



# DEPARTMENT OF CITY PLANNING APPEAL REPORT

## City Planning Commission

**Date:** March 9, 2023  
**Time:** After 8:30 a.m.\*  
**Place:** Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

*And via Teleconference. Information will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissionsboards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)*

**Public Hearing:** Required  
**Appeal Status:** Not FurtherAppealable  
**Expiration Date:** March 9, 2023

**Case No.:** DIR-2018-4190-TOC-SPR-1A  
**CEQA No.:** ENV-2018-4189-CE  
**Incidental Case:** None  
**Related Case:** VTT-74933-CN  
**Council No.:** 1 - Hernandez  
**Plan Area:** Northeast Los Angeles  
**Specific Plan:** None  
**Certified NC:** Arroyo Seco  
**GPLU:** Community Commercial  
**Zone:** [T][Q]RAS3-1VL

**Applicant:** Michael Naim  
**Representative:** Harvey Goodman C.E.

**Appellant:** Saul Ramirez Jr.

**Appellant:** Derek Ryder, Arroyo Seco Alliance

**Item Continued from the February 9, 2023, and December 15, 2022, City Planning Commission Meetings.**

### PROJECT

**LOCATION:** 3836 North Figueroa Street; 3800-3830 North Pasadena Avenue; 3832-3836 North Figueroa Street; 110 East Avenue 39

### PROPOSED PROJECT:

The proposed project is the construction, use, and maintenance of a new, seven-story (with one [1] basement level), mixed-use building with 100 dwelling units, including 10 dwelling units set aside for Extremely Low Income Households (or 10% of the total number of units) and 14,734 square feet of ground floor commercial space. The project includes commercial, residential, and parking on the ground floor. The 2<sup>nd</sup> floor primarily includes parking with some residential uses. The 3<sup>rd</sup> through 7<sup>th</sup> floors includes dwelling units and amenities for residents. The project will provide a total of 114 automobile parking spaces, 16 short-term and 210 long-term bicycle parking spaces. The project includes 11 five-bedroom units, 20 four-bedroom units, 18 three-bedroom units, 32 two-bedroom units, three (3) studio units, 13 one-bedroom units, and three (3) two-story units, and a total of 19,523 square feet of open space for residents. Additionally, the intersection of Pasadena Avenue and Figueroa Street will open onto an approximately 4,767 square-foot public plaza designed to preserve existing protected trees on-site and will provide a public community gathering space.

### APPEAL ACTION:

1. An appeal of the Director of Planning's determination, based on the whole of the administrative record, that the project is exempt from the 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. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22-A,25(g) and 12.22-A,31, an appeal of the Director of Planning's Determination approving a Transit

Oriented Communities Affordable Housing Incentive Program project allowing a 70% increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 100 dwelling units and 13 commercial condominium units, including 10 dwelling units reserved for Extremely Low Income (ELI) Households occupancy for a period of 55 years, along with the following Additional Incentive:

- a. **Height.** To permit a maximum of two (2) additional stories up to an additional 22 feet, and
3. Pursuant to LAMC Section 16.05, an appeal of the Director of Planning's Determination approving Site Plan Review for the construction, use and maintenance of a new, seven-story, 150,501 square foot mixed-use building with 100 dwelling units, and 14,734 square feet of commercial space within 13 commercial condominium units in the [T][Q]RAS3-1VL Zone.

**RECOMMENDED ACTIONS:**

1. **Deny** the appeals;
2. **Determine** that based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines, section 15332 class 32 (class 32 urban in-fill development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA guidelines, section 15300.2 applies;
3. **Sustain** the Director of Planning's Determination to conditionally approve a 70% increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 100 dwelling units, and 13 commercial condominium units including 10 dwelling units reserved for Extremely Low Income (ELI) Households occupancy for a period of 55 years, along with one (1) Additional Incentive to permit a maximum of two (2) additional stories up to an additional 22 feet; and
4. **Adopt** the Director of Planning's Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP  
Director of Planning



Christina Toy-Lee, Associate Zoning Administrator



Oliver Netburn, City Planner



Michelle Carter, City Planner  
michelle.carter@lacity.org

**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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### **Maps:**

Map 1 - Zoning Map

Map 2 - Vicinity Map

Map 3 - Radius Map

### **Exhibits:**

Exhibit A: Appeal Application

Exhibit B: Director's Determination DIR-2018-4190-TOC-SPR

Exhibit C: Project Plans

Exhibit D: Categorical Exemption No. ENV-2018-4189-CE and Appendices

Exhibit E: LAHD AB 2556 Determination

Exhibit F: Public Comments

## PROJECT ANALYSIS

### PROJECT BACKGROUND

The subject property is comprised of seven (7) lots measuring approximately 37,520 square feet (46,688 square feet including the 9,633 square foot of right-of-way along the Pasadena Avenue frontage to be merged into the project site) with a frontage of 360 feet along Pasadena Avenue, a frontage of 188 feet along Avenue 39, and a frontage of 87 feet along Avenue 38. The subject property is bounded by Figueroa Street to the northwest, Avenue 39 to the northeast, Avenue 38 to the southwest, and Pasadena Avenue to the west. The subject property is within the Northeast Los Angeles Community Plan with a Community Commercial land use designation. The property is zoned [T][Q]RAS3-1VL and is subject to Ordinance No. 179,280 and is within Subarea 1.

The project site is improved with one (1) duplex and a recycling center, which would be demolished as part of the project. The proposed project is the construction, use, and maintenance of a new, seven-story (with one [1] basement level that includes recreational and gathering spaces for residents), mixed-use building with 100 dwelling units, including 10 dwelling units set aside for Extremely Low Income Households (or 10% of the total number of units) and 14,734 square feet of ground floor commercial space. The project includes commercial, residential and parking on the ground floor. The 2<sup>nd</sup> floor primarily includes parking with some residential uses. The 3<sup>rd</sup> through 7<sup>th</sup> floors includes dwelling units and amenities for residents. The project will provide a total of 114 automobile parking spaces, 16 short-term and 210 long-term bicycle parking spaces. The project includes 11 five-bedroom units, 20 four-bedroom units, 18 three-bedroom units, 32 two-bedroom units, three (3) studio units, 13 one-bedroom units, and three (3) two-story units, and a total of 19,523 square feet of open space for residents. Additionally, the intersection of Pasadena Avenue and Figueroa Street will open onto an approximately 4,767 square-foot public plaza designed to preserve existing protected trees on-site and will provide a public community gathering space.

The related Vesting Tentative Tract Map case (VTT-74933-CN) was heard by the Deputy Advisory Agency at a public hearing that was held on February 19, 2020, where the Deputy Advisory Agency stated on the record that they were inclined to approve the request pending changes that were requested by the subdivision committee. The letter of determination for the tract map was issued on September 15, 2022. An appeal was filed; however, the appeal was not filed timely. Therefore, the Advisory Agency's action on the Vesting Tentative Tract Map is final.

### SURROUNDING PROPERTIES

Surrounding uses are within residential and commercial zones and are generally developed with a combination of commercial and residential single-family and multi-family structures. The properties to the north are zoned R3-1, PF-1, and [Q]C2-1VL and are improved with commercial, multi-family uses and the Metro L (Gold) Line. The properties to the east are zoned RD2-1HPOZ, and [Q]C2-1VL-HPOZ and are improved with an Auto Repair Shop and single and multi-family residential uses. The properties to west, across Pasadena Avenue and Figueroa Street are zoned PF-1 and [T][Q]RAS3-1VL and are improved with the Metro L (Gold) Line and residential uses. The properties to the south across Avenue 38 are zoned [T][Q]RAS3-1XL-HPOZ and are developed with residential uses.

## **STREETS AND CIRCULATION**

Figueroa Street, abutting the property to the northwest, is designated as an Avenue I dedicated to a varying road width and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Pasadena Avenue, abutting the property to the east, is designated as an Avenue II dedicated to a varying road width of 80 to 86 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Avenue 39, abutting the property to the north, is a Local Street – Standard with a road width of 60 to 62 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Avenue 38, abutting the property to the south, is a Local Street – Standard with a road width of 60 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

## **TRANSIT ORIENTED COMMUNITIES**

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22-A,31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a ½-mile (or 2,640-foot) radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22-A,31.

A qualifying TOC Project shall be granted Base Incentives with regard to increased residential density, increased floor area ratio, and reduced automobile parking requirements. In addition to these Base Incentives, an eligible project may be granted Additional Incentives regarding yards and setbacks, open space, lot coverage, lot width, averaging, density calculation, height, and developments in public facilities zones. Up to three (3) Additional Incentives may be granted in exchange for providing the requisite set aside of affordable housing as enumerated in the TOC Guidelines.

The proposed project is located less than 2,640 feet from a Major Transit Stop, the Heritage Square Metro L (Gold) Line Rail Station. Furthermore, as the project will set aside 10% of the total number of units for Extremely Low Income and meets all other eligibility requirements of the TOC Affordable Housing Incentive Program, the project is entitled to the Base Incentives.

In addition, the Heritage Square Metro L (Gold) Line Rail Station is approximately 1,018 feet from the subject property, and therefore the project is located within Tier 3 of the TOC Guidelines. As the project will set aside more than 7% of the base number of units for Extremely Low Income Households, the project is entitled to two (2) Additional Incentives. The applicant requested two (2) Additional Incentives.

Given the above, the proposed project includes the following Base and Additional Incentives for a qualifying Tier 3 Project:

### **Tier 3 Base Incentives:**

- a. **Density:** The subject property is zoned [T][Q]RAS3-1VL and limited to a maximum density of one (1) dwelling unit per 800 square feet of lot area. With a lot area totaling 46,688

square feet including the 9,633 square foot of right-of-way along the Pasadena Avenue frontage to be merged into the project site, the property has a base density of 59 units (46,688 square feet of lot area divided by 800 square feet equals 58.36 - rounded up to 59). As an eligible Housing Development, the project is entitled for a 70 percent density increase for a maximum of 101 total units; 100 units are proposed.

- b. **Floor Area Ratio (FAR):** The subject property is zoned [T][Q]RAS3-1VL and limited to an FAR of 3 to 1. As an eligible Housing Development, the project is entitled to a 50 percent FAR increase, or 4.5 to 1. As proposed, the project has a maximum FAR of 4 to 1.
- c. **Parking:** Pursuant to LAMC Section 12.21-A,4, the proposed 100-unit project would be required to provide a total of 191 residential and 30 commercial automobile parking spaces, for a total of 221 spaces. As an Eligible Housing Development, the project is entitled to provide ½ parking space per unit (or 50 parking spaces) and a 30 percent reduction in the required commercial parking spaces (or 23 parking spaces), for a total of 73 spaces. As proposed, the project is providing 114 parking spaces.

### **Tier 3 Additional Incentive:**

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the Tier 3 Project is eligible for and has been granted one (1) Additional Incentive in order to construct the proposed project:

- a. **Height.** The subject property is zoned [T][Q]RAS3-1VL and limited to a height of 50 feet. As an Eligible Housing Development, the project is entitled to a height increase of the building by 22 feet. As proposed, the project has a maximum height of 72 feet.

Note: The applicant requested a second Additional Incentive to allow the area of any land required to be dedicated for street or alley purposes to be included as the lot area for purposes of calculating the maximum density permitted. In this case, the applicant has requested, and the Advisory Agency has approved under Case No. VTT-74933-CN, a merger of the public right-of-way along Pasadena Avenue, resulting in a larger lot area upon recordation of the tract map, and therefore the requested incentive is not necessary. There are no pending appeals for the tract map.

### **Public Correspondence**

Nineteen correspondences and two petitions were received regarding the proposed project.

## APPEAL ANALYSIS

On September 15, 2022, the designee of the Director of Planning issued a Determination that conditionally approved a Transit Oriented Communities Affordable Housing Incentive Program project for the proposed project. On September 30, 2022, two (2) appeals were filed by Saul Ramirez Jr. and Derek Ryder, Arroyo Seco Alliance, for the entire decision of the Director of Planning.

The following statements have been compiled from the submitted appeal. The appeal in its entirety have been attached herein for reference (Exhibit A).

### 1. CEQA

#### **Appeal Comment:**

The appellants contends that the project does not qualify for the Class 32 Categorical Exemption because the Project does not meet subsection (a) which reads: "The project is consistent with the applicable general plan policies as well as with applicable zoning designation and regulation." Similarly, the Project does not meet subsection (d) which reads: "Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

#### **Staff Response:**

As part of the review and approval process for the proposed project, staff conducted an environmental analysis of the proposed project to determine whether the project qualified for the Class 32 Categorical Exemption. This included a review of the project's consistency with the applicable zoning regulations, general plan policies, and potential impacts related to traffic, noise, air quality, hazardous materials and historic resources. The analysis of these areas of impacts found that the project would have either no impact or a less than significant impact on the environment.

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. The project site is located within the Northeast Los Angeles Community Plan area and is not subjected to any applicable specific plans.

The Northeast Los Angeles Community Plan was updated by the City Council on June 15, 1999. The Northeast Los Angeles Community Plan designates the subject property for Community Commercial land use, corresponding to the CR, C2, C4, P, PB and RAS3 Zones. The subject property is zoned [T][Q]RAS3-1VL (Residential/Accessory Services Zone). The property is currently improved with a recycling collection center. The project promotes the health, safety, welfare, and a pleasant environment and will enhance the adjacent residential neighborhood by removing a recycling collection center (a use prohibited in the RAS3 Zone). Additionally, the elimination of the recycling collection center enables the property to be developed as the RAS3 Zone permits, a mixed-use, multi-family development which supports the community plan's housing needs while protecting existing stable single-family and other lower density residential neighborhoods from encroachment by higher density residential furthers the development of Northeast Los Angeles and contributes to the preservation and enhancement of the positive characteristics of the neighborhood while providing a variety of compatible new housing opportunities by allowing



for the development of a mixed-use building with 100 dwelling units, including 10 units reserved for Extremely Low Income Households, and 14,734 square feet of ground floor commercial space. The commercial component of the project will serve the needs of the community and help stimulate and revitalize development within the area.

The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The project is consistent with the goals, objectives, and policies for the Framework Element. The proposed project will result in the development of a mixed-use building that will provide 100 dwelling units, including 10 units reserved for Extremely Low Income Households, and 13 commercial condominium units located within 14,734 square feet of commercial space thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city and is consistent with the Distribution of Land Use goals, objectives, and policies of the General Plan Framework Element.

The Housing Element is the City's blueprint for meeting housing and growth challenges. The project implements the Housing Element by increasing the housing supply consistent with the Community Commercial land use designation. The site is currently developed with two (2) one-story commercial structures, one duplex residential structure with an associated garage. The approval of the project would permit 100 dwelling units through the TOC process with 10 units set aside for Extremely Low Income Households. The project would achieve the production of new housing opportunities, meeting the needs of the city, while facilitating the construction of a range of different housing types (studios, one- two- three - four and five-bedroom units for sale) that address the needs of the city's diverse households.

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the project. The project is consistent with Mobility Plan 2035 goals, objectives, and policies of the General Plan. Figueroa Street, abutting the property to the northwest, is designated as an Avenue I. Pasadena Avenue, abutting the property to the east, is designated as an Avenue II. Avenue 39, abutting the property to the north, is a Local Street – Standard. Avenue 38, abutting the property to the south, is a Local Street – Standard. Vehicular access to the project site will be provided via a two-way driveway off Avenue 39. All private residential parking spaces and the commercial parking spaces would be accessed via this driveway. The existing driveways will be removed. Pedestrian access will be off Pasadena Avenue, Avenue 38, and Avenue 39. The project's proximity to existing regional transit services (within ½ mile of the Heritage Square Metro L (Gold) Line Rail Station) will reduce vehicular trips to and from the project, vehicle miles traveled, and will contribute to the improvement of air quality. The adjacency of the regional transit services along with the creation of 100 dwelling units, ties the proposed project into a regional network of transit and housing. In addition, the project will provide a total of 226 bicycle parking spaces (16 short-term and 210 long-term bicycle parking spaces) in storage rooms located within the parking garages to provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities. As conditioned, automobile parking spaces provided shall be capable of supporting future electric vehicle supply equipment (EVSE) in compliance with the regulations outlined in Sections 99.04.105 and 99.05.106 of Article 9, Chapter IX of the LAMC.

The Air Quality Element of the General Plan 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. As

conditioned, the project shall comply with Sections 99.04.211.1 and 99.05.211.1 of the LAMC. Therefore, the project is in conformance with the goals and policies of the Air Quality Element.

Therefore, the project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

With regard to traffic, a Traffic Impact Analysis included in the Class 32 Categorical Exemption dated July 2018, was prepared by Transpo Group for the proposed project indicating that the project will result in less than significant impacts to project-related traffic. An addendum dated August 2022, was prepared by Transpo Group to provide the required CEQA analysis in accordance with the Transportation Assessment Guidelines (TAG) adopted by LADOT in July 2020. The Addendum was reviewed by LADOT and concluded that the project design feature in the calculation of the project's VMT will result in less than significant impacts to project-related traffic. A Noise Data study included in the Class 32 Categorical Exemption Analysis prepared by DKA Planning, dated December 2018, which considered local receptors including but not limited to a church, park and the closest residential uses to the proposed project, and found that the project would not result in any significant construction-related or operational noise impact to any nearby sensitive uses.

Similarly, an Air Quality Impact Analysis study, included in the Class 32 Categorical Exemption Analysis, prepared by ENVICOM Corporation dated March 2017, found that the project would not result in any significant construction-related or operational air quality or greenhouse gas emissions impact to any nearby sensitive uses, or the regional as a whole. Lastly, the existing structures are not identified as an eligible resource by Survey LA, the City's office historic resources survey, nor were they identified as an individual resource in Survey LA's Historic Resources Survey Report for the Northeast Los Angeles Community Plan Area.

Furthermore, no substantial evidence has been submitted to the record by any of the appellants which would contradict the conclusions of the Director's determination that the project qualifies for the Class 32 Categorical Exemption.

## **2. The Project is NOT consistent with all Applicable General Plan Policies**

### **Appeal Comment:**

The appellant contends that the Determination's findings and conclusions regarding consistency with certain General Objectives are plainly wrong. These include the following policy implementation and directives: the Citywide Design Guidelines and the Advisory Notice Relative to Above Grade Parking

- a. Citywide Design Guidelines- Pedestrian Safety: In the Citywide Design Guidelines, Guideline 1 recommends "prioritizing pedestrian circulation at the street level" or "ensure that pathways for pedestrian travel are being kept clear of obstructions." The proposed project fails to meet these recommendations. Specifically, the lack of visual access by exiting vehicles from the garage and the lack of entering vehicle storage capacity (i.e. cars will be stopped across the sidewalk while waiting for the gate to open).

- b. **Advisory Notice Relative to Above-Grade Parking:** The Notice offers direction for applicants to minimize the disturbance of above-grade parking, including fully integrating parking into the design and buffering parking or concealing it. The Project fails on the elevations along its interior lots lines to integrate, buffer or conceal the two levels of above-grade parking by having wide horizontal openings with metal grilles which are inconsistent with the traditional residential style of the rest of the building.

**Staff Response:**

The Citywide Design Guidelines (Guidelines) establishes recommended guidelines to carry out the common design objectives that maintain neighborhood form and character while promoting quality design and creative infill development solutions. The Guidelines is an organizational tool and a means of communicating critical topics that are of specific value to the City. This project meets those Guidelines. For instance, the Guidelines recommends that side streets are utilized for vehicular access where appropriate in lieu of interrupting a primary street with driveway entrances. Here, vehicular access to the project site will be provided via a two-way driveway off Avenue 39. All private residential parking spaces and the commercial parking spaces would be accessed via this driveway. The existing driveways will be removed. Pedestrian access will be off Pasadena Avenue, Avenue 38, and Avenue 39 and will not conflict with the vehicles as there is only one driveway for ingress/egress for vehicular access and parking. Further as stipulated by the associated [Q] Qualified Conditions of Approval, “[a] break in the building wall along Figueroa Street or Pasadena Avenue shall only be permitted when vehicular access cannot be obtained from side streets or private alleyways, as determined by LADOT.” The proposed driveway was reviewed by LADOT.

The Above-Grade Parking Advisory provides design guidance on minimizing the visibility of project parking. The notice serves as an advisory tool, rather than as a statement of requirements, for applicants and outlines the City Planning Commission’s concerns and position on the potential impact that above-grade parking facilities can have on the quality of the public realm and the pedestrian environment. The proposed project was reviewed by the Department of City Planning’s Urban Design Studio, and the Professional Volunteer Program and recommendations/comments were incorporated as feasible. The current advisory was recently adopted in May 2022; while the proposed project was filed with the Department in July 2018, and a public hearing was held in February 2020.

**3. The Project is NOT consistent with applicable zoning designation and regulation**

**Appeal Comment:**

The appellants contends that the Project’s parcel has Q-Conditions as part of its zoning designation. Compliance with the Q-Conditions (Case No. CPC-2006-5242-ZC-GPA) for this site are a requirement of all future projects on the site and such compliance is a pre-condition of the rezoning to RAS3 which makes the application of the TOC bonuses possible. In the re-zoning case file, these are largely design standards covered in Subareas 1 & 2, “B. Design Conditions” which the Project fails to meet. Specifically:

- a. **Mechanical, Security & Trash Equipment, Item a.:** This item states that all service areas and loading docks shall be located at the rear of structures. The proposed

design fails to meet this standard by locating one trash/ recycling room on Avenue 38 and the other on Avenue 39 both designated frontages.

- b. Building Design, Item c.: This Item requires that building facades have relief every 20 horizontal feet and 15 feet vertical. The proposed design fails to meet this standard on Avenue 39 (and the stepped back facades facing Avenue 39) where there are flat walls which run approx. 75 ft horizontally and 70 ft vertically.
- c. Building Design, Item d.: This item requires the front elevation to be stepped back 5 ft at the 3rd floor and again at the 5th floor. The proposed design fails to meet this standard on Avenue 39 which is flat for the height of the wall running for most of its frontage.
- d. Architectural Details, Item k.: This item states that all rooflines that exceed 40 linear feet shall provide some of kind of relief. On the stepped back elevations that face Avenue 39, these portions of the building have flat parapets that are approximately 50 ft long and so fail to provide such relief.

**Staff Response:**

The project has been conditioned to comply with all provision of Ordinance No. 179,280, except as otherwise permitted by the instant entitlement. The associated [Q] Qualified Conditions of Approval states that “[a]ll service areas and loading docks shall be located at the rear of structures. The project site does not have a designated rear yard and the rear of the structure is abutting the residential neighborhood. The service area for trash and recycling collection will be located at grade level and accessible from Avenue 38 and within the building from Avenue 39 in compliance with the Q Condition. With regard to the building design and architectural details, the applicant is required to comply the requirements of Ordinance No. 179,280. Any inconsistencies will be addressed during the clearance and building permitting stages of the project and the applicant will be required to revise the plans as necessary. The revised plans will be required to be submitted to the Department for review and sign off.

**4. The Project would result in significant effects relating to traffic and noise**

**Appeal Comment:**

- a. Traffic effects: The Project is located at the busy intersection of Figueroa Street and Pasadena Avenue where there is known to have been multiple traffic related injuries and deaths in past years. In the “Traffic Impact Study” included with the entitlement submittal the issue of pedestrian safety is not addressed. Specifically, the lack of visual access by exiting vehicles from the garage and the lack of entering vehicle storage capacity causing vehicles to be stopped across the sidewalk.
- b. Noise effects: As part of its entitlement submittal, the Project included a “Noise and Vibration Technical Report” which cites the incorrect environmental standard. To qualify for Class 32 Exemption, the application claims in its Noise Study that the Los Angeles Municipal Code’s regulations (a.k.a. Los Angeles Noise Ordinance) on construction noise applies and could be met without mitigation, but use of the LAMC regulations rather than California state regulations cannot be done without justifying the use of the regulations. That justification was not provided.

**Staff Response:**

As stated, a Traffic Impact Analysis dated July 2018, was prepared by Transpo Group for the proposed project indicating that the project will result in less than significant impacts to project-related traffic. An addendum dated August 2022, was prepared by Transpo Group and was reviewed by LADOT. Recommended conditions from the LADOT August 27, 2018, memo was incorporated in the appropriate associated entitlement (VTT-74933-CN) which was approved by the Deputy Advisory Agency. The LADOT conditions includes: 1) A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or as shall be determined to the satisfaction of the Department of Transportation; 2) Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk 3) Driveways and vehicular access to the site shall be provided from Avenue 39 as shall be determined to the satisfaction of the Department of Transportation; and 4) A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria: 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; 2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) The project site has no value as habitat for endangered, rare or threatened species; 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) The site can be adequately served by all required utilities and public services. As stated in the Noise Report the regulatory framework for noise is reflected in the State's 2017 General Plan Guidelines which establish county and city standards for acceptable noise levels based on land use. These standards are incorporated into land use planning processes to prevent or reduce noise and land use incompatibilities. The City of Los Angeles General Plan includes a Noise Element that contains policies and standards to guide the control of noise and adopts the State's guidance on noise and land use compatibility. The Noise Element is implemented through the LAMC which contains regulations that would apply to the project's temporary construction activities and long-term operations.

Furthermore, no substantial evidence has been submitted to the record by any of the appellants which would contradict the findings of the traffic and noise studies.

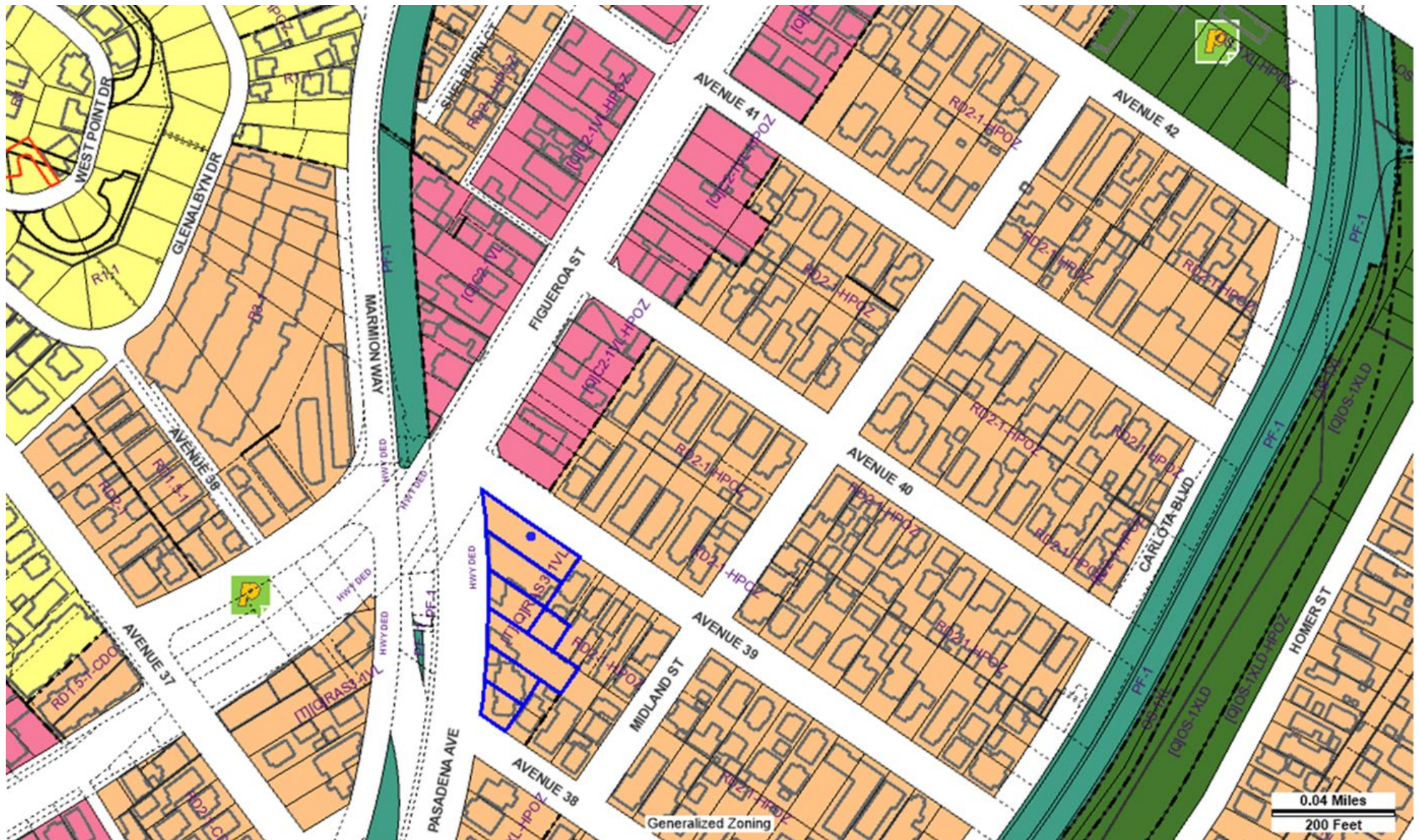


## **CONCLUSION AND RECOMMENDATION**

For the reasons stated herein, and in the findings of the Director's Determination, the proposed project does comply with the applicable provisions of the Transit Oriented Communities Affordable Housing Incentive Program and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the Transit Oriented Communities Program requirements. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, staff finds that the project meets the required findings.

Therefore, it is recommended that the City Planning Commission deny the appeals and sustain the Determination by the Director of Planning.

