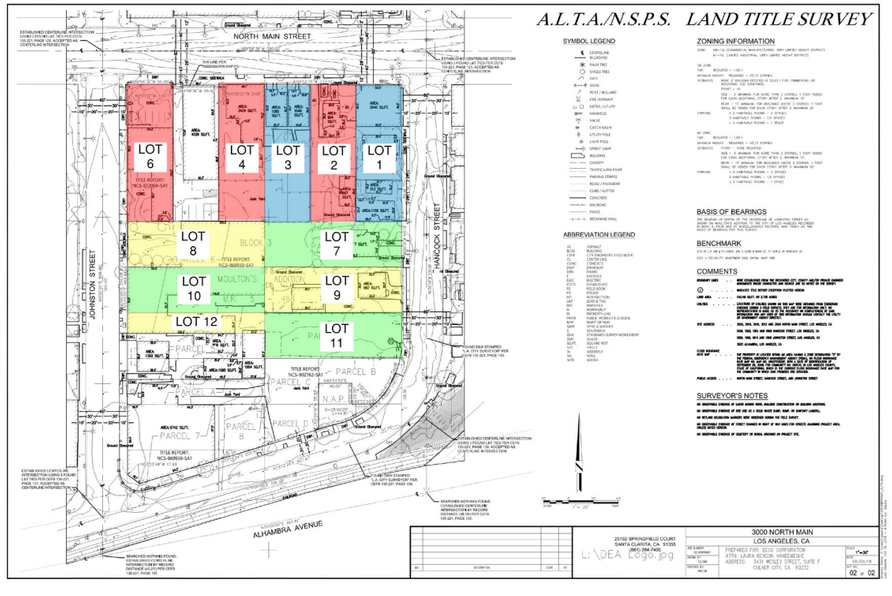
Existing Building Summary

Lots					Exisiting Buildings								
Lot #		Address	Lot Dimensions	Lot Area	Building Types	Building Area (per LA Assessor)	Residential Area	Manufacturing Area	Retail Area	Office Area	# of Units	Units to be Demolished	Units to be Relocated
1		1829, 1831, 1839 Hancock St 3028, 3030 N Main St	164' x 55'	9,075 sqft	Commercial ("Hop Fat Fashion"), Multi-Family Residential	5,116	1,412	3,704	0	0	3	3	0
2	a	3024 N Main St (Relocated Historic Structure)	164' x 55'	9,075 sqft	Single-Family Residential	1,298	1,298	0	0	0	1	0	1
	b	3024 N Main St				612	612	0	0	0	1	1	0
3	a	3018 N Main St (Relocated Historic Structure)	164' x 55'	9,075 sqft	Single-Family Residential	803	803	0	0	0	1	0	1
	b	3016 N Main St (Relocated Historic Structure)				803	803	0	0	0	1		1
4		3012, 3014 N Main St	164' x 55'	9,075 sqft	Commercial (Vacant)	2,918	0	2,918	0	0	0	0	0
6		3000 N Main St	164' x 55'	8,797 sqft	Commercial ("S&M Liquor"), Industrial ("Grand Auto Service")	2,750	0	0	2,750	0	0	0	0
7	a	1825 Hancock St	164' x 54'	9,078 sqft	Multi-Family Residential	1,566	1,566	0	0	0	2	2	0
	b	1827 Hancock St				3,190	3,190	0	0	0	0	0	0
8		1832, 1834 N Johnston St	164' x 54'	9,075 sqft	Commercial ("A-1 Eastern-Homade Pickle Company Inc"), Industrial	11,110	0	11,110	0	0	0	0	0
9	a	1817 Hancock St	164' x 54'	9,078 sqft	Multi-Family Residential	1,398	1,398	0	0	0	1	1	0
	b	1819 Hancock St				805	805	0	0	0	1	1	0
10		1826 Johnston St	164' x 54'	9,075 sqft	Commercial ("A-1 Eastern-Homade Pickle Company Inc")	(STATED IN LOT 8)	0	(STATED IN LOT 8)	0	0	0	0	0
11		1815 Hancock St	164' x 55'	9,057 sqft	Vacant Land	0	0	0	0	0	0	0	0
12		1820 Johnston St	164' x 25'	4,125 sqft (part of site)	Commercial ("A-1 Eastern-Homade Pickle Company Inc"	(STATED IN LOT 8)	0	(STATED IN LOT 8)	0	0	0	0	0
Totals						32,369	11,887	**17,732**	**2,750**	**0**	**11**	8	3

Existing Building Exhibit



Proposed Building Area Summary

Building	Levels	Commercial Area	Residential Area					*Total Gross Area (Residential + Commercial)
		*Gross Commercial Area (sf)	Residential Area (sf)	Amenity + Support Services Area (sf)	Covered Exit Corridor Area (sf)	Covered Private Balcony Area (sf)	*Total Gross Residential Area (sf)	
BUILDING #1 (MIXED-USE BUILDING)	Ground Floor	28,418	0	0	548	0	28,966	**166,192 sf**
	Second Floor	0	3,893	13,665	2,080	1,484	21,122	
	Third Floor	0	16,066	223	2,727	555	19,571	
	Fourth Floor	0	16,066	223	2,727	336	19,352	
	Fifth Floor	0	12,958	1,435	2,727	800	17,920	
	TOTAL	**28,418**	48,983	15,546	10,809	3,175	**106,931**	
BUILDING #2 (MEDICAL CLINIC)	Ground Floor	4,928	0	0	0	0	0	
	Second Floor	4,928	0	0	0	0	0	
	TOTAL	**9,856**	0	0	0	0	0	
BUILDING #3 (MEDICAL OFFICE	TOTAL	**17,300**	0	0	0	0	0	
BUILDING #4 (RELOCATED HISTORIC STRUCTURES PEDIATRIC CLINIC)	3024 N. Main	1,298	0	0	0	0	0	
	3018 N. Main	803	0	0	0	0	0	
	3016 N. Main	803	0	0	0	0	0	
	Connecting Addition	783	0	0	0	0	0	
	TOTAL	**3,687**	0	0	0	0	0	
GRAND TOTALS		**59,261**	48,983	15,546	10,809	3,175	**106,931**	

*Note	Gross area per City of Los Angeles Zoning Code Section 12.03 as follows: area confined within the exterior walls of a building, but now including the area of exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.

Bike Parking Summary

Residential Dwelling Units (97 Total)	Short Term Ratio	Short Term Spaces
1 to 25	1 space / 10 units	2.5 spaces
26 to 100	1 space / 15 units	4.8 spaces
Subtotal (Short Term)		7.3 spaces
	Long Term Ratio	Long Term Spaces
1 to 25	1 space / 1 unit	25 spaces
26 to 100	1 space / 1.5 units	48 spaces
Subtotal (Long Term)		73 spaces
Total Residential Required		**80.3 spaces**
Retail/Commercial	Short Term Ratio	Short Term Spaces
Retail Stores, General (Grocery Store = 28,418 sf)	1 per 2,000 sf	14.2 spaces
Office (Medical Clinic, Pediatric Clinic, Medical Office Building = 30,843 sf)	1 per 10,000	3.08 spaces
Subtotal (Short Term)		17.3 spaces
	Long Term Ratio	Long Term Spaces
Retail Stores, General (Grocery Store = 28,418 sf)	1 per 2,000 sf	14.2 spaces
Office (Medical Clinic, Pediatric Clinic, Medical Office Building = 30,843 sf)	1 per 5,000 sf	6.2 spaces
Subtotal (Long Term)		20.4 spaces
Total Residential Required		**37.7 spaces**
Total Bike Parking Required		**118 spaces**
Total Bike Parking Provided		**120 spaces**

Proposed Parking Summary

Type	Parking Structure Level 1 (Covered)	Parking Structure Level 2 (Covered)	On-Grade (Open to Sky)	Total Provided
Standard	54	58	8	120
Compact	0	0	8	8
ADA	4	1	2	7
Total Provided	58	59	18	**135**

1-A

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

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Tables

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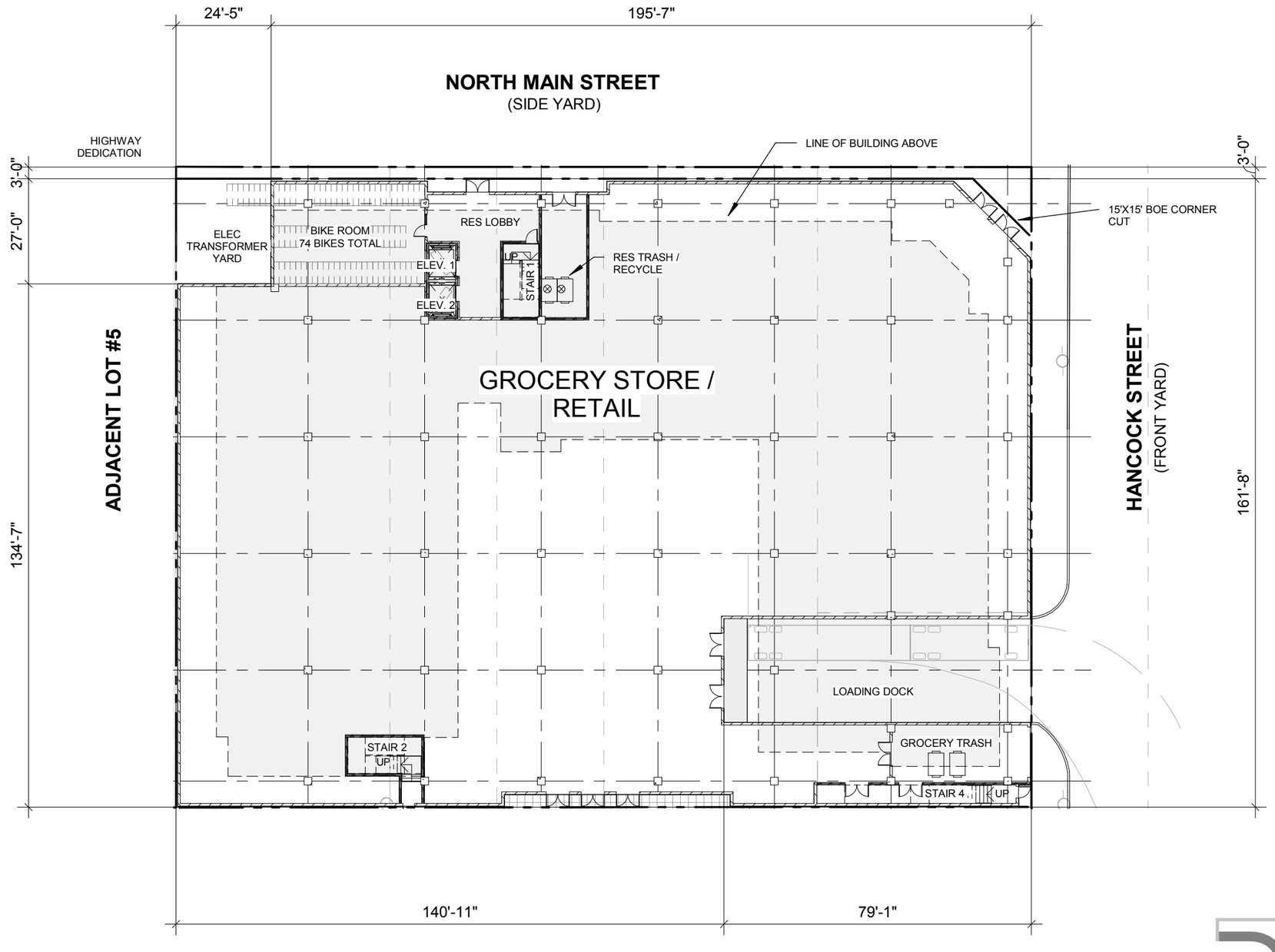

2

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

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0 15 30 60 ft

Building #1 - 1st Floor Plan

SCALE: 1" = 30'-0"

March 8, 2019

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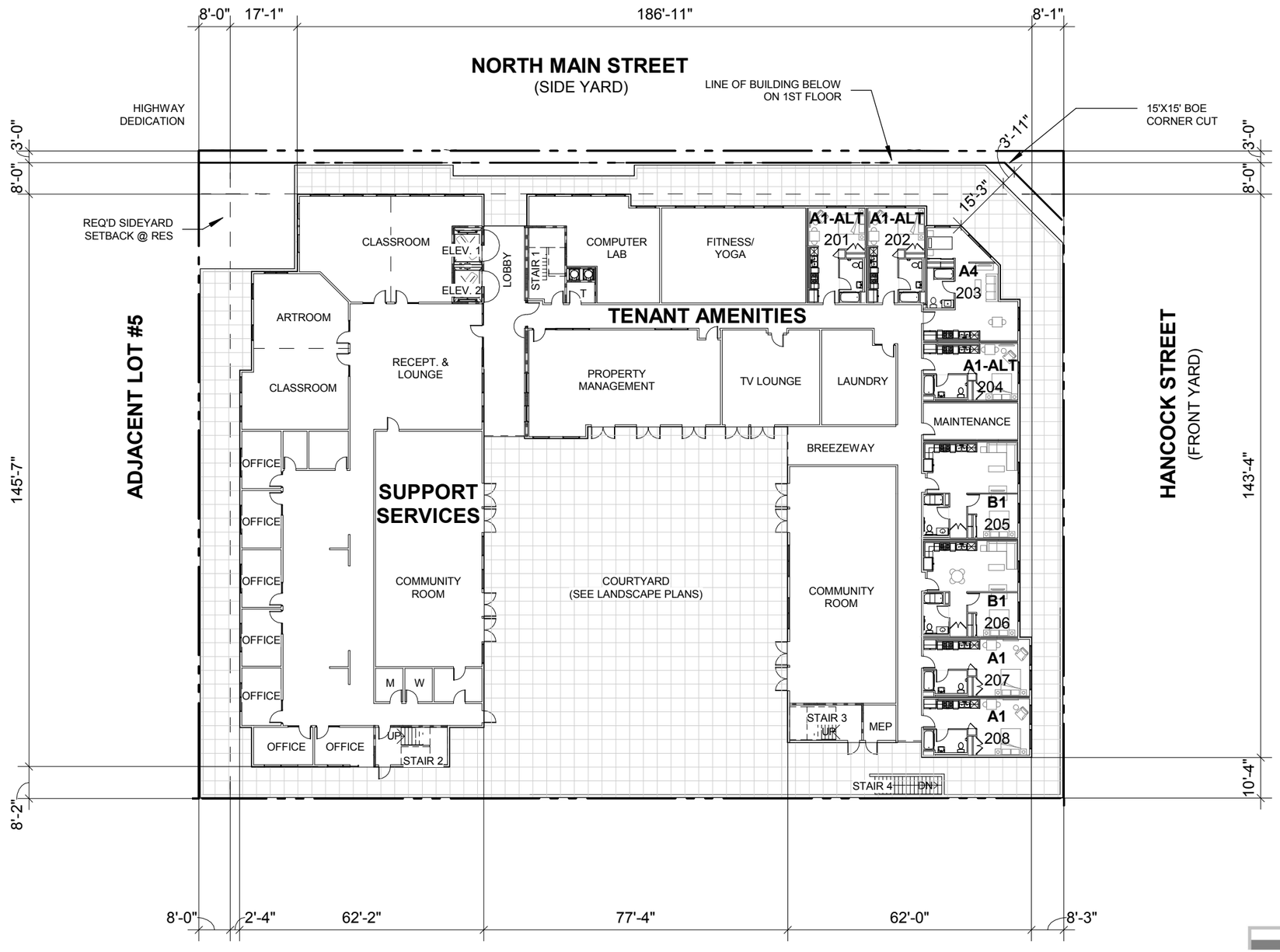

3

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

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0 15 30 60 ft

Building #1 - 2nd Floor Plan

SCALE: 1" = 30'-0"

March 8, 2019

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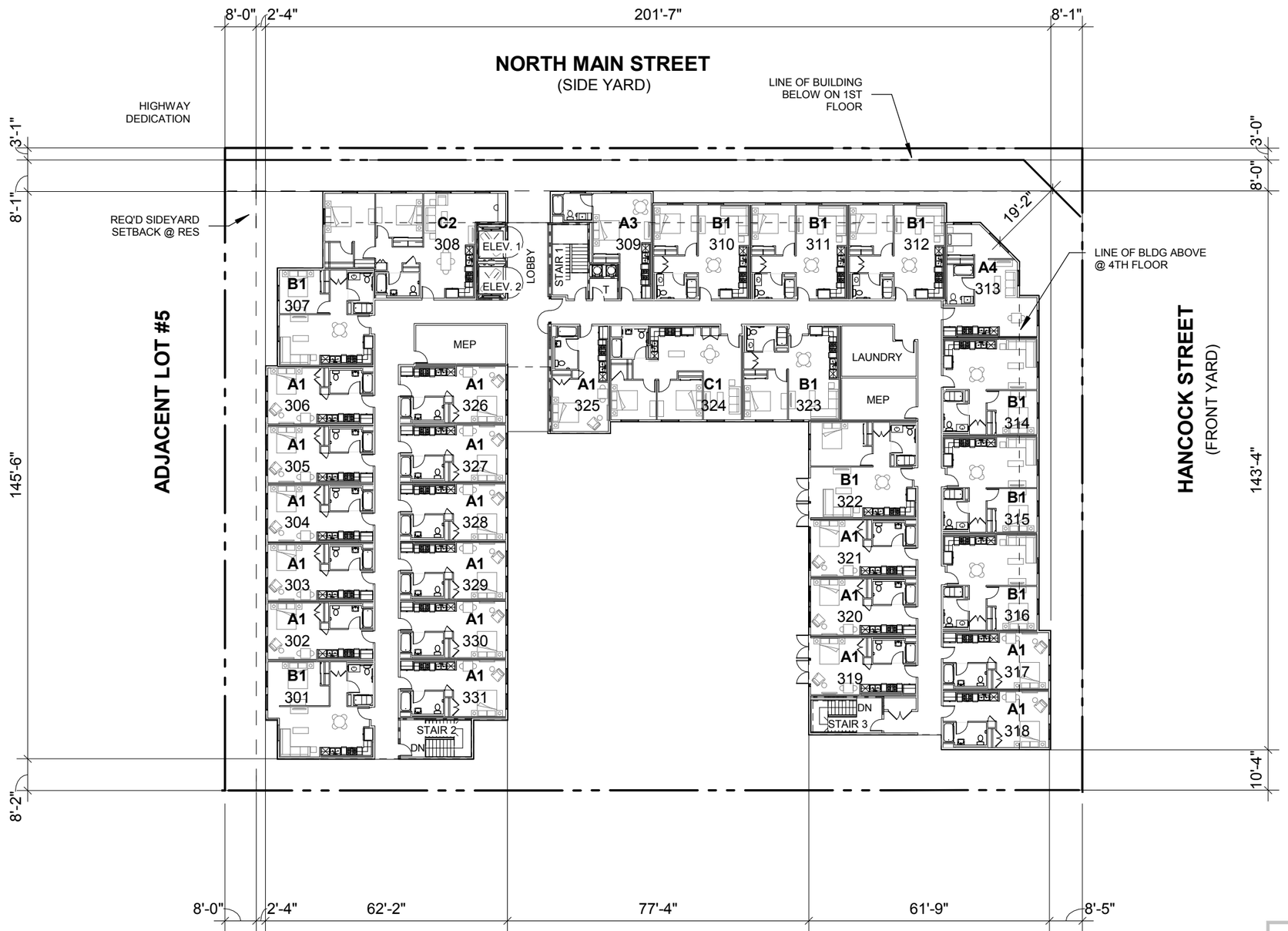

4

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

APN 5210-024-008

The Decro Group

0 15 30 60 ft

Building #1 - 3rd & 4th Floor Plans

SCALE: 1" = 30'-0"

March 8, 2019

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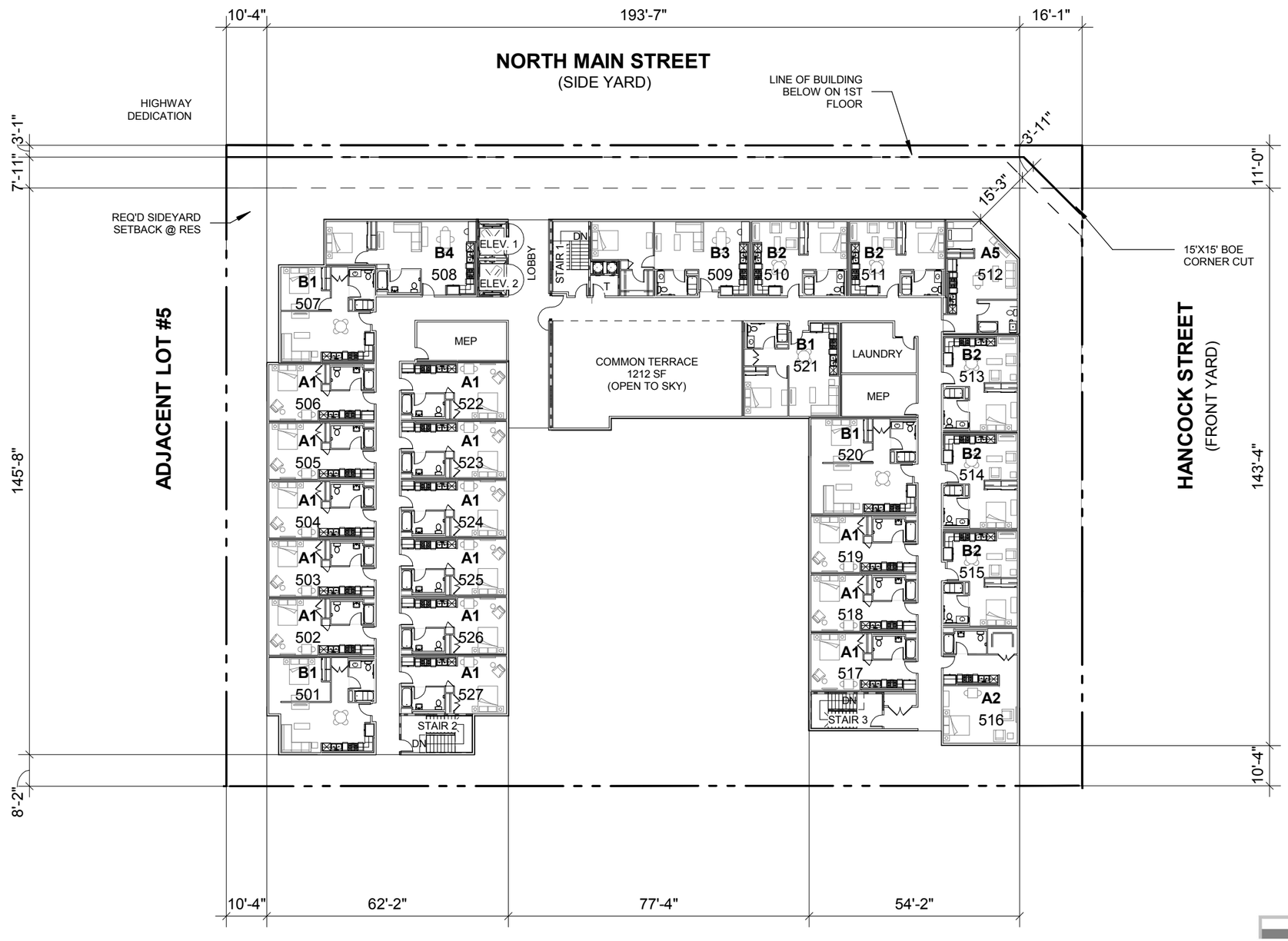

5

The Brine

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APN 5210-024-008

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0 15 30 60 ft

Building #1 - 5th Floor Plan

SCALE: 1" = 30'-0"

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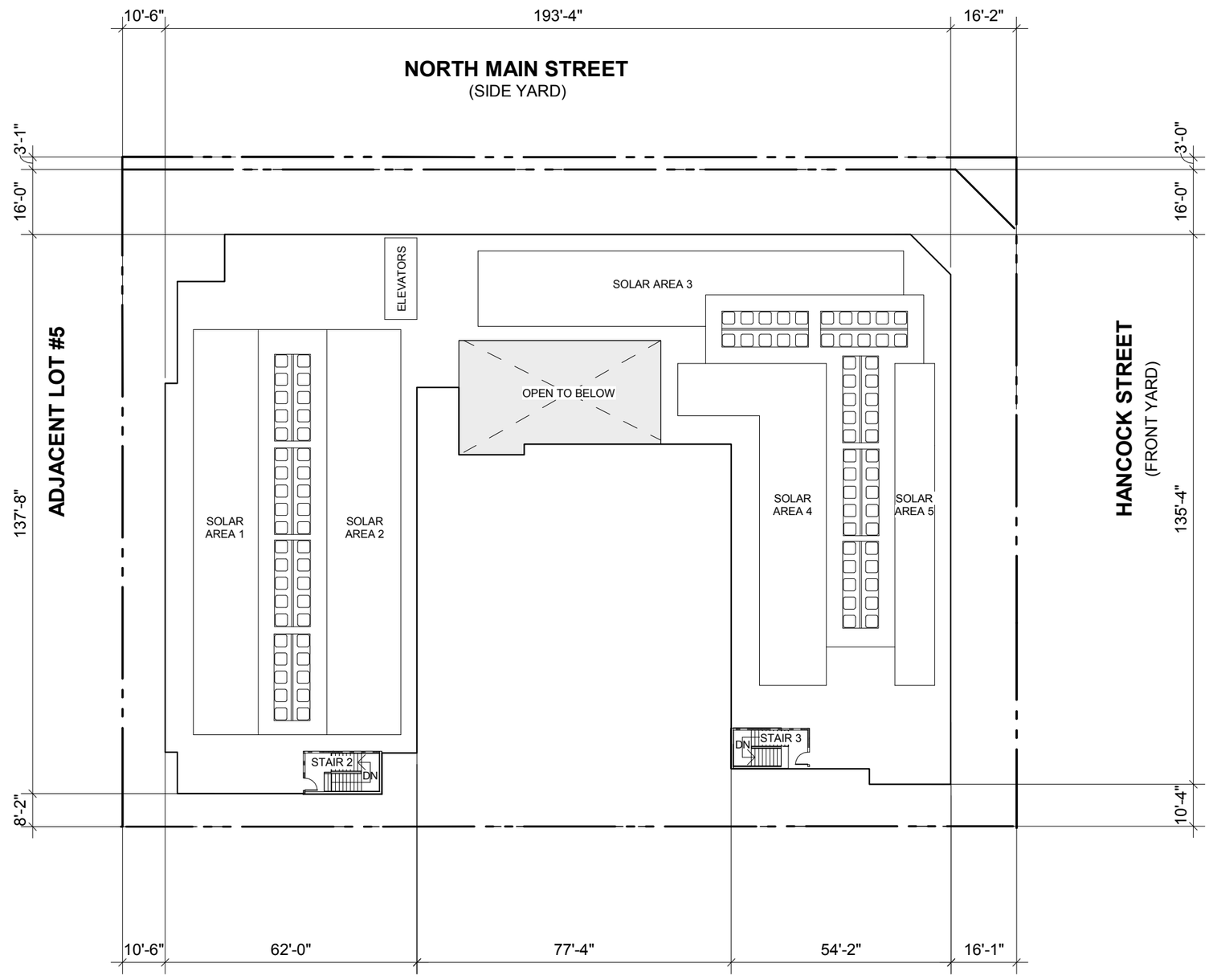

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1829 HANCOCK ST., LOS ANGELES, CA 90031

APN 5210-024-008

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0 15 30 60 ft

Building #1 - Roof Plan

SCALE: 1" = 30'-0"

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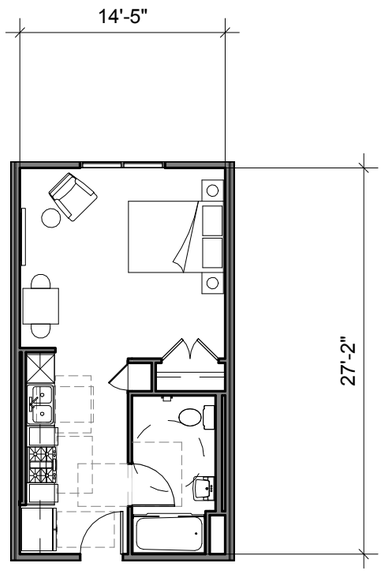
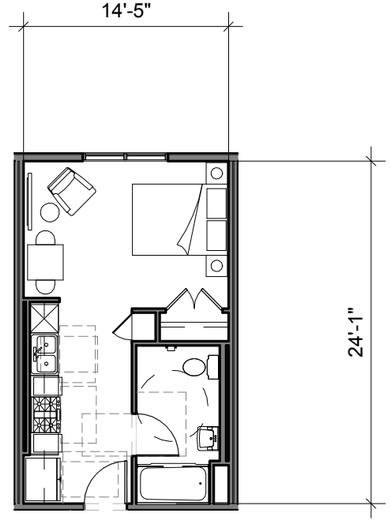
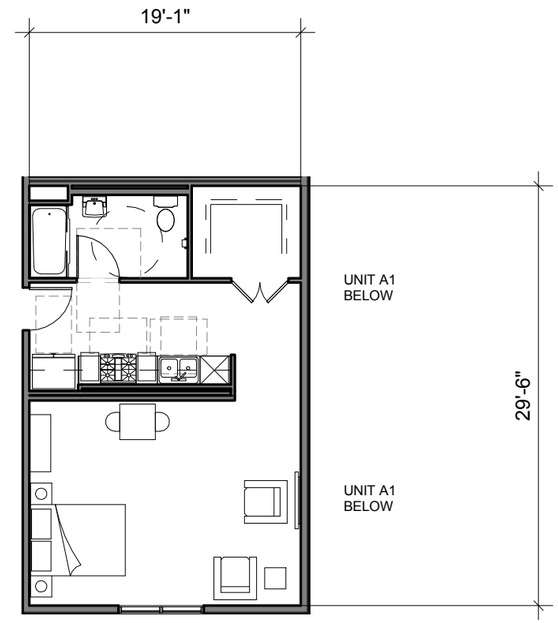


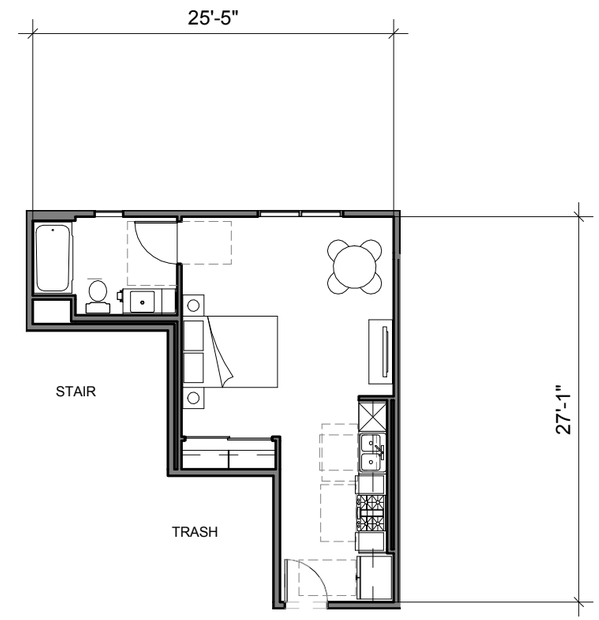
UNIT A1 STUDIO AREA = 420 SF
3/32" = 1'-0"



UNIT A1-ALT STUDIO AREA = 350 SF
3/32" = 1'-0"



UNIT A2 STUDIO AREA = 504 SF
3/32" = 1'-0"



UNIT A3 STUDIO AREA = 504 SF
3/32" = 1'-0"

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

APN 5210-024-008

The Decro Group

0 8 24 ft

Building #1 - Unit Plans

SCALE: 3/32" = 1'-0"

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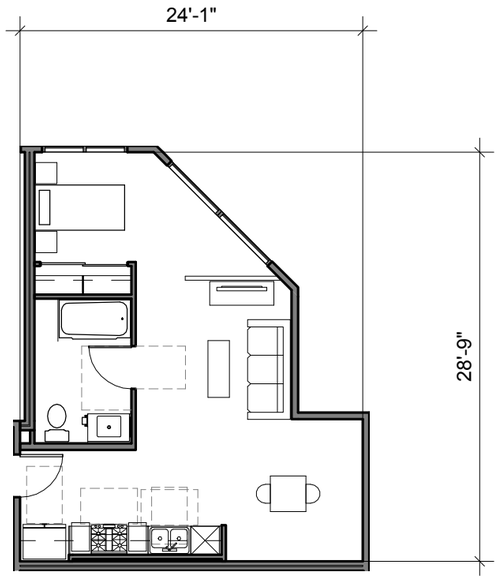
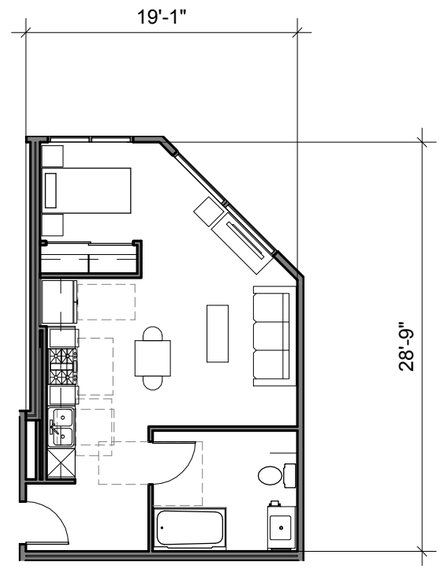


UNIT A4 STUDIO AREA = 571 SF

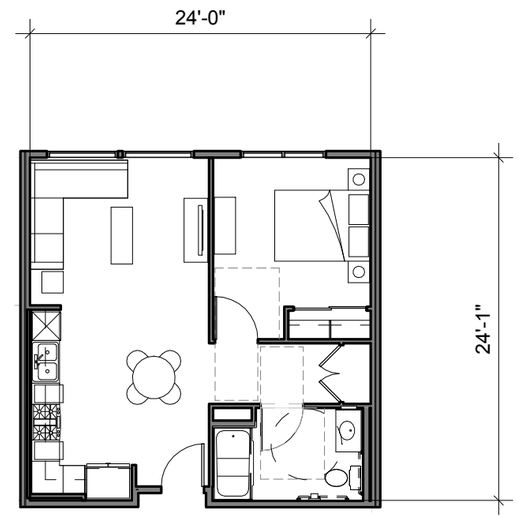
3/32" = 1'-0"



UNIT A5 STUDIO AREA = 517 SF

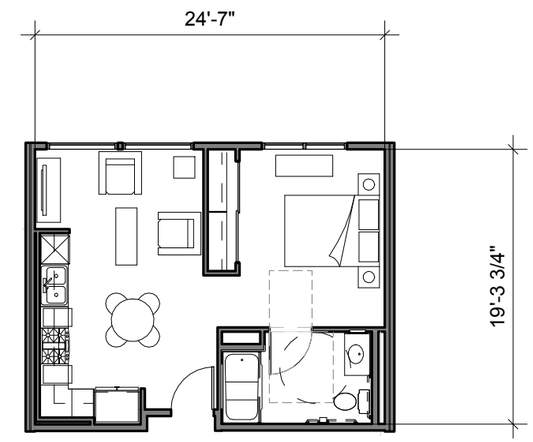
3/32" = 1'-0"

THIS UNIT STACKS WITH UNIT A3



UNIT B1 1 BEDROOM AREA = 620 SF

3/32" = 1'-0"



UNIT B2 JR 1 BEDROOM AREA = 495 SF

3/32" = 1'-0"

THIS UNIT STACKS WITH UNIT B

The Brine

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APN 5210-024-008

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0 8 24 ft

Building #1 - Unit Plans

SCALE: 3/32" = 1'-0"

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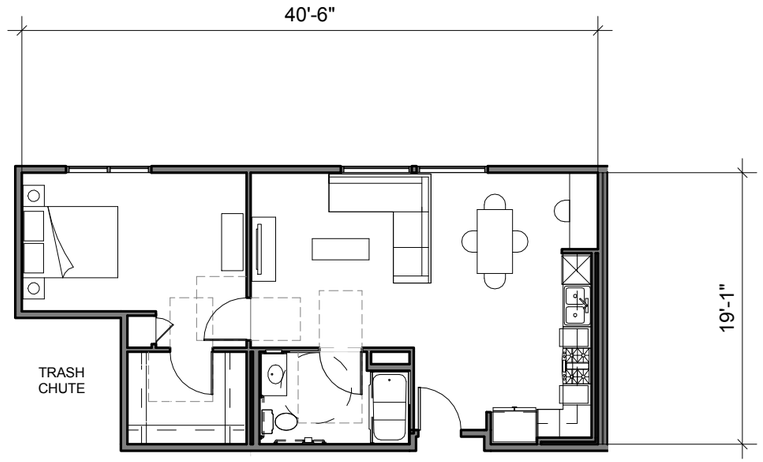
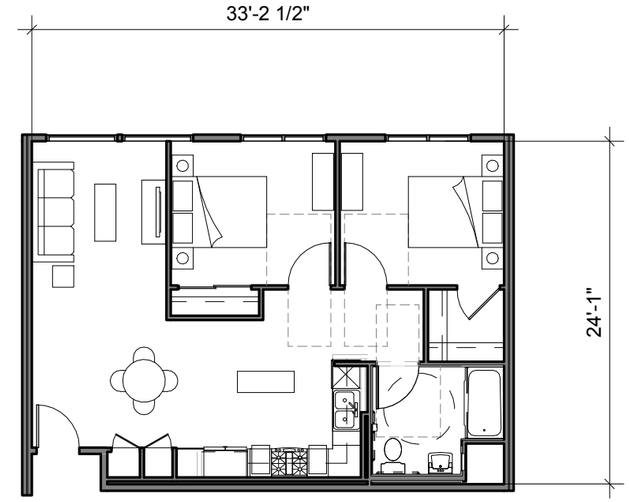


UNIT B3 1 BEDROOM (#501) AREA = 743 SF

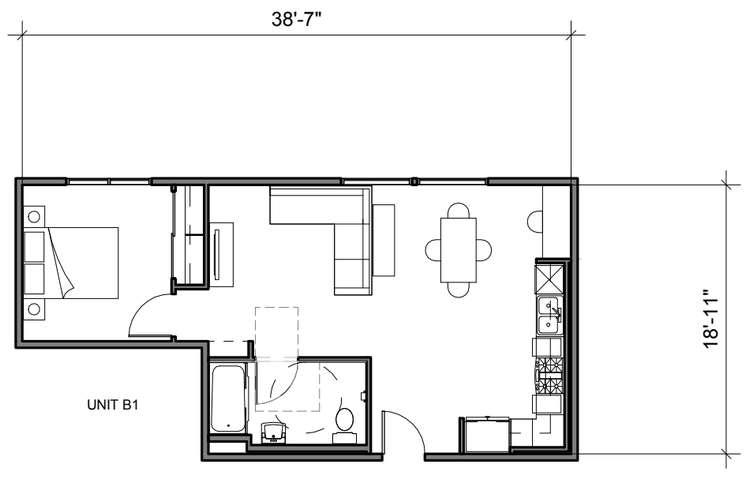
3/32" = 1'-0"

THIS UNIT STACKS WITH UNIT A3 & B1 - SEE SHEET 8 & 10



UNIT C1 2 BEDROOM AREA = 837 SF

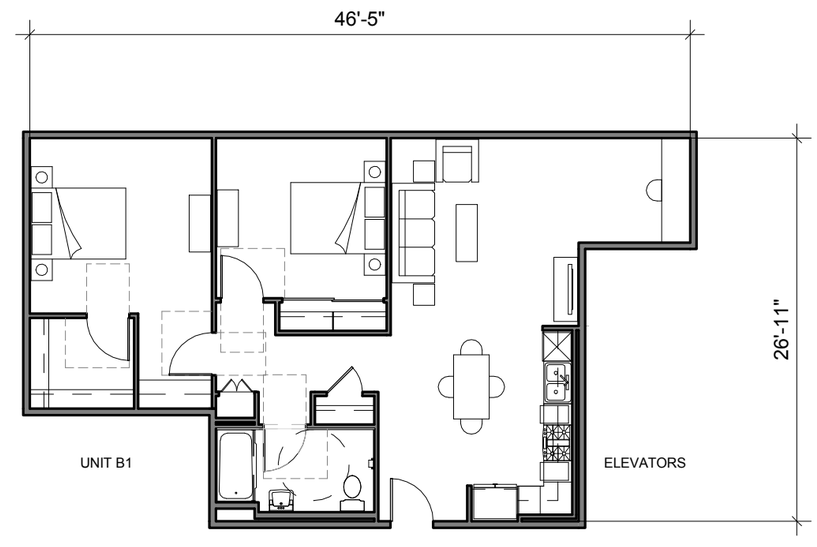
3/32" = 1'-0"