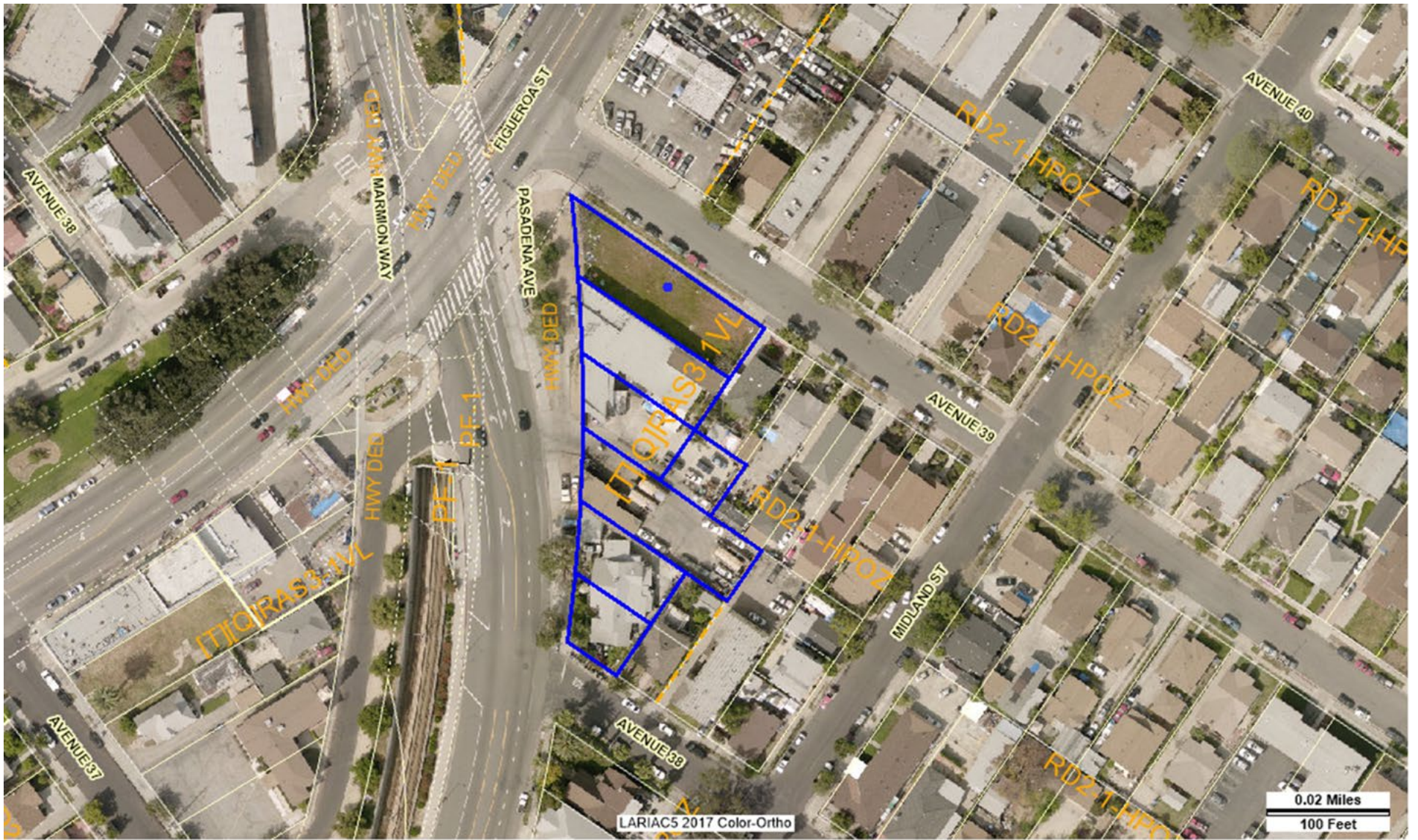
**MAPS**



**GENERALIZED ZONING**

OS, GW
A, RA
RE, RS, R1, RU, RZ, RW1
R2, RD, RMP, RW2, R3, RAS, R4, R5
CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
P, PB
PF
HILLSIDE











# **Exhibit A**

## **Appeal Application**



**APPLICATIONS:**

# APPEAL APPLICATION

## Instructions and Checklist

**Related Code Section:** Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

**Purpose:** This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

### A. APPELLATE BODY/CASE INFORMATION

#### 1. APPELLATE BODY

- Area Planning Commission     City Planning Commission     City Council     Director of Planning
- Zoning Administrator

Regarding Case Number: \_\_\_\_\_

Project Address: \_\_\_\_\_

Final Date to Appeal: \_\_\_\_\_

#### 2. APPELLANT

**Appellant Identity:**  
(check all that apply)

- Representative                       Property Owner
- Applicant                                 Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Person affected by the determination made by the **Department of Building and Safety**

- Representative                       Owner                                       Aggrieved Party
- Applicant                                 Operator

#### 3. APPELLANT INFORMATION

Appellant's Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self     Other: \_\_\_\_\_

b. Is the appeal being filed to support the original applicant's position?     Yes     No

**4. Representative/Agent Information**


Representative/Agent name (if applicable): \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**5. Appeal Justification**

Attach a separate sheet providing your specific reasons for the appeal. Your reasons must state how you believe CEQA was incorrectly applied, providing a legal basis for the appeal.

**6. Applicant's Affidavit**

I certify that the statements contained in this application are complete and true:

Appellant Signature:  Date: 9/29/2022

**ENVIRONMENTAL APPEAL FILING REQUIREMENTS**

Note: City Clerk prepares mailing list for CEQA appeals per LAMC Section 11.5.13 E.

**1. Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Environmental Appeal Application (form CP-7840)
- Justification/Reason for Appeal
- Copies of the written Determination Letter, from the final appellate body, which must be a non-elected decision-making body

**2. Electronic Copy**

- Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Environmental Appeal Application.pdf", "Justification/Reason Statement.pdf", "Final Determination Letter.pdf"). No file should exceed 9.8 MB in size.

**3. Appeal Fee**

- Original Applicant - A fee equal to 85% of the original application fee of the Environmental case; provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Other Persons - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

**SPECIFIC CASE TYPES - APPEAL FILING INFORMATION**

**C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)**

**1. Density Bonus/TOC**

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

**NOTE:**

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.
- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

**D. WAIVER OF DEDICATION AND OR IMPROVEMENT**

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

**NOTE:**

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

**E. TENTATIVE TRACT/VESTING**

**1. Tentative Tract/Vesting** - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

**F. BUILDING AND SAFETY DETERMINATION**

- 1.** Appeal of the *Department of Building and Safety* determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

**a. Appeal Fee**

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

**b. Notice Requirement**

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2.** Appeal of the *Director of City Planning* determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

**a. Appeal Fee**

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

**b. Notice Requirement**

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

**G. NUISANCE ABATEMENT**

**1. Nuisance Abatement** - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

**a. Appeal Fee**

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

**2. Plan Approval/Compliance Review**

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

**a. Appeal Fee**

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

**NOTES**

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

**Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



## EXHIBIT A

### APPEAL OF DIRECTOR'S DETERMINATION OF TRANSIT ORIENT COMMUNITIES AFFORDABLE HOUSING INCENTIVES PROGRAM NO. DIR-2018-4190-TOC-SPR

#### I. INTRODUCTION

On September 15, 2022, the Director of the Department of City Planning issued a Director's Determination No. DIR-2018-4190-TOC-SPR (the "Determination"). I appeal the Determination to the Los Angeles City Planning Commission.

The project site is located at 3800-3830 North Pasadena Avenue, 3832-3836 North Figueroa Street and 110 East Avenue 39. The Determination would permit 113 condominium units, including 100 residential condominium units and 13 commercial units, and the merger of multiple lots including a portion of Pasadena Avenue. The applicant is requesting multiple entitlements which are interconnected to the granting of the Determination, including VTTM-74933-CN and ENV-2018-4189-CE.

As described below, I am appealing the issuance of the Determination and the entitlements it grants because the findings and conclusions contained therein are not supported by substantial evidence. My family has owned and lived at the property abutting the Project at 122 E. Avenue 39 for many years. I am appealing the Determination because my family and I will be adversely affected by the Project as proposed.

#### II. GROUNDS FOR APPEAL

The Director of Planning and his designees erred and abused their discretion in approving the Determination as set forth below.

#### THE DETERMINATION FINDINGS ARE NOT SUPPORTED BY SUBSTANTIAL EVIDENCE

The Project does meet all the conditions of the Class 32 Exemption [Sec. 15332 (a)&(d)]. Specifically, the Project does not meet subsection (a) which reads: "The project is consistent with the applicable general plan policies as well as with applicable zoning designation and regulation." Similarly, the Project does not meet subsection (d) which reads: "Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality." And finally, the Project does not meet the Transit Oriented Communities requirements for density bonuses per LAMC 12.22 A.25(g)(2)(i)(c).

##### i. How the Project is NOT consistent with all Applicable General Plan Policies

The Determination's findings and conclusions regarding consistency with certain General Objectives are plainly wrong. These include the following policy implementation and directives: the Citywide Design Guidelines and the Advisory Notice Relative to Above Grade Parking as outlined below:

a) Citywide Design Guidelines- Pedestrian Safety:

In the Citywide Design Guidelines, Guideline 1 recommends “prioritizing pedestrian circulation at the street level” or “ensure that pathways for pedestrian travel are being kept clear of obstructions.” The proposed project fails to meet these recommendations. Specifically, the lack of visual access by exiting vehicles from the garage and the lack of entering vehicle storage capacity (i.e. cars will be stopped across the sidewalk while waiting for the gate to open).

b) Advisory Notice Relative to Above-Grade Parking:

The Notice offers direction for applicants to minimize the disturbance of above-grade parking, including fully integrating parking into the design and buffering parking or concealing it. The Project fails on the elevations along its interior lots lines to integrate, buffer or conceal the two levels of above-grade parking by having wide horizontal openings with metal grilles which are inconsistent with the traditional residential style of the rest of the building.

**ii. How the Project is NOT consistent with applicable zoning designation and regulation**

The Project’s parcel has Q-Conditions as part of its zoning designation. Compliance with the Q-Conditions (Case No. CPC-2006-5242-ZC-GPA) for this site are a requirement of all future projects on the site and such compliance is a pre-condition of the rezoning to RAS3 which makes the application of the TOC bonuses possible. In the re-zoning case file, these are largely design standards covered in Subareas 1 & 2, “B. Design Conditions” which the Project fails to meet. Specifically:

a) Mechanical, Security & Trash Equipment, Item a.:

This item states that all service areas and loading docks shall be located at the rear of structures. The proposed design fails to meet this standard by locating one trash/ recycling room on Avenue 38 and the other on Avenue 39 both designated frontages.

b) Building Design, Item c.:

This Item requires that building facades have relief every 20 horizontal feet and 15 feet vertical. The proposed design fails to meet this standard on Avenue 39 (and the stepped back facades facing Avenue 39) where there are flat walls which run approx. 75 ft horizontally and 70 ft vertically.

c) Building Design, Item d.:

This Item requires the front elevation to be stepped back 5 ft at the 3rd floor and again at the 5th floor. The proposed design fails to meet this standard on Avenue 39 which is flat for the height of the wall running for most of its frontage.

d) Architectural Details, Item k.:

This items states that all rooflines that exceed 40 linear feet shall provide some of kind of relief. On the stepped back elevations that face Avenue 39, these portions of the building have flat parapets that are approximately 50 ft long and so fail to provide such relief.

**iii. The Project would result in significant effects relating to traffic and noise**

a) Traffic effects:

The Project is located at the busy intersection of Figueroa Street and Pasadena Avenue where there is known to have been multiple traffic related injuries and deaths in past years. In the “Traffic Impact Study” included with the entitlement submittal the issue of pedestrian safety is not addressed. Specifically, the lack of visual access by exiting vehicles from the garage and the lack of entering vehicle storage capacity causing vehicles to be stopped across the sidewalk.

b) Noise effects:

As part of its entitlement submittal, the Project included a “Noise and Vibration Technical Report” which cites the incorrect environmental standard. To qualify for Class 32 Exemption, the application claims in its Noise Study that the Los Angeles Municipal Code’s regulations (a.k.a. Los Angeles Noise Ordinance) on construction noise applies and could be met without mitigation, but use of the LAMC regulations rather than California state regulations cannot be done without justifying the use of the regulations. That justification was not provided.

**iv. The Project would not meet the density bonus requirements of LAMC 12.22 A.25(g)(2)(i)(c)**

a) The Project will have a specific adverse impact upon public health and safety:

At 7-stories in height (70 ft) and at setback of 5 ft from its 1 and 2-story neighbors, the Project would most definitely restrict the mid-day solar access to them. This would clearly have detrimental effects on these neighbors’ enjoyment of their outdoor spaces and deprive them of the health benefits of an active life outdoors and connected with their environment.

b) The Project will have an adverse impact on any real property that is listed in the California Register of Historical Resources:

While the Project is not within the boundaries of the Highland Park-Garvanza HPOZ, it is contiguous with it on two sides and is in relative proximity to several historic registered properties including the Casa de Adobe, Lummis Home and the Southwest Museum. The lack of review by the Historic Resources Group at the Planning Department and the clearly confused stylistic references and awkward architectural massing of this Project will likely have a detrimental effect on these historic registered properties and the adjacent HPOZ district given the relative prominence of the Project’s site as a gateway to the multiple communities that intersect here.

**III. CONCLUSION**

I believe that the Director erred and abused his discretion in approving the Determination, and therefore the decision should be reversed by the Planning Commission. This is an ongoing investigation, and the I will likely have more information to share when given the opportunity.



**APPLICATIONS:**

**APPEAL APPLICATION**

Instructions and Checklist

**Related Code Section:** Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

**Purpose:** This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

**A. APPELLATE BODY/CASE INFORMATION**

**1. APPELLATE BODY**

- Area Planning Commission     City Planning Commission     City Council     Director of Planning
- Zoning Administrator

Regarding Case Number: \_\_\_\_\_

Project Address: \_\_\_\_\_

Final Date to Appeal: \_\_\_\_\_

**2. APPELLANT**

**Appellant Identity:**  
(check all that apply)

- Representative     Property Owner
- Applicant     Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved

\_\_\_\_\_

Person affected by the determination made by the **Department of Building and Safety**

- Representative     Owner     Aggrieved Party
- Applicant     Operator

**3. APPELLANT INFORMATION**

Appellant's Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self     Other: \_\_\_\_\_

b. Is the appeal being filed to support the original applicant's position?     Yes     No

**4. REPRESENTATIVE/AGENT INFORMATION**

Representative/Agent name (if applicable): \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**5. JUSTIFICATION/REASON FOR APPEAL**

a. Is the entire decision, or only parts of it being appealed?  Entire  Part

b. Are specific conditions of approval being appealed?  Yes  No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

**6. APPLICANT'S AFFIDAVIT**

I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: 9/26/2022

**GENERAL APPEAL FILING REQUIREMENTS**

**B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES**

**1. Appeal Documents**

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

**b. Electronic Copy**

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

**c. Appeal Fee**

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

**d. Notice Requirement**

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

**SPECIFIC CASE TYPES - APPEAL FILING INFORMATION**

**C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)**

**1. Density Bonus/TOC**

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

**NOTE:**

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.
- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

**D. WAIVER OF DEDICATION AND OR IMPROVEMENT**

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

**NOTE:**

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

**E. TENTATIVE TRACT/VESTING**

**1. Tentative Tract/Vesting** - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

**F. BUILDING AND SAFETY DETERMINATION**

- 1.** Appeal of the *Department of Building and Safety* determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

**a. Appeal Fee**

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

**b. Notice Requirement**

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2.** Appeal of the *Director of City Planning* determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

**a. Appeal Fee**

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

**b. Notice Requirement**

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

**G. NUISANCE ABATEMENT**

**1. Nuisance Abatement** - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

**a. Appeal Fee**

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

**2. Plan Approval/Compliance Review**

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

**a. Appeal Fee**

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

**NOTES**

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

**Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

## EXHIBIT A

### APPEAL OF DIRECTOR'S DETERMINATION OF TRANSIT ORIENT COMMUNITIES AFFORDABLE HOUSING INCENTIVES PROGRAM NO. DIR-2018-4190-TOC-SPR

#### I. INTRODUCTION

On September 15, 2022, the Director of the Department of City Planning issued a Director's Determination No. DIR-2018-4190-TOC-SPR (the "Determination"). The Arroyo Seco Alliance appeals the Determination to the Los Angeles City Planning Commission.

The project site is located at 3800-3830 North Pasadena Avenue, 3832-3836 North Figueroa Street and 110 East Avenue 39. The Determination would permit 113 condominium units, including 100 residential condominium units and 13 commercial units, and the merger of multiple lots including a portion of Pasadena Avenue. The applicant is requesting multiple entitlements which are interconnected to the granting of the Determination, including VTTM-74933-CN and ENV-2018-4189-CE.

As described below, the Arroyo Seco Alliance appeals the issuance of the Determination and the entitlements therein because the findings and conclusions contained therein are not supported by substantial evidence. The Arroyo Seco Alliance is a coalition of tenants, homeowners, business owners and community activists along the Arroyo Seco corridor in North East Los Angeles who are concerned with the lack of checks and balances on rampant new development, the taking of public land and the disregard for the corridor's historic character and traditional urbanism. Arroyo Seco Alliance appeals the Determination because its members will be adversely affected by the Project, as proposed.

#### II. GROUNDS FOR APPEAL

The Director of Planning and his designees erred and abused their discretion in approving the Determination as set forth below.

#### **THE DETERMINATION FINDINGS ARE NOT SUPPORTED BY SUBSTANTIAL EVIDENCE**

The Project does not meet all the conditions of the Class 32 Exemption [Sec. 15332 (a)&(d)]. Specifically, the Project does not meet subsection (a) which reads: "The project is consistent with the applicable general plan policies as well as with applicable zoning designation and regulation." Similarly, the Project does not meet subsection (d) which reads: "Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality."

##### **i. How the Project is NOT consistent with all Applicable General Plan Policies**



The Determination's findings and conclusions regarding consistency with certain General Objectives are plainly wrong. These include the following policy implementation and directives: the Citywide Design Guidelines and the Advisory Notice Relative to Above Grade Parking as outlined below:

a) Citywide Design Guidelines- Pedestrian Safety:

In the Citywide Design Guidelines, Guideline 1 recommends "prioritizing pedestrian circulation at the street level" or "ensure that pathways for pedestrian travel are being kept clear of obstructions." The proposed project fails to meet these recommendations. Specifically, the lack of visual access by exiting vehicles from the garage and the lack of entering vehicle storage capacity (i.e. cars will be stopped across the sidewalk while waiting for the gate to open).

b) Advisory Notice Relative to Above-Grade Parking:

The Notice offers direction for applicants to minimize the disturbance of above-grade parking, including fully integrating parking into the design and buffering parking or concealing it. The Project fails on the elevations along its interior lots lines to integrate, buffer or conceal the two levels of above-grade parking by having wide horizontal openings with metal grilles which are inconsistent with the traditional residential style of the rest of the building.

**ii. How the Project is NOT consistent with applicable zoning designation and regulation**

The Project's parcel has Q-Conditions as part of its zoning designation. Compliance with the Q-Conditions (Case No. CPC-2006-5242-ZC-GPA) for this site are a requirement of all future projects on the site and such compliance is a pre-condition of the rezoning to RAS3 which makes the application of the TOC bonuses possible. In the re-zoning case file, these are largely design standards covered in Subareas 1 & 2, "B. Design Conditions" which the Project fails to meet. Specifically:

a) Mechanical, Security & Trash Equipment, Item a.:

This item states that all service areas and loading docks shall be located at the rear of structures. The proposed design fails to meet this standard by locating one trash/ recycling room on Avenue 38 and the other on Avenue 39 both designated frontages.

b) Building Design, Item c.:

This Item requires that building facades have relief every 20 horizontal feet and 15 feet vertical. The proposed design fails to meet this standard on Avenue 39 (and the stepped back facades facing Avenue 39) where there are flat walls which run approx. 75 ft horizontally and 70 ft vertically.

c) Building Design, Item d.:

This Item requires the front elevation to be stepped back 5 ft at the 3rd floor and again at the 5th floor. The proposed design fails to meet this standard on Avenue 39 which is flat for the height of the wall running for most of its frontage.

d) Architectural Details, Item k.:

This items states that all rooflines that exceed 40 linear feet shall provide some of kind of relief. On the stepped back elevations that face Avenue 39, these

portions of the building have flat parapets that are approximately 50 ft long and so fail to provide such relief.

**iii. The Project would result in significant effects relating to traffic and noise**

a) Traffic effects:

The Project is located at the busy intersection of Figueroa Street and Pasadena Avenue where there is known to have been multiple traffic related injuries and deaths in past years. In the “Traffic Impact Study” included with the entitlement submittal the issue of pedestrian safety is not addressed. Specifically, the lack of visual access by exiting vehicles from the garage and the lack of entering vehicle storage capacity causing vehicles to be stopped across the sidewalk.

b) Noise effects:

As part of its entitlement submittal, the Project included a “Noise and Vibration Technical Report” which cites the incorrect environmental standard. To qualify for Class 32 Exemption, the application claims in its Noise Study that the Los Angeles Municipal Code’s regulations (a.k.a. Los Angeles Noise Ordinance) on construction noise applies and could be met without mitigation, but use of the LAMC regulations rather than California state regulations cannot be done without justifying the use of the regulations. That justification was not provided.

**III. CONCLUSION**

The Arroyo Seco Alliance believes that the Director erred and abused his discretion in issuing the Determination and the entitlements therein, and therefore the decision should be reversed by the Planning Commission. This is an ongoing investigation, and the Alliance will likely have more information to share when given the opportunity.

Recipient: Gil Cedillo, Michelle Carter, Vincent P. Bertoni, Eric Garcetti, Los Angeles  
OFFICE OF HISTORIC RESOURCES

Letter: Greetings,

To the HISTORIC ARROYO SECO neighborhood:  
NO 4/5/6/7 story Condos by Beverly Hills Developers!

The future of the HISTORIC ARROYO SECO neighborhood can be decided  
Right NOW:

To the developers of the 7- story condo NELA project at the corner of  
Figueroa and N Pasadena Ave/Marmion Way.

We believe this structure should NOT be built as proposed

We oppose the condo building for the following reasons:

- IT IS WAY TOO BIG. At 7 stories tall, and 72 feet above the concrete base, it towers one story over the tallest Los Angeles power pole.
- This is a ridiculous land grab, supported by vote-seeking politicians who have no interest in historic preservation nor allegiance to their local tax-paying constituents.
- The self-serving developers are showing no consideration at all for the local neighborhood. The condo building would completely block views of Montecito Heights and Mt. Washington for many.
- The proposed design is ugly - no curb appeal whatsoever.
- THIS IS NOT AFFORDABLE HOUSING. The housing it creates is paltry to the needs of our community and represents an outsider's land grab for major reaping of personal financial benefit.
- Whereas there is there is a very real need for additional housing in Los Angeles, the luxury units' price point of \$600,000 in no way fulfills current affordable housing needs.
- Proposes limited parking, Offers limited to NO parking for proposed business units on base floor. At 600K - not including a parking space? Get real!
- Causes parking issues (people will cluster into available units in order to afford payment) bringing with them a multitude of vehicles that will need to be permanently parked on local streets. Customers will be forced to try to find parking in local neighborhoods or park illegally.
- Parking issues at local Gold line stations, taking up parking for would-be commuters to the 2 local stations.

- Further exacerbates poor intersection visual dynamics (expect more accidents than we already have at that intersection)
- Guarantees morning and evening traffic jams. Figueroa Ave and Pasadena Ave are already at a traffic standstill - mornings and evenings, despite recent expensive road "improvements".

If this massive structure is allowed to be built, it will pave the way for future overdevelopment of this size and literally ruin the surrounding neighborhoods.

To solve the problem:

- We would hope that the architects at Naim Associates and associated investors/developers understand and carefully study the community of which they are outlining to be a part of.
- We ask that this unit be restricted to 3 stories from the ground up.
- We demand better parking for residents and business customers.
- We ask that you offer 20% affordable housing (instead of the required %10) - disclose the actual "affordable housing" rent/purchase price
- We request ADA compliance throughout.
- We ask that you disclose estimated unit price, HOA fees and per unit parking.
- The adjacent park land strip use will be negotiated after above conditions are met.

# Comments

Name	Location	Date	Comment
Elizabeth Ramirez	los angeles, CA	2019-08-27	"I live on Marmion Way and do not want this huge building increasing the traffic and it looks horrible!"
Erika Gallo	Los Angeles, CA	2019-08-27	"Stop overdeveloping our neighborhoods! That intersection already has too much traffic. We need a supermarket, not more market rate developments that gentrify and out-price our residents."
E Banks-Gabriel	Highland Park, CA	2019-08-27	"Yes! I agree with all appeals. If 100% homeless housing isn't a goal in our neighborhood, then neither is your greed at Naim!!"
Roxy Garcia	Los Angeles, CA	2019-08-27	"Roxana Garcia"
sonia marissa	san diego, CA	2019-08-28	"Preserve natural beauty and unique historic character of cypress/lincoln heights. Affordable housing needed not this."
Ester Petschar	Los Angeles, CA	2019-08-28	"Sick if all the cement buildings taking over Our communities and pushing our people out Onto the streets"
Vera Anguiano	Los Angeles, CA	2019-08-28	"I am signing because that does not belong in our neighborhood. There is no such thing as "low income", you hide behind "affordable housing". Affordable for who, is what I want to know. I do not approve."
Valerie Switzer	Los Angeles, CA	2019-08-28	"Allowing contractors and developers to come into our historical Community is totally wrong and only for selfish gain. All of the zoning changes only for profit and not taking into consideration crowding the area it's totally disrespectful and inconsiderate."
Luis Nava Jr	Los Angeles, CA	2019-08-28	"Really? More people crowded on a small area, no thanks, finding parking sucks at similar areas..."
Samantha Gould	Humble, TX	2019-08-28	"I grew up in HP/ Mt. Washington, and no thanks. Stop with the "upgrades" for people with money. It's getting to be unbelievable."
Eric Sotelo	Los Angeles, CA	2019-08-28	"I don't want those apartments in my neighborhood"
Judith Delgado	Los Angeles, CA	2019-08-28	"The scale and design of this building is a disaster waiting to happen. There is no consideration to traffic, parking, and impact on the community. I'd like to see something built on this corner that has a lower profile, more green space around it and better parking options. The city should NOT give the existing green space to the developer to build on."
Rae Chairez	Los Angeles, CA	2019-08-28	"Not affordable."
Rocio Ramos	US	2019-08-28	"I completely against destroying historical buildings and nature. We have enough over population"
Suzanne Jett	US	2019-08-30	"I'm signing because this is simply a gross monstrosity. It has no place in our area. It is nothing but a congestion magnet."

Name	Location	Date	Comment
Dolores Stewart	Los Angeles, CA	2019-08-30	"Ridiculous!"
Adriana rincon	Los Angeles, CA	2019-08-30	"I'm signing this because i oppose over development of inaccessible housing to those who need it most.This over building and expensive expansive use of land needs to stop."
Agnes Braga	Perris, US	2019-08-31	"Because this is another way of gentrifying a neighborhood whose people will be kicked out just so big money developers can make more money. No to gentrification. No to tall buildings to replace the nature that surrounds these neighborhoods."
Nathalie Chapple	Los Angeles, CA	2019-09-02	"Thank you for putting this petition forward. The proposed building is way too tall, way too ugly."
Erika Gallo	Los Angeles, CA	2019-09-05	"Stop outpricing our community and throwing our residents on the streets. All our councilman and his staff care about are monetary kickbacks. He is immoral and unethical."
Linette Woron	Los Angeles, CA	2019-09-09	"It's HUGE. Way too big for the intersection, and looks like it belongs in KTown. Design something specific to the Arroyo area and scale it back somewhat. Traffic will be even more of a nightmare in the AM if this thing is built. And what about AFFORDABLE housing?"
Jessica Huebner	Los Angeles, CA	2019-09-09	"Enough of the building massive buildings in our small neighborhoods!!!!STOP!!!!"
April Mendoza	Los Angeles, CA	2019-09-09	"We need affordable housing not luxury housing."
Jen R	Pasadena, US	2019-09-09	"NO MORE"
Aurora Ramirez	Los Angeles, CA	2019-09-10	"We don't need this here in NELA"
Marilyn Robles	Los Angeles, CA	2019-09-10	"No More Tower Housing!!!!Parking on city streets is non existent as it is !! NELA is a small community, stop trying to make it into a large looking city !"
Leticia Lopez	Los Angeles, CA	2019-09-10	"This development is so out of place for the area. Look around the area before you decide to create an eye sore of ugly APARTMENTS that you are passing off for "Condos" and parking is HORRIBLE in the area you need to accommodate more spaces on your lot. Dig deeper and build more levels of underground inside of going higher!!"
Renée Quinn Quinn	US	2019-09-10	"Too big. Not affordable housing. Area becoming too dense. More traffics c. More crime. More homeless! More of nothing good!!"
sally cunag	LA CA, TX	2019-09-10	"Build for low income and the homless"
Linda Gamboa	Los Angeles, CA	2019-09-10	"Build this crap on the lawns of the mega mansions taking up space."
Claudia medina	Los Angeles, CA	2019-09-11	"We need more affordable housing to help with The homelessness crises we have here it the northeast section of los angeles."
Sum Fool	US	2019-09-11	"No Condos"

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Sam BM	Los Angeles, CA	2019-09-11	"All the displacement is bogus G, y'all gotta realize people lived here before the money was here, leave us alone and only add yo shit if it supports the community, and I mean the real community, the one y'all tryna erase and replace, my chicanos"
Mike Montes	los angeles, CA	2019-09-14	"bring this to the community for approval. If the community is ok with it, then so be it. But Beverly Hills developers should not come in and displace and take from locals to make more millions for their pockets."
Sasha Valentene	los angeles, CA	2020-02-17	"10:30am?? So, the average 9 to 5 working folk have to take time away from their jobs, essentially losing money so they can have voice ??"
vanessa carrasco	Los Angeles, CA	2020-02-18	"vanessa carrasco"
Jessica Perez	La Puente, CA	2020-02-18	"Do not agree"
dan guerrero	San Francisco, CA	2020-02-18	"Stop the homeless crisis"
Ben Van Cleave	Los Angeles, CA	2020-02-18	"We need affordable housing, not more cash grab development"
Denise Eberle	Los Angeles, CA	2020-02-18	"Save the oak & sycamore trees!"
Kathleen Metcalf	Los Angeles, CA	2020-02-18	"The project is to high and more affordable housing is needed in complex - reconsider this project as is"
jonathan metcalf	Los Angeles, CA	2020-02-18	"The building is far to high. No more than 3 floors should be allowed. And this building needs more concessions to create availability for low income applicants."
Julie Broadfoot	Los Angeles, CA	2020-02-19	"Our community can't support that many people without first figuring out where everyone will park their cars."
Rebecca Castaneda	Los Angeles, CA	2020-02-19	"yo creo que todos los mexicanos deben de estar juntos cuando tenemos que defender algo que nos pertenece como la comunidad estar ahí al 100 Cuando alguien necesita una ayuda o una mano para seguir adelante"
Robert Moss	Los Angeles, CA	2020-02-19	"Our local road infrastructure cannot handle the increased parking and traffic this would. bring We need more AFFORDABLE housing here, not this"
Gillian Claycomb	Los Angeles, CA	2020-02-19	"Our community needs real low cost housing, not just ten units that aren't even rentals! The developer says there will be space for community members, but he is taking private control over public land, so who can guarantee that we all really have access? These types of projects have the effect of raising rents and pushing low income people of color out of neighborhood. This is NOT what we want in our community."
Andrew Claycomb	Los Angeles, CA	2020-02-19	"We need more affordable housing for low income people and homeless -- not expensive housing like this. There should be at least 50% dedicated low income units, not just 10-20%. And in this age of climate crisis, the building should commit to be carbon neutral."

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grace Maldonado	Victorville, CA	2020-02-20	"Grace Maldonado"
Richard Ruiz	Los Angeles, CA	2020-02-20	"The neighborhood council screwed up the minute they allowed all these ridiculous housing units being built. You can see it now in the additional traffic and all the minimal parking. This would be insane to approve."
Kathryn schaihone	annapolis, MD	2020-02-20	"I have lived in Highland Park and Glassell Park for over 25 years. Our family, small business oriented community is being stripped away. All the talk of housing needs is just camouflage for those of power and privilege to keep others subordinate."
claudia rivera	tujunga, CA	2020-02-20	"I believe people deserve affordable housing."
Deseret Rodriguez	los angeles, CA	2020-02-20	"Because HELL NO. SICK OF THIS KIND OF LAND GREED."
Hector Rodriguez	US	2020-02-20	"We don't need to this in my neighborhood"
edin barrientos	Los Angeles, CA	2020-02-20	"Death to gentrification"
ROSEMARY VARGAS	Los Angeles, CA	2020-02-20	"Will cause trafficking and issue for the environment."
Antonette Santiago	Los Angeles, CA	2020-02-20	"Traffic in that area is already congested and parking would be crazy. It would make a mess of an already traffic filled area."
Rebecca Lopez	Los Angeles, CA	2020-02-20	"We need to preserve our communities."
Anel Romero	Los Angeles, CA	2020-02-20	"More people and not affordable."
Shawn Longino	Los Angeles, CA	2020-02-20	"we need affordable housing, not inaffordable."
Jan Kudas	Los Angeles, CA	2020-02-21	"Need more affordable rent"
Randy Uribe	Alhambra, CA	2020-02-21	"This is bologna what they're trying to do to benefit themselves!!!"
Rocio Soto	Los Angeles, CA	2020-02-21	"we need more affordable housing as a single parent I do not afford to live with the current rent prices let alone purchase a home"
cesar sanchez	Glendale, CA	2020-02-21	"Enough changing of our communities."
Arlene Siordia	Los Angeles, CA	2020-02-21	"We don't need to build up and profit from every inch of Los Angeles. Please stop RUINING THE CITY."
Alissa Newton	Los Angeles, CA	2020-02-21	"Alissa Newton"
Marin Gonzalez	los angeles, CA	2020-02-21	"No me gusta!"
uwe bald	Los Angeles, CA	2020-02-21	"These high rises should be build in mid city not i. The outer circle destroying the character of the neighbourhoods"
Bobbie Eller	Los Angeles, CA	2020-02-21	"Not good for the neighborhood"
Brenda de River	Los Angeles, CA	2020-02-21	"This community does not need anymore overpriced housing!"



Name	Location	Date	Comment
carmen perez	pasadena, CA	2020-02-21	"I want to maintain the integrity of this community. Also, I want affordable housing"
Sandra Alzate	Los Angeles, CA	2020-02-21	"Project is too big and not in sync with the neighborhood."
Carla Fallberg	Los Angeles, CA	2020-02-21	"The reasons for my STRONG OPPOSITION to this brutalist structure cannot be written in this small space. It would look like that building."
Donna Rodriguez	Los Angeles, CA	2020-02-21	"We don't need big Buildings with outrages rent. That is to Busy of an intersection for traffic already. No huge rental units even more so with no rent control."
Michelle Salazar	Los Angeles, CA	2020-02-21	"Build adequate parking"
Daniel lopez	Los Angeles, CA	2020-02-22	"We need affordable housing"
Joanna Chun	Los Angeles, CA	2020-02-22	"If new housing is being developed with community interest than please talk to the members and help where it is needed. If this project was to go through, hope for 50-45% low income occupancy would be a good start rather than just 14 out of 100 units."
Rebecca Franklin	Van Nuys, CA	2020-02-22	"Los Angeles doesn't need another huge, overpriced monstrosity."
Vicky Guzman	Los Angeles, CA	2020-02-22	"Stay in Beverly Hills"
Christine Zardeneta	Los Angeles, CA	2020-02-23	"I object to the developer land grab that does not meet the housing needs of the local community. The lack of parking provided is just another way to make the surrounding area unlivable so folks will vacate and provide further opportunity for the outside monied elite to develop even more ill considered projects. This is thoughtless craziness. Help stop it!"
Nancy Lilly	Los Angeles, CA	2020-02-25	"Although this is definitely an inappropriate and excessive design for the neighborhood, the suggestions made would bring the project into a functional and acceptable addition to currant necessity foe development ."
Dianne Lawrence	Los Angeles, CA	2020-02-25	"Historic means something in a town dedicated to eradicating its history. Any development needs to work with the concerns of its neighbors."
Vanessa Gutierrez	Los Angeles, CA	2020-02-26	"I agree that a live/work building of this size does not belong in a historical area that is already overwhelmed with minimal parking and an abundance of growing traffic."
derek saucedo	Los Angeles, CA	2020-02-27	"I live next to where that wants to happen it will be an eye sore and it will increase traffic and ruin the community."
derek saucedo	Los Angeles, CA	2020-02-27	"I live next to that place it will be an eye sore and affect my neighborhood."
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Jbarrie Turner	Stockton, CA	2020-08-03	"I know what it's like. I had to leave the mission district over the same type of situation. Its not right."
Ann Gottesman	Pasadena, CA	2020-08-03	"This is NOT what our neighbors want or need. This project will block viewer and look like a monstrosity! This will not fit and serve our neighborhood."
Sandra Guerrero	Los Angeles, CA	2020-08-04	"We have gone to the neighborhood council meetings, to the developers meetings, to land use meetings and several community members attended and voiced their opposition to this proposal. Councilman for CD1 and the city still pushed it through."
Eliza Jones	Arroyo Grande, CA	2020-08-04	"AFFORDABLE housing is needed, NOT GENTRIFICATION"
Trenton Whetstone	Los Angeles, CA	2020-08-04	"I support affordable housing"
Frances Elizondo	Los Angeles, CA	2020-08-05	"It will further impact the neighborhood and the traffic!"
Roberto I Miranda Jr	Los Angeles, CA	2020-08-05	"I don't want my neighborhood ruined!"
Michael Romero	Los Angeles, CA	2020-08-05	"The greed of these developers"
Armida Perez	Los Angeles, CA	2020-08-05	"I don't want Highland Park to turn into another concrete jungle like downtown LA. Developers want DTLA to expand into Highland Park and all of the others little districts in the area just like NYC."
Miguel Navarro	Los Angeles, CA	2020-08-05	"It does not fit in with the historic nature of this community!!"
Amy Ludwig	Los Angeles, CA	2020-08-06	"Listen to the needs of the community, not your wallets."
Delia Rodriguez	Los Angeles, CA	2020-08-06	"That's not fear..they ( L.A. City ) don't care about us...just. \$\$\$ money...samething at our area. (York Blvd / 51 ave.)& N.Figueroa& 56-55 ave..etc.etc.All those business on lease..they increase taxes..they can't afford it..they move out..now only Rich people can afford it .Everything is very expensive..fancy..exacy as Colorado Blvd/Pasadena California.Thanks to Jose Huizar/ Gil Cedillo/Eric Garcetti...etc.etc.Weren't Happy"
Neara Russell	Los Angeles, CA	2020-08-07	"Enough with development! We must protect our historic district and prioritize affordable housing."
Heather Quesada	Los Angeles, CA	2020-08-07	"Local stakeholder very opposed to this type of reckless development"
Olivia Jaffe	Santa Monica, CA	2020-08-10	"I oppose the condo building for the following reasons:• IT IS WAY TOO BIG. At 7 stories tall, and 72 feet above the concrete base, it

Name	Location	Date	Comment
			towers one story over the tallest Los Angeles power pole. • This is a ridiculous land grab, supported by vote-seeking politicians who have no interest in historic preservation nor allegiance to their local tax-paying constituents. • The self-serving developers are showing no consideration at all for the local neighborhood. The condo building would completely block views of Montecito Heights and Mt. Washington for many. • The proposed design is ugly - no curb appeal whatsoever. • THIS IS NOT AFFORDABLE HOUSING. The housing it creates is paltry to the needs of our community and represents an outsider's land grab for major reaping of personal financial benefit. • Whereas there is there is a very real need for additional housing in Los Angeles, the luxury units' price point of \$600,000 in no way fulfills current affordable housing needs. • Proposes limited parking, Offers"
Sarah Casey	Los Angeles, CA	2020-08-13	"This development is not suitable for the neighborhood. It will increase density, traffic tie ups, and parking problems."
Michelle Carr	Los Angeles, CA	2020-08-25	"Because, FUCK DEVELOPERS!"
Casey Hughes	Los Angeles, CA	2020-11-28	"Although we need housing this project is way too massive for the neighborhood. The neighborhood deserves quality architecture that responds to the context."
Saul Ramirez	Los Angeles, CA	2020-11-29	"this proposed development is right next to me, and I can say that this is not what my neighbors and I would like. This does not reflect the area's community or historical significance. Children play literally feet from the proposed development....I fear the increased car traffic in the side streets off Figueroa. Shame on LA officials."
Saul Ramirez	Los Angeles, CA	2020-11-29	"this proposed development is right next to me, and I can say that this is not what my neighbors and I would like. This does not reflect the area's community or historical significance. Children play literally feet from the proposed development....I fear the increased car traffic in the side streets off Figueroa. Shame on LA officials."
Kelly Reed	Los Angeles, CA	2020-11-29	"Changes need to be made to this developers plan."
Corbin Murakami	Hacienda Heights, CA	2020-11-30	"Signing because of the towering height, lack of parking and lack of aesthetic appeal. I generally support development, but not this specific proposed development."
doria wosk	miami, FL	2020-12-01	"SAVE AND PRESERVEMOUR HISTORIC LANDMARKS"
Jacqueline Aquino	Los Angeles, CA	2020-12-04	"I live here and I love my community. We are a welcoming community, but we will not allow it to be exploited."
Lincoln Heights x	Los Angeles, CA	2020-12-20	"This is nothing compared to AVE 34 only blocks away with over 4 X the residents. But Gil, The TOC's you are rubberstamping on Pasadena ave and Figueroa (With no parking) will make our lives a living hell. Also theyre luxury condos! not what we need at all when our locals are dying on the street."
Sarah Leddy	Los Angeles, CA	2020-12-31	"I care about my neighborhood and want it to be accessible to low income BOPOC folks."

Name	Location	Date	Comment
Efren Gutierrez	Ventura, CA	2021-01-18	"I live next door (East Avenue 38). Since 1985."
Renee Celiz	Los Angeles, CA	2021-01-19	"I'm signing because North East Los Angeles is my home."
David Travis	Los Angeles, CA	2021-01-31	"This building is too big for the area, it will be the tallest building in NELA. The commercial units will be a farce, look at the development on San Fernando where none of the commercial units have been rented in seven years. It will mess up traffic on Figueroa and Pasadena routes linking NELA, the San Gabriel Valley, and Downtown / Greater Los Angeles. The architecture is unimaginative. It does not blend with the historic architecture of the neighborhood which is Victorian, Craftsmen, and Mission style. I think it would go over if there would be more parking than units instead of the other way around; most families have more than one car. Since it would be the biggest building the architecture should reflect other monumental structures in the area such as the Southwest Museum, the Lummis Home, and the Case de Adobe. A building with Pueblo style architecture would be more appreciated in the than one more minimalist brutalist structure imposed on the community by outside developers."
Emily Alberto	Los Angeles, CA	2021-02-03	"Will affect housing"
Elizabeth Diaz	Los Angeles, CA	2021-02-03	"The community has spoken and we do NOT want this "NELA plaza." The developers know this already from all the previous Neighborhood Council meetings regarding this matter. Besides the building not fitting in to neighboring homes, a road study would show that this project would cause horrible traffic at an already busy intersection. This project should have been abandoned already and the developers should be ashamed to continue pushing it and completely ignoring the community's pleas."
Dana Loats	Los Angeles, CA	2021-02-06	"This is a terrible misuse of public land!!!! Nothing about this project fits this neighborhood."
Janet Jones	Los Angeles, CA	2021-02-07	"PLEASE DO NOT DESTROY this small park oasis, which is a refreshing much needed entry to scenic Mt Washington.1. Monumental height is overwhelming.2. Traffic commute jammed.3. Visual atrocity.4. Inadequate space for so many tenants.5. Ugly. This park has been here for 100 years."
sarah mccormick	Los Angeles, CA	2021-03-01	"Too big for site - poorly planned"
Myrna Tellez	South Pasadena, CA	2021-03-03	"We moved to the Mt Washington area in 1976. Our children grew up there and 2 currently live there now with their family. This project is too too large for such a small size lot. The public schools are to capacity, the parking is a huge issue. Oh, that's right those families will be using the Metro and they will be taking their children by metro to school as well. For groceries, they'll be walking to Trader Joe's in Eagle Rock and south Pas and ride the metro to Whole Foods in Pasadena. I think this project is better suited for the developers neighborhood, oh that's right, they won't be able to construct 100 condos on what appears to look like less than an acre. It's crazy, it's not right, it's not good for the community."

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Vicki Rank	Los Angeles, CA	2021-03-07	"The parking all-around this block is just about non existent and the traffic is horrid! Where are residents supposed to walk to? Subway, Starbucks? They will have to get in their vehicles to go to restaurants,other than fast food, drugstores, and most grocery stores, theaters (when they reopen), parks to name just a few necessities and quality of life basics. The Metro parking lot was already past capacity before the pandemic, cars overflowing into local neighborhoods.....and this project doesn't feel the need to provide the actual number of spaces for their dwellers.....I wonder why\$\$\$\$ Go build this project in your zip code not ours!!!! IT IS JUST TOO BIG AND UGLY!!!!!"

Recipient: Gil Cedillo, Michelle Carter, Vincent P. Bertoni, Eric Garcetti, Los Angeles  
OFFICE OF HISTORIC RESOURCES

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- We ask that you disclose estimated unit price, HOA fees and per unit parking.
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# Signatures

Name	Location	Date
Arroyo Seco	California	2019-08-25
Jose Rodriguez	Downey, US	2019-08-27
Elizabeth Ramirez	los angeles, CA	2019-08-27
AdriNa Garcia	Los Angeles, CA	2019-08-27
Maria Menchaca	Los Angeles, US	2019-08-27
Scott Rubel	Los Angeles, CA	2019-08-27
Dave Chapple	Los Angeles, US	2019-08-27
Manuel Montenegro	Los Angeles, US	2019-08-27
Erika Adolphus	San Diego, US	2019-08-27
Claudia Agraz	Los Angeles, US	2019-08-27
Juan Sepulveda	Los Angeles, US	2019-08-27
nick lucking	Los Angeles, US	2019-08-27
Curtis Hill	Los Angeles, US	2019-08-27
Erika Gallo	Los Angeles, CA	2019-08-27
Michael montes	Los Angeles, US	2019-08-27
jordan dominguez	Los angeles, US	2019-08-27
Roy Payan	Los Angeles, US	2019-08-27
Karla Garcia	Los Angeles, US	2019-08-27
leslie diaz	Los Angeles, CA	2019-08-27
Ashley Rizo	Los Angeles, US	2019-08-27



<b>Name</b>	<b>Location</b>	<b>Date</b>
martha gomes	Los Angeles, CA	2019-08-27
Emely Prieto	Los Angeles, US	2019-08-27
Robert Sanchez	Los Angeles, US	2019-08-27
Yolanda Ramos	Los Angeles, US	2019-08-27
Danielle Salazar	Los Angeles, CA	2019-08-27
Jasmine Gomez	Whittier, US	2019-08-27
Arthur Hale	Los Angeles, US	2019-08-27
Timothy Wager	Los Angeles, CA	2019-08-27
Estefany R	Van Nuys, US	2019-08-27
Gina Ruiz	los angeles, CA	2019-08-27
Paul Mendoza	Los Angeles, US	2019-08-27
Daniel Durazo	Los Angeles, US	2019-08-27
El Banks-Gabriel	Brooklyn, NY	2019-08-27
Adriana Mandujano	Los angeles, US	2019-08-27
Michelle Salazar	Los Angeles, CA	2019-08-27
Jonathan Escobar	Los Angeles, US	2019-08-27
Desiree Lopez	Los Angeles, CA	2019-08-27
Justine Juarez	Los Angeles, US	2019-08-27
Rosa Ruiz	Los Angeles, US	2019-08-27
Braxton Cordova	Van Nuys, US	2019-08-27
Carina Mondragon	Los Angeles, US	2019-08-27
Yvette Najera	Los angeles, US	2019-08-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kate Mayfield	Los Angeles, CA	2019-08-27
Orlando Salazar	Los Angeles, US	2019-08-27
Paco Castro	Chesapeake, US	2019-08-27
Jose Bernal	San Diego, US	2019-08-27
Erika Rodriguez	Los Angeles, US	2019-08-27
Sara Flores	Los Angeles, US	2019-08-27
Cornell Womack	Los Angeles, US	2019-08-27
Carolina Diaz	Los Angeles, US	2019-08-27
Sandy Frias	Pasadena, US	2019-08-27
Roxy Garcia	Los Angeles, CA	2019-08-27
Eduardo Castillo	Los Angeles, CA	2019-08-27
Monica Martinez	Los Angeles, US	2019-08-27
Christina Garcia	Los Angeles, US	2019-08-27
Crystal McDougall	Palmdale, CA	2019-08-27
Pricilla Magallanes	Cleveland, US	2019-08-27
Gabriela Galindo	Bell, US	2019-08-27
DARRYL DURAN	Los Angeles, US	2019-08-28
Charlie Deleon	Los Angeles, US	2019-08-28
Regina Cortez	Los Angeles, US	2019-08-28
Juan Guerrero	Los Angeles, US	2019-08-28
sonia marissa	san diego, CA	2019-08-28
Jesus Maldonado	Los Angeles, CA	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Pamela Morales	Los Angeles, US	2019-08-28
SANDRA M	Los Angeles, US	2019-08-28
Adele Satori	Los Angeles, US	2019-08-28
Adabel Milanes	Los Angeles, US	2019-08-28
Christian Melesio	Los Angeles, US	2019-08-28
Robyn Brahinsky	Los Angeles, CA	2019-08-28
Vanessa Giannini	Los Angeles, US	2019-08-28
Tracy Casadio	Los Angeles, US	2019-08-28
Ester Petschar	Los Angeles, CA	2019-08-28
Manuel Pena	Los Angeles, US	2019-08-28
Vera Anguiano	Los Angeles, CA	2019-08-28
Jasmine Wong	Los Angeles, US	2019-08-28
Valerie Switzer	Los Angeles, CA	2019-08-28
Ismael Martinez	Los Angeles, CA	2019-08-28
Jesus Figueroa	Los Angeles, CA	2019-08-28
Charlie Tatham	Portland, US	2019-08-28
Anthony Diaz	Los Angeles, CA	2019-08-28
Bertha Duarte	Los Angeles, US	2019-08-28
Michelle Castro-Rodriguez	US	2019-08-28
Rian Seeley	Los Angeles, CA	2019-08-28
Anita Martinez	Los Angeles, US	2019-08-28
jeff martinez	los angeles, CA	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Eduardo Aleman	Los Angeles, US	2019-08-28
alicia robles	los angeles, CA	2019-08-28
Luis Nava Jr	Los Angeles, CA	2019-08-28
Jackie Alvarez	Los Angeles, CA	2019-08-28
rachel Rodriguez	Pasadena, CA	2019-08-28
Grace Ruiz	Los Angeles, US	2019-08-28
Dylan Smith	Carthage, US	2019-08-28
Kate Costello	Los Angeles, US	2019-08-28
Katharine Pinney	Los Angeles, US	2019-08-28
elizabeth birkenbuel	los angeles, CA	2019-08-28
lisabeth shiner	la canada, US	2019-08-28
Liza Mancia	Los Angeles, US	2019-08-28
Pablo Rodriguez	Los Angeles, US	2019-08-28
Jaime Jimenez	Los Angeles, US	2019-08-28
Theresa Flores	Los Angeles, US	2019-08-28
Sarah Tower	Los Angeles, CA	2019-08-28
Carolina Gomez	Los Angeles, US	2019-08-28
Ofelia Renteria pastor	San Diego, US	2019-08-28
Teresa Cordero	Los Angeles, CA	2019-08-28
Oscar Rodriguez	Los Angeles, US	2019-08-28
Wendy Canizalez	Los Angeles, US	2019-08-28
Cassandra Garcia	Los Angeles, US	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
moo willie	Los Angeles, US	2019-08-28
Gina Martinez	West Covina, CA	2019-08-28
Lilly Martinez	Los Angeles, CA	2019-08-28
Audra Freeman	League City, US	2019-08-28
MELANIE MCARTOR	Los Angeles, US	2019-08-28
Mary Tokita	Los Angeles, CA	2019-08-28
Elias R	Raleigh, US	2019-08-28
Jorge Oliden	Los Angeles, CA	2019-08-28
Candace Goodwin	stamford, US	2019-08-28
N A	Los Angeles, CA	2019-08-28
Samantha Gould	Humble, TX	2019-08-28
Reuben Rivera	Los Angeles, CA	2019-08-28
Rosalba Mendez	South Pasadena, US	2019-08-28
Paul Meeker	Los Angeles, US	2019-08-28
Angelica Martinez-Oropez	Pacoima, US	2019-08-28
Peter Avanzino	Long Beach, US	2019-08-28
Art Berber	Los Angeles, US	2019-08-28
Ashley Tejeda	Los Angeles, US	2019-08-28
Jose Covarrubias	Los Angeles, US	2019-08-28
Lucy Cueavs	Los Angeles, US	2019-08-28
Christopher Cano	Los Angeles, US	2019-08-28
Rosaura Lamas	San Diego, US	2019-08-28



<b>Name</b>	<b>Location</b>	<b>Date</b>
Sharon Mackley	Vancouver, WA	2019-08-28
Jack SANCHEZ	Los Angeles, US	2019-08-28
Cid Lowery	Los Angeles, US	2019-08-28
Elizabeth Manns	Montecito Heights, US	2019-08-28
Steve Wills	Kagel Canyon, CA	2019-08-28
Michael Divic	Los angeles, US	2019-08-28
Eric Sotelo	Los Angeles, CA	2019-08-28
Ana Moreno	Los Angeles, US	2019-08-28
Deborah Vicario	Alabama	2019-08-28
maria bautista	Los Angeles, CA	2019-08-28
Sheffer Bruton	Los Angeles, CA	2019-08-28
JULIE VELDERRAIN	los angeles, US	2019-08-28
Simon Morales	Los Angeles, US	2019-08-28
Keauna Garcia	Los Angeles, US	2019-08-28
Robert Agozino	Lake Forest, CA	2019-08-28
Betty Romero	Texarkana, US	2019-08-28
Cindy Olnick	Los Angeles, US	2019-08-28
Gregory franco	Los Angeles, US	2019-08-28
Rich Riggs	North Liberty, US	2019-08-28
Anthony Bernal	Los Angeles, US	2019-08-28
Judith Delgado	Los Angeles, CA	2019-08-28
Sara Ross	Los Angeles, CA	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alyssa Pickering	West Covina, US	2019-08-28
Louis Valdez	Los Angeles, US	2019-08-28
Rae Chairez	Los Angeles, CA	2019-08-28
Barbara Almario	South Pasadena, US	2019-08-28
Tia Madkins	Berkeley, CA	2019-08-28
Angie Morua	Los Angeles, US	2019-08-28
Alfred Beltran	Los Angeles, US	2019-08-28
Brianna Nathaniel	Arlington, US	2019-08-28
Rocio Ramos	US	2019-08-28
Edward Rivera	Los Angeles, CA	2019-08-28
Aryanna Siler	Gig Harbor, US	2019-08-28
Consuelo Lopez	Garden Grove, US	2019-08-28
A B	Miami, US	2019-08-28
Cisco Deluna	Los angeles, US	2019-08-28
McKenna Smith	Philadelphia, US	2019-08-28
Rosa Bender	South Pasadena, CA	2019-08-29
Carlos Castro	Los Angeles, US	2019-08-29
TW Shiver	US	2019-08-29
Diane Douglas Quinn	Smithsburg, US	2019-08-29
Lilly Cook	Plainfield, US	2019-08-29
selena garcia	Austin, US	2019-08-29
Daniela Hernandez	Los Angeles, CA	2019-08-29

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kygo H	US	2019-08-29
Eddie Flores	Anaheim, US	2019-08-29
Monica Sanchez	Los Angeles, US	2019-08-29
Greg Hicks	Los Angeles, CA	2019-08-29
Claudia Lara Vargas	Rosemead, US	2019-08-29
Dee Anaya	Los Angeles, US	2019-08-29
Darlene Brown	Los Angeles, CA	2019-08-29
Thomas Diehl	Safety Harbor, US	2019-08-29
Antonio Mondragon	Los Angeles, US	2019-08-29
Catherine Stafford	Ponchatoula, LA	2019-08-29
Soraya Sanchez	Los Angeles, US	2019-08-29
Carla Hernandez	Los Angeles, US	2019-08-29
Chelsea Carmona	Los Angeles, US	2019-08-29
Armida Hernandez	Los Angeles, US	2019-08-29
Mario Avila	Los Angeles, US	2019-08-29
Clara Avila	Los Angeles, US	2019-08-29
Yiqun Ma	Fresh Meadows, US	2019-08-29
Mary Morgan	Evansville, US	2019-08-29
Corinne Simon-Duneau	Los Angeles, US	2019-08-29
Domonique Lark	US	2019-08-29
Jeff Gilley	Omaha, US	2019-08-29
Cal Phoenix	Minneapolis, US	2019-08-29

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sarah S. Forth, PhD	Los Angeles, CA	2019-08-29
Taylor Salamone	Mira Loma, US	2019-08-29
Daisy Tapia	Los Angeles, US	2019-08-29
David Marsh	Los Angeles, US	2019-08-30
Suzanne Jett	US	2019-08-30
laura levinson	Los Angeles, US	2019-08-30
Dolores Stewart	Los Angeles, CA	2019-08-30
Angie Licea	Alhambra, US	2019-08-30
sara clendening	Los Angeles, US	2019-08-30
Jessica Cruz	Azusa, CA	2019-08-30
Arlene Alfaro	Los Angeles, CA	2019-08-30
Janet Lorenz	Los Angeles, CA	2019-08-30
Len Tower	Fullerton, US	2019-08-30
Kai Joa	Houston, US	2019-08-30
Marcy A	Los Angeles, US	2019-08-30
Christine Minnig	Alhambra, CA	2019-08-30
Lashonda Thomas	Griffin, US	2019-08-30
Alejandrina Romero	Los Angeles, US	2019-08-30
Lilian Crespo	Los Angeles, US	2019-08-30
Soad Erian	Los Angeles, US	2019-08-30
Rahmat Syed	Alpharetta, US	2019-08-30
William Holden	Thousand Oaks, US	2019-08-30