UNIT B4 1 BEDROOM (#529) AREA = 673 SF

3/32" = 1'-0"

THIS UNIT STACKS WITH UNIT C2 - SHEET 13



UNIT C2 2 BEDROOM AREA = 1,057 SF

3/32" = 1'-0"

0 8 24 ft

The Brine

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APN 5210-024-008

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Building #1 - Unit Plans

SCALE: 3/32" = 1'-0"

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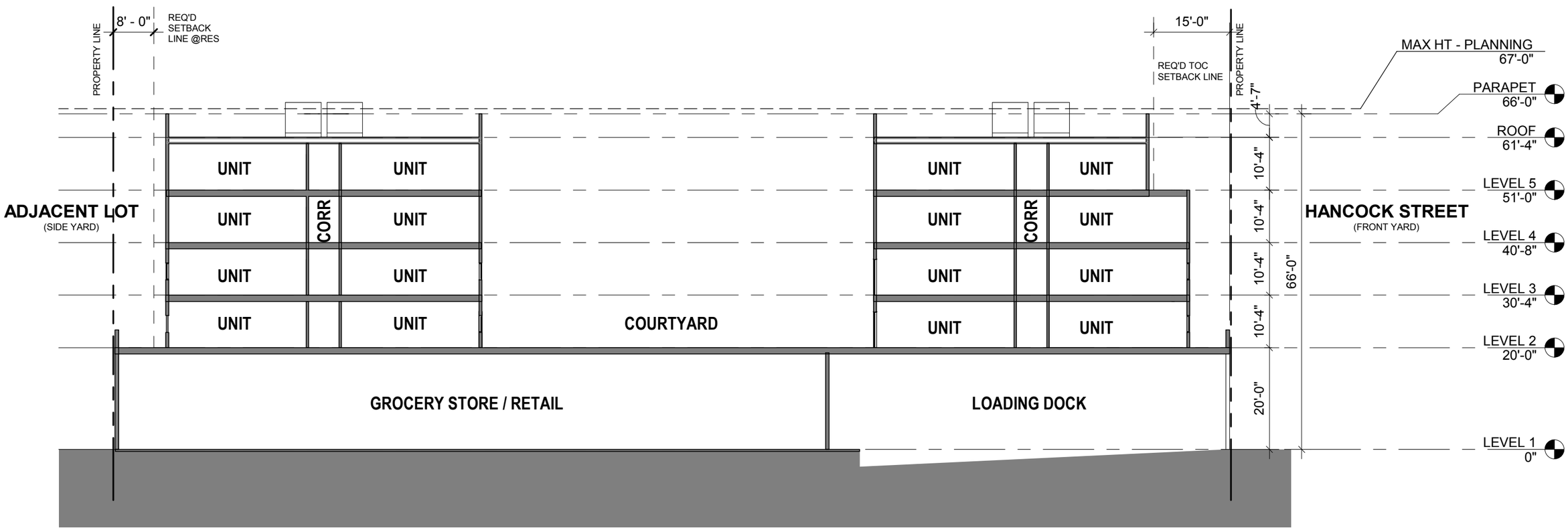

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APN 5210-024-008

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0 10 20 40 ft

Building #1 - Section

SCALE: 1" = 20'-0"

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Building #1 - Elevation

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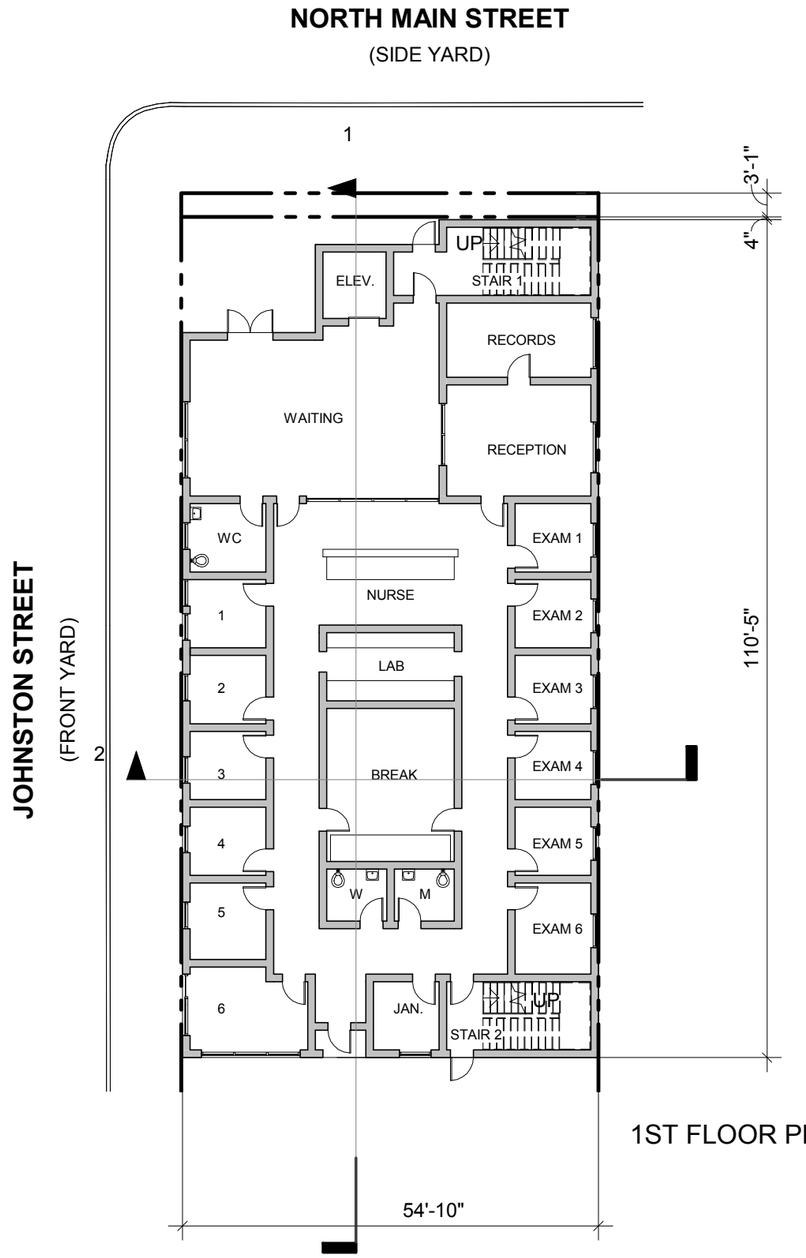
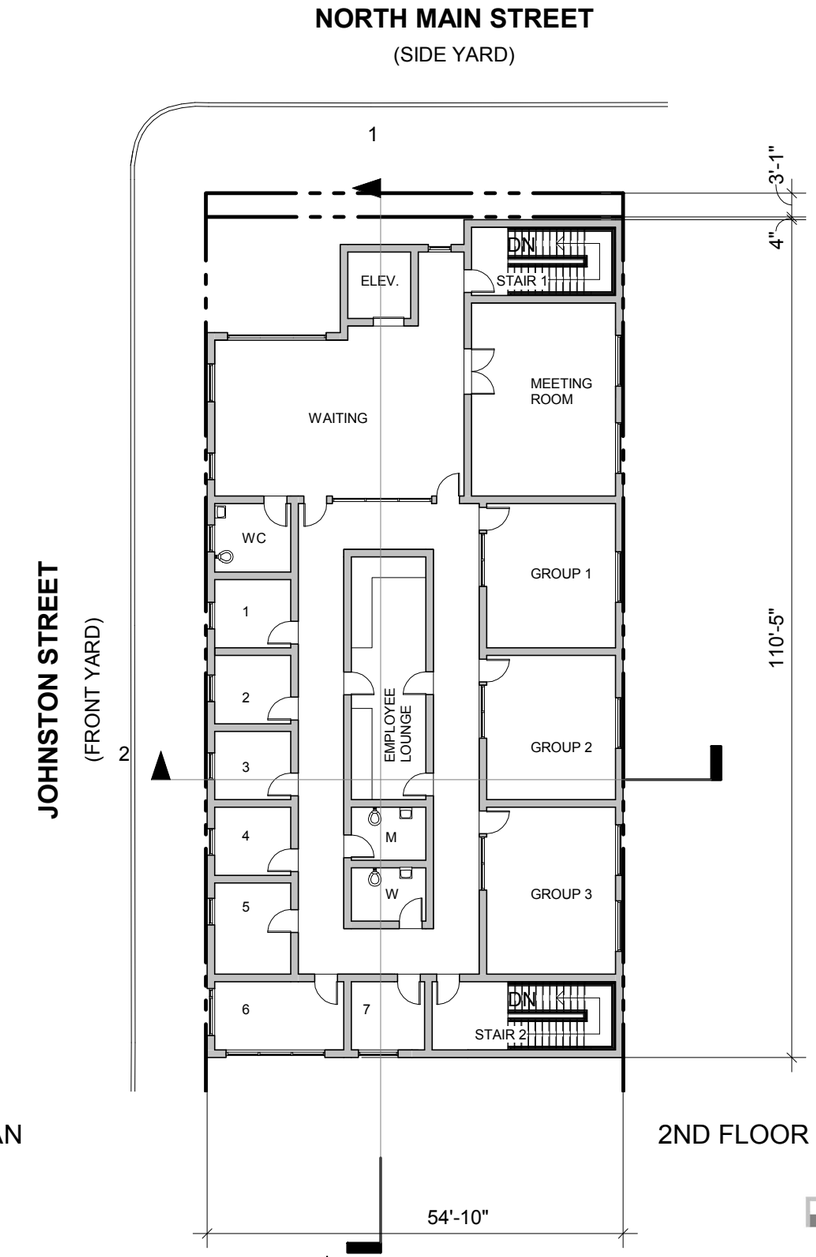


1ST FLOOR PLAN



2ND FLOOR PLAN

0 10 20 40 ft

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Building #2 - 1st and 2nd Floor Plans

SCALE: 1" = 20'-0"

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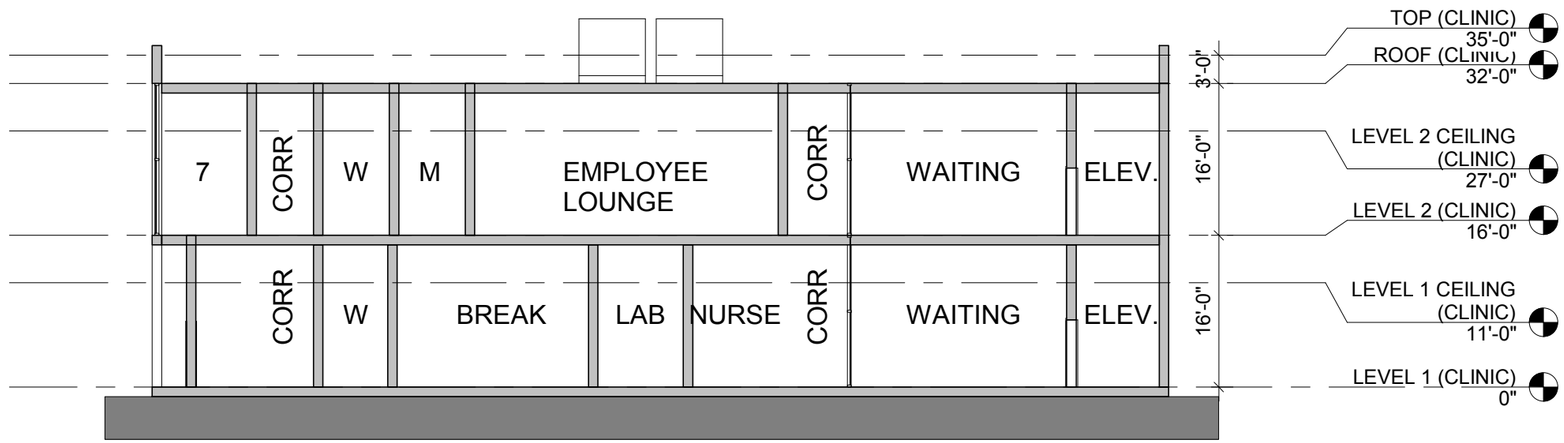
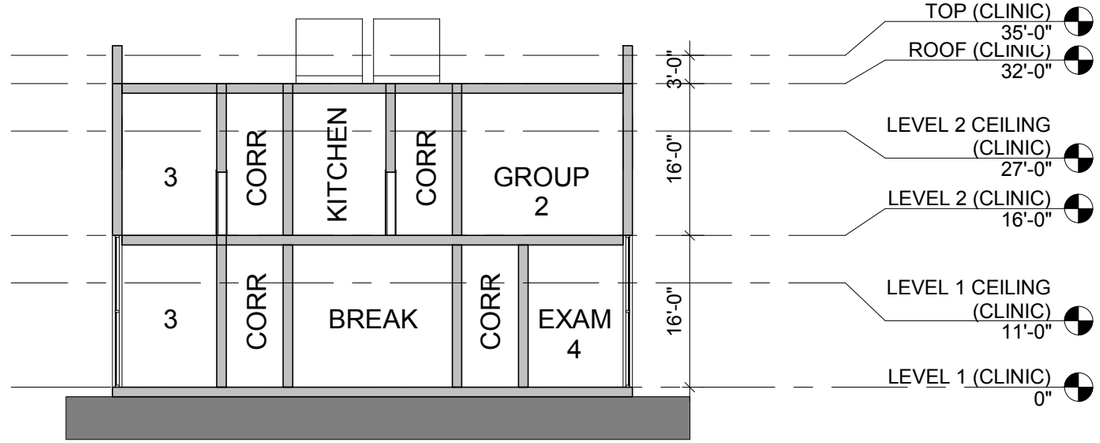


BUILDING #2 - SECTION 1

1/16" = 1'-0"



BUILDING #2 - SECTION 2

1/16" = 1'-0"

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APN 5210-024-008

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0 | 8 | 16 | 32 | ft

Building #2 - Sections

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

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Building #2 - Elevation

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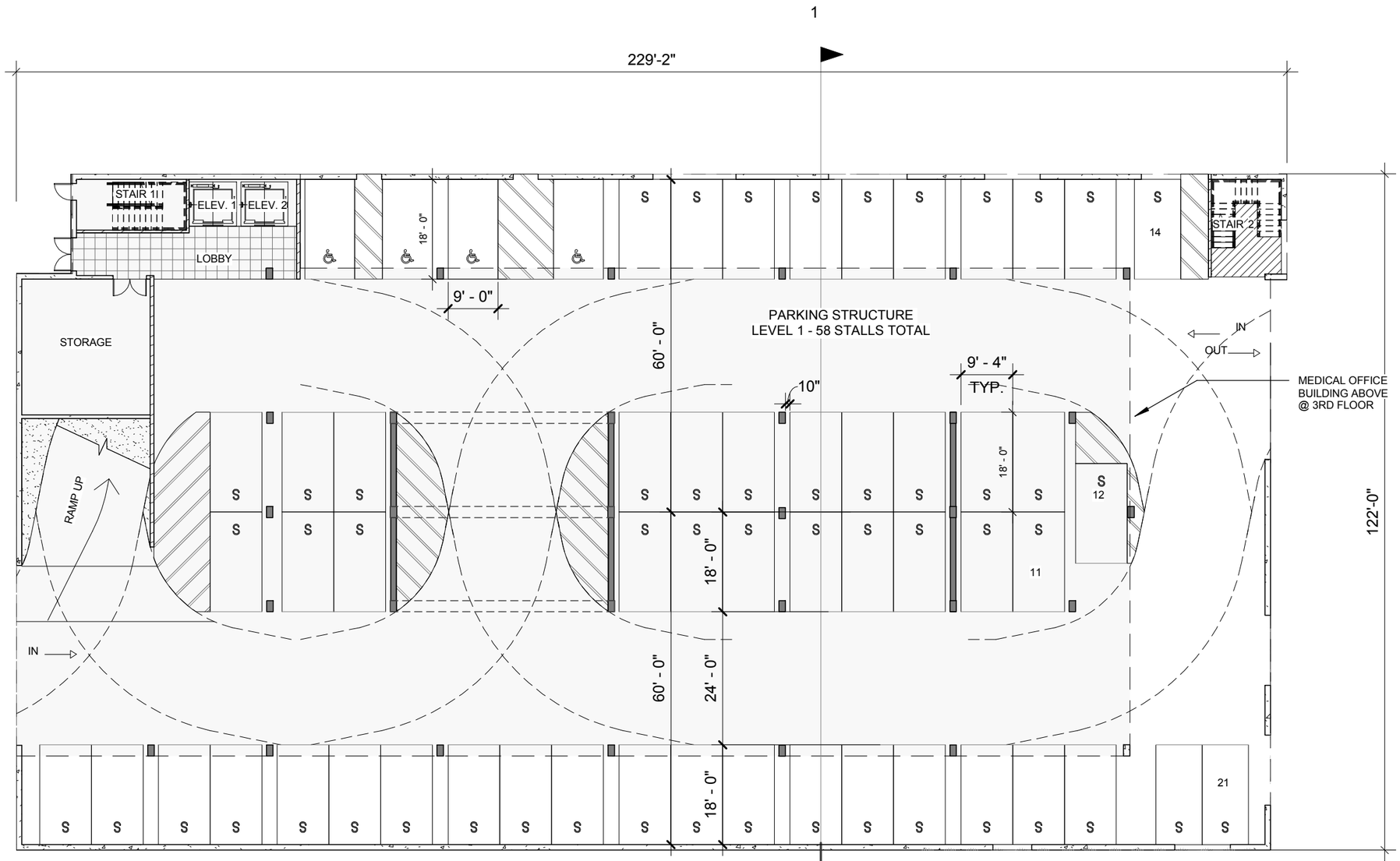

Parking Structure Lower Level

3/64" = 1'-0"

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

APN 5210-024-008

The Decro Group

0 8 24 ft

Building #3 - 1st Floor Plan

SCALE: 3/64" = 1'-0"

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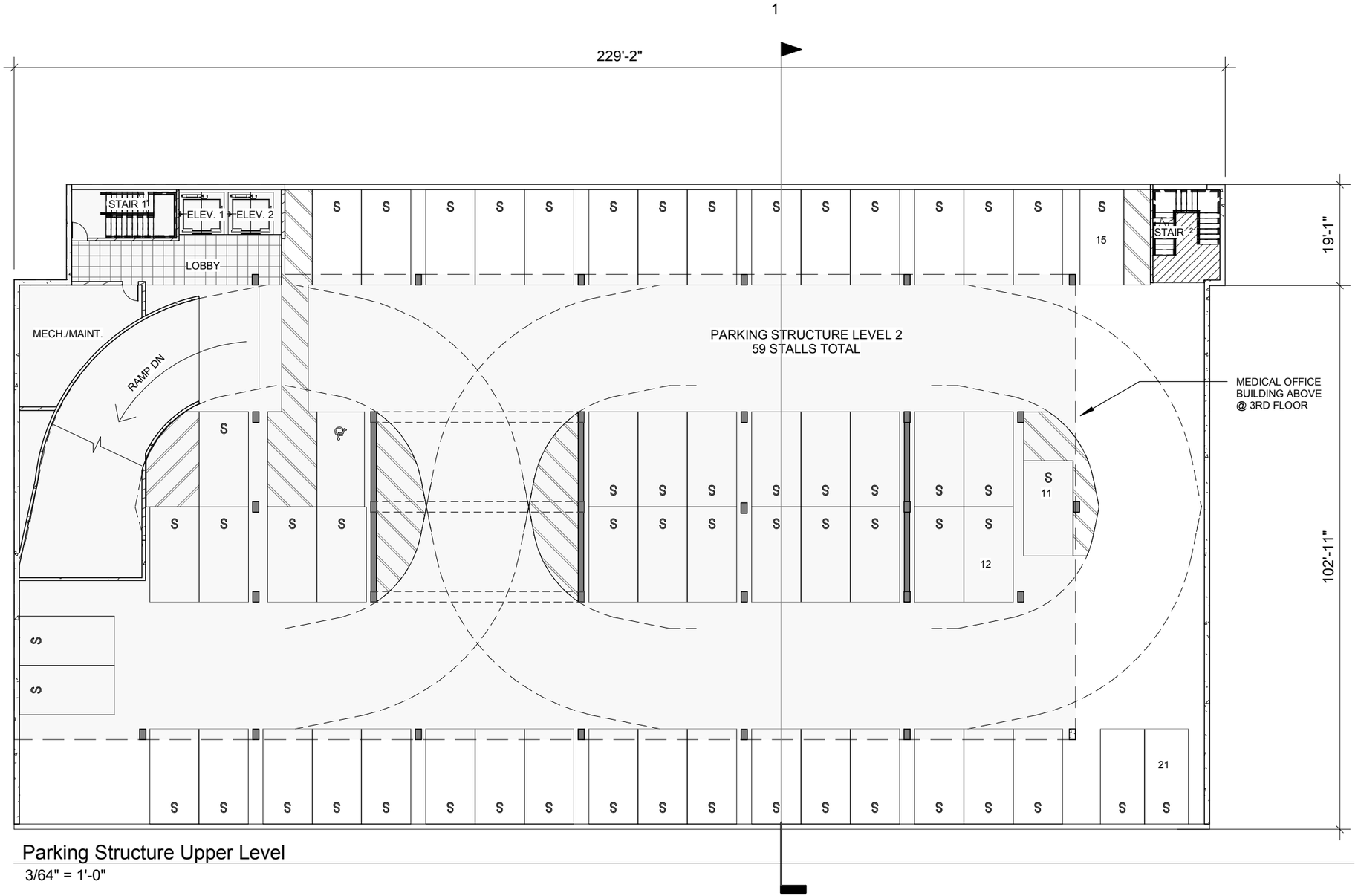