<b>Name</b>	<b>Location</b>	<b>Date</b>
Adriana rincon	Los Angeles, CA	2019-08-30
Monica Melgoza's	Los angeles, US	2019-08-30
Erica Silverman	LA, CA	2019-08-31
Paula Vargas	Los Angeles, CA	2019-08-31
Agnes Braga	Perris, US	2019-08-31
Nancy Serrano	Los Angeles, US	2019-08-31
Sofia Alvarado	Pasadena, US	2019-08-31
Irene Barron	El Paso, US	2019-08-31
Stacie Stewart	Los Angeles, US	2019-09-01
Michelle Suarez	Los Angeles, US	2019-09-01
martha guerrero	Los Angeles, CA	2019-09-01
jill abatemarco	Valley Village, CA	2019-09-01
Nathalie Chapple	Los Angeles, CA	2019-09-02
Gail Castro	Los Angeles, US	2019-09-02
Stephenie Bin	Los Angeles, US	2019-09-05
Lisa Ayala	Los Angeles, CA	2019-09-05
Mario Bartolo	Los Angeles, CA	2019-09-05
Rocio Elena Vela	Los Angeles, CA	2019-09-05
Dania Gomez	Los Angeles, CA	2019-09-05
Ember Banaga	Los Angeles, CA	2019-09-05
Daniela Covarrubias	Los Angeles, CA	2019-09-05
Andrew Velez	Los Angeles, CA	2019-09-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Elaine Velez	Los Angeles, CA	2019-09-05
Rudy Velez	Los Angeles, CA	2019-09-05
Vivian Baig	Los Angeles, CA	2019-09-06
Marlene Parra	Glendora, CA	2019-09-06
Leilani Magaleon	Los Angeles, CA	2019-09-06
Andrea Guardado	Los Angeles, CA	2019-09-06
Manuel Méndez	Los Angeles, CA	2019-09-06
Jennifer Stovall	Los Angeles, CA	2019-09-06
Manuel Martinez	Van Nuys, CA	2019-09-06
susie bravo	Los Angeles, CA	2019-09-06
Francisco Pena	Los Angeles, US	2019-09-06
Gabriel Wrye	Los Angeles, CA	2019-09-07
Dulce Guzman	Los Angeles, CA	2019-09-07
Lisa Alanis	Los Angeles, CA	2019-09-07
Steve Munguia	Los Angeles, CA	2019-09-07
John Gonzalez	Los Angeles, CA	2019-09-07
alma berber	Los Angeles, CA	2019-09-08
Ernesto Ramirez	Los Angeles, CA	2019-09-08
Elizabeth Cruz	Los Angeles, CA	2019-09-08
David Bloom	Los Angeles, CA	2019-09-08
Guadalupe Jimenez	Los Angeles, CA	2019-09-08
Diana Aguilar	California	2019-09-09



<b>Name</b>	<b>Location</b>	<b>Date</b>
Ingrid Forero	South Gate, CA	2019-09-09
Vincent Jaramillo	La Puente, CA	2019-09-09
Michelle Do	Los Angeles, CA	2019-09-09
Crystal Andrade	Highland Park, CA	2019-09-09
Gilbert Gonzales	Highland Park, CA	2019-09-09
Samuel Flores	Los Angeles, CA	2019-09-09
Vicky Martinez	Los Angeles, CA	2019-09-09
Stephanie Mendez	Los Angeles, CA	2019-09-09
Valerie Ruiz	Los Angeles, CA	2019-09-09
Jaime Chacon	Los Angeles, CA	2019-09-09
Monica Chacon	US	2019-09-09
Johnny Alvarez	cypress park, CA	2019-09-09
Linette Woron	Los Angeles, CA	2019-09-09
Ysenia Araujo	Los Angeles, CA	2019-09-09
Jessica Huebner	Los Angeles, CA	2019-09-09
ALBERTO SALAZAR	Los Angeles, CA	2019-09-09
Nicole C	Los Angeles, CA	2019-09-09
Vicky Rios	Wayne, US	2019-09-09
Gloria Leiva	Los Angeles, CA	2019-09-09
Kimberly Vazquez	Los Angeles, CA	2019-09-09
Monica Shelly	Sierra Madre, CA	2019-09-09
Samanta Garcia	Bellflower, CA	2019-09-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
April Mendoza	Los Angeles, CA	2019-09-09
Stephen Galvan	Los Angeles, CA	2019-09-09
Alice Hartwell	South Pasadena, CA	2019-09-09
ella wright	Towson, US	2019-09-09
Joseph Meltzer	Lakewood, US	2019-09-09
Sergio Vizcarra	Los Angeles, CA	2019-09-09
Nicholas Nungaray	Los Angeles, CA	2019-09-09
Erick Cardoza	Los Angeles, CA	2019-09-09
Gabriela Barajas	Los Angeles, CA	2019-09-09
Jen R	Pasadena, US	2019-09-09
Jacke Leon	Los Angeles, CA	2019-09-09
Scareltt Holguin	Los angeles, CA	2019-09-10
Aurora Ramirez	Los Angeles, CA	2019-09-10
Natalie Bracero	Costa Mesa, CA	2019-09-10
Brenda Perez	Los Angeles, CA	2019-09-10
Londi Gomez	Los Angeles, CA	2019-09-10
Marilyn Robles	Los Angeles, CA	2019-09-10
angela ruiz	Los Angeles, CA	2019-09-10
Benny Alvarado	Los Angeles, CA	2019-09-10
Will Valdez	West Covina, CA	2019-09-10
Rosa Romero	Los Angeles, CA	2019-09-10
Josephina Erentreich	Los Angeles, CA	2019-09-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Desiree Mora	Los Angeles, US	2019-09-10
Jailine Noriega	Vista, CA	2019-09-10
Julie Matsinger	Clifton Heights, US	2019-09-10
angela olivarez	west covina, CA	2019-09-10
Leticia Lopez	Los Angeles, CA	2019-09-10
Jeffrey Ojeda	Walnut, CA	2019-09-10
Maziar Rostamian	Los Angeles, CA	2019-09-10
Vickie Rodriguez	Los Angeles, CA	2019-09-10
Diana Gomez Lopez	Bellflower, CA	2019-09-10
Ben G	Los Angeles, CA	2019-09-10
Cheryl Scroggs	Los Angeles, CA	2019-09-10
Maria Delgado	Los Angeles, CA	2019-09-10
Renée Quinn Quinn	US	2019-09-10
Jen Vaughn	Las Cruces, US	2019-09-10
Ruth lopez	Los Angeles, CA	2019-09-10
Corey Sago	Farmington, MO	2019-09-10
Hope Urban	Los Angeles, CA	2019-09-10
Maria Contreras	Los angeles, CA	2019-09-10
mary hollingsworth	pasadena, CA	2019-09-10
Linda Gamboa	Los Angeles, CA	2019-09-10
Christine Ortiz	Pearblossom, CA	2019-09-10
Deanna Ontiveros	Los Angeles, CA	2019-09-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
John Herr	NELA, CA	2019-09-10
Amanda Rosas	Los Angeles, CA	2019-09-10
Marcia Madeira	Bernard, ME	2019-09-10
Elizabeth Meza	Los Angeles, CA	2019-09-10
Robert Estrada	Burbank, CA	2019-09-10
Kimberly Rogers	Los Angeles, CA	2019-09-10
john Mijares	LINCOLN HEIGHTS, CA	2019-09-10
Lizbeth Sanchez	Los Angeles, CA	2019-09-10
Rocio Ramos	Los Angeles, CA	2019-09-10
Olga Martinez	La Puente, CA	2019-09-10
Justine Orona	Los Angeles, CA	2019-09-10
Marcia Velis	Los Angeles, CA	2019-09-10
Gajayra Martinez	Losangeles, CA	2019-09-11
Rene ruiz	Los Angeles, CA	2019-09-11
Thomas Hall	Springfield, VT	2019-09-11
Diane Navarro	Los Angeles, CA	2019-09-11
Lidia Gutierrez	Los Angeles, CA	2019-09-11
Ruben Anguiano	Stanford, CA	2019-09-11
Stella Gusman	Los Angeles, CA	2019-09-11
jason hadley	los angeles, CA	2019-09-11
Omar Uribe	Los Angeles, CA	2019-09-11
Clarissa Hernandez	Los Angeles, CA	2019-09-11

<b>Name</b>	<b>Location</b>	<b>Date</b>
Priscilla Mendoza	Los Angeles, CA	2019-09-11
Graciela Chavez	Los Angeles, CA	2019-09-11
Monica Graham	Pasadena, CA	2019-09-11
alejandrina chavez	Los Angeles, CA	2019-09-11
Ricardo Ortega	Los Angeles, CA	2019-09-11
Elly Calero	Eagle Rock, CA	2019-09-11
Natalie Resendiz	Los Angeles, CA	2019-09-11
Fatima Austin	Los Angeles, CA	2019-09-11
Rita Kassak	Los Angeles, CA	2019-09-11
Sum Fool	US	2019-09-11
Albert Ontiveros	Los Angeles, CA	2019-09-11
Michelle Ontiveros	Glendora, CA	2019-09-11
Katherine Montgomery	Los Angeles, CA	2019-09-11
Gustavo Lopez	Gardena, CA	2019-09-11
Sam BM	Los Angeles, CA	2019-09-11
Tracey Williams	tullahoma, TN	2019-09-11
DAVID RALIN	South Pasadena, CA	2019-09-11
Luis Chavez	Los Angeles, CA	2019-09-11
Justina Campbell	Los Angeles, CA	2019-09-11
Steven watkins	Tupelo, US	2019-09-11
Lizbeth Diaz	Phoenix, US	2019-09-11
Felicia Lee	Van Nuys, CA	2019-09-11

<b>Name</b>	<b>Location</b>	<b>Date</b>
Marie Leong	Los Angeles, CA	2019-09-11
Pedro Lemus	Los Angeles, CA	2019-09-12
Natalie Hernandez	San Diego, CA	2019-09-12
David Wint	Windermere, US	2019-09-12
Emily Sulcas	Sylmar, US	2019-09-12
F Fukuyama	Laie, US	2019-09-12
Amanda Marino	Burlington, US	2019-09-12
Jennifer Rodriguez	Los Angeles, CA	2019-09-12
Liliana Lopez	Los Angeles, CA	2019-09-12
Jonathan Gomez	Los Angeles, CA	2019-09-12
michelle plochere	Los angeles, CA	2019-09-12
Moises Garcia	Lancaster, CA	2019-09-12
Jasmine Corona	Hawthorne, CA	2019-09-12
Jasmin Alfaro	Los Angeles, CA	2019-09-12
Zoe Alfaro	Los Angeles, CA	2019-09-12
Juana Alfaro	Los Angeles, CA	2019-09-12
Olga Andrade	Camarillo, CA	2019-09-12
jasmin garcia	Los Angeles, CA	2019-09-12
Diana Garcia	Los Angeles, CA	2019-09-12
Reyana Ali	Los Angeles, CA	2019-09-12
Michael Friedmann	Bronx, US	2019-09-12
Scarlett Rodriguez	Los Angeles, CA	2019-09-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Noe Ramirez	Los Angeles, CA	2019-09-13
Julian Garcia	Los Angeles, CA	2019-09-13
Siria Castaneda	Canoga Park, CA	2019-09-13
Marie Diaz	Los Angeles, CA	2019-09-13
Joel Garcia	Phoenix, AZ	2019-09-13
Tristen Fontenelle	Aberdeen, US	2019-09-13
Don Withers	Los Angeles, CA	2019-09-13
Niki Anguiano	Los Angeles, CA	2019-09-14
Michelle Morales	Los Angeles, CA	2019-09-14
Ana Vazquez Alvarado	Los Angeles, CA	2019-09-14
Jocelyne Zavala	US	2019-09-15
Laura Vela	Long Beach, CA	2019-09-15
Mark Gonzalez	Los Angeles, CA	2019-09-18
Leticia Gomez	Los Angeles, CA	2019-09-18
DeEtta Breitwieser	Manorville, NY	2019-10-04
Mireya Santos	El Segundo, CA	2019-10-11
PEGGY JONES	Chatsworth, US	2019-10-16
Pauleen Lorenzo	Glendale, US	2019-10-16
Shelby Gauthier-Owensby	Sacramento, US	2019-10-17
Robin Calhoun	San Jose, US	2019-10-18
Ines Du Cos De La Hitte	Chatsworth, US	2019-10-18
Kari Gordon	Philadelphia, US	2019-10-18



<b>Name</b>	<b>Location</b>	<b>Date</b>
Chady Jalkh	Los Angeles, US	2019-10-18
Estela Hauser	US	2019-10-18
Trevor Heaton	San Diego, US	2019-10-18
BARRY WIELERT	Long Beach, US	2019-10-21
Patricia Gerald	Chatsworth, US	2019-10-22
Taylor Samsel	Austin, US	2019-10-22
Adriano Sassola	Van Nuys, US	2019-10-23
Dennis Renzelman	Granada Hills, US	2019-10-24
Gloria Demuri	Chatsworth, US	2019-10-24
Penny Dunn	Las Vegas, US	2019-10-24
Melissa Birchfield Gonzalez	West Hills, US	2019-10-24
Chantelle Kirk	Post Falls, US	2019-12-05
Khambia Clarkson	Marshalltown, US	2019-12-09
Susanna Railey	Little Elm, US	2020-01-05
Javier Baez	Boston, US	2020-01-08
Pamela moore	Mattapan, US	2020-01-08
Arlene Zuckerman	Jamaica, US	2020-01-10
Leandro Jean	Malden, US	2020-01-22
Rsul Alfaro	Los Angeles, CA	2020-02-11
Omar Perlera	East boston, US	2020-02-13
Emily Guerrero	Los Angeles, CA	2020-02-15
Leanne Wood	Los Angeles, CA	2020-02-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
Debbie Slater	Los Angeles, CA	2020-02-17
Katherine barnes	Colton, US	2020-02-17
Marissa Montoya	San Luis Obispo, US	2020-02-17
Austin H	Beverly Hills, US	2020-02-17
Addrianna Christianson	US	2020-02-17
Denise Tarvins	Bay Point, US	2020-02-17
Emilio Rengifo	Hagerstown, US	2020-02-17
Ash Potter	Azle, US	2020-02-17
Trevor Holtz	Madison, US	2020-02-17
Jeremy Haney	Oklahoma City, US	2020-02-17
ZMT Infinite	Bend, US	2020-02-17
Sandra Larios	Los Angeles, CA	2020-02-17
Diego Avalos	Los Angeles, CA	2020-02-17
Lorraine Arellano	Los Angeles, CA	2020-02-17
Maria Mejia	Los Angeles, CA	2020-02-17
Joaquin Quiroz	Los Angeles, CA	2020-02-17
Jesli Gonzales	Los Angeles, US	2020-02-17
Losalini Vueti	Rohnert Park, US	2020-02-17
Chris Millar	Seattle, US	2020-02-17
Kelley White	Pittsburgh, US	2020-02-17
Paul Joseph C.	Los Angeles, US	2020-02-17
Chelsea Irwin	Horn Lake, US	2020-02-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
KELLYCOLLEEN KELLY	SUMMERFIELD, US	2020-02-17
Kathleen Goldstein	Los Angeles, CA	2020-02-17
Rebecca Crowell	Jackson, US	2020-02-17
Thomas Lowe	Kula, US	2020-02-17
Lizbeth Manzo	Los Angeles, CA	2020-02-17
K Coplen	Los Angeles, CA	2020-02-17
Oscar Gongora	Los Angeles, CA	2020-02-17
Todd Frankel	Los Angeles, CA	2020-02-17
Jessica Benton	Los Angeles, CA	2020-02-17
Ronsld Wilson	Indianapolis, US	2020-02-17
Peter Mussoni	Charlotte, US	2020-02-17
Angela Thornton	Cleveland, US	2020-02-17
Brad Hornsby	Bessemer, US	2020-02-17
Josh Weigel	Oceanside, US	2020-02-17
Stephen Lykins	Duluth, US	2020-02-17
Rebecca Jenkins	Charleston, US	2020-02-17
Nick Rogers	San Mateo, US	2020-02-17
Rachel Suddarth	Asheville, US	2020-02-17
Emma Scott	Shelton, US	2020-02-17
Julie Mayfield	Boston, US	2020-02-17
Jessica Farquhar	Fort Worth, US	2020-02-17
Wyatt Dean	Ellwood City, US	2020-02-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
Abbey Young	McComb, US	2020-02-17
Sue Torres	Chicago, US	2020-02-17
McFadden McFadden	Beaver Falls, US	2020-02-17
Jamie Durbin	Chula Vista, US	2020-02-17
Nalee Yang	Merced, US	2020-02-17
Sasha Rodriguez	Los Angeles, CA	2020-02-17
Rosalia Cerros	Los Angeles, CA	2020-02-17
Victoria Alsabery	Pasadena, CA	2020-02-17
Ewa Zielinski	Los Angeles, CA	2020-02-17
Lucy Hunt	Los Angeles, CA	2020-02-17
Leigh Golterman	Brooklyn, NY	2020-02-18
Laura Rayo	Los Angeles, CA	2020-02-18
Lauryn Harrow	Denver, US	2020-02-18
Sarah Slaughter	Magna, US	2020-02-18
Tammy Reuss	Wurtsboro, NY	2020-02-18
Kim Wright	Ionia, US	2020-02-18
Sandra Wertz	Cheyenne, US	2020-02-18
Rozeta Atlas	garden city, US	2020-02-18
Erica Ellert	Auburn, US	2020-02-18
vanessa carrasco	Los Angeles, CA	2020-02-18
JAROSLAW BIEDA	Los Angeles, CA	2020-02-18
Kim Roberson	Los Angeles, CA	2020-02-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jenna Blaustein	Los Angeles, CA	2020-02-18
Jennifer Emerick	Los Angeles, CA	2020-02-18
Jennifer Anderson	Corona, CA	2020-02-18
Amy Rowles	Kansas City, MO	2020-02-18
Elvia Espinal	Sunland, CA	2020-02-18
Julie Van Dyke	Griffin, GA	2020-02-18
Jessica Perez	La Puente, CA	2020-02-18
Bonnie Perez	Los Angeles, CA	2020-02-18
Vivian Aguirre	La Puente, CA	2020-02-18
Michael Abbasfard	Fullerton, CA	2020-02-18
Jessica Hinkle	Los Angeles, CA	2020-02-18
dan guerrero	San Francisco, CA	2020-02-18
Troy Canady	Burbank, CA	2020-02-18
Jill Masters	Los Angeles, CA	2020-02-18
Christy Sumner	Los Angeles, CA	2020-02-18
Ben Van Cleave	Los Angeles, CA	2020-02-18
Larry Branman	Los Angeles, CA	2020-02-18
Lucas Nathan	Los Angeles, CA	2020-02-18
Patrick Rios	Los Angeles, CA	2020-02-18
SHAY TROY	Los Angeles, CA	2020-02-18
Ryan Fenchel	Los Angeles, CA	2020-02-18
Ashley Anguiano	Pomona, CA	2020-02-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
sonya rojas	Palmdale, CA	2020-02-18
Ayako Yamasaki	Los Angeles, CA	2020-02-18
Grace Garcia	Tijuana, Mexico	2020-02-18
Yvonne Sarceda	Pasadena, CA	2020-02-18
Martina Ramirez	Burbank, CA	2020-02-18
Dennis Lumpkin	Los Angeles, CA	2020-02-18
Richard Polanco	Los Angeles, CA	2020-02-18
Randy Gallegos	Los Angeles, CA	2020-02-18
Julia Griswold	Los Angeles, CA	2020-02-18
Dave Holzman	Los Angeles, CA	2020-02-18
Kathy Browning	Los Angeles, CA	2020-02-18
tony cu	Seattle, WA	2020-02-18
JOHN Cordova	Los Angeles, CA	2020-02-18
elaine yarish	Los Angeles, CA	2020-02-18
Denise Eberle	Los Angeles, CA	2020-02-18
timothy gruse	Santa Ana, CA	2020-02-18
Alicia Van Couvering	Los Angeles, CA	2020-02-18
Bruce Moreland	Los Angeles, CA	2020-02-18
Maricela Flores	Los Angeles, US	2020-02-18
Josie Martus	Littleton, US	2020-02-18
Mikayla Gaukel	Kansas City, US	2020-02-18
Bree'a Daugherty	Alamogordo, US	2020-02-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
CHRISTINE RASHA	Los Angeles, CA	2020-02-18
Angela Connolly	US	2020-02-18
Lydia Corral	Los Angeles, CA	2020-02-18
Kathleen Metcalf	Los Angeles, CA	2020-02-18
jonathan metcalf	Los Angeles, CA	2020-02-18
Curtis Orthmann	Los Angeles, CA	2020-02-18
Julie Ho	Los Angeles, CA	2020-02-18
Keith J. Varadi	Los Angeles, CA	2020-02-18
HANNAH BYUN	Los Angeles, CA	2020-02-18
Alexis Schultz	Los Angeles, CA	2020-02-18
Laura Glendinning	Los Angeles, CA	2020-02-18
Alyce Steiner	Blythe, CA	2020-02-18
Donna Jimeno	Los Angeles, CA	2020-02-18
Kris Nagle	Fairburn, GA	2020-02-19
April Avila	Fresno, US	2020-02-19
Virginia Quintero	Waterbury, US	2020-02-19
John Bob esteem	Ocean City, US	2020-02-19
Marilyn Perna	Los Angeles, CA	2020-02-19
Logan MacCuish	Los Angeles, CA	2020-02-19
Jon von Leden	Los Angeles, CA	2020-02-19
Julie Broadfoot	Los Angeles, CA	2020-02-19
Mary Allan	Los Angeles, CA	2020-02-19



<b>Name</b>	<b>Location</b>	<b>Date</b>
Carl Harders	Santa Monica, CA	2020-02-19
Alison Lloyd	Los Angeles, CA	2020-02-19
Peter Hess	Los Angeles, CA	2020-02-19
Aida Thomas	Ca, CA	2020-02-19
Rebecca Gutierrez	Los Angeles, CA	2020-02-19
Kathy Abouabsi	Bastrop, US	2020-02-19
Richard Valencia	Pasadena, CA	2020-02-19
Bryant Achee	Friendswood, US	2020-02-19
Quinn McLendon	US	2020-02-19
Kitty Kat J.	Oakland, US	2020-02-19
James Middleton	Paso Robles, US	2020-02-19
Ana Graciela Roca	Key West, US	2020-02-19
Nina Yates	Los Angeles, CA	2020-02-19
Lula Fotis	Los Angeles, CA	2020-02-19
Rogelio Marquez	Los Angeles, US	2020-02-19
Gurudev Khalsa	Los Angeles, CA	2020-02-19
Geoff Thais	lincoln heights, CA	2020-02-19
Nanni Jacobson	Los angeles, CA	2020-02-19
Ellie Rodriguez	Murrieta, CA	2020-02-19
Rebecca Castaneda	Los Angeles, CA	2020-02-19
Kimi Reichenberg	US	2020-02-19
christopher howard	Los Angeles, CA	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kalle Tompros	Los Angeles, CA	2020-02-19
Robert Moss	Los Angeles, CA	2020-02-19
bonita makuch	Los Angeles, CA	2020-02-19
Sheila Traviss	Los Angeles, Bosnia	2020-02-19
John aguilar	Los Angeles, CA	2020-02-19
Jeanmarie Latini	North Hollywood, CA	2020-02-19
Veronica Smith	Los Angeles, CA	2020-02-19
Leanne Harriett	Los Angeles, CA	2020-02-19
Heather Angel	Los Angeles, CA	2020-02-19
Ian Collin	Los Angeles, CA	2020-02-19
Susan Miller	Los Angeles, CA	2020-02-19
Myrna Marroquin	Los Angeles, CA	2020-02-19
Diego Paredes	glendale, CA	2020-02-19
Jennifer Hurdle	Los Angeles, CA	2020-02-19
Lorin Hart	Los Angeles, CA	2020-02-19
Mariam Woodlin	Pomona, CA	2020-02-19
Justin Kaufman	Fort Wayne, US	2020-02-19
Robert Moore	Los Angeles, CA	2020-02-19
Nick Santana	Goodyear, US	2020-02-19
Rob Gallinger	Los Angeles, CA	2020-02-19
Kevin McMahon	Los Angeles, CA	2020-02-19
Sonia Ramirez	Los Angeles, CA	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Pamela Wegner	Altadena, CA	2020-02-19
Shelly Wattenbarger	Los Angeles, CA	2020-02-19
jennfier gainey	Los Angeles, CA	2020-02-19
Melissa Sachs	Los Angeles, CA	2020-02-19
Carolina Forni	Los Angeles, CA	2020-02-19
Elizabeth Pace	Los Angeles, CA	2020-02-19
Amanda Woodward	Colorado Springs, US	2020-02-19
Deborah Lachney	New Orleans, US	2020-02-19
donald abeita	granite city, US	2020-02-19
Jessica Noble	Atlanta, US	2020-02-19
Sam Riley	Los Angeles, CA	2020-02-19
Reshma Gajjar	Ontario, CA	2020-02-19
Mary Perkins	Los Angeles, CA	2020-02-19
Andrea Aguilar	Los Angeles, CA	2020-02-19
Brian Lang	Los Angeles, CA	2020-02-19
Bria T	Los Angeles, CA	2020-02-19
Ann Bostich	Los Angeles, CA	2020-02-19
Gillian Claycomb	Los Angeles, CA	2020-02-19
Liz Bjornen	Los Angeles, CA	2020-02-19
Marlene Carmona	Studio City, CA	2020-02-19
Sarah Derba	Los Angeles, CA	2020-02-19
Andrew Claycomb	Los Angeles, CA	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Johanna Demetrakas	Los Angeles, CA	2020-02-19
Roland Peters	Los Angeles, CA	2020-02-19
Josie Roth	Los Angeles, CA	2020-02-19
Tom Brace	Los Angeles, CA	2020-02-19
Salvador Reyes	Highland Park, CA	2020-02-19
Luis Rodriguez	Huntington Beach, CA	2020-02-19
Esteban Romero	Los Angeles, CA	2020-02-19
Victor Najera	Los Angeles, CA	2020-02-20
Desiree Jimenez	Los Angeles, CA	2020-02-20
Daisy Galindo	Whittier, CA	2020-02-20
Bryan Najera	Huntington Beach, CA	2020-02-20
Jeff Boynton	Los Angeles, CA	2020-02-20
Byron Arreola	Los Angeles, CA	2020-02-20
Bruh Moment	New York, NY	2020-02-20
Via Trujillo	Los Angeles, CA	2020-02-20
Katie Herrera	Los Angeles, CA	2020-02-20
Darryl Tewes	Glendale, CA	2020-02-20
Irma Rodriguez	West covina, CA	2020-02-20
Vic Perez	Charlotte, NC	2020-02-20
Brittany Herrera	Sylmar, CA	2020-02-20
Aung Ze Ya	Fort Wayne, IN	2020-02-20
Lily Martinez	Los Angeles, CA	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alicia Gold	Los Angeles, CA	2020-02-20
Linda Kaye	Los Angeles, CA	2020-02-20
Daniela Gonzalez	Los Angeles, CA	2020-02-20
Arianna Deleon	Los Angeles, CA	2020-02-20
Kristen Chamberlain	Chicago, US	2020-02-20
leon boyd	Allen, US	2020-02-20
LaVonne Carver	Gray, US	2020-02-20
Ken Mak	Lake Forest, US	2020-02-20
Msrk Bsrry	Marion, US	2020-02-20
tazz devil	US	2020-02-20
Stephanie Camba	Los Angeles, CA	2020-02-20
K. Scibetta	Shadow Hills, CA	2020-02-20
grace Maldonado	Victorville, CA	2020-02-20
Richard Ruiz	Los Angeles, CA	2020-02-20
Neddy Franquez	Los Angeles, CA	2020-02-20
Erika Paniagua	Los Angeles, CA	2020-02-20
Michael Gershberg	Los Angeles, CA	2020-02-20
Carol Cetrone	LA, CA	2020-02-20
Nicole Panter	Valenica, CA	2020-02-20
christina padilla	Los Angeles, CA	2020-02-20
Laura Trujillo	Los Angeles, CA	2020-02-20
Jody Garcia	Los Angeles, CA	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Eddie Garcia	Marco Island, FL	2020-02-20
Vicki Redman	Los Angeles, CA	2020-02-20
Kathryn schaivone	annapolis, MD	2020-02-20
Jessica Ceballos	Los Angeles, CA	2020-02-20
Anthony Thymiakos	Alhambra, CA	2020-02-20
Martin Cox	Los Angeles, CA	2020-02-20
Shakti Maisen	Northridge, CA	2020-02-20
Aaron Herrera	Hayward, CA	2020-02-20
Michael Hochman	Los Angeles, CA	2020-02-20
Ric Zimmerman	Los Angeles, CA	2020-02-20
claudia rivera	tujunga, CA	2020-02-20
Veronica Gabaldon	Covina, CA	2020-02-20
Stephanie Duarte	Los Angeles, CA	2020-02-20
JESSE RAMON	Los Angeles, CA	2020-02-20
Deseret Rodriguez	los angeles, CA	2020-02-20
Hector Rodriguez	US	2020-02-20
edin barrientos	Los Angeles, CA	2020-02-20
Shane Mar	Los Angeles, CA	2020-02-20
ROSEMARY VARGAS	Los Angeles, CA	2020-02-20
Diana Luna	Tampa, FL	2020-02-20
Rene Pena	Los Angeles, CA	2020-02-20
Antonette Santiago	Los Angeles, CA	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Rebecca Lopez	Los Angeles, CA	2020-02-20
David Ozinga	Los Angeles, CA	2020-02-20
maria pineres	los angeles, CA	2020-02-20
Christopher Hernandez	Los Angeles, CA	2020-02-20
andrew aparicio	Diamond Bar, CA	2020-02-20
Danielle Davis	Los Angeles, CA	2020-02-20
Silvia Duarte	Los Angeles, CA	2020-02-20
Matthew Castellanos	Los Angeles, CA	2020-02-20
Anel Romero	Los Angeles, CA	2020-02-20
Shawn Longino	Los Angeles, CA	2020-02-20
Robert Ford	Los Angeles, CA	2020-02-20
Anna Flores	malibu, CA	2020-02-21
MARCO ROMERO	Los Angeles, CA	2020-02-21
Ricardo Ventura	Los Angeles, CA	2020-02-21
Kayleigh Rocheck	Los Angeles, CA	2020-02-21
Heera Kapoor	Los Angeles, CA	2020-02-21
Jan Kudas	Los Angeles, CA	2020-02-21
Deborah Hernandez	los angeles, CA	2020-02-21
Lisa Dott	Los Angeles, CA	2020-02-21
Randy Uribe	Alhambra, CA	2020-02-21
David Crosby	Los Angeles, CA	2020-02-21
Pamela Briano	Los Angeles, CA	2020-02-21