Parking Structure Upper Level

3/64" = 1'-0"

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

APN 5210-024-008

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0 8 24 ft

Building #3 - 2nd Floor Plan

SCALE: 3/64" = 1'-0"

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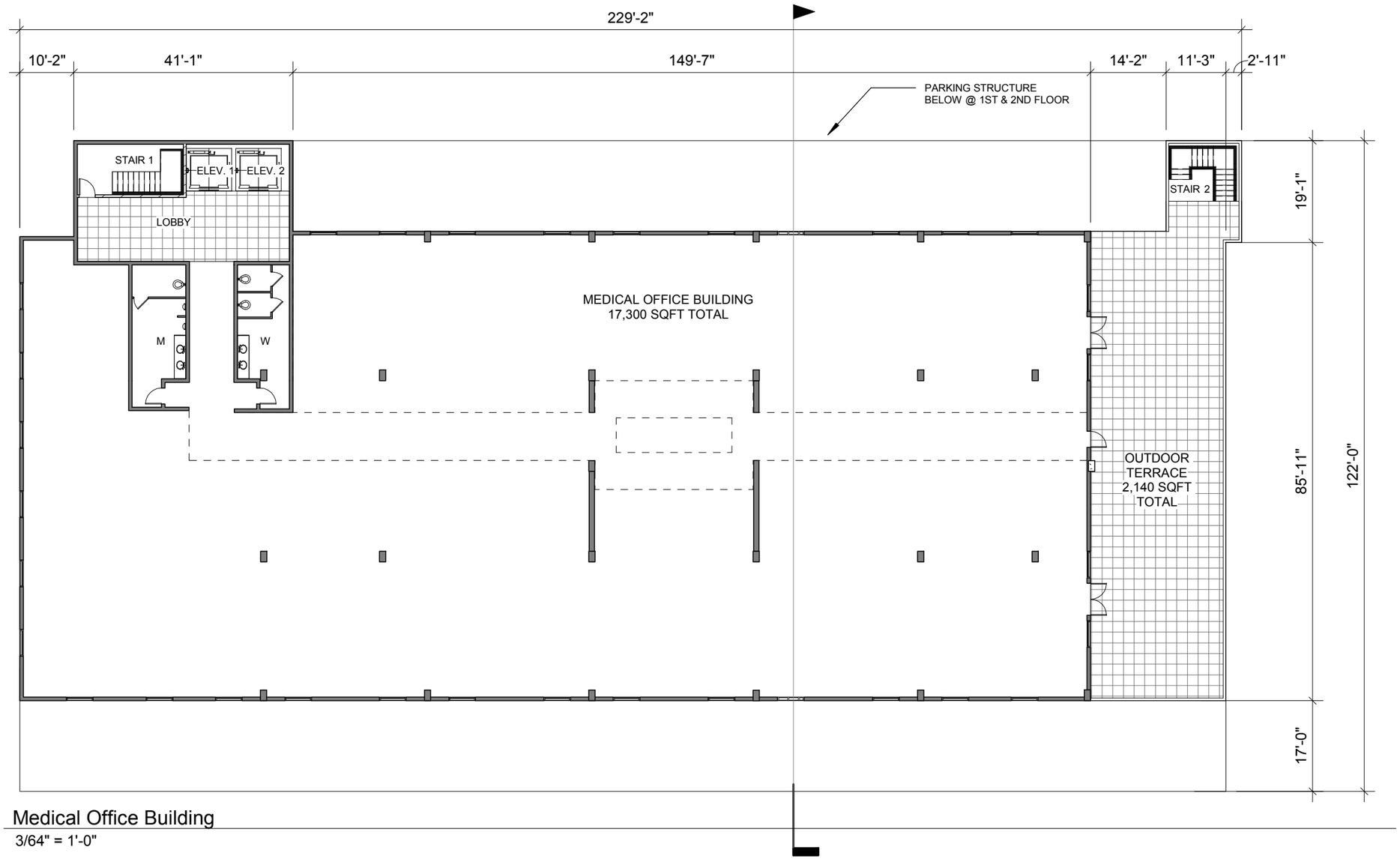

Medical Office Building
3/64" = 1'-0"

17

The Brine

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APN 5210-024-008

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0 8 24 ft

Building #3 - 3rd Floor Plan

SCALE: 3/64" = 1'-0"

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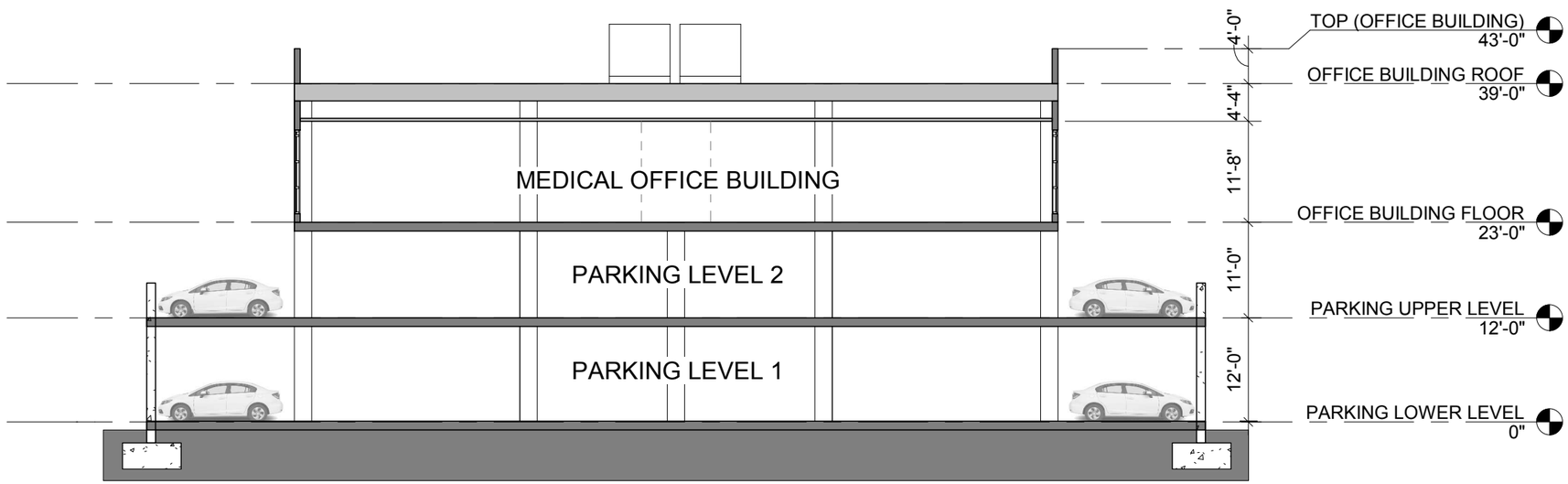

SECTION 1

1/16" = 1'-0"

The Brine

1829 HANCOCK ST., LOS ANGELES, CA 90031

APN 5210-024-008

The Decro Group

0 | 8 | 16 | 32 | ft

Building #3 - Section

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

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APN 5210-024-008

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Building #3 - Elevation

March 8, 2019

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Renderings

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Renderings

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1. VIEW

2. VIEW

3. VIEW

4. VIEW

5. VIEW

The Brine
Los Angeles, CA 90031
Project #: 1804437.00

SITE CONTEXTUAL PHOTOS

March 8, 2019

The Decro Group

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6. VIEW

7. VIEW

8. VIEW

9. VIEW

10. VIEW

The Brine
Los Angeles, CA 90031
Project #: 1804437.00

SITE CONTEXTUAL PHOTOS

March 8, 2019

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11. VIEW

12. VIEW

13. VIEW

14. VIEW

15. VIEW

The Brine
Los Angeles, CA 90031
Project #: 1804437.00

SITE CONTEXTUAL PHOTOS

March 8, 2019

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A.L.T.A./N.S.P.S. LAND TITLE SURVEY

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT, COMMITMENT NO. NCS–869938–SA1, DATED NOVEMBER 13, 2017, PREPARED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF EITHER REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

PARCEL 1:

LOT 1, IN BLOCK 3 OF MOULTON'S ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 50 FEET OF SAID LOT.

PARCEL 2:

LOT 4 IN BLOCK 3 OF MOULTON'S ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 468, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THE WEST 27 1/2 FEET OF LOT 3 THE EASTERLY 27 1/2 FEET OF LOT 3 AND ALL OF LOT 2 IN BLOCK 3 OF "MOULTON'S ADDITION TO THE CITY OF LOS ANGELES", IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5 PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

LOT 7 IN BLOCK 3 OF MOULTON'S ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 468, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

THE SOUTH THIRTY (30) FEET OF LOT TWELVE (12) AND THE NORTH TWENTY–FIVE (25) FEET OF LOT FOURTEEN (14) IN BLOCK THREE (3) OF MOULTON'S ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 468, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

ALL OF LOTS 8 AND 10 AND THAT PORTION OF LOT 12 IN BLOCK 3 OF MOULTON'S ADDITION TO THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5 PAGE 468 MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 25 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 165 FEET TO THE EAST LINE OF SAID LOT; THENCE NORTH ALONG SAID LINE 25 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 165 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THOSE PORTIONS OF LOTS 16 AND 18 IN BLOCK 3 OF MOULTON'S ADDITION TO THE CITY OF LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE EXTENDING FROM A POINT IN THE SOUTH LINE OF SAID LOT 18 DISTANT EASTERLY 112 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; NORTHERLY TO A POINT IN THE NORTH LINE OF SAID LOT 16, DISTANT EASTERLY 110 FEET FROM THE NORTHWEST CORNER OF SAID LOT 16.

PARCEL 8:

THOSE PORTIONS OF LOTS 16 AND 18 IN BLOCK 3 OF MOULTON'S ADDITION TO THE CITY OF LOS ANGELES, IN THE CITY AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN, BOOK 5 PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF A LINE EXTENDING FROM A POINT IN THE SOUTH LINE OF SAID LOT 18 DISTANT EASTERLY 112 FEET FROM THE SOUTHWEST CORNER OF SAID LOT, NORTHERLY TO A POINT IN THE NORTH LINE OF SAID LOT 16, DISTANT EASTERLY 110 FEET FROM THE NORTHWEST CORNER OF SAID LOT 16.

PARCEL 9:

LOT 11, IN BLOCK 3 OF MOULTON'S ADDITION, AS PER MAP RECORDED IN BOOK 5, PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:
5210–024–001 (AFFECTS PARCEL 1)
5210–024–003 (AFFECTS LOT 2 OF PARCEL 3)
5210–024–004 (AFFECTS WESTERLY PORTION OF LOT 3 OF PARCEL 3)
5210–024–005 (AFFECTS EASTERLY PORTION OF LOT 3 OF PARCEL 3)
5210–024–006 (AFFECTS PARCEL 2)
5210–024–009 (AFFECTS PARCEL 4)
5210–024–012 (AFFECTS PARCEL 9)
5210–024–015 (AFFECTS PARCEL 5)
5210–024–022 (AFFECTS PARCEL 6)
5210–024–023 (AFFECTS PARCELS 7 AND 8)

EXCEPTIONS

ITEM 1 IS GENERAL AND SPECIAL TAXES AND ASSESSMENTS.

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

3. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY JOSEPH A. ANTISTA, A MARRIED MAN, JOHN A. MASON GARCIA, A SINGLE MAN AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED JULY 18, 1963 AS INSTRUMENT NO. 3439 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

(AFFECTS PARCELS 3 AND 4)

4. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY JOSEPH EYRAUD, A MARRIED MAN, MARGUERITE ANDERSON, A MARRIED WOMAN AND NELLIE PORTER, A MARRIED WOMAN AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED JULY 18, 1963 AS BOOK M1307, PAGE 813 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

(AFFECTS PARCEL 8)

5. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY JOSEPH A. ANTISTA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, EMILY L. ANTISTA, HIS WIFE, AND JULIAN ANTISTA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND NICK F. ANTISTA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED OCTOBER 2, 1963 AS INSTRUMENT NO. 5509 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

(AFFECTS PARCEL 2)

6. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED JULY 6, 1965 AS INSTRUMENT NO. 3071 OF OFFICIAL RECORDS.

(AFFECTS PARCEL 7)

7. THE EFFECT OF A DOCUMENT ENTITLED "GRANT DEED", RECORDED SEPTEMBER 06, 1967 AS INSTRUMENT NO. 3150 OF OFFICIAL RECORDS.

SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.

8. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $20,000.00 RECORDED FEBRUARY 09, 1968 AS INSTRUMENT NO. 335 OF OFFICIAL RECORDS.

DATED: FEBRUARY 05, 1968
TRUSTOR: ARMOR LABORATORIES INC., A NEVADA CORPORATION
TRUSTEE: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: SAUL POLLOCK AND CLARE POLLOCK, HIS WIFE, AS JOINT TENANTS

(AFFECTS PARCEL 6)

EXCEPTIONS (CONTD.)

9. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $20,000.00 RECORDED JANUARY 13, 1970 AS INSTRUMENT NO. 271 OF OFFICIAL RECORDS.

DATED: DECEMBER 30, 1969
TRUSTOR: ARMOR LABORATORIES INC., A NEVADA CORPORATION
TRUSTEE: WILSHIRE ESCROW COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: ALFRED KRONFELD AND MARION KRONFELD, HUSBAND AND WIFE, AS JOINT TENANTS

(AFFECTS PARCEL 6)

A NOTICE OF DEFAULT RECORDED AUGUST 16, 1971 AS INSTRUMENT NO. 417 OF OFFICIAL RECORDS.

10. AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 9, 1974 AS INSTRUMENT NO. 2387 OF OFFICIAL RECORDS.

(AFFECTS PARCEL 9)

(SURVEYOR'S NOTE: NOT PLOTTED HEREON – FALLS ENTIRELY WITHIN PUBLIC RIGHT–OF–WAY.)

11. THE EFFECT OF TEMPORARY RIGHT OF ENTRY OVER SAID LAND.

AFFECTS THE EASTERLY 6 FEET OF THE SOUTHERLY 13 FEET OF LOT 11, BLOCK 3, MOULTON'S ADDITION, AS PER MAP RECORDED IN BOOK 5, PAGE 468, OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

ALSO, THE EASTERLY 2 FEET OF THE NORTHERLY 5.65 FEET OF THE SOUTHERLY 18.65 FEET OF SAID LOT.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 11, DISTANT 135.4 FEET NORTHERLY MEASURED ALONG SAID EASTERLY LINE AND ITS SOUTHERLY PROLONGATION FROM THE SOUTHEASTERLY CORNER OF LOT 15, SAID BLOCK 3; THENCE SOUTHWESTERLY ALONG A CURVE TANGENT TO SAID EASTERLY LINE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 100 FEET, THROUGH A CENTRAL ANGLE OF 73° 12' 21" AN ARC DISTANCE OF 127.77 FEET.

(AFFECTS PARCEL 9)

12. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND STATED HEREIN, AS CONDEMNED BY FINAL DECREE OF CONDEMNATION IN THE LOS ANGELES COUNTY SUPERIOR COURT, A CERTIFIED COPY OF WHICH WAS

RECORDED: DECEMBER 5, 1975, AS INSTRUMENT NO. 3221, OFFICIAL RECORDS
CASE NO. C 112 040

IN FAVOR OF: THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION
FOR: PUBLIC STREET PURPOSES AS TO PARCEL 29A AND THE RIGHT TO IMPROVED, CONSTRUCT AND MAINTAIN THE PUBLIC STREET IN ACCORDANCE WITH PLAN AND PROFILE NO. I–28130 ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

(AFFECTS PARCEL 7)

(SURVEYOR'S NOTE: NOT PLOTTED HEREON – FALLS ENTIRELY WITHIN PUBLIC RIGHT–OF–WAY.)

13. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $56,800.00 RECORDED JUNE 06, 1979 AS INSTRUMENT NO. 79–608171 OF OFFICIAL RECORDS.

DATED: MAY 24, 1979
TRUSTOR: MARTIN MORHOR AND MAX LERNER
TRUSTEE: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: MARGHERITA PAGLIASSOTTI GELALICH AND MARIANNA PAGLIASSOTTI GELALICH

(AFFECTS PARCEL 5)

14. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $150,000.00 RECORDED SEPTEMBER 28, 1998 AS INSTRUMENT NO. 98–1756940 OF OFFICIAL RECORDS.

DATED: SEPTEMBER 25, 1998
TRUSTOR: MURRAY BERGER, AS TRUSTEE OF THE BERGER TRUST DATED 3/3/93, AS TO AN UND. 1/2 INT., MARTIN LEE MORHAR & SHARON MARIE MORHAR, AS TRUSTEE OF MORHAR FAMILY TRUST DATED 7/15/91, AS TO AN UND. 1/2 INT., AS TENANTS IN COMMON
TRUSTEE: INVESTORS TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: MURRAY BERGER, AS TRUSTEE OF THE MURRAY BERGER TRUST DATED MARCH 3, 1993

(AFFECTS PARCEL 1)

15. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED APRIL 9, 1999 AS INSTRUMENT NO. 99–0617616 OF OFFICIAL RECORDS.

(AFFECTS ALL PARCELS)

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM WITHDRAWING NON–RENTED HOUSING ACCOMMODATIONS FROM RENTAL MARKET " RECORDED DECEMBER 10, 2010 AS INSTRUMENT NO. 20101831746 OF OFFICIAL RECORDS.

(AFFECTS PARCEL 3)

17. A FEDERAL TAX LIEN IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED JANUARY 30, 2014 AS INSTRUMENT NO. 20140101362 OF OFFICIAL RECORDS.

SERIAL NO.: 979749614
DEBTOR: BONNIE BERGER
AMOUNT: $21,504.99, AND ANY OTHER AMOUNTS DUE THEREUNDER.

A DOCUMENT ENTITLED "CERTIFICATE OF NON–ATTACHMENT OF FEDERAL TAX LIEN" RECORDED OCTOBER 26, 2017 AS INSTRUMENT NO. 20171230269 OF OFFICIAL RECORDS.

18. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

19. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

(AFFECTS PARCEL 2, AND LOT 2 OF PARCEL 3)

20. ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE, IF ANY, OF ANY MARRIED VESTEE HEREIN.

21. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

(AFFECTS PARCEL 9)

22. RIGHTS OF PARTIES IN POSSESSION.

VICINITY MAP
NOT TO SCALE

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT, COMMITMENT NO. NCS–902762–SA1, DATED APRIL 12, 2018, PREPARED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF EITHER REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH 30 FEET OF LOT 14 IN BLOCK 3 OF MOULTON'S ADDITION TO CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5, PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

LOT 13 IN BLOCK 3 OF MOULTON'S ADDITION TO THE CITY OF LOS ANGELES, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 25.00 FEET OF THE EASTERLY 40.00 FEET OF THE WESTERLY 105.00 FEET OF SAID LOT 13.

ALSO EXCEPT THEREFROM THE WESTERLY 65 FEET OF SAID LOT 13.

ALSO EXCEPT THAT PORTION OF SAID LAND, DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, ENTERED IN CASE NO. 112 046, SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES, RECORDED JUNE 27, 1975, AS INSTRUMENT 4251, OF OFFICIAL RECORDS.