<b>Name</b>	<b>Location</b>	<b>Date</b>
Moises Gomez	Los Angeles, CA	2020-02-21
Rocio Soto	Los Angeles, CA	2020-02-21
Leticia Zavala	LA, CA	2020-02-21
Robbi Krueger	Las Vegas, NV	2020-02-21
Judith Ponce	Los Angeles, CA	2020-02-21
Rey Castillo	Los Angeles, CA	2020-02-21
cynthia galvez	Los Angeles, CA	2020-02-21
Nancy Lowry	Los Angeles, CA	2020-02-21
Maija Augusts	Los Angeles, CA	2020-02-21
Monica Chavez	Los Angeles, CA	2020-02-21
Alberto Nyssen	Los Angeles, CA	2020-02-21
cesar sanchez	Glendale, CA	2020-02-21
Shanna Naja	Valley Springs, CA	2020-02-21
Arlene Siordia	Los Angeles, CA	2020-02-21
Leigh Breslin	Sylmar, CA	2020-02-21
Anna Santiago	Los Angeles, CA	2020-02-21
Nicole Snyder	Los Angeles, CA	2020-02-21
Mynor Alvarez	Pomona, CA	2020-02-21
Alissa Newton	Los Angeles, CA	2020-02-21
Carl Biel	Los Angeles, CA	2020-02-21
Luis Cruz	Los angeles, CA	2020-02-21
Stephanie Figueroa	Sylmar, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Marin Gonzalez	los angeles, CA	2020-02-21
anthony g	Whittier, CA	2020-02-21
Troy Lambert	Los Angeles, CA	2020-02-21
jennifer jimenez	la, CA	2020-02-21
Mayra Estrada	Los Angeles, CA	2020-02-21
Bijan Ghaemi	San Fernando, CA	2020-02-21
uwe bald	Los Angeles, CA	2020-02-21
Anne Huynh	Los Angeles, CA	2020-02-21
Bobbie Eller	Los Angeles, CA	2020-02-21
miki berman	Los Angeles, CA	2020-02-21
Maria Velazquez	Los Angeles, CA	2020-02-21
MIGUEL Angel	Los Angeles, CA	2020-02-21
Rochelle Saucillo	Los Angeles, CA	2020-02-21
Cynthia Moreno	El Paso, TX	2020-02-21
Tamara Detamer	Santa Clarita, CA	2020-02-21
Victor Saenz	Los Angeles, CA	2020-02-21
Rob Rodriguez	Los Angeles, CA	2020-02-21
Renee Patoni	Los Angeles, CA	2020-02-21
Craig Coddling	Glendale, CA	2020-02-21
Liliana Garcia	Los Angeles, CA	2020-02-21
Susana Verduzco	Los Angeles, CA	2020-02-21
Ceasar Aguirre	Alhambra, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Cyrus Tehrani	Las Vegas, NV	2020-02-21
Sandi Parra	Los Angeles, CA	2020-02-21
Joe Chalé	Los Angeles, CA	2020-02-21
Emma Boland	Los Angeles, CA	2020-02-21
Marie A. Finen	Cypress, US	2020-02-21
Brenda de River	Los Angeles, CA	2020-02-21
Jasmine Cortez	Los Angeles, CA	2020-02-21
Karen Barranco	Los Angeles, CA	2020-02-21
Catherine Couoh	Los Angeles, CA	2020-02-21
David Cagan	West Hills, CA	2020-02-21
Marisela Calvillo	Los Angeles, CA	2020-02-21
Sadie Valadez	Los Angeles, CA	2020-02-21
Stephanie Hampl	Valencia, CA	2020-02-21
Andres Freyre	Rosemead, CA	2020-02-21
George Christopher	Los Angeles, CA	2020-02-21
Ashleigh Thomoff	Littleton, CO	2020-02-21
Rocio Blanco	Los Angeles, CA	2020-02-21
carmen perez	pasadena, CA	2020-02-21
Stanley Williams	Eagle Rock, CA	2020-02-21
Dawn Recor	Azusa, CA	2020-02-21
Alicia Partida	Alhambra, CA	2020-02-21
Jeff Chapman	Los Angeles, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Robert Flores	Los Angeles, CA	2020-02-21
Armando Ortiz	Los Angeles, CA	2020-02-21
Ron Quinonez	Los Angeles, CA	2020-02-21
Krystal Wameling	Cathedral City, CA	2020-02-21
Brittney Vasquez	Azusa, CA	2020-02-21
Adelia Nunn	Los Angeles, CA	2020-02-21
Rafael Moran	Los Angeles, CA	2020-02-21
Ryan Rivera-Montez	South Pasadena, CA	2020-02-21
Sandra Alzate	Los Angeles, CA	2020-02-21
Cristal Mendez	Los Angeles, CA	2020-02-21
Jasmine Mariscal	Los Angeles, CA	2020-02-21
Marilyn Nerenberg	South Pasadena, CA	2020-02-21
Janil Hernandez	Los Angeles, CA	2020-02-21
Rosa Hernandez	Los Angeles, CA	2020-02-21
Magdalena Y	Pasadena, CA	2020-02-21
Jess Ayon	Los Angeles, CA	2020-02-21
Barbara Porter	Los Angeles, CA	2020-02-21
Brandon Villarreal	Santa Barbara, CA	2020-02-21
Carla Fallberg	Los Angeles, CA	2020-02-21
M. Browning	Chandler, US	2020-02-21
Elizabeth Zamot	Bronx, US	2020-02-21
Michael Shapiro	GOLETA, US	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
HAWKEN BERG	US	2020-02-21
Mary Hernandez	Los Angeles, CA	2020-02-21
Alan Sandoval	Oakland, US	2020-02-21
Erick Hernandez	San Pablo, CA	2020-02-21
john u	los angeles, CA	2020-02-21
Mia Recio	Los Angeles, CA	2020-02-21
Moira Gomez	Los Angeles, CA	2020-02-21
Johanna Jiménez	Los Angeles, CA	2020-02-21
Matthew Gomez	Los Angeles, CA	2020-02-21
Jessica Lacayo	Chatsworth, CA	2020-02-21
Roberto Vielma	Los Angeles, CA	2020-02-21
Donna Rodriguez	Los Angeles, CA	2020-02-21
Cinthia Arce	Los Angeles, CA	2020-02-21
Jesica Vasquez	Los Angeles, CA	2020-02-22
Leticia duggan	Los Angeles, CA	2020-02-22
Daniel lopez	Los Angeles, CA	2020-02-22
Ricardo Garcia	Orange, CA	2020-02-22
Michelle To	Los Angeles, CA	2020-02-22
Koreen Cea	Los Angeles, CA	2020-02-22
Joanna Chun	Los Angeles, CA	2020-02-22
Bhav Patel	Eagle rock, CA	2020-02-22
Kris Cleere	Los Angeles, CA	2020-02-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Adrian Aguilar	Los Angeles, CA	2020-02-22
Michael Flores	Los Angeles, CA	2020-02-22
Mireya Gonzalez	Panorama City, CA	2020-02-22
Rebecca Sanchez	Van Nuys, CA	2020-02-22
Esther Soliman	Los Angeles, CA	2020-02-22
Israel Villar	Highland Park, CA	2020-02-22
Noe Duran	Los Angeles, CA	2020-02-22
Patricia Quezada	LA, CA	2020-02-22
michelle chin	los angeles, CA	2020-02-22
Edgar Newman	Santa Ana, CA	2020-02-22
Janet Campos	Covina, CA	2020-02-22
Alma Duran	Los Angeles, CA	2020-02-22
Francisca Castro	Chino, CA	2020-02-22
Cristian Monterroso	Los Angeles, CA	2020-02-22
Pearl Contreras	Los Angeles, CA	2020-02-22
Julie Pena	Los Angeles, CA	2020-02-22
Vicky Guzman	Los Angeles, CA	2020-02-22
Natalia Ferraro	Covina, CA	2020-02-22
Kate WEINBERG	Los Angeles, CA	2020-02-22
Aurora Guerrero	L.A., CA	2020-02-22
Andrea Hirujo	Los Angeles, CA	2020-02-22
Agustin Valdez	Long Beach, CA	2020-02-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Patricia Moran	Los Angeles, CA	2020-02-22
Edgar Arciniega	Los Angeles, CA	2020-02-22
Gina Amodeo	los angeles, CA	2020-02-22
liza beltran	Los Angeles, CA	2020-02-22
Miranda Hirujo	Los Angeles, CA	2020-02-22
Jimmy Hernandez	Ontario, CA	2020-02-22
Alexis Arambula	Las Vegas, NV	2020-02-22
Luis Arango	Arcata, CA	2020-02-22
Antonio Hayes	Los Angeles, CA	2020-02-22
Ceasar Mena	Los Angeles, CA	2020-02-22
Jorman Jorge	Miami, US	2020-02-22
Brittany Bates	Gilbert, US	2020-02-22
Genesis Ochoa	Los Angeles, CA	2020-02-22
Marina Williams	Palo Alto, CA	2020-02-22
Marcine McBride	West Babylon, NY	2020-02-22
John Avery	Montville, US	2020-02-22
Shawn Brown	Columbus, US	2020-02-22
maddie montgomery	Port Orange, US	2020-02-22
Kathy Honeycutt	Elizabethton, US	2020-02-22
Shena smith	Norfolk, US	2020-02-22
Apuuuuuuuuu 42	Hutchinson, US	2020-02-22
Kim Abelman	San Diego, US	2020-02-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Renee McKinley	bloomfield, US	2020-02-22
evelyn melendez	davis, CA	2020-02-22
Eric Rasco	Los Angeles, CA	2020-02-22
Angel Luna	Los Angeles, CA	2020-02-22
max pittman	Manhattan Beach, CA	2020-02-22
Hamid Sanjabi	Los Angeles, CA	2020-02-23
Alex M	Los Angeles, CA	2020-02-23
Andrea Morales	Santa Clarita, CA	2020-02-23
Benjamin Greenlea	San Francisco, CA	2020-02-23
claudia acevedo	Los Angeles, CA	2020-02-23
Quinn Oelke	Minneapolis, MN	2020-02-23
Christine Zardeneta	Los Angeles, CA	2020-02-23
Ashley Anguiano	Los Angeles, CA	2020-02-23
Debra Mendez	Azusa, CA	2020-02-23
Luz Magallanes	Los Angeles, CA	2020-02-23
Gemma Lurie	Los Angeles, CA	2020-02-23
Leida Untoria	Riverside, CA	2020-02-23
Joshua Topete	Los Angeles, CA	2020-02-23
Frank Le Doux	Los Angeles, CA	2020-02-23
Michelle Litchfield	Los Angeles, CA	2020-02-23
Jessica Mateo	Los Angeles, CA	2020-02-23
Ben Mook	Los Angeles, CA	2020-02-23



<b>Name</b>	<b>Location</b>	<b>Date</b>
Merie Mesa	Los Angeles, CA	2020-02-23
Pablo Olivas	Los Angeles, CA	2020-02-24
Cassius Kemp	Denver, US	2020-02-24
Chelsea Conley	Novato, US	2020-02-24
Evan McVey	Denver, US	2020-02-24
Natasha Vigil	Colorado Springs, US	2020-02-24
Rhonda Bradley	Crossville, TN	2020-02-24
David Gallardo	Los Angeles, CA	2020-02-24
Lisa Pace	Los Angeles, CA	2020-02-24
Ángel Alie	Pomona, CA	2020-02-24
jim tucker	Los Angeles, CA	2020-02-24
Sherry Ziegelmeyer	Canoga Park, CA	2020-02-24
Tiana Casanova	Los Angeles, CA	2020-02-25
Nancy Lilly	Los Angeles, CA	2020-02-25
Sara Selevitch	Los Angeles, CA	2020-02-25
Sam Campbell	Los Angeles, CA	2020-02-25
Marilyn Gladle	Los Angeles, CA	2020-02-25
Karen Felts	Noblesville, US	2020-02-25
Jenny Martinez	Hesperia, US	2020-02-25
Tina God love	Meridian, US	2020-02-25
Abigail Emery	North Tonawanda, US	2020-02-25
Haleigh Sharpe	North Carolina, US	2020-02-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Anu Buragapu	Dublin, US	2020-02-25
Jennifer Dominguez	Bloomington, US	2020-02-25
Shobhana Thattacherry	Dublin, CA	2020-02-25
Saaren Ghazi	Glendale, CA	2020-02-25
Susie Stevens	Ireland	2020-02-25
Mary Timmer	Pasadena, CA	2020-02-25
Dianne Lawrence	Los Angeles, CA	2020-02-25
Mona Cedar	Los Angeles, CA	2020-02-25
Ilsa Gonzalez	Fort Myers, FL	2020-02-25
Eric Diaz	Gardena, CA	2020-02-26
Dave Bedrosian	Altadena, CA	2020-02-26
Steven Clark	Las Vegas, NV	2020-02-26
Vanessa Gutierrez	Los Angeles, CA	2020-02-26
Sally Arscott	Los Angeles, CA	2020-02-26
ROSALIA CASTILLO	Los angeles, CA	2020-02-26
Brittany Bogan	Los Angeles, CA	2020-02-27
derek saucedo	Los Angeles, CA	2020-02-27
Kevin D'Amato	Los Angeles, CA	2020-02-27
Jenna Blaustein	Los Angeles, CA	2020-02-27
Gail Craven	Los Angeles, CA	2020-02-27
Debbie McAfee	Pinon Hills, CA	2020-02-28
elizabeth mccann	los angeles, CA	2020-02-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Molly Hale	Los Angeles, CA	2020-02-28
Alicia Encarnacion	Los Angeles, CA	2020-02-28
nicholas christensen	los angeles, CA	2020-02-28
Maria Medina	La Puente, CA	2020-02-28
Charleen Schuss	Oxnard, CA	2020-02-29
Thomas Hollihan	Los Angeles, CA	2020-03-01
Alyssa Acevedo	Bakersfield, US	2020-03-01
Fandom Encounters	US	2020-03-01
Sodden Grider	San Jose, US	2020-03-01
Shivani Bahl	Peoria, US	2020-03-01
Riley Hullett	Minneapolis, US	2020-03-01
jacob Blackner	Roy, US	2020-03-01
John Kao	Palm Beach Gardens, US	2020-03-01
William Marshall	Los Angeles, CA	2020-03-02
Lacey Friedman	Los Angeles, CA	2020-03-02
Rita Haft	Beverly Hills, CA	2020-03-03
Bryan Aguilar-Lopez	Morristown, US	2020-03-04
Melissa Heithaus	Mckinney, US	2020-03-04
Harrison Fleetwood	Morristown, US	2020-03-05
Karina Jones	Morristown, US	2020-03-05
joseph zephir	Edison, US	2020-03-05
Kathryn Gibson	Chicago, US	2020-03-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ryan Myers	New Jersey, US	2020-03-06
kaan taneli	Boonton, US	2020-03-07
Robert Lyon	Los Angeles, CA	2020-03-08
Maria Hernandez	Los Angeles, CA	2020-03-10
Parker Todd Brooks	Los Angeles, CA	2020-03-10
Adi Sundar	Grovetown, US	2020-03-12
Andrew Graciano	Pelham, US	2020-03-12
Jenna Mackenroth	Woodhaven, US	2020-03-12
Noelya Patino	Los Angeles, US	2020-03-12
Ahaushvab Eisuhrbe	Chicago, US	2020-03-12
kassandra Gomez	McAllen, US	2020-03-12
Angalee Starshadow	West Valley City, US	2020-03-12
Ian Bartlett	Pasadena, US	2020-03-12
Gavin Morris	Long Island, US	2020-03-12
Kiel Aswel	Fire Island Pines, US	2020-03-12
Sandy Issak	El Cajon, US	2020-03-12
Abdelrahman Awad	Bayonne, US	2020-03-12
Adam Khater	Chicago, US	2020-03-12
Giovanni Camastra	Brooklyn, US	2020-03-12
Sam Sam	Rancho Mirage, US	2020-03-12
Jordan Cook	Lansdowne, US	2020-03-12
Alison Wright	Salisbury, US	2020-03-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alexis Corral	San Jose, US	2020-03-12
Arnel Flores	Pharr, US	2020-03-12
Bethzaida Ledesma	Anaheim, US	2020-03-12
Tina Beedle	Milton, US	2020-03-12
ben myat	Chicago, US	2020-03-12
Laith Samara	Arlington, US	2020-03-12
Alyssa Santell	Houston, US	2020-03-12
Gabriel Espino	Clarksville, US	2020-03-12
Erica Van Diepen	Lakewood, US	2020-03-12
Mandy D	Wilmette, US	2020-03-12
Frank Torrez	San Bernardino, US	2020-03-12
Patricio Gilchrist	Deerfield, US	2020-03-12
Ava Herrera	San Jose, US	2020-03-12
Mariah Santora	Los Angeles, US	2020-03-12
Aspen Sherman	Oak harbor, US	2020-03-12
Lucia Aguilar	Cleburne, US	2020-03-12
Nathan Rossi	Langhorne, US	2020-03-12
Congrats On David Carr And Garry Muratore Getting Married	Eterna, US	2020-03-12
jjeanette Stiffarm	Auburn, US	2020-03-12
Yihui Zhou	Ithaca, US	2020-03-12
bailee weston	Zachary, US	2020-03-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Christian Chand	Forest Hills, US	2020-03-12
Shannon Bartley	Milwaukee, US	2020-03-12
Jake Denecour	Glastonbury, US	2020-03-12
Amritpal Singh	Redwood City, US	2020-03-12
Jocelyn Spairring	Renton, US	2020-03-12
shirui sun	Arlington, US	2020-03-12
Priyanka Agadi	Baltimore, US	2020-03-12
ZT G	West Covina, US	2020-03-12
Mark Latif	Alpharetta, US	2020-03-12
R Al	Erie, US	2020-03-12
Patrick Kopec	Glenview, US	2020-03-12
Kimberly Zuniga	Edinburg, US	2020-03-12
Amber Ferris	US	2020-03-12
Kimberly Jones	Parthenon, US	2020-03-12
Vanessa Guerrero	Houston, US	2020-03-12
Jason Gil	San Antonio, US	2020-03-12
Zach Mann	US	2020-03-12
Tristan Holmes	Agoura Hills, US	2020-03-12
Jane Gawthrop	Wheaton, US	2020-03-12
Siying Li	Storrs Mansfield, US	2020-03-12
Yan Lin	Cartersville, US	2020-03-12
Arya Azari	San Jose, US	2020-03-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Gabriela Rittley	Washington, US	2020-03-12
Yael Stein	Suffern, US	2020-03-12
Jasmine Wong	Hayward, US	2020-03-12
Kameron Spencer	Los Angeles, US	2020-03-12
Sheila Schnotala	Titusville, US	2020-03-12
Abel Zac	Pomona, US	2020-03-12
The Fortnite Community	Woodland Hills, US	2020-03-12
Megan Hughes	Philadelphia, US	2020-03-12
carter purvis	Hobbs, US	2020-03-12
Veonsay Hou	Revere, US	2020-03-12
Katie Chow	Burlingame, US	2020-03-12
JP Cross	Chesapeake, US	2020-03-12
Haley MacAllister	Van Nuys, US	2020-03-12
Sandi Mileham	Eugene, US	2020-03-12
Maria Luisa Miyakawa	Honolulu, US	2020-03-12
close the school	Natick, US	2020-03-12
Rocio Olmos	Dallas, US	2020-03-12
Madison Lazarus	Denton, US	2020-03-12
Gofuk Yourself	Westfield, US	2020-03-12
Sanjaya Pradhan	Atlanta, US	2020-03-12
Ethan Lewis	Irvine, US	2020-03-12
Vincent Hoang	Westminster, US	2020-03-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Eric Wilbert	Pittsburgh, US	2020-03-12
Julia Campbell	Raleigh, US	2020-03-12
Marvin Castillo	Canyon Country, US	2020-03-12
Jack Brand	New york, US	2020-03-12
connor rice	Los Angeles, US	2020-03-12
Marcus Rock	Twentynine Palms, US	2020-03-12
Victoria Ayyad	Capitola, US	2020-03-12
Lisa AllowitzThompson	Truckee, US	2020-03-12
Varsha Prasad	San Antonio, US	2020-03-12
Max Tucker	Monroe, US	2020-03-12
Ciara Ortiz	Holbrook, US	2020-03-12
Robert Rodriguez	Jersey City, US	2020-03-12
Rosa Salcedo	Los Angeles, CA	2020-03-15
Vanessa Hernandez	Los Angeles, CA	2020-03-15
Larry Wood	Los Angeles, US	2020-03-17
Kathryn Eyler	Los Angeles, CA	2020-04-06
Roselia Castillo	Los Angeles, US	2020-05-13
Christy Haimelin	Wesley Chapel, US	2020-05-13
Andy Hong	Los Angeles, US	2020-05-22
Efren Gutierrez	Ventura, CA	2020-05-23
elda cerrano	US	2020-05-25
Daniela G	Los Angeles, CA	2020-05-29



<b>Name</b>	<b>Location</b>	<b>Date</b>
Sheryl Powell	Houston, US	2020-06-10
Bill Lash	Grand Junction, US	2020-06-17
Georgina Munoz	North Hollywood, CA	2020-06-19
Ricardo Padilla	Round Lake, US	2020-06-26
Nicholas Manalo	Los Angeles, CA	2020-07-28
Collin Perez	Los Angeles, CA	2020-07-28
EVELYN Carpenter	Los Angeles, US	2020-07-31
Hanna Leace	Los Angeles, US	2020-07-31
Frederick Alschuler	Santa Monica, US	2020-07-31
Melanie Clendennen	Austin, US	2020-07-31
Molly Savard	Los Angeles, CA	2020-08-03
Liliette Pena	Los Angeles, CA	2020-08-03
Ilenia Parra	Mount Washington, CA	2020-08-03
Gretchen Guzman	Los Angeles, CA	2020-08-03
Jbarrie Turner	Stockton, CA	2020-08-03
mari mu	Los Angeles, CA	2020-08-03
Sean Fallon	Los Angeles, CA	2020-08-03
Viviana Baldarelli	Los Angeles, CA	2020-08-03
Tina Sage	Los Angeles, CA	2020-08-03
Sheila Richman	San Marino, CA	2020-08-03
Sophie Richman	Los Angeles, CA	2020-08-03
Ann Gottesman	Pasadena, CA	2020-08-03

<b>Name</b>	<b>Location</b>	<b>Date</b>
Riley Richman	Los Angeles, CA	2020-08-03
Christina Guevara	los angeles, CA	2020-08-04
Nathana Schooler	Los Angeles, CA	2020-08-04
Jamie Wheeler	Los Angeles, CA	2020-08-04
Virginia Jackson-Reed	Los Angeles, CA	2020-08-04
Gemma Marquez	Los Angeles, CA	2020-08-04
Gail Crandall	Los Angeles, CA	2020-08-04
Elizabeth Strong	Los Angeles, CA	2020-08-04
Lisa Auerbach	Los Angeles, CA	2020-08-04
lori campos	Los Angeles, CA	2020-08-04
Sheryl Shoemaker	Los Angeles, CA	2020-08-04
Yolanda Castleberry	Los Angeles, CA	2020-08-04
Kim White	Los Angeles, CA	2020-08-04
Emma Kelly	Los Angeles, CA	2020-08-04
Margaret Pipo	Los Angeles, CA	2020-08-04
Kathryn Downing	Los Angeles, CA	2020-08-04
Sandra Guerrero	Los Angeles, CA	2020-08-04
Prissma Juarez	Los Angeles, CA	2020-08-04
veronica Contreras	Mesa, AZ	2020-08-04
Vincent Garcia	Los Angeles, CA	2020-08-04
Norberto Marquez	Los Angeles, CA	2020-08-04
Linda Phelps	Los Angeles, CA	2020-08-04

<b>Name</b>	<b>Location</b>	<b>Date</b>
Bo Wang	Los Angeles, CA	2020-08-04
Eliza Jones	Arroyo Grande, CA	2020-08-04
Katie Levine	Los Angeles, CA	2020-08-04
Eva Bencomo	Los Angeles, CA	2020-08-04
Trenton Whetstone	Los Angeles, CA	2020-08-04
Kathryn Smith	Los Angeles, CA	2020-08-04
Steve Crouch	Los Angeles, CA	2020-08-04
Matthew Calleros	Los Angeles, CA	2020-08-04
A Rivera	Los Angeles, CA	2020-08-04
Josephine Escobar	USA, US	2020-08-04
carol van beek	los angeles, CA	2020-08-04
Charles Marshall	San Diego, CA	2020-08-04
Cameron Duncan	Los Angeles, CA	2020-08-04
Christine Cerven	Los Angeles, CA	2020-08-04
Clare OCALLAGHAN	Los Angeles, CA	2020-08-04
maryam hosseinzadeh	Los Angeles, CA	2020-08-04
Okorochoa, Valerie Okorochoa	Pasadena, CA	2020-08-05
Emily Marmolejo	Los Angeles, CA	2020-08-05
Ed Brewer	Los Angeles, CA	2020-08-05
Candace Franco	Los Angeles, CA	2020-08-05
Krystal Macedo	Chula Vista, US	2020-08-05
Oswaldo Diaz	Hollywood, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Zoey Wells	New Smyrna Beach, US	2020-08-05
Macey Crowell	Grand Haven, US	2020-08-05
Jack Venegas	Bellflower, US	2020-08-05
Jocelyn Gonzalez	Orondo, US	2020-08-05
Marie Walker	Detroit, US	2020-08-05
Lexi Summers	Marshfield, US	2020-08-05
Aaliyah Navarro	Los Angeles, US	2020-08-05
Marc Hardan	Panorama City, US	2020-08-05
Layla Wallace	Brownsville, US	2020-08-05
Maya Rodriguez	Lynnwood, US	2020-08-05
Sabrina Huang	Hayward, US	2020-08-05
Vanessa Marentez	Santee, US	2020-08-05
Jaidyn Humphreys	Baltimore, US	2020-08-05
Raechel Bouchard	Newington, US	2020-08-05
Abby Reece	Taylorsville, US	2020-08-05
Erica De Los Santos	El Paso, US	2020-08-05
Kaitlin Schwemmer	Baltimore, US	2020-08-05
jennifer trujillo	Saint Petersburg, US	2020-08-05
Jessica Godinez	Melrose Park, US	2020-08-05
Emily Faer	Oceanside, US	2020-08-05
madison fonseca	Palos Hills, US	2020-08-05
Eric Castro	Yakima, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Aleyda Hurtado	New York, US	2020-08-05
Flori Aguilar	Falls Church, US	2020-08-05
Isabelle Simon	Castle Rock, US	2020-08-05
Allison Cordero	Wichita, US	2020-08-05
Nessa Diamante	San Jose, US	2020-08-05
Timothy Paich	Loveladies, US	2020-08-05
RealPoro King	Los Angeles, US	2020-08-05
Abigail Dowdy	Marysville, US	2020-08-05
Ellen Lee	Seattle, US	2020-08-05
Madison Macenat	Las Vegas, US	2020-08-05
Princess Aguinaldo	Waipahu, US	2020-08-05
Aisja Bishop	Rusk, US	2020-08-05
Laurel Schmaltz	Saint Louis, US	2020-08-05
Mariangel Sandoval	San Mateo, US	2020-08-05
ryan shepanski	Scottsville, US	2020-08-05
Jen Rivera	Brentwood, US	2020-08-05
Michele Schvarcz	Ewa Beach, US	2020-08-05
Stephanie Garace	Astoria, US	2020-08-05
Gabriella Shankman	Farmingville, US	2020-08-05
Alissa Letourneau	Sanford, US	2020-08-05
Sol Captor	alternia, US	2020-08-05
shaley caba	Staten Island, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Dana T	Edmond, US	2020-08-05
Shannon Leitner	Edwardsville, US	2020-08-05
Abby Hall	Ottawa, US	2020-08-05
Emma Markham	Phoenix, US	2020-08-05
Monica Gonzalez	Ventura, US	2020-08-05
Julie Wiant	Los Angeles, CA	2020-08-05
kari katagiri	Los Angeles, CA	2020-08-05
Janet Gordon	Pasadena, CA	2020-08-05
jacqueline little	Palm Desert, CA	2020-08-05
Patricia Guttormsen	Los Angeles, CA	2020-08-05
Liza Maltez	Los Angeles, CA	2020-08-05
Christina Kusch	Glendale, CA	2020-08-05
Claudia Gil	Los Angeles, CA	2020-08-05
Judith Velasco	Los Angeles, CA	2020-08-05
Martha Zapata	los angeles, CA	2020-08-05
Tony Fonseca	Los Angeles, CA	2020-08-05
Frances Elizondo	Los Angeles, CA	2020-08-05
T Lopez	Fountain Valley, CA	2020-08-05
Andres Alcantar	San Diego, CA	2020-08-05
Veronica Garcia	Los Angeles, CA	2020-08-05
Leslie Macias	Los Angeles, CA	2020-08-05
Lora Castro	Los Angeles, CA	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Roberto I Miranda Jr	Los Angeles, CA	2020-08-05
Trisha Gossett	Los Angeles, CA	2020-08-05
Leonard Delgado	Anaheim, CA	2020-08-05
Susana Marque	Los Angeles, CA	2020-08-05
Joseph Butler	Los Angeles, CA	2020-08-05
Michael Romero	Los Angeles, CA	2020-08-05
Armida Perez	Los Angeles, CA	2020-08-05
Mary Jo Vermeer	Pensacola, FL	2020-08-05
Mariam Ahmed	Dallas, US	2020-08-05
Lynn DiGennaro	Framingham, US	2020-08-05
Caroline Jouett	Fayetteville, US	2020-08-05
Olivia Toussaint	Chantilly, US	2020-08-05
Jonathan Hernandez	Los Angeles, US	2020-08-05
Courtney Adams	Santa Rosa, US	2020-08-05
Bailie Winchester	Long Beach, US	2020-08-05
dria johnson	Elkhorn, US	2020-08-05
Bianca LaValle	Brooklyn, US	2020-08-05
devina lopez	Killeen, US	2020-08-05
Setoria Dickson	Deltona, US	2020-08-05
Christina Tetz	Visalia, US	2020-08-05
Eli Strom	Cheney, US	2020-08-05
Emily Gilgoff	Circleville, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jada Trimble	Chesapeake, US	2020-08-05
Kaylani Cortez	Burbank, US	2020-08-05
George Mitchell	Easton, US	2020-08-05
Jocelyn Nwazue	Grand Prairie, US	2020-08-05
Andie Hales	Munford, US	2020-08-05
Madeline Steele	Sacramento, US	2020-08-05
Caniyla Brown	Fort Pierce, US	2020-08-05
Lauryn Casey	Modesto, US	2020-08-05
Sherry Bidegain	Kearny, US	2020-08-05
Samantha Pearson	Long Beach, US	2020-08-05
Vanessa Pietracatello	Pittsburgh, US	2020-08-05
glenda maldonado	Los Angeles, US	2020-08-05
Aliyah Hall	Aldie, US	2020-08-05
grace benson	Gurnee, US	2020-08-05
Jalyn Gottschalk	New Orleans, US	2020-08-05
Orleana Cort	Linden, US	2020-08-05
Oscar Perez	Alpharetta, US	2020-08-05
amareah bead	Annapolis, US	2020-08-05
Kimberly Zaragoza	Hawthorne, US	2020-08-05
Candy Chavez	Simi Valley, US	2020-08-05
Olivia Moser	Lebanon, US	2020-08-05
Julie Payes	Arlington, US	2020-08-05



<b>Name</b>	<b>Location</b>	<b>Date</b>
Gracie Compton	Houston, US	2020-08-05
Alan Cabrera	Ogden, US	2020-08-05
Phoebe Lin	Thousand Oaks, US	2020-08-05
Caroline Sanders	Arlington, US	2020-08-05
Scott Kelley	Oak Creek, US	2020-08-05
Golden Crockett	Los Angeles, US	2020-08-05
Tessa Condie	Magna, US	2020-08-05
Lacey Kiley	Santee, US	2020-08-05
Jessica Wycliffe	Santa Rosa, US	2020-08-05
Kaylee Knight	Charleston, US	2020-08-05
Isabel Valdes	Miami, US	2020-08-05
abbie wyckoff	Royal Oak, US	2020-08-05
Emma S	Cortland, US	2020-08-05
victoria ward	Decatur, US	2020-08-05
Victoria Shen	Davis, US	2020-08-05
Leah Marshall	Kyle, US	2020-08-05
Regina Kibodeaux	Eunice, US	2020-08-05
desiree dalton	Plymouth, US	2020-08-05
Rashell Williams	Philadelphia, US	2020-08-05
Sima Shirazi	Piscataway, US	2020-08-05
Mia Vazquez	Riverside, US	2020-08-05
Karla Luna	Kansas City, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Hannah Blevins	Lebanon, US	2020-08-05
caroline m	Hopewell, US	2020-08-05
sherry Taylor	Okeechobee, US	2020-08-05
Jess D	Hawthorne, US	2020-08-05
Sabrina Moses	Missouri City, US	2020-08-05
Ruby Esparza	Compton, US	2020-08-05
Christian Cruz	Miami, US	2020-08-05
Joseph Choperena	San Francisco, US	2020-08-05
Ahnika Rising	Hobbs, US	2020-08-05
April Luna	Houston, US	2020-08-05
Danna Sanchez	Gilbert, US	2020-08-05
Daniella Krankus	Havertown, US	2020-08-05
Ashley Oliva	Jersey City, US	2020-08-05
Salma Shokeri	Hoboken, US	2020-08-05
Paige Hoss	Pompano Beach, US	2020-08-05
night clo	Indianapolis, US	2020-08-05
Emma Kochheiser	Phoenix, US	2020-08-05
Isabel williams	Stockton, US	2020-08-05
Julia Chappell	Durham, US	2020-08-05
Natalya Onraet	Duluth, US	2020-08-05
Alana Carroll	Slatersville, US	2020-08-05
Isabella Pimentel	Chicago, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Autumn Youngs	Paso Robles, US	2020-08-05
Jayla Bonilla	Ashburn, US	2020-08-05
Jessica Schmid	Pittsburgh, US	2020-08-05
Ricardo Lopez Martinez	Turlock, US	2020-08-05
Estefany Gutierrez	Vallejo, US	2020-08-05
Ashanti Stills	Jacksonville, US	2020-08-05
Taya Tarquinio	Manchester, US	2020-08-05
Sydnee Blackhurst	Spring, US	2020-08-05
Jessica Greene	Belt, US	2020-08-05
Macie Clark	Fort Gibson, US	2020-08-05
Aurora Ingalls	Athens, US	2020-08-05
Makayla Elmore	Fort Worth, US	2020-08-05
Leslie Moran	Garner, US	2020-08-05
Katie Hernandez	Santa Ana, US	2020-08-05
Farjana Begum	Warren, US	2020-08-05
sydney luu	Hayward, US	2020-08-05
Alexander Angulo	Chula Vista, US	2020-08-05
Arianna Black	Chicago, US	2020-08-05
Jinessa Pacheco	Holt, US	2020-08-05
Teresa Jackson	Christine, US	2020-08-05
Monica Gonzalez	Los Angeles, CA	2020-08-05
Obidio Martínez	San Diego, CA	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Roger Bethelmy	Los Angeles, CA	2020-08-05
gabe Alvarado	Los Angeles, CA	2020-08-05
Kathy Zelaya	Los Angeles, CA	2020-08-05
Amy Lamarra	Los Angeles, CA	2020-08-05
Jenny Menodza	Los Angeles, CA	2020-08-05
Candice Holman	Los Angeles, CA	2020-08-05
Ernie Castro	Los Angeles, CA	2020-08-05
Jose Barrera	Los Angeles, CA	2020-08-05
Miguel Navarro	Los Angeles, CA	2020-08-05
Joanna Rodriguez	Los Angeles, CA	2020-08-06
Tony Federico	Los Angeles, CA	2020-08-06
Kenneth Dolinger	Los Angeles, CA	2020-08-06
Frances Rodriguez	Los Angeles, CA	2020-08-06
Joyce Puckett	Los Angeles, CA	2020-08-06
George Baca	Tustin, CA	2020-08-06
Sarah Reyes	Los Angeles, CA	2020-08-06
Loren Escandon	Los Angeles, CA	2020-08-06
Sherry Davis Johnson	Altadena, CA	2020-08-06
Tina Fleming	Los Angeles, CA	2020-08-06
FD Val	Palm Desert, CA	2020-08-06
irina jasper	Pasadena, CA	2020-08-06
Amy Ludwig	Los Angeles, CA	2020-08-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Cynthia Cortez	Los Angeles, CA	2020-08-06
Chelsea Carbaugh	Los Angeles, CA	2020-08-06
Zachary Harber	Gillette, US	2020-08-06
Madison Ann	Chesapeake, US	2020-08-06
Tiara Sewpersad	Durban, US	2020-08-06
Christy Sundy	Aliquippa, US	2020-08-06
Lucas Watanabe	US	2020-08-06
Francesco Goretti	San Francisco, US	2020-08-06
Stacie Selter	Allegan, US	2020-08-06
Keyli M	Winter Garden, US	2020-08-06
Samantha Baldelomar	Riverside, US	2020-08-06
Steve Elenich	Hancock, US	2020-08-06
Iaraine lowrey	Los Angeles, US	2020-08-06
Caroline Seanez	los angeles, CA	2020-08-06
Inge Govaerts	Los Angeles, CA	2020-08-06
Delia Rodriguez	Los Angeles, CA	2020-08-06
Jeannie Gomez	Los Angeles, CA	2020-08-06
Maria Genie	Los Angeles, CA	2020-08-06
Nancy Worsham	Burbank, CA	2020-08-06
Ian Stanton	Los Angeles, CA	2020-08-06
christine hine	los angeles, CA	2020-08-07
Abraham Ramos	Los Angeles, CA	2020-08-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Neara Russell	Los Angeles, CA	2020-08-07
Amy Sedivy	Los Angeles, CA	2020-08-07
Melissa Gould McNeely	Los Angeles, CA	2020-08-07
Susanna Meiers	Los Angeles, CA	2020-08-07
Theresa Olivas	Covina, CA	2020-08-07
Heather Quesada	Los Angeles, CA	2020-08-07
Anna Elias	Los Angeles, CA	2020-08-08
Gricelda Jimenez	Los Angeles, CA	2020-08-08
David McCauley	Los Angeles, US	2020-08-08
Rodolfo Goni	Los Angeles, CA	2020-08-08
Savana Carter	Dayton, US	2020-08-08
Anne Kredell	US	2020-08-08
David Grygo	Langhorne, US	2020-08-08
Ray Heyberger	Phila, US	2020-08-08
Tre'Vaughn Cox	Durham, US	2020-08-08
Koda Anderson	Edinboro, US	2020-08-08
Taylor Dillard	Fairburn, US	2020-08-08
Amber Stephens	Tallahassee, US	2020-08-08
Janice Martinez	Fullerton, US	2020-08-08
Sofia gillum	Johns Island, US	2020-08-08
Diego Gonzalez	San Luis, US	2020-08-08
Kayle Lucas	Riverview, US	2020-08-08

Name	Location	Date
Miranda Allen	Maplewood, US	2020-08-08
Gabriella Franks	Albuquerque, US	2020-08-08
Jr McKee	O Fallon, US	2020-08-08
jameelah brummitt	Charlotte, US	2020-08-08
Hailey McIntosh	Chula Vista, US	2020-08-08
Kira Stone	Dolgeville, US	2020-08-08
Shannon O'Sullivan	burlingame, US	2020-08-08
Maddie Peery	Frederick, US	2020-08-08
esteban devega	Wilmington, US	2020-08-08
Kemisia Robertson	Andalusia, US	2020-08-08
Parker Bennett	Comstock Park, US	2020-08-08
William McKellen	Houston, US	2020-08-08
Jasmine Stivers	Houston, US	2020-08-08
Nicolas Romo	San Jose, US	2020-08-08
Nicholas Rangel	Austin, US	2020-08-08
Lindsey Kuhns	Grand Prairie, US	2020-08-08
Mia Cold	Las Vegas, US	2020-08-08
Jack McDermott	US	2020-08-08
Alexandra De Jesus	Miami, US	2020-08-08
Rhuej Ieeieeieii	Mcallen, US	2020-08-08
Alondra Jimenez	Kalamazoo, US	2020-08-08
minna archer	Chester, US	2020-08-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Amethyst Williams	Canton, US	2020-08-08
Natasha Dzananovic	Mesa, US	2020-08-08
a s	Philadelphia, US	2020-08-08
Malcolm Jones	Newport News, US	2020-08-08
Gabriela Pacheco	San Gabriel, US	2020-08-08
Leila Filius	Hollywood, US	2020-08-08
Cydney Agno	Martinez, US	2020-08-08
Emily Vidal	Hialeah, US	2020-08-08
Emily Saleen	Lehigh Acres, US	2020-08-08
Jules Palombia	Pittsburgh, US	2020-08-08
Victoria Gauvin	Narragansett, US	2020-08-08
Kat Goad	Newburgh, US	2020-08-08
Brianna Vega	Manteca, US	2020-08-08
Nicole Taylor	Vancouver, US	2020-08-08
Maryelizabeth Lehman	Gilbert, US	2020-08-08
Sofia Macdonald	San Francisco, US	2020-08-08
Yeet Yeet	Yettus, US	2020-08-08
Katie Kawacin	La Porte, US	2020-08-08
Joseph Gardina	Lomita, US	2020-08-08
Andrea Perez	Chicago, US	2020-08-08
Gulnaaz Sapra	Phoenix, US	2020-08-08
Emely Maldonado	San ysidro, US	2020-08-08



<b>Name</b>	<b>Location</b>	<b>Date</b>
DeAndrea & Golden Dunn	Tuscaloosa, US	2020-08-08
kayleigh levan	Bloomsburg, US	2020-08-08
Phoebe Stanley	Clearfield, US	2020-08-08
Jose Delgado	Los Angeles, CA	2020-08-08
Olivia Jaffe	Santa Monica, CA	2020-08-10
Joe Cardamone	Los Angeles, CA	2020-08-10
Eva Chavez	Los Angeles, CA	2020-08-13
Sarah Casey	Los Angeles, CA	2020-08-13
fernando Navarro	Los Angeles, CA	2020-08-15
Mariah Solis	Los Angeles, CA	2020-08-17
Anneliese Castillo	Southwest Brevard Cnty, US	2020-08-17
Maggie Ulehla	Seattle, US	2020-08-17
Erika Torres	Springdale, US	2020-08-17
Barbara Glusker	San Jose, US	2020-08-17
Marky Garabedian	Glen Allen, US	2020-08-17
Braylan Berry	San Diego, US	2020-08-17
Elaine White	Phoenix, US	2020-08-17
stacia jones	little elm, US	2020-08-17
Rod Nava	Los Angeles, CA	2020-08-18
Fany Anderson	Los Angeles, CA	2020-08-18
Sandra Martinez	Los Angeles, CA	2020-08-18
Leslie Ruiz	Los Angeles, CA	2020-08-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
Karla Coronado	Los Angeles, CA	2020-08-18
Lidia Gil	Los Angeles, CA	2020-08-18
Cynthia White	Los Angeles, CA	2020-08-19
Michael Malone	Los Angeles, US	2020-08-21
Anastasiya Sakharova	Los Angeles, US	2020-08-21
Christine Irwin	South Pasadena, CA	2020-08-23
Georgie Ramsland	Garden Grove, CA	2020-08-25
Roy Felig	La Palma, CA	2020-08-25
John Ramirez	Los Angeles, CA	2020-08-25
Michelle Carr	Los Angeles, CA	2020-08-25
Mary Lattimore	Los Angeles, CA	2020-08-28
Dominique Generaux	Los Angeles, CA	2020-09-11
Ruth Lumibao	San Jose, US	2020-09-18
Shelley Moore	Merritt Island, US	2020-09-18
Casey Hughes	Los Angeles, CA	2020-11-28
Angel Sosa	Los Angeles, CA	2020-11-28
Dwight Stone	Los Angeles, CA	2020-11-28
Nesto Jay	Los angeles, CA	2020-11-28
Karen Santamaria	Los Angeles, CA	2020-11-28
David Gilbert	Los Angeles, CA	2020-11-28
Vicki Luong	los angeles, CA	2020-11-28
Jack Luong	Los Angeles, CA	2020-11-29

<b>Name</b>	<b>Location</b>	<b>Date</b>
Qun luong	Los Angeles, CA	2020-11-29
Saul Ramirez	Los Angeles, CA	2020-11-29
Sean Stout	Los Angeles, CA	2020-11-29
Kelly Reed	Los Angeles, CA	2020-11-29
Miguel Rodriguez	Los Angeles, CA	2020-11-29
melissa marquez	Compton, CA	2020-11-29
Anthony T	Los Angeles, CA	2020-11-29
Alejandro Lopez	Los Angeles, CA	2020-11-29
Chris Guzman Rodriguez	US	2020-11-29
Claudio Flor	Los Angeles, CA	2020-11-29
Ricardo Madrigal	Los Angeles, CA	2020-11-29
Fernando enciso	Los Angeles, CA	2020-11-29
Alexander Kujawski	Mount Washington, LA,, CA	2020-11-30
Gretchen Houk	Los Angeles, CA	2020-11-30
Corbin Murakami	Los Angeles, CA	2020-11-30
Jesus Gonzalez	Los Angeles, CA	2020-11-30
Andy Constanza	Pico Rivera, CA	2020-11-30
Nicholas Orozco	Los Angeles, CA	2020-11-30
Arely Carrera	Los Ángeles, CA	2020-11-30
Yesenia Jaramillo	Los Angeles, US	2020-12-01
Lucy Moreno	Los Angeles, CA	2020-12-01
Mario Hernandez	Los Angeles, CA	2020-12-01

<b>Name</b>	<b>Location</b>	<b>Date</b>
Zhanay Edwards	Brooklyn, US	2020-12-01
Ileana Paniagua	Los Angeles, US	2020-12-01
Ximena Lopez	Fort Myers, US	2020-12-01
R Rolando	Pompano Beach, US	2020-12-01
Gina Natera	San Diego, US	2020-12-01
Nicole Keb	San Francisco, US	2020-12-01
Kyara Williams	US	2020-12-01
Emilia Real	Downey, US	2020-12-01
Louise Brownwarren	US	2020-12-01
Kellan Curnutte	Nashville, US	2020-12-01
Julia Knipfer	Westerville, US	2020-12-01
Gurpreet Singh	Bakersfield, US	2020-12-01
Morgan Connell	West Orange, US	2020-12-01
Hannah Gibbs	Florence, US	2020-12-01
Sulliman Safi	Corona, US	2020-12-01
Hannah Blankenship	Moorhead, US	2020-12-01
Ronaldinho Gaucho	Lake In The Hills, US	2020-12-01
Chasey Curbow	Decatur, US	2020-12-01
Antonio Perratore	Calera, US	2020-12-01
Nadia Coria	Richmond, US	2020-12-01
Ed Milmore	Northport, US	2020-12-01
Tatum Nez	Winslow, US	2020-12-01

<b>Name</b>	<b>Location</b>	<b>Date</b>
Will Rightblank	US	2020-12-01
Matthew Oshea	Lake arrowhead, US	2020-12-01
Gabe Rogo	Waban, US	2020-12-01
Aidan Murphy	Mine Hill, US	2020-12-01
Monse Gomez	Atlanta, US	2020-12-01
Ashli Tingle	Castro Valley, US	2020-12-01
Jose Cardenas	Phoenix, US	2020-12-01
Ella H	Milwaukee, US	2020-12-01
Deja Hines	Tuscaloosa, US	2020-12-01
Drew B	Columbus, US	2020-12-01
Morgan Dove	Norfolk, US	2020-12-01
Debbie Lucchi	Lancaster, US	2020-12-01
Cody Richards	Panama City Beach, US	2020-12-01
Jashan preet Singh	Clifton, US	2020-12-01
Derinsola Peters	Staten Island, US	2020-12-01
gavin Huang	Davis, US	2020-12-01
Amritpal Singh	Kent, US	2020-12-01
Gayland Grant	Eldorado, US	2020-12-01
Tafari Taylor	Fort Lauderdale, US	2020-12-01
Jannell Murphy	Reno, US	2020-12-01
Reedha Ali	Mount Vernon, US	2020-12-01
Natalie Davila	Edinburg, US	2020-12-01

<b>Name</b>	<b>Location</b>	<b>Date</b>
Spencer Lere	Glendale, US	2020-12-01
Andrew Walton	Mountain View, US	2020-12-01
Youmna Elkabaili	Fort Collins, US	2020-12-01
Ariana Nagase-Boudreau	Kenosha, US	2020-12-01
Makenna Schoen	Rockville, US	2020-12-01
Eric Murrock	Madison, US	2020-12-01
Anna Laidler	East Stroudsburg, US	2020-12-01
Taylor Cornell	Summit, US	2020-12-01
Russell Gay	Winchestet, US	2020-12-01
isabela loya	Denver, US	2020-12-01
Kelly Saeteros	Milford, US	2020-12-01
Amro Alghandour	Houston, US	2020-12-01
Lily Lol	Grand Rapids, US	2020-12-01
Erica G	Las Vegas, US	2020-12-01
arsama tesfaye	Las Vegas, US	2020-12-01
Elise Daigle	Colorado Springs, US	2020-12-01
Brianna Henriquez	Glendale, CA	2020-12-01
doria wosk	miami, FL	2020-12-01
Xochitl Mejia	Los Angeles, CA	2020-12-01
Onkar Singh Lall	Wheaton, US	2020-12-01
Sherlin Hernandez	Elizabeth, US	2020-12-01
Judith Romero	Anaheim, US	2020-12-01

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lilian Burch	Bethesda, US	2020-12-01
Jordan Bernard	Pembroke Pines, US	2020-12-01
Fior Sandell	New York, US	2020-12-01
Amy Hacker	Whipple, US	2020-12-01
lauren rodriguez	Schaumburg, US	2020-12-01
Terry Lee	Colorado Springs, US	2020-12-01
Ww Ww	Katy, US	2020-12-01
Daniel Ruiz	San Diego, US	2020-12-01
Mari Wilpiszewski	Wilkes-Barre, US	2020-12-01
Lynn Hampton	Waukegan, US	2020-12-01
Eva Valencia	Los Angeles, CA	2020-12-01
Mauricio Alvarez	Los Angeles, CA	2020-12-03
Jacqueline Aquino	Los Angeles, CA	2020-12-04
Dahania Smith	San Ramon, US	2020-12-04
Jaime Guzman	Spring hill, US	2020-12-04
Leila Jones	Rocky Mount, US	2020-12-04
Cody Cargle	Panama City, US	2020-12-04
Evan Smith	Fleming Island, US	2020-12-04
Claire Schreiber	Washington, US	2020-12-04
Samantha Mcfarlin	Swansea, US	2020-12-04
Caroline Knight	Pagosa Springs, US	2020-12-04
Zel Walsh	Portland, US	2020-12-04

<b>Name</b>	<b>Location</b>	<b>Date</b>
Aaron Lopez	Los Angeles, CA	2020-12-04
Nick Anguiano	Los Angeles, CA	2020-12-04
Angie Becerra	Monterey park, CA	2020-12-04
Vera Anguiano	Los Angeles, CA	2020-12-04
Mari De Salas	Anaheim, CA	2020-12-04
Joanne Maya	Los Angeles, CA	2020-12-04
Jacqueline Mora	Los Angeles, CA	2020-12-04
Jeannette Romo	Altadena, CA	2020-12-04
Kathleen Villarreal	La Puente, CA	2020-12-04
Silvia Anguiano	San Bruno, CA	2020-12-04
Jeremy Mendiaz	Los Angeles, CA	2020-12-04
William Tirado	Alhambra, CA	2020-12-04
Ophir Admony	Los Angeles, CA	2020-12-04
Ivie Kicinski	Fort Worth, US	2020-12-04
Kyle Cousins	Richmond, US	2020-12-04
Anna Brankiewicz	Burbank, US	2020-12-04
Jennifer Fry	Placentia, US	2020-12-04
Arman Migranyan	Los Angeles, US	2020-12-04
Mythreyi Joshi	Atlanta, US	2020-12-04
Ismael Almanzar	Bronx, US	2020-12-04
Catherine Taylor	Accokeek, US	2020-12-04
Sami Vahid	Buffalo, US	2020-12-04



<b>Name</b>	<b>Location</b>	<b>Date</b>
Katsuki Bakigou	Oshkosh, US	2020-12-04
Hailey Contreras	Los Angeles, US	2020-12-04
Brittany Parr	Santa Rosa, US	2020-12-04
Susana Salazar	Long Beach, US	2020-12-04
Sean Bradley	Victorville, US	2020-12-04
Olanrewaju Odumosu	Allen, US	2020-12-04
Torrie Pratt	Owego, US	2020-12-04
Bryan Deng	San Francisco, US	2020-12-04
Lynnaya Bullen	Holton, US	2020-12-04
Lucy S	Minneapolis, US	2020-12-04
Antwon Wilson	Los Angeles, US	2020-12-04
iysis castrejon	Houston, US	2020-12-04
Charles Macklon	Teaneck, US	2020-12-04
Emma Williams	Lake Elsinore, CA	2020-12-04
Yvonne Anguiano	Los Angeles, CA	2020-12-04
Cynthia Ramirez	Los Angeles, CA	2020-12-04
irene rojas	palmdale, CA	2020-12-04
Jennifer Mendiaz	Los angeles, CA	2020-12-04
Jeanine Mendiaz	Los Angeles, CA	2020-12-04
Niki Anguiano	Los Angeles, CA	2020-12-04
Judy Reyed	Sonoma, CA	2020-12-05
Letty Moreno	Los Angeles, CA	2020-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Teresa Avila	San Diego, CA	2020-12-06
Julian Gonzalez	Bridgewater, US	2020-12-06
Claudia J. Cervantes	La Puente, US	2020-12-06
Shawndel Seymour	Kimball, US	2020-12-06
Logan Cowgill	Oakland, US	2020-12-06
Yari Krattenmaker	Saint Paul, US	2020-12-06
Aesha Patel	Hillsborough, US	2020-12-06
Nicola Mehan	US	2020-12-06
Andrew Tomalak	US	2020-12-06
Brittney Bear	San Antonio, US	2020-12-06
Gwendolyn Andrews	Allston, US	2020-12-06
Avery Johnson	US	2020-12-06
Lauren Allison	Pleasanton, US	2020-12-06
Lila Richardson	Chapel Hill, US	2020-12-06
No No	Waldorf, US	2020-12-06
Ella Ford	North Little Rock, US	2020-12-06
brian c	Burke, US	2020-12-06
Justine Hall	Jamestown, US	2020-12-06
DonandTracey Comer	US	2020-12-06
Megan Thomas	Memphis, US	2020-12-06
Erkins Hernandez	Kissimmee, US	2020-12-06
Van Chhuaha	West Des Moines, US	2020-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
THOMAS Surman	Lake Villa, IL	2020-12-06
Miguel Acevedo	Los Angeles, US	2020-12-06
Madison Taylor	Babylon, US	2020-12-06
Larry Ladd	Chico, US	2020-12-06
Karen Lucchi	Port Jervis, US	2020-12-06
Madison Hagman	Westminster, US	2020-12-06
Ava Crawford	Glen Ellyn, US	2020-12-06
Pamela Sanchez	Ontario, US	2020-12-06
Kelsey Z	Troy, US	2020-12-06
Halle Robider	Fort Mill, US	2020-12-06
Deanna Hoyer	Ypsilanti, US	2020-12-06
Nadia Hashish	Burke, US	2020-12-06
Terri Garcia	Northridge, US	2020-12-06
Lanecia Simpson	Fort Lauderdale, US	2020-12-06
Torri Farm	Durham, US	2020-12-06
Makinsey Beck	Alexandria, US	2020-12-06
Israel González	Mesquite, US	2020-12-06
Melissa Fox	Athens, US	2020-12-06
Tyaja Hunter	Merced, US	2020-12-06
Elias cardoza	Dallas, US	2020-12-06
Emma Robertson	San Diego, US	2020-12-06
Pastel Bby	Paris, US	2020-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
chloe chen	Hacienda Heights, US	2020-12-06
Anita Hashemi	Hayward, US	2020-12-06
G B	Austin, US	2020-12-06
Andrew R	Cumberland, US	2020-12-06
Andrea Sjaardema	Aurora, US	2020-12-06
Muluemebete Girma	Los Angeles, US	2020-12-06
Wallace Rodgers	US	2020-12-06
Charlotte Houtchings	Wakeman, US	2020-12-06
Jazmyn Cande	Tampa, US	2020-12-06
Brigit Mejia	Salt Lake City, US	2020-12-06
jade ramilo	Wilsonville, US	2020-12-06
Phillip Handy	Los Angeles, CA	2020-12-06
Rena Massey	St Petersburg, US	2020-12-06
Jennifer Corraltitlan	Antioch, US	2020-12-06
Anya Grace	Southfield, US	2020-12-06
Jean Chagnon	Montréal, US	2020-12-06
Alexa D	Gloucester City, US	2020-12-06
Hilda Silverio	East Orange, US	2020-12-06
Lisa Halpern	Santa Ana, US	2020-12-06
Tyler .	Pensacola, US	2020-12-06
Berenice Francisco	Shelton, US	2020-12-06
Indyalanese Calhoun	Washington, US	2020-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mochi Lavear	La Crosse, US	2020-12-06
Eliezer Genao	Charlotte, US	2020-12-06
Alex Kuruvilla	Wynnewood, US	2020-12-06
Adelina Cardenas	Portland, US	2020-12-06
Moira McGuan	Cleveland, US	2020-12-06
Elijah Cueva	New Orleans, US	2020-12-06
Annesha Chakraborty	Augusta, US	2020-12-06
Chai S.	US	2020-12-06
Briana Olmos	Los Angeles, CA	2020-12-07
Leslie Olmos	LA, CA	2020-12-07
Melissa Castillo	Los Angeles, CA	2020-12-09
Lincoln Heights x	Los Angeles, CA	2020-12-20
ERNESTO JAUREGUI	Los Angeles, CA	2020-12-31
Sarah Leddy	Los Angeles, CA	2020-12-31
Valeria Valenciana	Los Angeles, CA	2021-01-18
Efren Gutierrez	Ventura, CA	2021-01-18
Natalie Acosta	Los Angeles, CA	2021-01-18
Renee Celiz	Los Angeles, CA	2021-01-19
Megan Chee	Los Angeles, CA	2021-01-20
Stella Beltran	Azusa, CA	2021-01-20
Emma Gerch	Los Angeles, CA	2021-01-21
Amber Contreras	Los Angeles, CA	2021-01-26