PARCEL C:

THE WESTERLY 65 FEET OF LOT 13 BLOCK 3 OF MOULTON'S ADDITION TO THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5 PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND, DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, ENTERED IN CASE NO. 112 046, SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES, RECORDED JUNE 27, 1975, AS INSTRUMENT NO. 4251, OF OFFICIAL RECORDS.

PARCEL D:

THAT PORTION OF LOT 15, BLOCK 3 OF MOULTON'S ADDITION TO THE CITY OF LOS ANGELES, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 5 PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE THEREOF, 110.00 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE TO THE SOUTHERLY LINE THEREOF, THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THE EASTERLY 45.00 FEET OF THE WESTERLY 110.00 FEET OF SAID LOT 15.

ALSO EXCEPT THAT PORTION OF SAID LAND, DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, ENTERED IN CASE NO. 112 046, SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES, RECORDED JUNE 27, 1975, AS INSTRUMENT 4251, OF OFFICIAL RECORDS.

APN: 5210–024–014 (AFFECTS PARCELS B AND C)
5210–024–016 (AFFECTS PARCEL A)
5210–024–019 (AFFECTS PARCEL D)

EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018–2019, A LIEN NOT YET DUE OR PAYABLE.

2. A NOTICE OF ASSESSMENT RECORDED JULY 01, 1976 AS INSTRUMENT NO. 6857 OF OFFICIAL RECORDS , EXECUTED BY CITY CLERK OF THE CITY OF LOS ANGELES.

3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

4. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED APRIL 09, 1999 AS INSTRUMENT NO. 99–0617616 OF OFFICIAL RECORDS.

5. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS JOSE SANTOS MORENO, JUAN MANUEL MORENO AND GUILLERMO SANCHEZ MORENO. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE A STATEMENT OF INFORMATION.

6. ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE OR DOMESTIC PARTNER (IF ANY) OF ANY VESTEE HEREIN.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

(AFFECTS PARCELS B THROUGH D)

8. RIGHTS OF PARTIES IN POSSESSION.

THE FOLLOWING MATTERS AFFECT PARCEL A:

9. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY ZENAIDA C. HERNANDEZ, AN UNMARRIED WOMAN AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED JULY 18, 1963 AS BOOK M1307, PAGE 813 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

10. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $42,000.00 RECORDED OCTOBER 22, 1986 AS INSTRUMENT NO. 86–1422591 OF OFFICIAL RECORDS.

DATED: OCTOBER 15, 1986
TRUSTOR: JOSE S. MORENO, A MARRIED MAN AS HIS SEPARATE PROPERTY AND JUAN M. MORENO, A MARRIED MAN AS HIS SEPARATE PROPERTY
TRUSTEE: H.F.S. CORPORATION, A CALIFORNIA CORPORATION
BENEFICIARY: HIGHLAND FEDERAL SAVINGS AND LOAN ASSOCIATION OF LOS ANGELES

A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED OCTOBER 22, 1986 AS INSTRUMENT NO. 86–1422592 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.

THE EFFECT OF A DOCUMENT ENTITLED "FULL RECONVEYANCE", RECORDED DECEMBER 13, 2001 AS INSTRUMENT NO. 01–2390347 OF OFFICIAL RECORDS.

SAID DOCUMENT WAS NOT EXECUTED BY THE CORRECT PARTIES OF RECORD.

THE EFFECT OF A DOCUMENT ENTITLED "RELEASE OF ASSIGNMENT OF LEASES AND RENTS", RECORDED JANUARY 24, 2002 AS INSTRUMENT NO. 02–0188288 OF OFFICIAL RECORDS.

SAID DOCUMENT WAS NOT EXECUTED BY THE CORRECT PARTIES OF RECORD.

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT, COMMITMENT NO. NCS–872004–SA1, DATED MAY 03, 2018, PREPARED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF EITHER REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

LOT 6 OF BLOCK 3 OF MOULTON'S ADDITION TO THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 468 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

APN: 5210–024–008

EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018–2019, A LIEN NOT YET DUE OR PAYABLE.

2. A NOTICE OF ASSESSMENT RECORDED NOVEMBER 23, 1988 AS INSTRUMENT NO. 88–1888672 OF OFFICIAL RECORDS, EXECUTED BY DEPUTY CITY CLERK, CITY OF LOS ANGELES.

3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

4. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY JOSEPH EYRAUD, MARRIED MAN, SOLE AND SEPARATE PROPERTY, MARGUERITE ANDERSON AND REUBEN E. ANDERSTE HER HUSBAND, ROSE M. ANDERSON AND LEONARD P. ANDERSON HER HUSBAND AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED JULY 18, 1963 AS BOOK M–1307, PAGE 813 OF OFFICIAL RECORDS , AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

5. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $46,600.00 RECORDED OCTOBER 13, 1972 AS INSTRUMENT NO. 4614 OF OFFICIAL RECORDS.

DATED: SEPTEMBER 21, 1972
TRUSTOR: JOAQUIN VEGA AND ADELINE VEGA, HUSBAND AND WIFE
TRUSTEE: CROCKER NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
BENEFICIARY: LEONARD P. ANDERSON AND ROSE M. ANDERSON, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED ONE–HALF INTEREST AND REUBEN E. ANDERSON AND MARGUERITE EYRAUD ANDERSON, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED ONE–HALF INTEREST

A DOCUMENT ENTITLED "AFFIDAVIT–DEATH OF JOINT TENANT" RECORDED SEPTEMBER 03, 1975 AS INSTRUMENT NO. 3287 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED DECEMBER 15, 1975 AS INSTRUMENT NO. 2249 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED DECEMBER 15, 1975 AS INSTRUMENT NO. 2249 OF OFFICIAL RECORDS.

6. AN OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 15, 1975 AS INSTRUMENT NO. 2249 OF OFFICIAL RECORDS. (LEGAL DESCRIPTION INCONCLUSIVE OR INCOMPLETE).

TO: CITY OF LOS ANGELES

(SURVEYOR'S NOTE: LEGAL DESCRIPTION IS UNCLEAR/INDETERMINATE.)

7. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED APRIL 09, 1999 AS INSTRUMENT NO. 99–0617616 OF OFFICIAL RECORDS.

8. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

9. RIGHTS OF PARTIES IN POSSESSION.

SURVEYOR'S CERTIFICATE

TO (i) DECO CORPORATION, (ii) FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b(i)), 8, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 17, 2018.

DRAFT

08/09/18
DATE

JOSEPH WIDEMAN, PLS 8973
JWIDEMAN@DEAINC.COM

LICENSED LAND SURVEYOR
JOSEPH W. WIDEMAN
No. 8973
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE	BY

25152 SPRINGFIELD COURT
SANTA CLARITA, CA 91355
(661) 284-7400
DAVID EVANS AND ASSOCIATES INC.

3000 NORTH MAIN
LOS ANGELES, CA

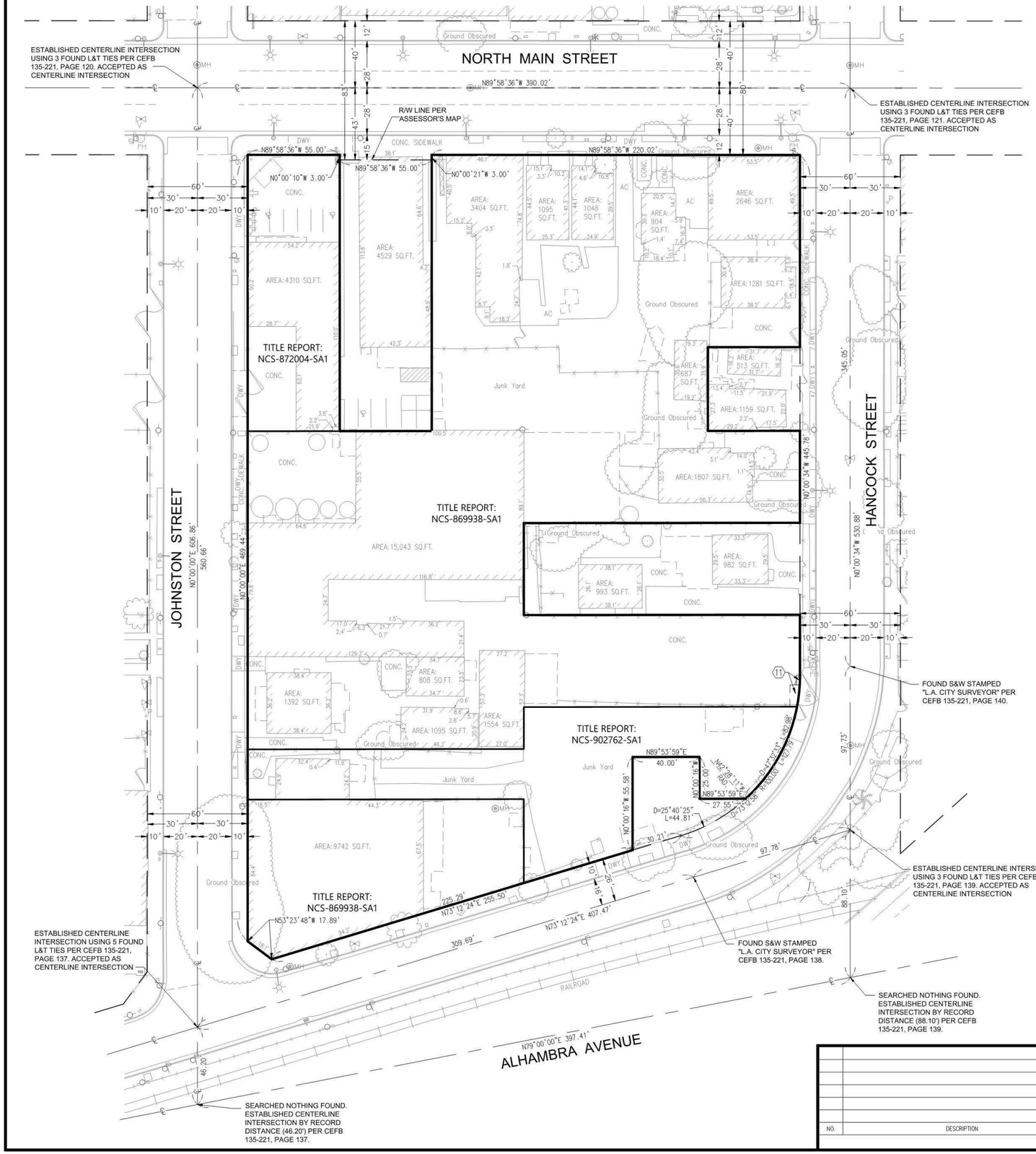
JOB NUMBER: DECRBRRIN01
DRAWN BY: SZ/MM
CHECKED BY: RW/JW

PREPARED FOR: DECO CORPORATION
ATTN: LAURA BENSON VANDEWEGHE
ADDRESS: 3431 WESLEY STREET, SUITE F
CULVER CITY, CA 90232

SCALE: 1"=30'
DATE: 08/09/18
SHT NO.: 01 OF 02

Drawing Name: P:\DJ\DECRBRRIN01\04000-ADJ\SHEETS\DECRBRRIN01_ALTA.dwg
Last Opened: Aug 09, 2018 – 2:13pm by: mkm

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



SYMBOL LEGEND

- CENTRELINE
- BILLBOARD
- PALM TREE
- SINGLE TREE
- GATE
- SIGNS
- POST / BOLLARD
- FIRE HYDRANT
- METER / UTILITY
- MANHOLE
- VALVE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- BUILDING
- CANOPY
- TRAFFIC LANE PAINT
- PARKING STRIPES
- ROAD / PAVEMENT
- CURB / GUTTER
- CONCRETE
- RAILROAD
- FENCE
- RETAINING WALL

ABBREVIATION LEGEND

AC	ASPHALT
BLDG	BUILDING
CEFB	CITY ENGINEER'S FIELD BOOK
CL	CENTER LINE
CONC	CONCRETE
DWY	DRIVEWAY
DRN	DRAIN
E	EASTERLY
ELEC	ELECTRIC
EST'D	ESTABLISHED
FB	FIELD BOOK
FD	FOUND
INT	INTERSECTION
L&T	LEAD & TAG
MH	MANHOLE
N	NORTHERLY
PL	PROPERTY LINE
PWFB	PUBLIC WORKS FIELD BOOK
R/W	RIGHT OF WAY
S&W	SPIKE & WASHER
S	SOUTHERLY
SSM	STANDARD SURVEY MONUMENT
SWR	SEWER
SQ.FT.	SQUARE FEET
VLT	VAULT
W	WESTERLY
WL	WALL
WTR	WATER

ZONING INFORMATION

ZONE: CM-1VL (COMMERCIAL MANUFACTURING, VERY LIMITED HEIGHT DISTRICT)
M1-1VL (LIMITED INDUSTRIAL, VERY LIMITED HEIGHT DISTRICT)

CM ZONE
FAR: REQUIRED – 1.50:1
MAXIMUM HEIGHT: REQUIRED – 45'/3 STORIES
SETBACKS: NONE IF BUILDING ERECTED IS SOLELY FOR COMMERCIAL OR INDUSTRIAL USE OTHERWISE:
FRONT – 15
SIDE – 3' MINIMUM. FOR MORE THAN 2 STORIES, 1 FOOT ADDED FOR EACH ADDITIONAL STORY AFTER 2. MAXIMUM 16'.
REAR – 15' MINIMUM. FOR BUILDINGS ABOVE 3 STORIES, 1 FOOT SHALL BE ADDED FOR EACH STORY AFTER 3. MAXIMUM 20'
PARKING: > 3 HABITABLE ROOMS – 2 SPACES
3 HABITABLE ROOMS – 1.5 SPACES
< 3 HABITABLE ROOMS – 1 SPACE

M1 ZONE
FAR: REQUIRED – 1.50:1
MAXIMUM HEIGHT: REQUIRED – 45'/3 STORIES
SETBACKS: FRONT – NONE REQUIRED
SIDE – 3' MINIMUM. FOR MORE THAN 2 STORIES, 1 FOOT ADDED FOR EACH ADDITIONAL STORY AFTER 2. MAXIMUM 16'.
REAR – 15' MINIMUM. FOR BUILDINGS ABOVE 3 STORIES, 1 FOOT SHALL BE ADDED FOR EACH STORY AFTER 3. MAXIMUM 20'
PARKING: > 3 HABITABLE ROOMS – 2 SPACES
3 HABITABLE ROOMS – 1.5 SPACES
< 3 HABITABLE ROOMS – 1 SPACE

BASIS OF BEARINGS

THE BEARING OF NORTH OF THE CENTERLINE OF JOHNSTON STREET AS SHOWN ON MOULTON'S ADDITION TO THE CITY OF LOS ANGELES RECORDED IN BOOK 5, PAGE 468 OF MISCELLANEOUS RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

CITY OF L.A. BM # 11-03801, SPK S CURB N MAIN ST; AT BCR E OF HANCOCK ST

ELEV. = 332.265 FT; ADJUSTMENT 2000; DATUM: NAVD 1988

COMMENTS

BOUNDARY LINES . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

(#) . . . . . *INDICATES TITLE REPORT EXCEPTION PLOTTED HEREON*

LAND AREA . . . . 119,149 SQ.FT. OR 2.735 ACRES

UTILITIES . . . . . LOCATIONS OF UTILITIES SHOWN ON THIS MAP WERE OBTAINED FROM (OBSERVED EVIDENCE DURING A FIELD SURVEY). THEY ARE FOR INFORMATION ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

SITE ADDRESS . . . . 3024, 3018, 3016, 3012 AND 3000 NORTH MAIN STREET, LOS ANGELES, CA

1839, 1825, 1815 AND 1809 HANCOCK STREET, LOS ANGELES, CA

1826, 1818, 1814 AND 1808 JOHNSTON STREET, LOS ANGELES, CA

3023 ALHAMBRA, LOS ANGELES, CA

FLOOD INSURANCE RATE MAP . . . . THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. MAP NO. 06037C1629F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY NO. 060137, IN LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES ARE SITUATED.

PUBLIC ACCESS . . . . NORTH MAIN STREET, HANCOCK STREET, AND JOHNSTON STREET

SURVEYOR'S NOTES

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THE FIELD SURVEY.

NO OBSERVABLE EVIDENCE OF STREET CHANGES IN RIGHT OF WAY LINES FOR STREETS ADJOINING PROJECT AREA, UNLESS NOTED HEREON.

NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON PROJECT SITE.

NO.	DESCRIPTION	DATE	BY

DAVID EVANS AND ASSOCIATES INC.
25152 SPRINGFIELD COURT
SANTA CLARITA, CA 91355
(661) 284-7400

3000 NORTH MAIN
LOS ANGELES, CA

JOB NUMBER: DECRBRRIN01
DRAWN BY: SZ/MM
CHECKED BY: RW/JW

PREPARED FOR: DECO CORPORATION
ATTN: LAURA BENSON VANDEWEGHE
ADDRESS: 3431 WESLEY STREET, SUITE F
CULVER CITY, CA 90232

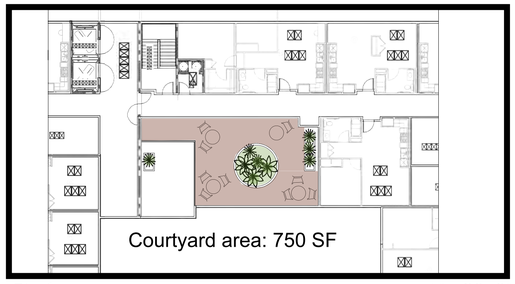
SCALE: 1"=30'
DATE: 08/09/18
SHT NO.: 02 OF 02

Drawing Name: P:\DWG\DECRBRRIN001\04000CAD\SHEETS\DECRBRRIN001_ALTA.dwg
Last Opened: Aug 09, 2018 – 2:13pm by: mkm

1" =20'-0"

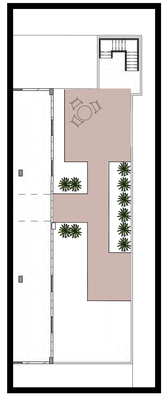
Courtyard area: 7,128 SF

2nd floor plan 1" =20'-0"



Courtyard area: 750 SF

5th floor plan 1" =20'-0"



Courtyard area: 655 SF

Medical office terrace 1" =20'-0"

Landscape Legend

Symbol	Description
PLANTINGS:	
	Proposed Street Tree: drought tolerant Species selected w/BOSS 24" box
	Flowering Tree: drought tolerant, such as: Crape Myrtle, Tabebuea ipe 24" box
K	Canopy Tree: drought tolerant, such as: Koelreuteria, Tipuana tipu 24" box
V	Tall-thin Tree: drought-tolerant, such as: Bottle Tree, Melaleuca Ginko 24" box
	Drought-tolerant shrub w/drip irrigation & mulch Such as: Phormium, Sage, Westringia, Euphorbia.
	Drought-tolerant vine w/drip irrigation such as: Yellow Trumpet Vine, Bougainvillea
	Plams Such as Kentia

Note: 28 trees shown.

Symbol	Description
FURNISHINGS:	
	Bench
	Table & Chairs
	Bike Rack
	Barbeque Grill
	Decorative Planter

NOTES:

1. All landscape plantings shall be irrigated by an automatically controlled, underground, drip irrigation system with weather-based controller and rain sensor.
2. All hose bibs in public settings shall have locks.
3. The landscape plantings and irrigation shall be arranged so that the Estimated Total Water Use is less than the Maximum Applied Water Allowance as provided for in the LA Irrigation Guidelines (MWELO).
4. Irrigation for landscape areas shall be separately metered.
5. All street trees proposed are of species approved by the Bureau of Street and installed per Standard Plan S-663-1.
6. Eight street trees exist in the ROW of the streets fronting the project. Nine trees exist on the subject property. None of these trees are of Protected Species as designated in LA City ordinance.

The Brine
3030 N. Main St
Los Angeles, CA

Landscape Architect:
DakeLuna
535 Euclid Ave
Los Angeles, CA 90063
(323) 526-8279
glen@dakeluna.com

Client:
The Decro Group
3431 Wesley St, Suite F
Culver City, CA 90232
424-603-4586

Preliminary/Conceptual Landscape Plan

DATE	REVISION	BY

SCALE:
SEE NOTES

DATE:
04/04/2019

SHEET NUMBER
L-1.1

HISTORICAL ARCHITECTURAL CONSULTING
PLANNING
PRESERVATION
ARCHITECTURE
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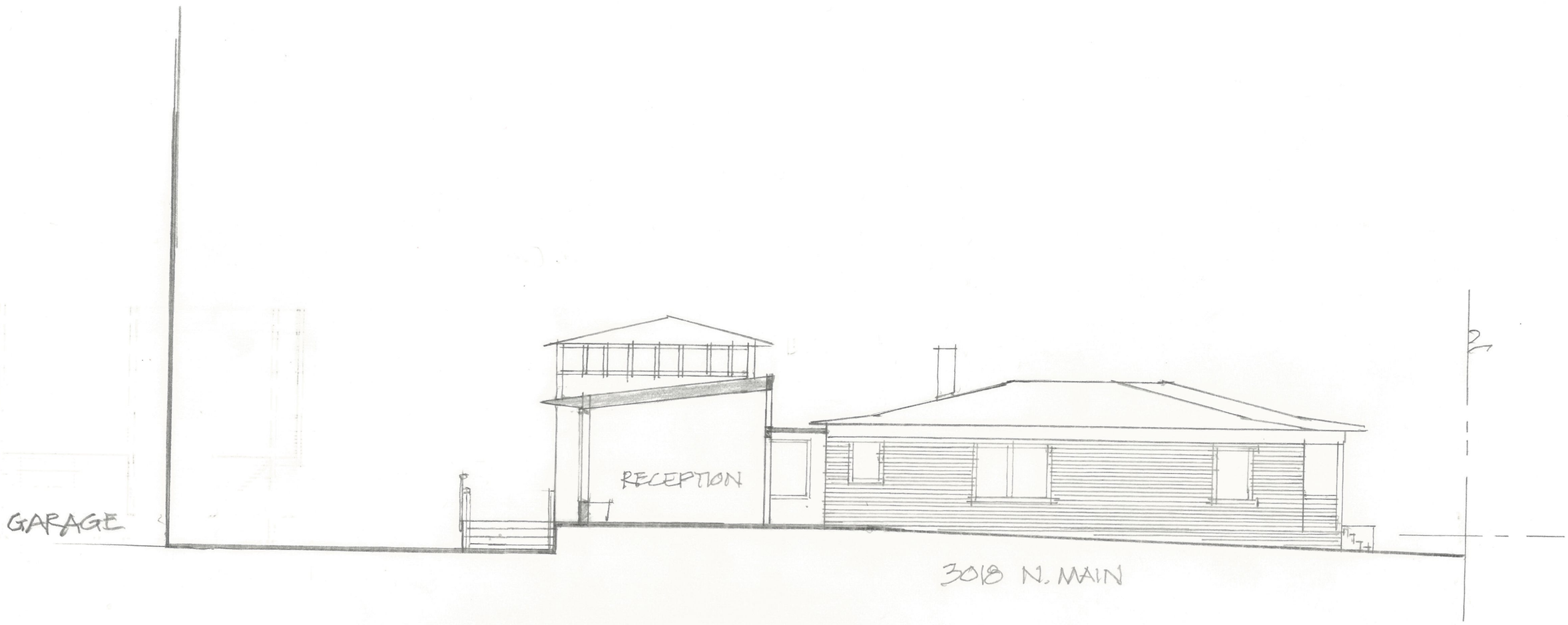
SECTION / ELEVATION 'A'
SITE PLAN SCHEMATIC
SCALE 1/8" = 1'-0"
5 MARCH 2019 THE BRINE L.P.



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SECTION / ELEVATION

SITE PLAN SCHEMATIC B

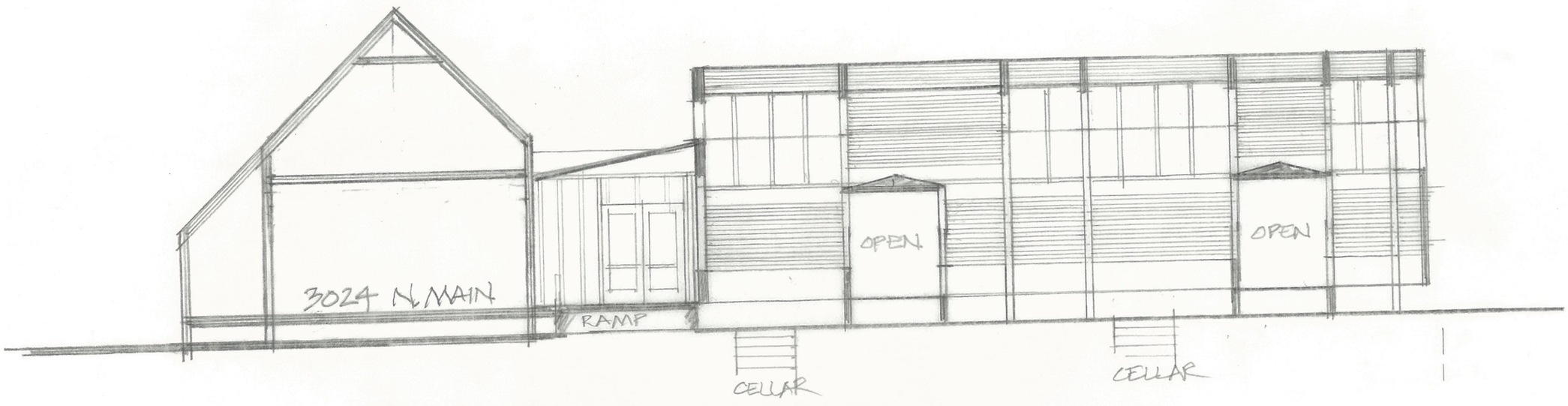
SCALE 1/8" = 1'-0"

0 5 10 15 20 25'

5 MARCH 2019 THE BRINE L.P.

HISTORICAL ARCHITECTURAL CONSULTING
PLANNING
PRESERVATION
ARCHITECTURE
George Taylor Louden, AIA

SECTION/ELEVATION 'C'



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SECTION/ELEVATION 'D'
SITE PLAN SCHEMATIC
SCALE 1/8"=1'-0"
5 MARCH 2019 THE BRINE L.P.

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GTL | MHA

The Brine, L.P.
Historical Resource Assessment
Architectural Program Schematic

3024, 3018 & 3016 North Main Street, Los Angeles CA 90031
for The Decro Group:

Issue Date 07 February 2020

Architectural Description Section of the Historic Resource Assessment Report

Executive Summary:
Site & Context; Existing residential structures proposed to be relocated to adjacent lot as part of an adaptive reuse for the Violence Intervention Program / Pediatric Care services:

As a part of a proposed development of the site three residential structures constructed on the south side of North Main Street are proposed to be relocated. These structures between Johnston Street towards the west and Hancock Street towards the east are to be relocated from Lots 2 and 3, to Lots 9 and 10 of Moulton's Addition, Block 3. These three structures will be placed in a similar adjacency with each other along Hancock Street. The intersection of Mission Road and Alhambra Avenue is located along the southern side of the subject property site.

FIGURE 1 Context view toward south from North Main Street, 3016 and 3018.

Architectural Description and Analysis:

The three relocated single family residences (SFR) will be rehabilitated in accordance with the Guidelines provided by the Secretary of the Interior's Standards. These Standards are:

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

With the exception of Standard number 8, all of these standards will be addressed in the contract documents scope of the project.

The architectural characteristics of the new proposed construction are intended to reference if not replicate the material condition of the existing structures. This is shown in the schematic site plan renderings that demonstrate a horizontal character of the exterior façade that directly references the wood trim of the three relocated structures. Included are updated design development drawings.

Alternatively, the horizontal attenuation of the proposed new construction can equally reference the corrugated metal siding that is a direct reference to the previous commercial/industrial character of the surrounding site context. Reference is made to the "Neighborhood/Commercial" development era.

The new construction that acts as a one-story addition to each of these three historical residential structures is intentionally reduced in scale to better address the compatibility with, and differentiation from the historical structures. Height of the proposed new construction falls in-between the hipped roof of the one story residential structures at 3016 and 3018 North Main, and the taller two-story Queen Anne/ Late Victorian-styled residential structure at 3024 North Main.

A relationship of the three relocated structures with the proposed addition of an Entrance / Gallery structure is created with provision of a connector to the three structures. This connection of the new structure with the related historical structures employs the "hyphen" definition of a limited engagement with the original structures that minimizes the alterations of the existing structures. Preservation Brief number 14 (**Additions to Historic Buildings: Preservation Concerns**) will be referenced in the proposed work description.

An architectural analysis of the three historic Single Family Residences including a summary of their exterior and interior architectural character-defining features, integrity and non-contributing elements is provided, divided by address. 3024 North Main begins on page 6; 3018 North Main begins on page 12; and 3016 North Main begins on page 17.

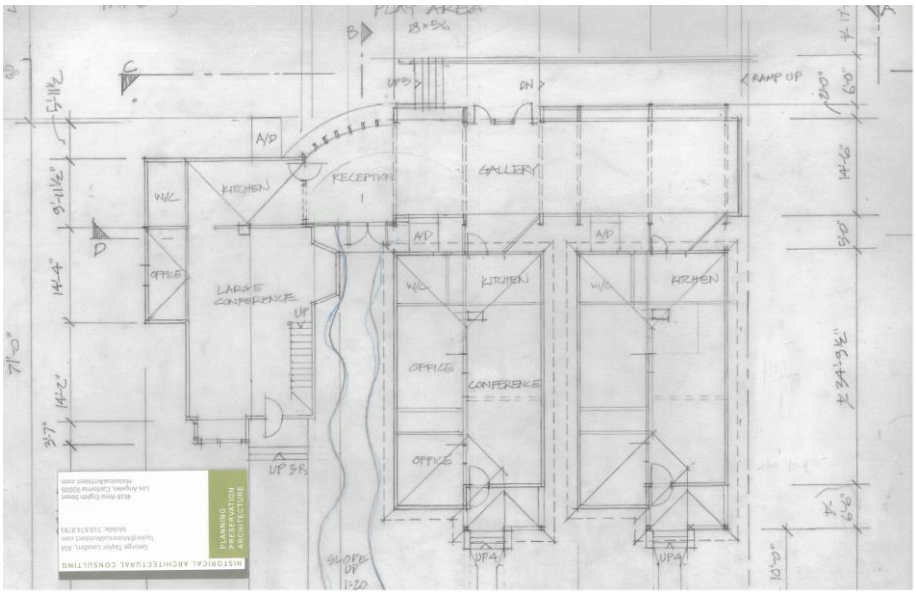

FIGURE 2: Schematic Site Plan document, March 2019.

This site Planning study shows the close duplication of the three residential structures to their original site context, and their "Hyphen" style connection with the new Gallery and Reception structure.

FIGURE 3: Schematic Site Plan document, March 2019 section/ elevation view toward west

FIGURE 4: Schematic Site Plan document, March 2019 section/ elevation view toward south

FIGURE 5: Schematic Site Plan document, March 2019 section/ elevation view toward north

FIGURE 6: Schematic Site Plan document, March 2019 section/ elevation view toward east

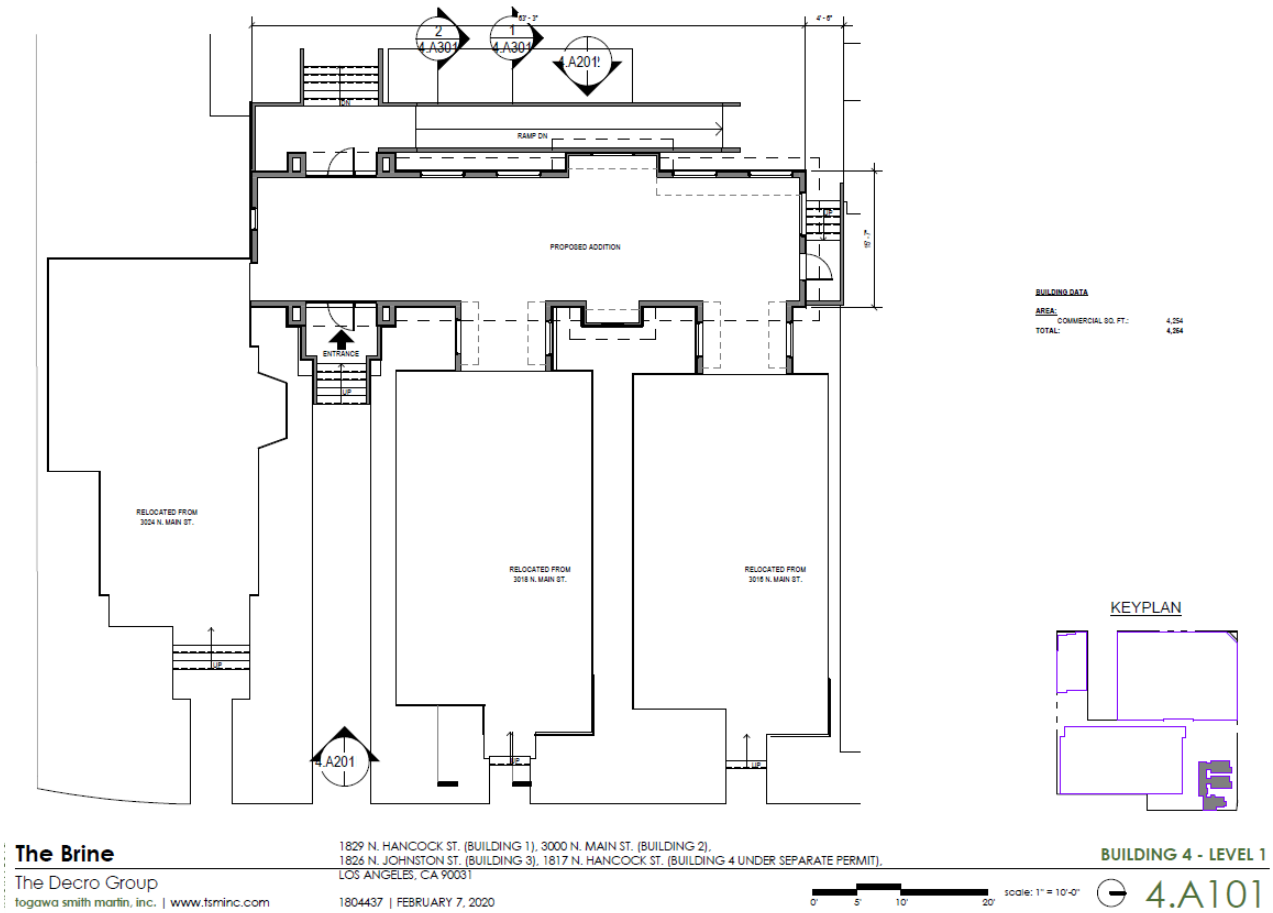

FIGURE 7: Schematic/Design Development, TSM Architects; Site Plan February 2020

FIGURE 8: Schematic/Design Development, TSM Architects; Rendering from SW; February 2020

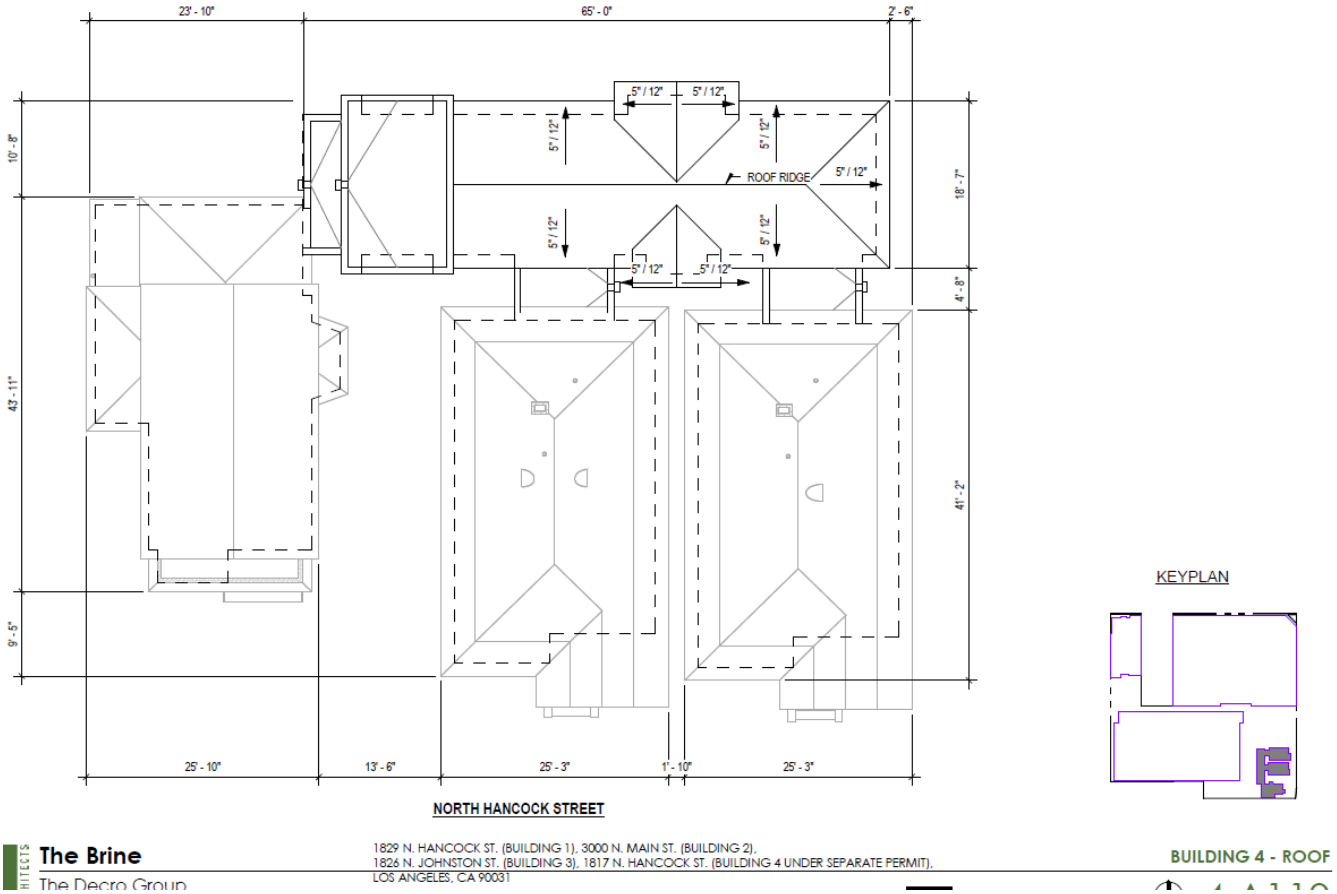

FIGURE 9: Schematic/Design Development, TSM Architects; Roof Plan February 2020

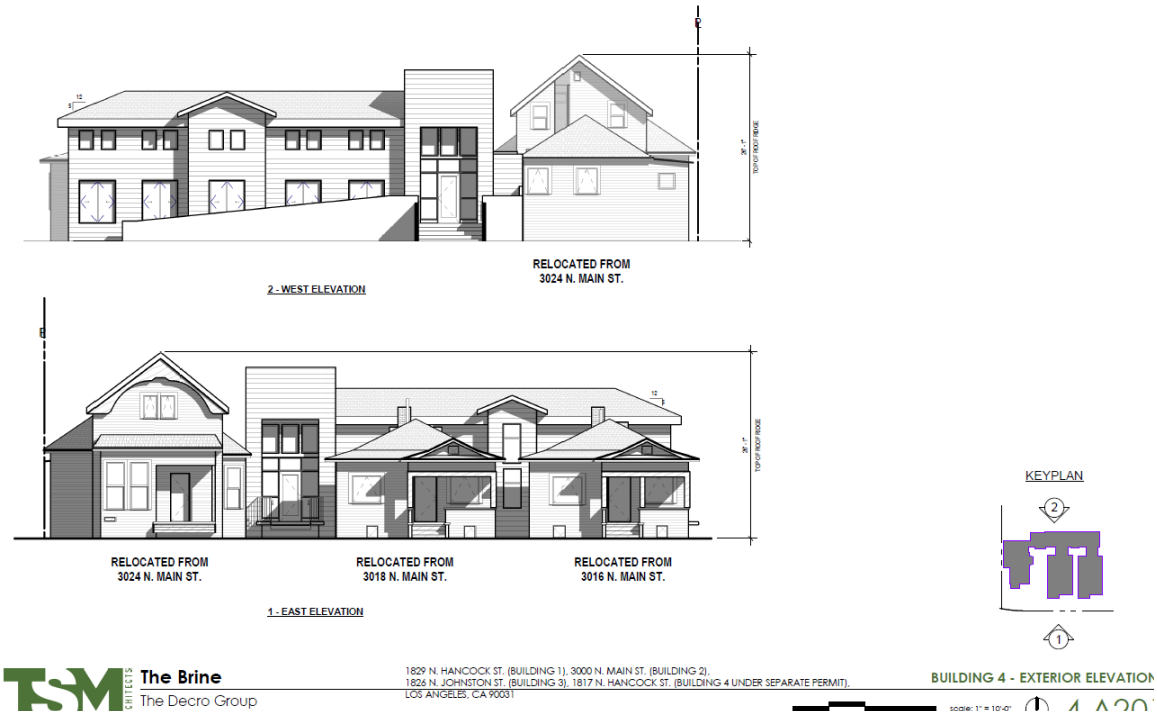

FIGURE 10: Schematic/Design Development, TSM Architects; West & East elevations; February 2020