<b>Name</b>	<b>Location</b>	<b>Date</b>
David Travis	Los Angeles, CA	2021-01-31
Reanna Aguirre	Los Angeles, CA	2021-01-31
Stuart Swezey	Los Angeles, CA	2021-02-01
Isamari Camacho	Los Angeles, CA	2021-02-01
Melissa Zarate	Los Angeles, CA	2021-02-01
Vanessa Moreno	Los Angeles, CA	2021-02-01
Marcos Tapia	Los Angeles, CA	2021-02-01
Aracel Ibarra	Los Angeles, CA	2021-02-01
Kathy Cardona	Los Angeles, CA	2021-02-01
Jose Hinojosa	Los Angeles, CA	2021-02-01
Blanca Olmedo	Los Angeles, CA	2021-02-01
Karla Juarez	Los Angeles, CA	2021-02-01
LindellJohn Bautista	Los Angeles, CA	2021-02-01
Eric Sick	Los Angeles, CA	2021-02-01
nick Baclagan	Los Angeles, CA	2021-02-01
Oscar Guillen	Los Angeles, CA	2021-02-01
Gabriel German	Pasadena, CA	2021-02-01
Gaby Hernandez	Decatur, US	2021-02-01
Valerie Leonard	monroe, US	2021-02-01
Tomas Ortega	Houston, US	2021-02-01
Liz Chase	Fort Lauderdale, US	2021-02-01
Brendon Watkins	Mansfield, US	2021-02-01

<b>Name</b>	<b>Location</b>	<b>Date</b>
amir Mostafa	Atlanta, US	2021-02-01
Shawn M	Houston, US	2021-02-01
Jennifer Jicha	Reno, US	2021-02-01
Irma Ramos	Houston, US	2021-02-01
Alondra Martinez	Los Angeles, CA	2021-02-01
Elise L	Sanford, NC	2021-02-01
Callie Mchenry	Spring, US	2021-02-01
Gabby Velasquez	Edinburg, US	2021-02-01
kiki leone	Buffalo, US	2021-02-01
Julyssa Martinez	Los Angeles, CA	2021-02-01
Mahalie Coleburn	Greer, US	2021-02-01
Cassie Davis	Pullman, US	2021-02-01
Bernie Arzate	Houston, US	2021-02-01
thomas Johnson	Columbus, US	2021-02-01
Bridon Orta	Buna Texas, US	2021-02-01
Rodney Hill	Dallas, US	2021-02-01
BandGang Lonnie	US	2021-02-01
carmen yanes	Trenton, US	2021-02-01
Heaven McCarley	Oxford, US	2021-02-01
Evelyn Roland	El Paso, US	2021-02-01
keyla alarcon	Seattle, US	2021-02-01
Daniela Salgado	Granada Hills, US	2021-02-01

<b>Name</b>	<b>Location</b>	<b>Date</b>
Christian Ordonez	Debary, US	2021-02-01
Crys Mendez	Pacoima, US	2021-02-01
Edgar Najera	BRONX, US	2021-02-01
Iris & Patty Yermak	Wilmington, US	2021-02-01
Mari Guerrero	Longview, US	2021-02-01
Annette Gunderson	Nashville, US	2021-02-01
madi chaffin	Austin, US	2021-02-01
Babatunde Abati	North Hollywood, US	2021-02-01
Gissel Lopez	Tampa, US	2021-02-01
Joanna Davila	Dallas, US	2021-02-01
Alisha Hounshell	Georgetown, US	2021-02-01
cami montez	Seguin, US	2021-02-01
Nadiyah Suits	Chatham, US	2021-02-01
Nicholas Barlow	Montgomery, US	2021-02-01
Paola Kozume	Tempe, US	2021-02-01
Freddy Capelle Jr	Anchorage, US	2021-02-01
Priscila Navarro	Los Angeles, CA	2021-02-01
Cristina Alvarez	Los Angeles, CA	2021-02-01
Fernando Valle	Los Angeles, CA	2021-02-01
Darline Alvarado	Los Angeles, CA	2021-02-01
aileen juan	Los Angeles, CA	2021-02-01
Jessica Estrada	Los Angeles, CA	2021-02-01



<b>Name</b>	<b>Location</b>	<b>Date</b>
Leslie Gonzalez	Los Angeles, CA	2021-02-01
Francisco Santos	Los Angeles, CA	2021-02-01
Miriam Moreno	Los Angeles, CA	2021-02-02
Erica Venning	Topanga, CA	2021-02-02
Mayra Plascencia	Los Angeles, CA	2021-02-02
Cody Howell	Los Angeles, CA	2021-02-02
Carolina Montoya	Los Angeles, CA	2021-02-02
Amanda Clark-Tutsch	Los Angeles, CA	2021-02-02
Meys Quintana	Los Angeles, CA	2021-02-02
Briana V	Los Angeles, CA	2021-02-02
Brian Rodriguez	Los Angeles, CA	2021-02-02
Noelia Alvarez Azanedo	Los Angeles, CA	2021-02-02
Brandie Barraza	Los Angeles, CA	2021-02-02
Chantal Mireles	Los Angeles, CA	2021-02-02
Isaac Santamaria	Los Angeles, CA	2021-02-02
Ann Becker	Los Angeles, CA	2021-02-02
Arthur Aguirre Jr.	Los Angeles, CA	2021-02-02
Jessica Yanez	Los Angeles, CA	2021-02-02
Esme Bonilla	Los Angeles, CA	2021-02-02
Michelle Morataya	Alhambra, CA	2021-02-02
Gracie Alecio	Los Angeles, CA	2021-02-02
Natalia Guerrero	Alhambra, CA	2021-02-02

<b>Name</b>	<b>Location</b>	<b>Date</b>
Martin Navarro Rubio	Los Angeles, CA	2021-02-02
Erika Barrios	Los Angeles, CA	2021-02-02
Martha Rodrigo	Los Angeles, CA	2021-02-02
Anjel Bonilla	Burbank, CA	2021-02-03
Emily Alberto	Los Angeles, CA	2021-02-03
Matthew Gonzalez	Los Angeles, CA	2021-02-03
Linda Israelson	Los Angeles, CA	2021-02-03
nigger fagot	Arcadia, US	2021-02-03
Katie Duffy	Denver, US	2021-02-03
Omar Raza	Mooresville, US	2021-02-03
Renee Ramirez	Goodyear, AZ	2021-02-03
Sierra Vega-Warholoy	La Cañada Flintridge, CA	2021-02-03
Sandra Sanchez	Los Angeles, CA	2021-02-03
Elizabeth Diaz	Los Angeles, CA	2021-02-03
Raymond Rivera	Los Angeles, CA	2021-02-03
Selene Betancourt	Los Angeles, CA	2021-02-03
Saul Narro	Los Angeles, CA	2021-02-04
Natalia Martinez	Los Angeles, CA	2021-02-04
Xiao Wong	Los Angeles, CA	2021-02-06
Maria Encarnacion	Los Angeles, US	2021-02-06
Dana Loats	Los Angeles, CA	2021-02-06
Ester Petschar	Los Angeles, CA	2021-02-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Susan Chung	Los Angeles, CA	2021-02-07
Lourdes Gomez	Los Angeles, CA	2021-02-07
Jamie A	Los Angeles, CA	2021-02-07
Robert Lyon	Los Angeles, CA	2021-02-07
Andy Barrios	Los Angeles, CA	2021-02-07
Ivan Cordeiro	Los Angeles, CA	2021-02-07
Rebecca Lau	Los Angeles, CA	2021-02-07
Janet Jones	Los Angeles, CA	2021-02-07
Patricia Yamaguchi	Los Angeles, CA	2021-02-07
Dominic Bastida	Fullerton, US	2021-02-07
Gabriel Sanchez	Los Angeles, CA	2021-02-07
Jessica Ryder	Los Angeles, CA	2021-02-08
Melissa Katterson	Crescent, US	2021-02-08
Cecilia Reyes Cuevas	Irvington, US	2021-02-08
Emily Sanchez	US	2021-02-08
Marcus Baity	Greenville, US	2021-02-08
mariam bakr	Windsor, US	2021-02-08
Ace Baran	Jarrettsville, US	2021-02-08
Michael Cyr	Eagar, US	2021-02-08
Ksean Mccreight	Saint Louis, US	2021-02-08
Dereion Churchill	Louisville, US	2021-02-08
Hannah French	San Ramon, US	2021-02-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lisa Delabre	Winthrop Harbor, US	2021-02-08
anay freeman	eastpointe, US	2021-02-08
Joshua Smith	Phoenix, US	2021-02-08
Alyssa B	Goose Creek, US	2021-02-08
Rajwinder Kaur	Los Angeles, US	2021-02-08
Nor Alkhikani	Louisville, US	2021-02-08
Jennifer McKenna	warwick, US	2021-02-08
Shane Schirmer	Oregon, US	2021-02-08
Sophie Krause	Durham, US	2021-02-08
Tabitha wilke	San Antonio, US	2021-02-08
Kemora Felton	Elizabeth City, US	2021-02-08
Shakayla Thomas	Compton, US	2021-02-08
Lisa Boss	South Fulton, US	2021-02-08
Gina Pilica	Astoria, US	2021-02-08
Nabila Dames	Mount Pleasant, US	2021-02-08
Peri Jaman	Edison, US	2021-02-08
Jonathan Kakulu	Erie, US	2021-02-08
Marco De leon	Richmond, US	2021-02-08
Sirena Vawters	Detroit, US	2021-02-08
Matthew Gray	Mississauga, US	2021-02-08
kaylee brown	Longview, US	2021-02-08
Kate Worden	Summerville, US	2021-02-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Pamela Beaudry	Fall River, US	2021-02-08
Gerardo Perez	Re, US	2021-02-08
Marina Thompson	Los Angeles, CA	2021-02-08
Nick Smith	Attleboro, MA	2021-02-08
Donald Burnet	Los Angeles, CA	2021-02-08
Chad Johnson	Philadelphia, PA	2021-02-08
Kara Lindquist	Los Angeles, CA	2021-02-08
Pilar Casanova Gongora	Los Angeles, CA	2021-02-09
Rachel Rubin	Los Angeles, CA	2021-02-09
Karen Weber	Los Angeles, CA	2021-02-10
Juanita Garcia	Los Angeles, CA	2021-02-10
Bevely Scott	Birmingham, US	2021-02-10
k john	Taunton, US	2021-02-10
Elizabeth Floersch	Goodlettsville, US	2021-02-10
Trena Anderson	Buda, US	2021-02-10
Jaime Helgeson	Lodi, US	2021-02-10
Bailey Leavitt	Phoenix, US	2021-02-10
Zainay Pierrecius	Trenton, US	2021-02-10
judy Rivera	Riverside, US	2021-02-10
Howard Geoghegan	Coconut Grove, US	2021-02-10
Nyssaa Morton	Camden, US	2021-02-10
Rita Mora	Sylmar, US	2021-02-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Leah Emiliano	San Antonio, US	2021-02-10
Eugene Kelleher	Charles Town, US	2021-02-10
David Hammons	Atlanta, US	2021-02-10
Jamie Moquin	Galt, US	2021-02-10
T Dawg	Garden Grove, US	2021-02-10
Regina Moffett	Douglasville, US	2021-02-10
Evita Hernandez	Eagle Pass, US	2021-02-10
Thomas Doherty	Maplewood, US	2021-02-10
Kimberly Peralta	Del Valle, US	2021-02-10
Gerardo Lemus	Brawley, US	2021-02-10
Matthew Hoag	Philadelphia, US	2021-02-10
Emely Perez	Denver, US	2021-02-10
London Arnett	Chambersburg, US	2021-02-10
Emily Serrallonga	Miami, US	2021-02-10
Perry Gx	Tustin, US	2021-02-10
Sue Nuccio	Syracuse, NY	2021-02-10
Nancy Boyce	Brick, US	2021-02-10
Carol Southerland	Saint Petersburg, US	2021-02-10
Carlos Lima	Newark, US	2021-02-10
Wayne Cunha	Chelmsford, US	2021-02-10
Angelita Morales	Missouri City, US	2021-02-10
Kathryn Simpson	Powder Springs, US	2021-02-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Katisha Kyles	Las Vegas, US	2021-02-10
Kim H	Somerville, US	2021-02-10
Lois Kovacs	Webberville, US	2021-02-10
Emily Carter	Montebello, US	2021-02-10
Takisha Samuels	Dumfries, US	2021-02-10
Georgy Golubev	San Mateo, US	2021-02-10
Keyla Gomez	Miami, US	2021-02-10
Muhammad Adnan Yousaf	Dumfries, US	2021-02-10
Dena Hardin	Boston, US	2021-02-10
Lillian Kielty	US	2021-02-10
sadie baca	Montclair, US	2021-02-10
Djuana Moore	Norcross, US	2021-02-10
Susan Ulloa	Crestline, US	2021-02-10
Robert Herschberg	Powder Springs, US	2021-02-10
Sarah Zerofsky	Towson, US	2021-02-10
Isaiah Gilmore	Pittsburgh, US	2021-02-10
Yaser Alsharif	Garden Grove, US	2021-02-10
Moore Hoss	Houston, US	2021-02-10
Zayneb Khan	Upland, US	2021-02-10
Sam Hoang	Seattle, US	2021-02-10
Catherine Hall	Oak Park, US	2021-02-10
Juju Abu	Orangevale, US	2021-02-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Desmond Clark	Minneapolis, US	2021-02-10
Jayla Boyd	West Chester, US	2021-02-10
Angela A	Templeton, US	2021-02-10
David Winter II	Crown Point, US	2021-02-10
Navalia Kenny	Victoria, US	2021-02-10
Sierra Welch	Little Rock, US	2021-02-10
KATHERYN GONZALEZ	Lansing, US	2021-02-10
Alexa Villafuerte	Dallas, US	2021-02-10
Arely Alvarado	San Francisco, US	2021-02-10
B Jones	US	2021-02-10
audra hay	Arlington, US	2021-02-10
EDIVERTO GALVEZ	US	2021-02-10
James MacKay	Pittsburgh, US	2021-02-10
Abrar Ahmad	Corpus Christi, US	2021-02-10
Aimee Dargitz	Kennet Square, US	2021-02-12
Terrie Williams	Vidor, US	2021-02-12
Robert Marraro	Corpus Christi, US	2021-02-12
Benji Bailey	McDonald's, US	2021-02-12
Ernest Garcia	Anaheim, CA	2021-02-12
Nando Aguilera	Los Angeles, CA	2021-02-12
Roberto Morales	Los Angeles, CA	2021-02-14
Rolando Morales	Los Angeles, CA	2021-02-14



<b>Name</b>	<b>Location</b>	<b>Date</b>
Briza Arias	Los Angeles, CA	2021-02-18
Abbey Campbell	Los Angeles, CA	2021-02-21
sarah mccormick	Los Angeles, CA	2021-03-01
Molly Snow	Los Angeles, CA	2021-03-02
Mitra Khayyam	Los Angeles, CA	2021-03-02
Megan Gallow	Los Angeles, CA	2021-03-02
Miguel Hernandez	Los Angeles, CA	2021-03-02
Rio Diaz	Los Angeles, CA	2021-03-02
Thomas McDermott	Glendale, CA	2021-03-02
Pax Kim	Pompano Beach, US	2021-03-02
Jackson Smith	Riverside, US	2021-03-02
Sarah messex	US	2021-03-02
Lauretta Padgett	Sullivan, US	2021-03-02
Kate Stewart	Los Angeles, US	2021-03-02
William Horrell	Northridge, US	2021-03-02
Alan Lorton	Plano, US	2021-03-02
Stephen Rank	Los Angeles, CA	2021-03-02
Will Zimichi	Miami Beach, US	2021-03-02
New Nova	US	2021-03-02
Carly Lakes	US	2021-03-02
Kamar de los Reyes	Los Angeles, CA	2021-03-02
Estelle Underwood	Los Angeles, CA	2021-03-02

<b>Name</b>	<b>Location</b>	<b>Date</b>
Nancy Barrera	Montebello, CA	2021-03-03
Julie Williams	Los Angeles, CA	2021-03-03
Myrna Tellez	South Pasadena, CA	2021-03-03
Isai Antunez	Houston, US	2021-03-03
Ron Noble	Los Angeles, US	2021-03-03
Ugne Vucianyte	US	2021-03-03
MELISSA Vlassis	Floral Park, US	2021-03-03
Marco Delgado-Perez	Windsor, US	2021-03-03
Joe Moore	Chicago, IL	2021-03-03
Justin Truong	San Francisco, US	2021-03-03
ellen kelley	Montclair, US	2021-03-03
Mylan Adkins	Campobello, US	2021-03-03
Suzanne Finch	Seneca Falls, US	2021-03-03
Sophia Koshmider	Goshen, US	2021-03-03
Tashelle Moffett	Stockton, US	2021-03-03
Azka Faisal	US	2021-03-03
Ekuran Ame	Staten Island, US	2021-03-03
Jasmine Payne	Saraland, US	2021-03-03
Venus Muñoz-Hernandez	Albuquerque, US	2021-03-03
Christina Ossa	Valley Stream, US	2021-03-03
Doris Capovilla	Napa, US	2021-03-03
Joe gal	Willowbrook, US	2021-03-03

<b>Name</b>	<b>Location</b>	<b>Date</b>
Isaac Ehrlich	West Linn, US	2021-03-03
SANDRA AMMONS	PENSACOLA, US	2021-03-03
Ashlyn Dover	Jamaica, US	2021-03-03
Gabriela Rodriguez	Los Angeles, CA	2021-03-03
Margot Tufty	Los Angeles, CA	2021-03-04
Mikaela Hall	Oxford, US	2021-03-04
Shawn smith	Corona, US	2021-03-04
Keira Flores	Anaheim, US	2021-03-04
Luke Melone	Tenafly, US	2021-03-04
Michelle Bee	Sparkill, US	2021-03-04
Tony Moodie	East Calais, US	2021-03-04
Sergio Negrete	Rialto, CA	2021-03-06
Julissa Cambero	Los Angeles, CA	2021-03-06
Chris Tufty	Los Angeles, CA	2021-03-07
James Sherman	Los Angeles, CA	2021-03-07
Josh Black	Los Angeles, CA	2021-03-07
Lindsay Young	Los Angeles, CA	2021-03-07
Vicki Rank	Los Angeles, CA	2021-03-07
Elaine Mitchell	Vadito, US	2021-03-07
diamond braggs	grapevine, US	2021-03-07
Zsanetta Yerby	Bryans Road, US	2021-03-07
Bryan Henseler	Marshfield, US	2021-03-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Colby Keefe	Delray Beach, US	2021-03-07
selma hidayat	Jackson Heights, US	2021-03-07
Shaynie Onishi	Honolulu, US	2021-03-07
John Barr	Miami, US	2021-03-07
Anahi Merino	Houston, US	2021-03-07
John Martin	Tucson, US	2021-03-07
Donna Stimson-Taylor	Oceanside, US	2021-03-07
vanessa franco	Covina, US	2021-03-07
Dan Partland	Los Angeles, CA	2021-03-15
Dena Larson	Los Angeles, CA	2021-03-23
Joseph Estrella	Pasadena, CA	2021-03-24
Elba Castellanos	Los Angeles, CA	2021-03-24
Theresa Yugar	Long Beach, CA	2021-03-24
Luz Manzo	Los Angeles, CA	2021-03-26
Ethan Carbino	Los Angeles, CA	2021-03-26
Vince Carbino	Los Angeles, CA	2021-03-26
Alma Carbino	Los Angeles, CA	2021-03-26
Cesar Villalobos	Los Angeles, CA	2021-03-27
kelly russell-hoed	Los Angeles, CA	2021-04-04
Joy Walters	Altadena, CA	2021-04-05
Debbie Davis	Los Angeles, CA	2021-05-21
Hazel G	Los Angeles, CA	2021-05-22

# **Exhibit B**

**Director's Determination  
DIR-2018-4190-TOC-SPR**

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN CAMPBELL  
JENNA HORNSTOCK  
HELEN LEUNG  
YVETTE LOPEZ-LEDESMA  
KAREN MACK  
DANA M. PERLMAN  
RENEE DAKE WILSON

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**DIRECTOR'S DETERMINATION  
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM**

September 15, 2022

**Applicant**

Michael Naim  
347 South Robertson Boulevard  
Beverly Hills, CA 90211

**Owner**

FDZ Partners, LLC  
5553-B Bandini Boulevard; Unit B  
Bell, CA 90201

**Representative**

Harvey Goodman C.E.  
834 17<sup>th</sup> Street #5  
Santa Monica, CA 90403

**Case No.** DIR-2018-4190-TOC-SPR

**Related Case:** VTT-74933-CN

**CEQA:** ENV-2018-4189-CE

**Location:** 3800-3830 North Pasadena  
Avenue, 3832-3836 North  
Figueroa Street, and 110 East  
Avenue 39

**Council District:** 1 - Gilbert Cedillo

**Neighborhood Council:** Arroyo Seco

**Community Plan Area:** Northeast Los Angeles

**Land Use Designation:** Community Commercial

**Zone:** [T][Q]RAS3-1VL

**Legal Description:** Lots 1 -4 & Lots 10 -12; Block 12;  
G.W. Morgans Sycamore Grove  
Tract

**Last Day to File an Appeal: September 30, 2022**

**DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program and Site Plan Review**

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22-A,31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Determine** that based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to Article 19, Class 32 of the CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve** a 70% increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following one (1) Additional Incentive for a Tier 3 project with a total 100 dwelling units and 13 commercial condominium units, including 10 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years;

- a. **Height.** To permit a maximum of two (2) additional stories up to an additional 22 feet,
3. **Conditionally Approve** a Site Plan Review for the construction, use and maintenance of a new, seven-story, 150,501 square foot mixed-use building with 100 dwelling units, and 14,734 square feet of commercial space within 13 commercial condominium units in the [T][Q]RAS3-1VL Zone; and
4. **Adopt** the attached Findings.

## CONDITIONS OF APPROVAL

Pursuant to LAMC Sections 12.22-A,31, and 16.05 the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Base Incentives.**
  - a. **Residential Density.** The project shall be limited to a maximum density of 100 residential units, including On-site Restricted Affordable Units.
  - b. **Floor Area Ratio (FAR).** The project is permitted a maximum FAR of 4 to 1.
  - c. **Parking.**
    - i. **Automobile Parking.** The project shall provide a maximum 0.5 automobile parking space per unit, and a 30 percent reduction in the nonresidential parking requirement, consistent with LAMC Section 12.22-A.31.
    - ii. **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. No variance from the bicycle parking requirements has been requested or granted herein.
    - iii. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), 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.
    - iv. **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 the Los Angeles Housing Department (LAHD).
3. **Additional Incentive.**
  - a. **Height.** The project shall be permitted an increase in height of two (2) additional stories and up to an additional 22 feet. The exceptions for roof structures and equipment in LAMC Section 12.21.1-B,3 shall be permitted.
4. **On-site Restricted Affordable Units.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 10% of the total number of dwelling units, shall be designated for Extremely Low Income Households, as defined by the Los



Angeles Housing Department (LAHD) and California Government Code Section 65915(c)(2) for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22-A,31, to the satisfaction of LAHD, and in consideration of the project's AB 2556 Determination. 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 LAHD. Refer to the Density Bonus Legislation Background section of this determination.

Housing replacement units required pursuant to AB 2556 may be used to satisfy the On-site Restricted Affordable Units provided such units meet the income levels, to the satisfaction of LAHD.

5. **Changes in On-site Restricted Units.** Deviations that increase the number of On-site Restricted Units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,31.
6. **Housing Replacement Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to replace one (1) unit for Extremely Low Income Households and make one (1) unit for Very Low Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of LAHD. 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 LAHD. Refer to the Density Bonus Legislation Background section of this determination.

On-site Restricted Affordable Units may be used to satisfy the housing replacement units required pursuant to AB 2556 provided such units meet the income levels, to the satisfaction of LAHD.

## Site Plan Review

### 7. Residential Units.

- a. The project shall provide a minimum of three (3) two-story dwelling units at the ground floor along Avenue 39. These units shall abut each other, shall provide direct access onto Avenue 39, and shall not be separated by a driveway.
- b. No residential dwelling units shall be permitted on the ground floor along Pasadena Avenue, except that any unit fronting Pasadena Avenue and containing a dwelling unit shall include a commercial use at the ground floor and a residential use, consistent with LAMC Section 13.09-B,3 - Definitions of Mixed-Use Project. Joint living and work quarters, as defined in LAMC Section 12.03, shall not be permitted.

### 8. Site Plan.

- a. The building shall be constructed and maintained in substantial conformance with Exhibit "A", as modified herein.

- b. The commercial tenant spaces shall have a minimum 25-foot depth.
- c. The ceiling height of the colonnade along Pasadena Avenue shall not exceed 14 feet.
- d. The 4,767 square feet of open space located at the northern portion of the site shall be open to the public between the hours of 6:00 a.m. and 9:00 p.m. daily.

**9. Vesting Tentative Tract Map No. VTT-74933-CN.**

- a. Prior to issuance of any permit, a copy of the approval for Case No. VTT-74933-CN shall be submitted to the satisfaction of the Department of Planning. In the event that Case No. VTT-74933-CN is not approved, the subject grant shall be null and void.
- b. Prior to issuance of any permit, the applicant shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, the Case No. VTT-74933-CN shall be recorded as a Final Map,

**10. Landscaping and Street Trees.**

- a. The four (4) protected trees (three [3] coast live oak [*Quercus agrifolia*] and one [1] Western sycamore [*Platanus racemosa*]) located at the northern portion of the site shall be retained.
- b. The project shall provide a minimum of 64 trees.
- c. All planters containing trees shall have a minimum depth of 48 inches (48”), including those located on the rooftop area or above a parking garage.
- d. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
- e. Street trees shall be removed and planted as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. The actual number and location of new trees shall be determined at the time of tree planting.

**11. Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping. All rooftop mechanical equipment screening shall be permitted to exceed the maximum building height as necessary to screen the mechanical equipment, and consistent with the provisions of LAMC Section 12.21.1 B.3.

**12. Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

**13. Trash Containers.** Trash storage bins shall be located within the building or a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building and

screened with landscaping, so as not to be viewed from public right-of way or adjacent residences.

14. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
15. **Solar.** The project shall comply with LAMC Sections 99.04.211 and 99.05.211, to the satisfaction of the Department of Building and Safety.
16. **Electric Vehicle Parking.** All vehicular parking shall provide electric vehicle charging spaces and electric vehicle charging stations in compliance with the regulations outlined in LAMC Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
17. **Transportation Demand Management.** Residential parking shall be provided at a cost of \$150 a month for each residential parking spaces, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by the Los Angeles Housing Department (LAHD).
18. The project shall comply with all provision of Ordinance No. 179,280, except as otherwise permitted herein.

#### **Administrative Conditions**

19. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
20. **Covenant.** Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
21. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
22. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
23. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

24. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
25. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
26. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
27. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
28. **Expedited Processing Section Fee.** 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.
29. **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, of 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 includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

## PROJECT BACKGROUND

The subject property is currently comprised of seven (7) lots measuring approximately 37,520 square feet (46,688 square feet including the 9,633 square foot of right-of-way along the Pasadena Ave frontage to be merged into the project site) with a frontage of 360 feet along Pasadena Avenue, a frontage of 188 feet along Avenue 39, and a frontage of 87 feet along Avenue 38. The subject property is bounded by Figueroa Street to the northwest, Avenue 39 to the northeast, Avenue 38 to the southwest, and Pasadena Avenue to the west. The project site is currently improved with one (1) duplex and a recycling center.

The subject property is within the Northeast Los Angeles Community Plan with a Community Commercial land use designation, corresponding to the CR, C2, C4, P, PB, and RAS3 zones. The property is zoned [T][Q]RAS3-1VL. The project site is located within Transit Oriented Communities (TOC), Tier 3. The site is located within 500 feet of Greayor's Oak Mini Park and is 2.22 kilometers from the Upper Elysian Park Fault. The property is subject to Ordinance No. 179,280 and is within Subarea 1.

The proposed project is the construction, use, and maintenance of a new, seven-story (with one [1] basement level), mixed-use building with 100 dwelling units, including 10 dwelling units set aside for Extremely Low Income Households (or 10% of the total number of units) and 14,734 square feet of ground floor commercial space. The project includes commercial, residential and parking on the ground floor. The 2<sup>nd</sup> floor primarily includes parking with some residential uses. The 3<sup>rd</sup> through 7<sup>th</sup> floors includes dwelling units and amenities for residents.