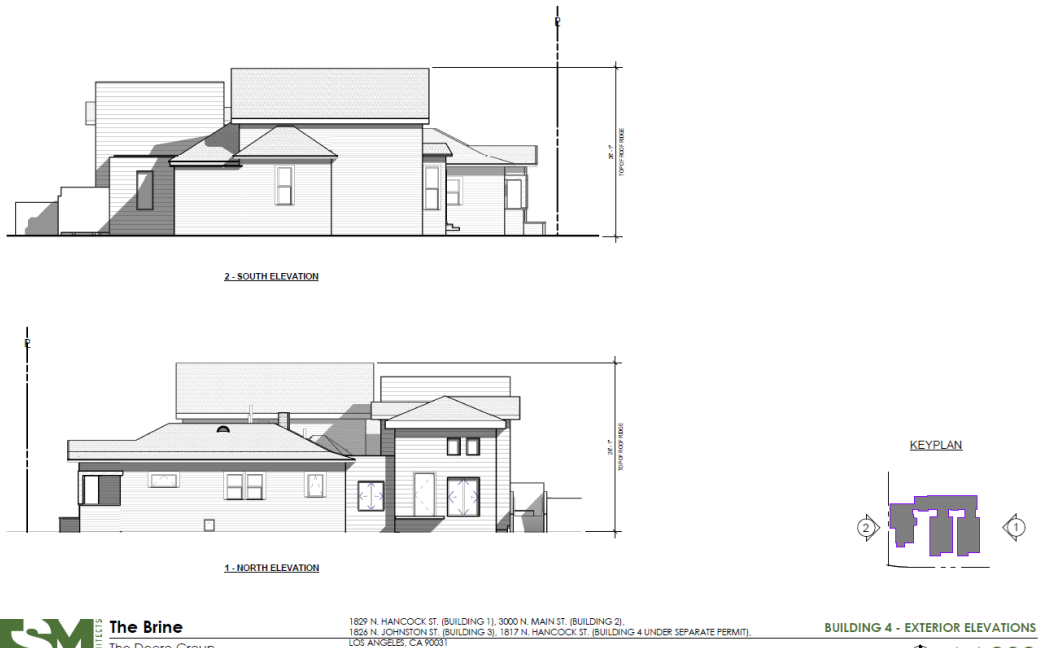

FIGURE 11: Schematic/Design Development, TSM Architects; South/North Elevations February 2020

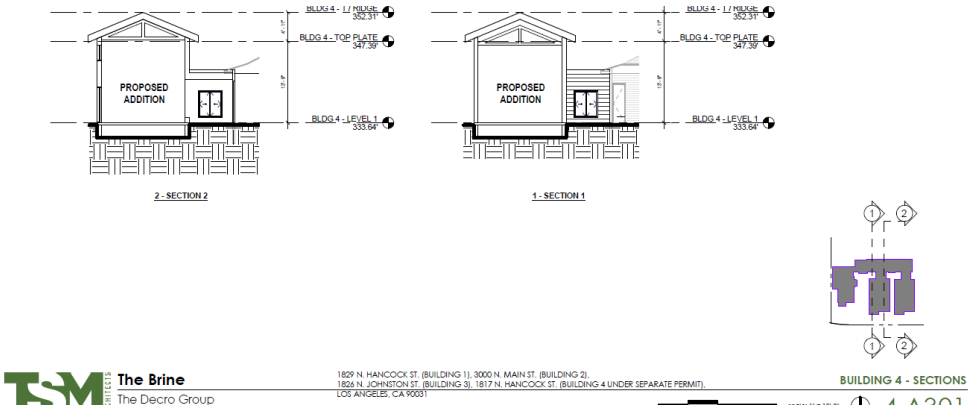

FIGURE 12: Schematic/Design Development, TSM Architects; February 2020

FIGURE 13: Schematic/Design Development, TSM Architects; Renderings from east; February 2020

FIGURE 14: Schematic/Design Development, TSM Architects; Renderings from Southwest; February 2020

Site & Context: Proposed ancillary structures proposed to be constructed adjacent to the relocated Single Family Residential structures as part of an adaptive reuse project for the Violence Intervention Program / Pediatric Care services:

The following sections provide an architectural analysis of the three historical Single Family Residences, divided by address. An analysis of their architectural character and integrity is drawn from a detail review of their exterior and interior features.

Existing Single Family Residence Structure: 3024 North Main Street

- 3024 N. Main, 2 story, 1,298 SF on a 9,075 SF lot, built 1895, 4 bedrooms, 1 bathroom;

This is the oldest structure of the three residential structures proposed for relocation on the site. The style may be assessed as a late Victorian era residence, specifically a "Queen Anne" style exhibiting characteristics of massing and details including asymmetrically placed porches, a primary gable facing the street, flush-scaled wood shingles at pediments and porches, neoclassic dentilated frieze trim, horizontal board siding, a partial upper floor porch and a bay window.

EXTERIOR DETAILS, 3024 North Main:

Typical:
Horizontal board siding, 3.5" width, three board height on single 10.5" board siding
Asphalt composite shingle roof material (later finish)
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim

North Façade:
North façade gable detail, with fish-scaled lapping shingles at porch parapet and gabled pediment
Porch: Altered; use of vertically oriented weatherboard siding at façade
Projecting bay window with side return windows
Horizontal board siding, with vertical casing trim at exterior corners
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills flush with jamb trim

East Façade:
Porch: Altered, enclosed at southeast
Horizontal board siding, with vertical casing trim at exterior corners
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills flush with jamb trim

South Façade:
Porch: Altered, use of vertically oriented weatherboard siding at presumed original roofed open porch;

Horizontal board siding, with vertical casing trim at exterior corners
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills flush with jamb trim

West Façade:
Porch: Altered; use of vertically oriented weatherboard siding
Bay Window
Horizontal board siding, with vertical casing trim at exterior corners
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills flush with jamb trim

Later, Non-Contributing Details:
Aluminum framed insect screens at windows;
Vertically placed overlap exterior siding at porch areas;
Hot water heater cabinet and flue;
Steel security grilles at windows and doors;
Porch floor surface;
Exterior doors replaced;
Some interior doors replaced;
Textured / spray application finish coat, particularly at first floor ceiling;
Kitchen cabinetry and counters;
Bathroom interiors and fixtures;
Exterior light fixtures;

FIGURE 15: North façade detail of second floor porch, bay window head and gabled verge board end

FIGURE 16: North façade detail of second floor porch and bay window head dentilated cornice

FIGURE 17: View from southwest: 3108 at left, 3024 at right

FIGURE 18: Southwest porch detail of altered siding and casing conditions

INTERIOR DETAILS, 3024 North Main:

Typical:
About half of the existing interior doors are historic-era five-panel Victorian doors
Original built-up 7-1/2" and 12-1/2" heights base trim remain in a majority of rooms
Original picture rail trim remains in a majority of rooms
Original window casing trim remains in a majority of rooms

Living Room:
Ceiling height: + 9'-5-1/2"
Plaster on lath wall finish, interior wall surfaces (surface finish compromised by spray application)
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

East Bedroom 1:
Presumed original space; plaster on lath wall finish, interior wall surfaces
Entrance doors: original wood casing trim and five panel wood doors, some with original hardware

Kitchen:
Modified space; plaster on lath wall finish, interior wall surfaces

Stairs:
Original newel post with 5" diameter finial at second floor landing
Base trim
Guardrail at second floor
Bedroom doors: original wood casing trim and five panel original wood doors, some with hardware

Second floor hall:
Ceiling height: + 9'-0-1/2"
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

Second floor North Bedroom:
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

Second floor Southeast Bedroom:
Plaster on lath wall finish, interior wall surfaces
Entrance doors: original wood casing trim and five panel wood doors, some with hardware

Second floor Southwest Bedroom:
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

FIGURE 19: First floor, view north

FIGURE 20: Original details: Stair newel post, second floor; base trim and door casing moulding

Existing Single Family Residence Structure: 3018 North Main Street

- 3018 North Main, 1 story, 803 SF on a 4,537 SF lot, built 1914, 3 Bedrooms, 1 Bathroom;

This structure is on the eastern side of a "split lot" of Lot 3, and the "Sister" structure immediately to the west is nearly identical in exterior massing, detailing and trim. These structures were both permitted in 1914. The style may be assessed as a "Folk Victorian" style exhibiting characteristics of simple massing and details including an asymmetrically placed covered porch, hipped roof, and horizontal board siding.

EXTERIOR DETAILS, 3018 North Main:

Typical:
Horizontal board siding, 2 -7/8" width, three board height on single 9-1/8" board siding
Asphalt composite shingle roof material (later finish)
Double hung, wood frame windows
Large 14-over-1 fixed living room window at the recessed porch facing the street
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim
Beaded Board soffits with false center joints and mitred corners
Masonry chimney, nine bed courses exposed above later added flashing, deteriorated pointing needing repair and/or stabilization

North Façade:
Porch: Original front entrance exterior door
Horizontal board siding
Double hung, wood frame windows
Original wood strip tongue-in-groove porch flooring (rehabilitation feasible)
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim

East Façade:
Horizontal board siding
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim

South Façade:
Concrete steps to the rear door:
Horizontal board siding
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim

West Façade:
Horizontal board siding
Double hung, wood frame windows

Stock trim at window frames, with head trim and sills projecting 2" from jamb trim

Later, Non-Contributing Details:
Aluminum framed insect screens at windows;
Front Porch floor surface;
Removed window at south elevation/ boarded over;
Hot water heater cabinet and flue;
Kitchen cabinetry and counters;
Bathroom interiors and fixtures;
Floor coverings: Carpet at all spaces excepting kitchen and bathroom which are sheet vinyl;

EXTERIOR PHOTOGRAPHS:

North façade detail

FIGURE 21: Southeastern corner with 2'6" projecting soffit; detail at mitred corner

FIGURE 22: Tripled weatherboard detail using two faux joints; typical window sill detail

INTERIOR DETAILS, 3018 North Main:

Typical:
Interior door casing trim;
3.25" wide, ¾" thickness tongue-in-groove wood flooring;
Five panel wood stile & rail doors;

Living Room:
Ceiling height: + 8'-4"
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

North Bedroom:
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

Center Bedroom:
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

South Bedroom:
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

Kitchen:
Plaster on lath wall finish, interior wall surfaces
Entrance doors: original wood casing trim and five panel wood doors

Bathroom:
Original claw-footed bath tub
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

Later, Non-Contributing Details:
Aluminum framed insect screens at windows;
Porch floor surface;
South and West Kitchen window replaced with glazed jalousie / aluminum framed unit
Steel security grilles at windows and doors;
Porch floor surface;
Hot water heater cabinet and flue;
Exterior Doors replaced;
Interior Doors replaced;
Kitchen cabinetry and counters;
Bathroom interiors and fixtures, excepting the claw-footed bath tub;
Floor coverings: Carpet at all spaces excepting kitchen and bathroom which are sheet vinyl;

FIGURE 23: 3018, Bathroom with original claw-footed bathtub

Existing Single Family Residence Structure: 3016 North Main Street

- 3016 N. Main, 1 story, 803 SF on a 4,537 SF lot, built 1914, 3 Bedrooms, 1 Bathroom.

This structure is on the western side of a "split lot" of Lot 3, and the "Sister" structure immediately to the east is nearly identical in exterior massing, detailing and trim. These structures were both permitted in 1914. The style may be assessed as a "Folk Victorian" style exhibiting characteristics of simple massing and details including an asymmetrically placed covered porch, hipped roof, and horizontal board siding.

EXTERIOR DETAILS, 3016 North Main:

Typical:
Horizontal board siding, 2 -7/8" width, three board height on single 9-1/8" board siding
Asphalt composite shingle roof material (later finish)
Double hung, wood frame windows
Large 14-over-1 fixed living room window at the recessed porch facing the street
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim
Beaded Board soffits with false center joints and mitred corners
Masonry chimney, nine bed courses exposed above later added flashing; pronounced lean to Southwest

North Façade:
Porch: Fixed 14-over-1 "picture" window at front porch
Horizontal board siding
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim
Added central post at porch roof lintel, replicating the existing 8-1/4" by 8" finish face

East Façade:
Horizontal board siding
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim

South Façade:
Horizontal board siding
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim

West Façade:
Horizontal board siding
Double hung, wood frame windows
Stock trim at window frames, with head trim and sills projecting 2" from jamb trim

INTERIOR DETAILS, 3016 North Main:

Typical:
Interior door casing trim;
3.25" wide ¾" thickness tongue-in-groove wood flooring;
Five panel wood stile & rail doors;

Living Room:
Ceiling height: + 8'-4"
Portion of the southeastern side of the living room is partitioned off for an added closet.

North Bedroom:
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

Center Bedroom:
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

South Bedroom:
Plaster on lath wall finish, interior wall surfaces
Closet and entrance doors: original wood casing trim and five panel wood doors, some with hardware

Kitchen:
Plaster on lath wall finish, interior wall surfaces
Entrance doors: original wood casing trim and five panel wood doors, some with hardware

Bathroom:
Plaster on lath wall finish, interior wall surfaces
Entrance doors: original wood casing trim and five panel wood doors, some with hardware

Later, Non-Contributing Details:
Aluminum framed insect screens at windows;
Porch floor surface, carpeted;
South and West Kitchen window replaced with glazed jalousie / aluminum framed unit;
Steel security grilles at windows and doors;
Hot water heater cabinet and flue;
Porch floor surface;
Rear exterior door replaced;
Portion of the southeastern side of the living room is partitioned off for an added closet;
Floor coverings: Carpet at all spaces excepting kitchen and bathroom which are sheet vinyl;

DETAIL PHOTOGRAPHS:

FIGURE 24: Left: South façade, 3016 North Main;

FIGURE 25: Right: Eastern façade; 3016 North Main; western façade of 3018

FIGURE 26: Left: Overall interior view north to front door;

FIGURE 27: right: Original five panel door and casing trim moulding, back bedroom

INITIAL SCHEMATIC DESIGN: NEW CONNECTING STRUCTURE

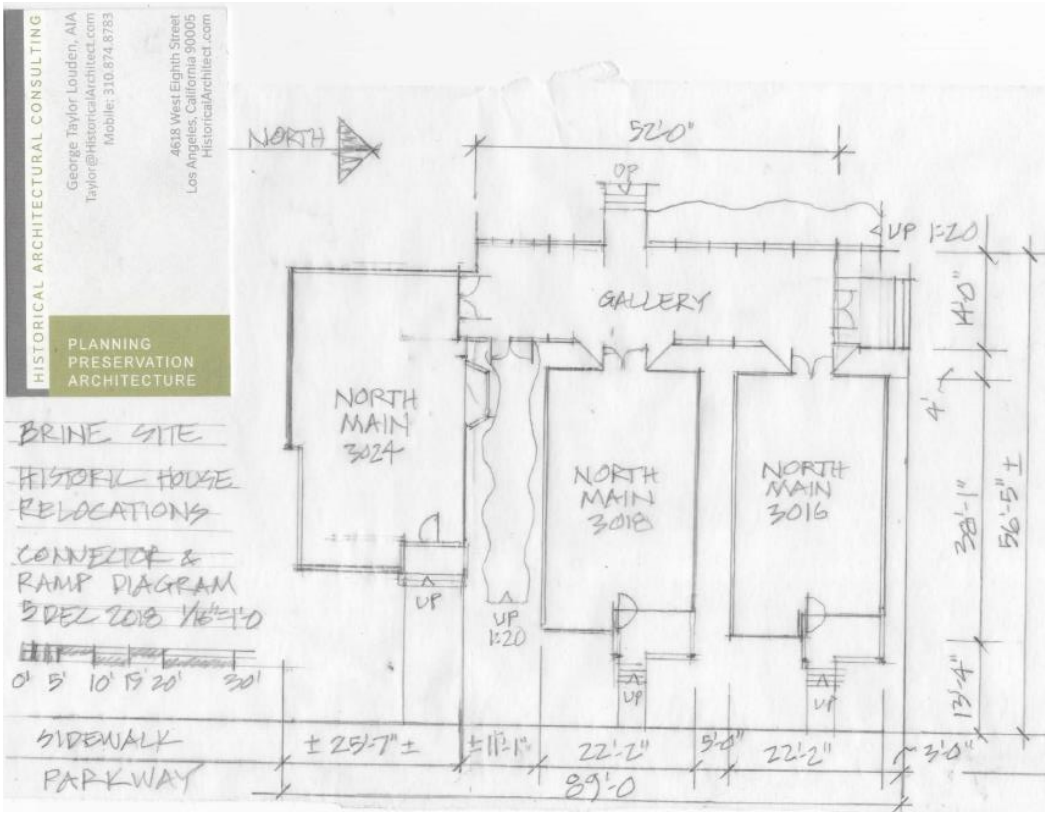

FIGURE 28: Schematic site plan, proposed connecting structure, 12-05-2018

SUMMARY & RECOMMENDATIONS:

<u>May 2018 Historic Resource Assessment Report Findings by ESA:</u>

ESA evaluated 3016 and 3018 North Main Street under the historical theme of Early Residential Development (1880-1980). While the subject property dates from 1914, it does not represent a *very* early period of settlement/residential development in the neighborhood or community, as worded by SurveyLA. Many residences in the neighborhood date from before the 1910s. Additionally, it is not a rare surviving example of a single family residence in the neighborhood. Single-family residences are a very common property type in Lincoln Heights. **Therefore, 2016 and 2018 North Main Street do not appear to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

3024 North Main was built in 1895, which would seem to make it a very early addition to the neighborhood. It was one of many single-family residences developed in Lincoln Heights in the late part of the 19th century. It was built in the Queen Anne / Late Victorian style which is usually found near downtown neighborhoods such as Lincoln Heights exemplifying the development of Lincoln Heights before 1905. It retains adequate integrity under SurveyLA where some window

replacement is acceptable. **Therefore, 3024 North Main Street appears to meet the significance requirements under National Register Criterion A, California Register Criterion1, or LAHCM Criterion 1.**

3016 and 3018 North Main Street are examples of hipped roof vernacular single-family residences. Both were constructed in 1914. Both residences have a few alterations, all of which are acceptable under SurveyLA integrity considerations for the sub-theme of Late 19th Early 20th residential architecture and both properties retain enough integrity of design, workmanship, feeling, and materials to maintain their significance as hipped vernacular cottages. **Therefore, the buildings located at 3016 and 3018 North Main Street do meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

3024 North Main Street is an in-tact example of a Queen Anne single-family residence which exemplifies the tenets of the late Victorian era and the Queen Anne style. It exhibits quality of design through distinctive features such as the decorative fascia board along the roof line. It has other character-defining features such as decorative millwork detailing, bay windows, and irregular facades. Some windows have been replaced including two on the front façade but no window openings have been altered and the replacement of windows is easily reversible. It retains integrity of design, workmanship, feeling, setting, and materials. **Therefore 3024 North Main Street does meet the significance requirements under National Register Criterion C, California Register Criterion 3, or the LAHCM Criteria.**

May 2018 HRAR Conclusions by ESA:

The subject properties (on the block) were surveyed by SurveyLA in 2017. The survey identified the buildings on the subject property as not significant for purposes of CEQA. None of the buildings located on the subject property were identified in the survey findings as individually eligible or as contributors to a historic district.

3016 North Main Street, 3018 North Main Street, and 3024 North Main Street were found to be architecturally significant under criterion C/3/3 and 3024 North Main Street was found to be also significant under criterion A/1/1 for its association with the early development of Lincoln Heights under the sub-theme of Late 19th Early 20th Century Residential Architecture. However, ESA's analysis of the remaining buildings on the subject property concurs with the previous surveys.

Therefore, the only buildings located on the project site that are considered significant are 3016 North Main Street, 3018 North Main Street, and 3024 North Main Street which **will be relocated for their protection. (*Emphasis Mine*)**

Based on the above evaluation, none of the other buildings surveyed for this HRA were found to be eligible for listing in the National Register, California Register, and LAHCM nor as contributors to a historic district and therefore they do not qualify as historical resources under CEQA Guidelines Section 15064.5(a)(1) or (2), and do not warrant consideration under CEQA Guidelines Section 15064.5(a)(3).

Adaptive Reuse design and new construction requirements:

As a consequence of their proposed relocation, the integrity criterion of setting and location are lost per Survey LA criterion. However, as a consequence of their defined architectural significance under the criterion C/3/3 the proposed project utilizes the Secretary of the Interior's Standards for rehabilitation as a Guideline that applies to the three relocated structures.

ESA's HRAR Assessment excerpt:

> 3016 North Main Street, 3018 North Main Street, and 3024 North Main Street were found to be architecturally significant under criterion C/3/3 and 3024 North Main Street was found to be also significant under criterion A/1/1 for its association with the early development of Lincoln Heights under the sub-theme of Late 19th Early 20th Century Residential Architecture….

Relocation criteria will be in accordance with local City of Los Angeles Ordinances, particularly "Relocation of Buildings" as incorporated in LABC Chapter 83 Effective: 01-01-2014 DOCUMENT NO.: P/BC 2014-099 Revised: 05-24-2016.

A Compatibility Study assessing the context and proposed relocations of the three structures will be submitted as a part of a B Permit application.

Relocation will also address the Secretary of Interior's Guidelines for moving historic buildings (John Obed Curtis, Moving Historic Buildings, U.S. Department of the Interior, 1979).

A summary of the Secretary of the Interior's Standards that is excerpted from ESA's HRAR follows; refer to the complete analysis of the ten standards in the Architectural Description and Analysis Section, page 2.

Secretary of the Interior's Standards Reviews

Under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource referenced, California Environmental Quality Act, 15064.5 (b)(3).

New construction adjacent to a historical resource is considered "related new construction" and numbers nine (9) and ten (10) of the Standards apply to this Project. Therefore, the Project was assessed for conformance to Standards nine and ten regarding "related new construction" constructed adjacent or in the vicinity of other historical resources.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic

integrity of the property and its environment.

The Project includes construction of a mixed-use development on the south side of North Main Street that includes four buildings. Building 1 is a 5-story mixed-use building with ground level commercial and residential dwelling units in the upper levels. Building 2 is a 2-story medical clinic. Building 3 is a 3-story building with parking on the first two levels and medical office uses on the third level. Building 4 is a medical clinic in a building that consists of three relocated on-site residential buildings.

The surrounding area consists of single-story commercial buildings and single to two story single-family residences. The proposed building is much larger in scale than surrounding building, but none of the surrounding buildings are designated historic resources. The closest historic resource is the Lincoln Heights HPOZ which is a block north of the proposed project and would have a very limited view of the proposed new development. To compensate for the difference in height, the fifth story on the new building steps back from the main façade on the north side. The new development is differentiated from the adjacent commercial buildings and residences by its contemporary design and use of modern materials, such as glass, concrete, and metal. The simple modern design of the new building ensures that the design of the adjacent buildings remain a focal point along North Main, Hancock, and Johnston Streets. Therefore, the Project is in conformance to Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The Project does not propose to make any changes to historic materials or alter features that define the character of any historical resources in the immediate area. Three previously identified resources along Main Street, 3016 North Main Street, 3018 North Main Street, and 3024 North Main Street will be relocated to Hancock Street, impacting their integrity of location. With regard to their setting, their relocation would retain the relationships between the buildings, their respective setbacks from the street, and they would be landscaped with historically compatible landscaping. After relocation, the historic buildings and would retain their integrity of design, materials, workmanship, association and setting. Furthermore, their relocation saves the structures from demolition which would otherwise be necessary for the construction of the proposed project. If the new construction were removed in the future, the essential form and integrity of historical resources in the Project vicinity would be unimpaired.
The proposed Project conforms to intent of Standard 10.

It is noted that the three Single Family Residential (SFR) structures proposed to be relocated will retain generally their relationship to each other in their sequence along Main Street after their relocation to Hancock Street. While the ESA HRAR report primarily addresses the compatibility of the proposed five-story structure of new construction, this Historical Architectural Resource Report and Program Study focuses on the relationship of the three relocated structures with the proposed addition of an Entrance / Gallery structure that is placed as a connector to the three structures. The connection of the new structure with the relocated historic structures employs the “hyphen” definition of a limited engagement with the original structures that minimizes the alterations of the existing structures. Preservation Brief

14 (**Additions to Historic Buildings: Preservation Concerns**) is referenced in the proposed work descriptions of this project. A focus on maintaining the relationship of the three SFR structures with each other and reinforcing the site context connections within and beyond the site were emphasized in relation with the proposed development.

The related application of Secretary of the Interior's Standards for Rehabilitation is referenced in the Architectural Description and Analysis Section, Pages 2 through 3.

On Page 91 of ESA's HRAR is the following conclusion of Indirect Impacts:

> As discussed above, the Project conforms with Standards 9 and 10 and therefore would not materially impair the significance of Lincoln Park HPOZ, or the other historical resources identified in the immediate surroundings. The new construction proposed by the Project is incompatible in scale and massing with 3016 North Main Street, 3018 North main Street, and 3024 North Main Street but is differentiated from the historical resource by its contemporary design and use of modern materials. If the project were removed in the future, the Lincoln Heights HPOZ would remain eligible as an HPOZ. Therefore, pursuant to CEQA, the Project would have a less than significant impact on historical resources.

It must be noted that the "incompatibility in scale and massing" description we understand applies to the proposed five story structure that forms the majority of the new construction on site, and the reason for the relocation of the three historical SFR structures.

The new construction that represents a one-story addition to each of these three SFR structures is intentionally reduced in scale to better address the compatibility with, and differentiation from the historical structures. A complete description of the materials and details that assist in developing an appropriate adaptive-reuse design approach is referenced in the proposed work summary, with a listing of character-defining materials and details present in each residence beginning on page 6 and continuing through page 18.

PROGRAM STUDY NOTES: requirements excerpted from Laura Vanderweghe e-mails on 8 January 2019:

1. An average of 2500 annual patients; 3000 visits
2. VIP is in a public-private partnership with DHS and collaboratively operate the LAC-USC hub clinic with various specialty clinics.
3. Please see attachment on history of hubs. We started the first Hub in 2004.
4. At the Med+Peds medical clinic within the Brine Center, access to ongoing medical care for families will be available. The Med+Peds clinic not only allows us to see families (parents, children, grandparents, etc.) it also allows us to see many of the patients transitioning from pediatric subspecialty care to adult subspecialty care. This will help to maintain their continuity of care as they transition their care from pediatric to adult neurology, gastroenterology, hematology, endocrinology, cardiology, etc. These services will be directly linked to LAC+USC Medical Center for additional care when needed. Access to the VIP Geriatric clinic and Adolescent Care and Transition Clinic (ACT) as needed. In addition, to other LAC-USC specialty clinics.
5. Medi-cal and medi-care
6. The pediatric clinic will service 120 kids annually

From: Laura Vandeweghe <lvandeweghe@decro.org>
Sent: Tuesday, January 08, 2019 9:50 AM
To: Maribel Mejia <mmejia@vip-cmhc.org>
Subject: Hi! and quick question re The Brine Clinic
Importance: High

Happy New Year Maribel!

Following is additional detail regarding the types and quality of jobs to be created at the Medical Clinic and Pediatric Mental Health Clinic. As demonstrated below, 100% of the new clinic jobs are expected to be quality jobs based on provision of living wages,[1] and benefits for employees. VIP provides a competitive benefits package to its employees that includes: generous paid time off; medical, dental, vision, and life insurance; flexible spending accounts; 401(k) employer contributions; and a supportive and flexible work environment.

[1] Per the MIT Living Wage Calculator, the living wage for 1 Adult in Los Angeles County is $13.54 per hour, or $28,157 annual salary (as of 12/10/18).

Medical Clinic

Job Title	# of FTEs	Annual Salary	Benefits
Resident Physicians	3	$100,000	Yes
Attending Physicians	2	$175,000	Yes
Nurses	2	$100,000	Yes
PFS Worker	1	$65,000	Yes
TOTAL:	**8**		

Pediatric Mental Health Clinic

Job Title	# of FTEs	Annual Salary	Benefits
Psychologist	1	$80,000	Yes
Occupational Therapist	2	$75,000	Yes
Speech Therapist	1	$75,000	Yes
Rehab Specialist	6	$50,000	Yes
Bilingual Therapist	2	$65,000	Yes
Bilingual Case Manager	1	$45,000	Yes
Receptionist	1	$40,000	Yes
Director, Billing, QA, Intake (all part-time for this clinic)	1		
TOTAL:	**15**		

The clinic will have 6 exam rooms and will be staffed by 3 resident physicians, 2 attending physicians and 2 nurses. The clinic is expected to serve 2,500 patients annually, with 3,000 annual visits, providing critically needed access to medical care in this HRSA-designated Medically Underserved Area.

Pediatric Mental Health Clinic

The pediatric mental health clinic will be located in the southeast corner of the Brine project site, in the three historic buildings that are being relocated and renovated as part of the project. Operated by Violence Intervention Project, the 3,441 SF clinic will provide a safe, nurturing environment for children ages 2.5 to 5 years old who require early intervention due to neurological, behavioral and/or psychological disturbances. Children likely to benefit from such intervention may suffer from prenatal substance exposure, oppositional behavior, attention deficit/hyperactivity, depression/anxiety, post-traumatic stress disorder, child abuse and neglect or reactive attachment disorder.

The clinic will be a multidisciplinary, intensive day treatment program focusing on a holistic approach and treatment philosophy. The program will meet every weekday in groups supervised by two or more specially trained staff with a maximum of 10 children in each group. The three clinic buildings, which collectively total 3,441 SF, will

provide space for three groups of 10 children each. VIP will operate two treatment program sessions each day (morning and afternoon sessions of three hours each), thus serving a total of 60 children each day in the clinic.

The program's features will include consistent, long-term child/staff relationships for up to two years, a 5:1 student/staff ratio, and a personalized, sensitive environment. Taking a multidisciplinary team approach, the pediatric mental health clinic will provide comprehensive, on-going assessment from a team of experts that may include psychiatrists, psychologists, mental health therapists, early education experts, early intervention specialists, speech pathologists and occupational therapists. The team designs individual treatment plans based on the needs of each child and family. The plan may include:

- Child/Family Therapy
- Parent Education Classes
- Parent Support Groups
- Speech Therapy
- Occupational Therapy
- Medication Assessment and Support
- Educational Transition Services

Parent/caregiver support and involvement is also essential to treatment. Caregiver support activities include family counseling, in-home consultations, and community services referrals.

End of Program- related emails.

Program recommendations:
The three relocated structures have minor interior alterations but generally match up well with the program description summaries noted above. A project recommendation for compliance with the Secretary of the Interior's Standards addresses the retention of the most remaining original construction material and detail as is feasible. This includes interior walls, doors and casing trim, and windows with casing trim. Ceiling and wood floor finishes and construction will be retained to emphasize the one-on-one and small group sessions (less than 10 patients) that characterize a residential scale facility.

In the 3016 and 3018 North Main structures it is recommended to place the therapy, assessment and support program, including temporary offices in what had originally been bedrooms, each approximately 100 SF net. The original living room area could support a medium size meeting area (between 10 and 20 patients) and make use of the associated kitchen area. The kitchen area could retain the basic original small counter layout for flexible use. The existing bathroom area can be redesigned as a single-compartment toilet room, and possibly a small (over/under) clothes washer / dryer unit within the space.

At the second floor of 3024 North Main the three bedrooms can function well as spacious

offices. The ground level living room space as-is could accommodate large group assemblies, approximately between 20 and 30 occupants. The ground level bedroom could accommodate a larger office space, storage, and small groups (less than ten) in sessions.

The proposed new construction is intended as a large group area of approximately 700 SF net that can accommodate larger gatherings. This "Gallery" space includes an open area for a receptionist position at the location where the accessible ramps from the new street frontage, as well as from the accessible parking at the rear of the main facility both meet. This Gallery space also provides connections to each of the three historical structures, the playground area behind the structure, and accessibility to all three historical structures.

End of Historical Architectural Assessment, Issue Date 07 February 2020/

George Taylor Louden AIA, inc.
Modern Historical Architecture
HISTORICAL ARCHITECT .COM

Exhibit C

Los Angeles Housing + Community Investment Department SB50 Determination Letter

Los Angeles
HOUSING+COMMUNITY
Investment Department

Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: March 6, 2020

TO: The Brine, L.P., a California limited partnership, Owner

FROM: Marites Cunanan, Senior Management Analyst II
Los Angeles Housing and Community Investment Department

SUBJECT: Housing Crisis Act of 2019 (SB 330)
(DB) Replacement Unit Determination
3000, 3012-3030 North Main Street, Los Angeles, CA 90031
1817-1839 North Hancock Street, Los Angeles, CA 90031
1822-1836 North Johnston Street, Los Angeles, CA 90031

Based on the Application for a Replacement Unit Determination (RUD) submitted by The Brine, L.P., a California limited partnership (Owner), for the above referenced property located at 3000, 3012-3030 North Main Street, 1817-1839 North Hancock Street and 1822-1836 North Johnston Street, Los Angeles, CA 90031 (APNs 5210-024-001, 5210-024-002, 5210-024-003, 5210-024-004, 5210-024-005, 5210-024-006, 5210-024-008, 5210-024-009, 5210-024-011 and 5210-024-022, Lots 1-4, FR 6, and 7-9) (Property) the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that eleven (11) units (as detailed below) are subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330).

PROJECT SITE REQUIREMENTS:

SB 330 prohibits the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units as specified below. The replacement requirements below are applicable only to those proposed housing development projects that submit a complete application pursuant to California Government Code Section 65943 to the Department of City Planning on or after January 1, 2020.

Replacement of Existing Residential Dwelling Units.
The proposed housing development project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the past 5 years.

Replacement of Existing or Demolished Protected Units.
The proposed housing development project must also replace all existing or demolished "Protected Units." Protected Units are those residential dwelling units that are or were within the 5 years prior to the owner's application for a Replacement Unit Determination: **(1)** subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, **(2)** subject to any form of rent or price control through a public entity's valid exercise of its police power within the **5** past years, **(3) occupied by lower or very low income households (an affordable Protected Unit)**, or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the past **10** years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the income level of the occupants (i.e. W-2 forms, tax return, pay stubs etc.). In the absence of occupant income documentation, affordability will default to the percentage of extremely low, very low, and low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which is presently at 32% extremely low income, 19% very low income and 19% low income for Transit Oriented communities (TOC) projects and 51% very low income an 19% low income for Density Bonus projects. The remaining 30% of the units are presumed above-

low income and if subject to the Rent Stabilization Ordinance ("RSO"), must be replaced in accordance with the RSO. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Relocation, Right of Return, Right to Remain for Occupants of Protected Units.

SB 330 also provides the right of first refusal for comparable units (i.e. same bedroom type) in the owner's proposed new housing development to occupants of Protected Units. Therefore, for occupied units, the replacement units must be of the same bedroom type of the units demolished. The comparable replacement units must be provided at a rent or sales price affordable to the same or lower income category. Occupants of Protected Units also are entitled to receive relocation to state or local law, whichever provides greater assistance and the right to remain in their unit until 6 months before the start of construction.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by HCIDLA on February 10, 2020, the Owner plans to construct a ninety-seven (97) unit apartment building on the Property pursuant to Density Bonus (DB) guidelines.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on February 10, 2020. In order to comply with the required **10** year look back period, HCIDLA collected and reviewed data from February 2010 to February 2020.

Review of Documents:

Pursuant to the Owner's Grant Deeds, the Property was acquired on March 1, 2019 and November 28, 2018.

The most recent Certificates of Occupancy for the Property indicate that it consists of a store, machine shop, single family dwellings and a paint storage room.

Google Earth, Google Street View, an internet search on the Property and the Rent Stabilization Ordinance (RSO) Unit all confirm that the property contains commercial, single family dwelling and multifamily dwelling structures.

The Rent Stabilization Ordinance (RSO) Unit confirms that eight (8) units were Ellised on the property in 2019.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database indicate a use code of "1900 – Commercial – Professional Building – One Story", "0200 – Residential – Double, Duplex, or Two Units – 4 Stories or Less", "1210 – Commercial – Store Combination – Store and Residential Combination – One Story", "0100 – Residential – Single Family Residence", "1100 – Commercial – Store – One Story" and "3600 – Industrial – Lumber Yard – One Story".

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for a new Demolition Permit, but has applied for new Building Permits (19010-10000-06106, 19010-10000-06107 and 19010-10000-06108).

REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property:

ADDRESS	BEDROOM TYPE	"PROTECTED?"	BASIS OF "PROTECTED" STATUS
1817 N. Hancock St	2 Bedroom	Yes	Ellis
1819 N. Hancock St.	2 Bedroom	Yes	Ellis
1825 N. Hancock St.	2 Bedroom	Yes	Ellis

1827 N. Hancock St.	2 Bedroom	Yes	Ellis
1829 N. Hancock St	3 Bedroom	Yes	Ellis
1831 N. Hancock St.	1 Bedroom	Yes	Ellis
1839 N. Hancock St.	2 Bedroom	Yes	Affordable Protected Unit
3016 N. Main St.	2 Bedroom	Yes	Affordable Protected Unit
3018 N. Main St.	2 Bedroom	Yes	Affordable Protected Unit
3024 N. Main St.	4 Bedroom	Yes	Ellis
3024 ½ N. Main St.	Studio	Yes	Ellis
Total:	**11 Units:**		

Pursuant to (SB 330), where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 51% Very Low (below 51% Area Median Income [AMI]) and 19% Low ([51% to 80% AMI]) renter households for Los Angeles (for a total of 70%). The balance of these unit(s) (i.e. 30 %) are presumed to have been occupied by persons and families above-lower income.

Number of Existing Residential Dwelling Units and Protected Units within five (5) years of Owner's application:			11
Number of Protected Units Ellised within the last (10) years:			8
Number of Affordable Replacement Units required per CHAS:			8
	11 Units x 70%	**8 Units**	
	51% Very Low	6 Units	
	19% Low	2 Unit	
	Market Rate RSO units	3 Unit	
Number of Unit(s) presumed to be above-lower income subject to replacement:			3

For Rental:

No income documents were provided for these unit(s). Pursuant to CHAS, eight (8) unit(s) need to be replaced with equivalent type, with six (6) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. For the three (3) remaining units presumed to have been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).

Per the Owner's statement, five (5) units are currently vacant and there were no responses from the tenants on the tenant income verification letters that were mailed to each address. The Department of Water and Power confirmed that unit 1829 N. Hancock St. has not had any utility usage since September 2019 and no open accounts for the unit. The Department of Water and Power confirmed that units 1817, 1819, 1825 and 1831 N. Hancock St. have not had any utility usage since December 2019 and no current open accounts for the units. The owner submitted rent rolls to prove that the remaining units are currently occupied. In regards to the right of return, all unit bedroom types are required to be replaced like-for-like except for units 1817, 1819, 1825, 1829 and 1831 N. Hancock St.

Please note that all the new units may be subject to RSO requirements unless an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This SB330 determination only applies if the proposed project is a rental DB project and NOT condominiums. In the event the project changes to condominiums, the owner needs to request a SB330 amendment to reflect 100% replacement of the units. In addition, if the project is changed from DB to Transit Oriented Communities (TOC) or vice-versa, a SB330 amendment will also be required.

****WARNING****

LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a **LOT TIE** required for the **NEW** proposed housing development project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the **SAME** as above.
IF YES:	Owner's existing RSO replacement obligation, if any, will **INCREASE** by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

NOTE: This determination is provisional and is subject to verification by HCIDLA's Rent Division.

If you have any questions regarding this determination, please contact Jacob Comer at Jacob.comer@lacity.org.

cc: Los Angeles Housing and Community Investment Department File
The Brine, L.P., a California limited partnership, Owner
Planning.PARP@lacity.org, Department of City Planning

MAC:jc