The project includes 11 five-bedroom units, 20 four-bedroom units, 18 three-bedroom units, 32 two-bedroom units, three (3) studio units, 13 one-bedroom units, and three (3) two-story units, and a total of 19,523 square feet of open space for residents. Additionally, the intersection of Pasadena Avenue and Figueroa Street will open onto an approximately 4,767 square-foot public plaza designed to preserve existing protected trees on-site and will provide a public community gathering space.

The project will provide a total of 114 automobile parking spaces, 16 short-term and 210 long-term bicycle parking spaces. Vehicular access to the site is provided via a two-way driveway that is accessible from Avenue 39. A driveway is will also proposed along Avenue 38 to accommodate trash pickups. Pedestrian access is located on Pasadena Avenue, Avenue 38, and Avenue 39.

The project is located in Tier 3 of the Transit Oriented Communities Incentive Areas and therefore, pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), by setting aside 10% of the total number of dwelling units for Extremely Low Income Households, the project is eligible for the Base Incentives (Residential Density, Floor Area Ratio (FAR) and Automobile Parking) and the two (2) Additional Incentives requested.

The subject property is zoned [T][Q]RAS3-1VL which allows a residential density of one (1) dwelling unit per 800 square feet of lot area. At 46,688 square feet including the 9,633 square foot of right-of-way along the Pasadena Ave frontage to be merged into the project site, the property has a base density of 59 units (46,688 square feet of lot area divided by 800 square feet equals 58.36 - rounded up to 59). Pursuant to the TOC Guidelines, projects within Tier 3 which are eligible for the Base Incentives are eligible for a 70% density increase from the base density. Therefore, the project is permitted a maximum of 101 total units. The project proposes a total of 100 residential units.

The applicant requested two (2) Additional Incentives: 1) an increase in height of two (2) additional stories up to 22 additional feet, and 2) to allow the area of any land required to be dedicated for street or alley purposes to be included as the lot area for purposes of calculating the maximum density permitted. In this case, the applicant has requested, and the Advisory Agency approved under Case No. VTT-74933-CN, a merger of the public right-of-way along Pasadena Avenue, resulting in a larger lot area upon recordation of the tract map, and therefore the requested incentive is not necessary.

## **SURROUNDING PROPERTIES**

Surrounding uses are within residential and commercial zones and are generally developed with a combination of commercial and residential single-family and multi-family structures. The properties to the north are zoned R3-1, PF-1, and [Q]C2-1VL and are improved with commercial, multi-family uses and the Metro L (Gold) Line. The properties to the east are zoned RD2-1HPOZ, and [Q]C2-1VL-HPOZ and are improved with an Auto Repair Shop and single and multi-family residential uses. The properties to west, across Pasadena Avenue and Figueroa Street are zoned PF-1 and [T][Q]RAS3-1VL and are improved with the Metro L (Gold) Line and residential uses. The properties to the south across Avenue 38 are zoned [T][Q]RAS3-1XL-HPOZ and are developed with residential uses.

## **STREETS**

Figueroa Street, abutting the property to the northwest, is designated as an Avenue I dedicated to a varying road width and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Pasadena Avenue, abutting the property to the east, is designated as an Avenue II dedicated to a varying road width of 80 to 86 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Avenue 39, abutting the property to the north, is a Local Street – Standard with a road width of 60 to 62 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Avenue 38, abutting the property to the south, is a Local Street – Standard with a road width of 60 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

## **TRANSIT ORIENTED COMMUNITIES**

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22-A,31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a ½-mile (or 2,640-foot) radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22-A,31.

A qualifying TOC Project shall be granted Base Incentives with regard to increased residential density, increased floor area ratio, and reduced automobile parking requirements. In addition to these Base Incentives, an eligible project may be granted Additional Incentives with regard to yards and setbacks, open space, lot coverage, lot width, averaging, density calculation, height, and developments in public facilities zones. Up to three (3) Additional Incentives may be granted

in exchange for providing the requisite set aside of affordable housing as enumerated in the TOC Guidelines.

The proposed project is located less than 2,640 feet from a Major Transit Stop, the Heritage Square Metro L (Gold) Line Rail Station. Furthermore, as the project will set aside 10% of the total number of units for Extremely Low Income and meets all other eligibility requirements of the TOC Affordable Housing Incentive Program, the project is entitled to the Base Incentives.

In addition, the Heritage Square Metro L (Gold) Line Rail Station is approximately 1,018 feet from the subject property, and therefore the project is located within Tier 3 of the TOC Guidelines. As the project will set aside more than 7% of the base number of units for Extremely Low Income Households, the project is entitled to two (2) Additional Incentives. The applicant requested two (2) Additional Incentives.

Given the above, the proposed project includes the following Base and Additional Incentives for a qualifying Tier 3 Project:

### **Tier 3 Base Incentives:**

- a. **Density:** The subject property is zoned [T][Q]RAS3-1VL and limited to a maximum density of one (1) dwelling unit per 800 square feet of lot area. With a lot area totaling 46,688 square feet including the 9,633 square foot of right-of-way along the Pasadena Avenue frontage to be merged into the project site, the property has a base density of 59 units (46,688 square feet of lot area divided by 800 square feet equals 58.36 - rounded up to 59). As an eligible Housing Development, the project is entitled for a 70 percent density increase for a maximum of 101 total units; 100 units are proposed.
- b. **Floor Area Ratio (FAR):** The subject property is zoned [T][Q]RAS3-1VL and limited to an FAR of 3 to 1. As an eligible Housing Development, the project is entitled to a 50 percent FAR increase, or 4.5 to 1. As proposed, the project has a maximum FAR of 4 to 1.
- c. **Parking:** Pursuant to LAMC Section 12.21-A,4, the proposed 100-unit project would be required to provide a total of 191 residential and 30 commercial automobile parking spaces, for a total of 221 spaces. As an Eligible Housing Development, the project is entitled to provide ½ parking space per unit (or 50 parking spaces) and a 30 percent reduction in the required commercial parking spaces (or 23 parking spaces), for a total of 73 spaces. As proposed, the project is providing 114 parking spaces.

### **Tier 3 Additional Incentive:**

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the Tier 3 Project is eligible for and has been granted one (1) Additional Incentive in order to construct the proposed project:

- a. **Height.** The subject property is zoned [T][Q]RAS3-1VL and limited to a height of 50 feet. As an Eligible Housing Development, the project is entitled to a height increase of the building by 22 feet. As proposed, the project has a maximum height of 72 feet.

Note: The applicant requested an Additional Incentive to allow the area of any land required to be dedicated for street or alley purposes to be included as the lot area for purposes of calculating the maximum density permitted. In this case, the applicant has requested, and the Advisory Agency approved under Case No. VTT-74933-CN, a



merger of the public right-of-way along Pasadena Avenue, resulting in a larger lot area upon recordation of the tract map, and therefore the requested incentive is not necessary.

## HOUSING REPLACEMENT

Pursuant to LAMC Section 12.22-A,31(b)(1), a Housing Development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015, to 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.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (AB 2556) which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects, first introduced by AB 2222. AB 2556 further defines "equivalent size" to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

In addition, as this application was filed on July 18, 2018, and deemed complete on August 17, 2018 pursuant to California Government Code (GC) Section 65943, subsequent amendments to the GC regarding housing replacement, including SB 330 and SB 8, do not apply.

The subject property is currently developed with a recycling center and residential structures containing a total of two (2) residential units. Pursuant to the Determination made by the Los Angeles Housing Department (LAHD) dated October 3, 2018, the proposed project is required to provide two (2) replacement units; one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households. The project will provide 10 units restricted to Extremely Low Income Households are proposed through the Transit Oriented Communities Affordable Housing Incentive Program project.

## TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, **which it does**:

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*

- a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.*
- b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
- c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
- d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

The project site is located within a Tier 3 TOC Affordable Housing Incentive Area. As part of the proposed development, the project is required to reserve 10% of the total number of dwelling units for Extremely Low Income Households. The project will reserve 10 dwelling units for Extremely Low Income Households which is 10% of the 100 total dwelling units proposed as part of the Housing Development. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

2. ***Major Transit Stop.*** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

As defined in the TOC Guidelines, a Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The stations or bus routes may be existing, under construction or included in the most recent Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP). The subject property is located less than 2,640 feet from a Major Transit Stop, the Heritage Square Metro L (Gold) Line Rail Station. Therefore, the project meets the eligibility requirement for proximity to a Major Transit Stop.

3. ***Housing Replacement.*** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Los Angeles Housing Department (LAHD) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

Pursuant to the Determination made by the Los Angeles Housing Department (LAHD) dated October 3, 2018, the proposed project is required to provide two (2) replacement units; one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households. 10 units restricted to Extremely Low Income Households are proposed through the Transit Oriented Communities Affordable Housing Incentive Program project. Therefore, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

4. ***Other Density or Development Bonus Provisions.*** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

There are no additional requests for density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. Therefore, the project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).*

- a. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*

As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project may be granted two (2) Additional Incentives for reserving at least 7% of the base units for Extremely Low Income Households. (Base units are the maximum allowable density allowed by the zone, prior to any requests for increase in density provided by the Guidelines.) The project requested two (2) Additional Incentives: 1) utilizing density calculation pursuant to LAMC Section 12.22.A25(f)(7), and 2) an increase of two (2) stories or up to an additional 22 feet in height. With regard to utilizing density calculation pursuant to LAMC Section 12.22-A,25(f)(7), the applicant has requested, and the Advisory Agency approved under Case No. VTT-74933-CN, a merger of the public right-of-way along Pasadena Avenue, resulting in a larger lot area upon recordation of the tract map, and therefore the requested incentive is not necessary. Nevertheless, the subject site has a base density of 59 units. The project is setting aside 10 units for Extremely Low Income Households which equates to more than 7% of the 59 base units permitted through the underlying zoning of the site. Therefore, the project meets the eligibility requirement for Base and Additional Incentives because the project will reserve at least 7% of the base units for Extremely Low Income Households.

6. ***Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

The project is not seeking additional incentives beyond the two (2) that have been requested. The project seeks two (2) additional incentives reserving 7% of the base units for Extremely Low Income Households. Therefore, the project is not required to adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

7. ***Multiple Lots.*** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

The proposed building crosses seven (7) lots that are located within Tier 3 of the Transit Oriented Communities Affordable Housing Incentive Area. Therefore, this eligibility requirement does not apply.

8. ***Request for a Lower Tier.*** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.*

The applicant has not selected a Lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier. Therefore, this eligibility requirement does not apply.

9. ***100% Affordable Housing Projects.*** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.*

The project does not consist of 100 percent On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

## **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM /AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS**

Pursuant to LAMC Section 12.22-A,31(e), the Director of Planning shall review a Transit Oriented Communities Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22-A,25(g).

1. **Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(3) of the California Government Code, 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 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 a percent gross income based on area median income thresholds dependent on affordability levels. There was no substantial evidence in the record that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law.

The list of base incentives in the Transit Oriented Communities Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include various types of relief that minimize restrictions on the size of the project. The base incentives are required to provide for affordable housing costs because the incentives by their nature may result in increasing

the scale of the project. The additional incentives requested to utilize density calculation pursuant to LAMC Section 12.22.A25(f)(7), and an increase height would result in building design or construction efficiencies that provide for affordable housing costs. As a result of the prescribed incentives, it is likely that the Director will always conclude that the incentives are required for such projects to provide for affordable housing units as identified by the TOC Guidelines.

**Height.** The requested use of up to two (2) additional stories and a 22-foot increase height is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. Eligible Housing Developments located in a Tier 3 TOC area may utilize up to two (2) additional stories and a 22-foot increase in height. In this case, the project would be limited to a height of 50 feet, but with the allowable increase in height, the project will provide seven (7) stories and a height of 72-feet in lieu of the required 50-feet.

Note: *Density Calculation.* The requested use of density calculation pursuant to LAMC Section 12.22-A,25(f)(8) is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. Eligible Housing Developments may utilize density calculation per LAMC 12.22-A,25(f)(8). In this case, the project would be required to calculate the density for the project site prior to the proposed merger of 9,633 square feet strip of land adjacent to Pasadena Avenue. For purposes of calculating the maximum density permitted, this would result in a reduced lot area totaling 37,055 square feet. The project as proposed, will provide density calculations based on 46,688 square feet inclusive of the 9,633 square feet strip of land adjacent to the subject site.

- b. *The Incentive 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 has been no evidence provided that indicated that the proposed 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. 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)).

The project 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. The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the project was determined to be exempt from CEQA pursuant to Article 19, Class 32 of the CEQA Guidelines.

Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

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

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

## **SITE PLAN REVIEW FINDINGS**

### **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. The project site is located in the Northeast Los Angeles Community Plan area and is not subjected to any applicable specific plans.

#### **Northeast Los Angeles Community Plan**

The subject property is located within the Northeast Los Angeles Community Plan which was updated by the City Council on June 15, 1999. The Northeast Los Angeles Community Plan designates the subject property for Community Commercial land use, corresponding to the CR, C2, C4, P, PB and RAS3 Zones. The subject property is zoned [T][Q]RAS3-1VL. 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.

Policies 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.

Policies 1-2.1: Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population while maintaining a balance between single-family and multiple family uses.

Policies 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.

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

Objective 1-3: To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

Policies 1-3.1: Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

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.

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

The proposed 100-unit project promotes fair and equal housing opportunities through its diversity of unit types, including three (3) studio units, 13 one-bedroom units, 32 two-bedroom units, 18 three-bedroom units, 20 four-bedroom units, 11 five-bedroom units, and, as conditioned, three (3) mixed-use units, and the allocation of 10 units set aside for Extremely Low Income Households. The mixed-use development, which is located on property designated as Community Commercial land uses, will encourage pedestrian activity and the use of public transportation due to its proximity (approximately 1,000 feet) from the Heritage Square Metro L (Gold) Line Rail Station and thereby reducing vehicular trips to and from the project site and congestion around the site. Additionally, the project minimizes the number of curb cuts and driveways.

The project promotes the health, safety, welfare, and a pleasant environment and will enhance the adjacent residential neighborhood by removing a recycling collection center (a use prohibited in the RAS3 Zone). Additionally, the elimination of the recycling collection center enables the property to be developed as the RAS3 Zone permits, a mixed-use, multi-family development which supports the community plan's housing needs while protecting existing stable single-family and other lower density residential neighborhoods from encroachment by higher density residential. furthers the development of Northeast Los Angeles and contributes to the preservation and enhancement of the positive characteristics of the neighborhood while providing a variety of compatible new housing opportunities by allowing for the development of a mixed-use building with 100 dwelling units, including 10 units reserved for Extremely Low Income Households, and 14,734 square feet of ground floor commercial space. Surrounding uses are within residential and commercial zones and are generally developed with single- and multi-family residential structures and commercial uses.

Lastly, the project has been conditioned to provide three (3), two-story residential units along the Avenue 39 frontage in order to screen the second level parking as well as to establish a scale and character that is more compatible with the adjacent residential neighborhood. These units would be oriented to Avenue 39, including a front door and stoop abutting the sidewalk.

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.

Policies 2-1.2: Protect commercially planned/zoned areas, from 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.

Objective 2-3: To minimize conflicts between auto-related and pedestrian-oriented activities and encourage use of public transportation in commercial areas.

Policies 2-3.2: Encourage the formation of pedestrian-friendly shopping environments.

The subject property is zoned [T][Q]RAS3-1VL (Residential/Accessory Services Zone). The property is currently improved with a recycling collection center, the elimination of the which enables the property to be developed as the RAS3 Zone permits, a mixed-use, multi-family development. The proposed 100-unit mixed-use project includes 14,734 square feet of ground commercial floor area, establishing a pedestrian-friendly shopping environment along Pasadena Avenue. The 14,734 square feet of commercial floor area is proposed as neighborhood-serving commercial retail uses within up to 10 spaces that will serve the needs of the community and help stimulate and revitalize development within the area.

The project has been well-designed, prioritizing the pedestrian experience, minimizing the number of driveways needed to access the site, including prohibiting any driveway along Pasadena Avenue, and providing a consistent and unified architectural design throughout the entire development. The project also provides 4,767 square feet of publicly accessible open space, which the general public will be able to access at the intersection of Figueroa Street, Pasadena Avenue and Avenue 39.

Lastly, the project has been conditioned to provide three (3), two-story residential units along the Avenue 39 frontage in order to screen the second level parking as well as to establish a scale and character that is more compatible with the adjacent residential neighborhood. These units would be oriented to Avenue 39, including a front door and stoop abutting the sidewalk.

Therefore, the project 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 policies 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 result in the development of a mixed-use building that will provide 100 dwelling units, including 10 units reserved for Extremely Low Income Households, and 13 commercial condominium units located within 14,734 square feet of commercial space thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city.

The project is proper in relation to the project's location within the Community Commercial land use designation, and its proximity to bus transit stations and corridors (within ½ mile of the Heritage Square Metro L (Gold) Line Rail Station). The approval of the requested TOC allows for more intense use of the subject property, while reducing vehicular trips to and from the project, vehicle miles traveled, and air pollution.

The project site is currently developed with two (2) separate single-story commercial structures totaling 4,054 square feet, one duplex residential building and a garage structure. The development of the site will enable the City to conserve nearby existing stable residential neighborhoods and encourage the majority of new commercial and mixed-use. The project has been conditioned to provide three (3) residential units along the Avenue 39 frontage in order to screen the second level parking as well as to establish a scale and character that is more compatible with the residential neighborhood to the north.

Therefore, the proposed 100-unit mixed use building with 14,734 square feet of ground floor commercial space is consistent with the Distribution of Land Use 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, establishes goals, objectives, and policies to guide future housing decisions, and provides an array of programs to meet Citywide Housing Priorities, including addressing the housing shortage, advancing racial equity and access to opportunity, preventing displacement and promoting sustainability and resilience. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and

size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

The proposed project implements the Housing Element by increasing the housing supply consistent with the Community Commercial land use designation. The site is currently developed with two one-story commercial structures, one duplex residential structure with an associated garage. The approval of the request would permit 100 dwelling units through the TOC process with 10 units set aside for Extremely Low Income Households. The project would achieve the production of new housing opportunities, meeting the needs of the city, while facilitating the construction of a range of different housing types (studios, one- two- three -four and five-bedroom units for sale) that address the needs of the city's diverse households.

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) is not likely to be affected by the recommended action herein. Figueroa Street, abutting the property to the northwest, is designated as an Avenue I dedicated to a varying road width and is improved with asphalt roadway, curb, gutter, and concrete sidewalks. Pasadena Avenue, abutting the property to the east, is designated as an Avenue II dedicated to a varying road width of 80 to 86 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks. Avenue 39, abutting the property to the north, is a Local Street – Standard with a road width of 60 to 62 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks. Avenue 38, abutting the property to the south, is a Local Street – Standard with a road width of 60 feet, and is improved with asphalt roadway, curb, gutter, and concrete sidewalks.

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.

Vehicular access to the project site will be provided via a two-way driveway off Avenue 39. All private residential parking spaces and the commercial parking spaces would be accessed via this driveway. The existing driveways will be removed. Pedestrian access will be off Pasadena Avenue, Avenue 38, and Avenue 39.

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 3.7: 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 project's proximity to existing regional transit services (within ½ mile of the Heritage Square Metro L (Gold) Line Rail Station) will reduce vehicular trips to and from the project, vehicle miles traveled, and will contribute to the improvement of air quality. The adjacency of the regional transit services along with the creation of 100 dwelling units, ties the proposed project into a regional network of transit and housing.

In addition, the project will provide a total of 226 bicycle parking spaces (16 short-term and 210 long-term bicycle parking spaces) in storage rooms located within the parking garages to provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities.

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

As conditioned, automobile parking spaces provided shall be capable of supporting future electric vehicle supply equipment (EVSE) in compliance with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

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, the project shall comply with Sections 99.04.211.1 and 99.05.211.1 of the LAMC. Therefore, the project is in conformance with the goals and policies of the Air Quality Element.

Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan and does not conflict with any applicable regulations or standards.

**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 subject property is 46,688 square-foot lot comprised of seven (7) contiguous parcels and 9,633 square feet of right-of-way along the Pasadena Avenue to be merged into the project site with frontages along Avenue 38, Avenue 39 and Pasadena Avenue. The subject property is currently developed with residential and commercial uses.

The land use and zoning within close proximity of the subject site are within commercial, residential, and public facilities zones and are generally developed with single-and multi-family residential structures and commercial buildings. Surrounding uses are within residential and commercial zones and are generally developed with a combination of commercial and residential single-family and multi-family structures. The properties to the north are zoned R3-1, PF-1, and [Q]C2-1VL and are improved with commercial, multi-family uses and the Metro L (Gold) Line. The properties to the east are zoned RD2-1HPOZ, and [Q]C2-1VL-HPOZ and are improved with an Auto Repair Shop and single and multi-family residential uses. The properties to west, across Pasadena Avenue and Figueroa Street are zoned PF-1 and [T][Q]RAS3-1VL and are improved with the Metro L (Gold) Line and residential uses. The

properties to the south across Avenue 38 are zoned [T][Q]RAS3-1XL-HPOZ and are developed with residential uses.

The proposed project is the construction, use, and maintenance of a new, seven-story, 150,501 square-foot mixed use building with 100 dwelling units, including 10 dwelling units set aside for Extremely Low Income Households and two (2) levels of ground and second floor parking. The proposed 150,501 square foot (3.75:1 FAR), seven-story mixed-use building located on a 46,688 square foot lot is compatible with the existing and future surrounding developments.

The project includes commercial uses on the ground floor, primarily parking uses on the second floor and residential and amenities for residents on the third through seventh floors. The project includes 11 five-bedroom units, 20 four-bedroom units, 18 three-bedroom units, 32 two-bedroom units, three (3) studio units, 13 one-bedroom units, and three (3) townhome style units, and a total of 19,450 square feet of open space for residents. Therefore, pursuant to LAMC Section 12.21-G, the project as proposed is required to provide 14,475 square feet of open space. The project provides approximately 19,450 square feet total of open space, which includes a total of 3,227 square feet of amenity rooms on the first, second, third, and seventh floors, three (3) courtyards on the third floor totaling 7,208 square feet including a proposed pool area, a 2,625 square foot seventh floor recreation deck and a 4,767 square foot community parklet on the ground floor. Additionally, the project includes 6,292 square feet of landscaped area distributed throughout the project.

The project will provide 91 residential automobile parking spaces located within two (2) levels of parking. Twenty-three off-street parking spaces will be provided for the commercial space which will be located within the ground floor parking level. Vehicular access to the proposed project will be provided via a driveway off Avenue 39. All private residential parking spaces and the commercial parking spaces would be accessed via this driveway and will not be visible from the street.

The project has been conditioned to provide three (3), two-story residential units along the Avenue 39 frontage in order to screen the second level parking as well as to establish a scale and character that is more compatible with the residential neighborhood to the north.

#### Height, Bulk, and Setbacks

The project is zoned [T][Q]RAS3-1VL and proposes a maximum height of 72 feet. The [T][Q]RAS3-1VL zone has a maximum height limit of 50 feet for mixed-use developments. The approval of the associated additional incentive would allow a 22 feet increase in height.

The project has a maximum FAR of 3.22:1. The [T][Q]RAS3-1VL zone has a maximum permitted FAR of 3:1; the TOC base incentive allows for a 4.5:1 FAR. The FAR of 3.75:1 has been granted in conjunction with the TOC request with the provision of providing 10% of the total number of units or 10 units for Extremely Low Income Households.

The height, bulk, and setbacks of the subject project are consistent with the existing development in the immediate surrounding area and with the underlying [T][Q]RAS3-1VL Zone. Therefore, in conjunction with the TOC base incentives, and consideration of other development in the area, the project is consistent with the surrounding.

## Parking

The project will provide a total of 114 parking spaces and 210 long-term bicycle parking spaces. Sixteen short-term bicycle parking stalls will be located within the building within close proximity to the commercial spaces and will be accessible from Pasadena Avenue and Avenue 39.

The proposed parking is located within the building and therefore will not be visible from the public right-of-way. Pedestrian access will be located from Pasadena Avenue, Avenue 38, and Avenue 39. Vehicular ingress and egress for the parking will be located on Avenue 39 which is a Local Street – Standard. 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

The project will provide approximately 19,450 square feet total of open space, which includes 3,227 square feet of amenity rooms on the first, second, third, and seventh floors, three (3) courtyards on the third floor totaling 7,208 square feet including a proposed pool area, a 2,625 square foot seventh floor recreation deck and a 4,767 square foot community parklet on the ground floor. Additionally, the project includes 6,292 square feet of landscaped area distributed throughout the project. 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 development is not required to provide a loading area pursuant to LAMC Section 12.21-C.6. Waiting areas and drop areas will be on the ground level. Tenants moving in or out of the building will be able to park moving trucks on the street level adjacent to the parking entrance and the lobby.

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 along Avenue 38. 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 described above and as depicted within the plans and elevations submitted with the instant application, the project consists of a seven-story, mixed-use building, with parking on-site for residents and commercial parking spaces, lighting, landscaping, trash collection, and other pertinent improvements, that is 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 includes: 11 five-bedroom units, 20 four-bedroom units, 18 three-bedroom units, 32 two-bedroom units, three (3) studio units, 13 one-bedroom units, and three (3) townhome style units. Pursuant to LAMC section 12.21-G, the project would be required to provide 14,475 square feet of open space. As approved, the project will provide 19,450 square feet of open space. The project will provide approximately 19,450 square feet total of open space, which includes 3,227 square feet of amenity rooms on the first, second, third, and seventh floors, three (3) courtyards on the third floor totaling 7,208 square feet including a proposed pool area, a 2,625 square foot seventh floor recreation deck and a 4,767 square foot community parklet on the ground floor. Additionally, the project includes 6,292 square feet of landscaped area distributed throughout the project.

**ADDITIONAL MANDATORY FINDINGS**

5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.

**TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND**

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

**TIME LIMIT – OBSERVANCE OF CONDITIONS**

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25-A,2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.



The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

## **TRANSFERABILITY**

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

## **APPEAL PERIOD - EFFECTIVE DATE**

**The Determination in this matter will become effective after September 30, 2022**, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org).

Planning Department public offices are located at:

**Figueroa Plaza**  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

**Marvin Braude San Fernando Valley  
Constituent Service Center**  
6262 Van Nuys Boulevard, Suite 251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles Development  
Services Center**  
1828 Sawtelle Boulevard, 2<sup>nd</sup> Floor  
Los Angeles, CA 90025  
(310) 231-2901

**Pursuant to LAMC Section 12.22-A,25(f), only abutting property owners and tenants can appeal the Transit Oriented Communities Affordable Housing Incentive Program portion of this determination.** Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22-A,25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

**Note of Instruction Regarding the Notice of Exemption:** Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

Vincent P. Bertoni, AICP  
Director of Planning

Approved by:



---

Heather Bleemers, Senior City Planner

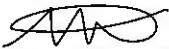
Reviewed by:



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Oliver Netburn, City Planner

Prepared by:



---

Michelle Carter, City Planning Associate  
michelle.carter@lacity.org

# **Exhibit C**

## **Project Plans**



# PROJECT INFORMATION AND CODE DATA

**PROJECT INFORMATION:**

**A PROJECT NAME :** \* BELVEDERE (BELVEDERE OR BELVEDERE GARDENS IS HOW EAST L.A. WAS KNOWN IN THE 1920 AS.)

**B PROJECT DESCRIPTION :** PROPOSED MIXED USE T.O.C. BUILDING CONSISTING OF 100 RESIDENTIAL UNITS INCLUDING 10 EXTREMELY LOW INCOME UNITS SET ASIDE, COMPARABLE IN SIZE AND BEDROOM COUNT TO THE REST, ON 5 STORY TYPE III OVER 2 STORY TYPE I PODIUM CONSISTING OF 10 COMMERCIAL SPACES :14,175 SF - INCLUDES 15% COMMON AREA AND 114 PARKING SPACES.

**C PROJECT ADDRESS :** 3832-3836 N. FIGUEROA ST, 3800-3830 N. PASADENA AVE, 110 E. AVENUE 39, LOS ANGELES, CA 90066

**D ASSESSOR'S PARCEL NO. :** 5457-005-001, 5457-005-015, 5457-005-016, 5457-005-017

**E LEGAL DESCRIPTION :** THAT PORTION OF PASADENA AVENUE ABUTTING LOTS 1, 2, 3, 10, 11 AND 12 OF BLOCK 12 OF THE G.W. MORGAN'S SYCAMORE TRACT, AS PER MAP RECORDED IN BOOK 11, PAGES 57 AND 58 OF MISCELLANEOUS RECORDS, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**ZONING :** (T) (Q) RAS3 1VL

## LAND USE CALCULATIONS

LAND AREA AS PER SURVEY : **47,208 SF \***

SETBACKS : FRONT SETBACK - 5'-0"  
REAR SETBACK - N/A\*\*  
SIDE SETBACK - 5'-0"  
40,569 SF

LAND AREA WITHIN 5' SETBACK :

FLOOR AREA RATIO - F.A.R. BASE OF 3 :

INCREASE F.A.R. T.O.C TIER 3 BY 50% TO 4.5 F.A.R. X 4.5

ALLOWABLE F.A.R.: 40,569 x 4.5 = 182,561 SF

\* INCLUDING VACATED 9,633 S.F. MERGER & RE-SUBDIVISION TM APPLICATION.  
\*\* NO REAR SETBACK AFTER LOT TIE. ONLY FRONT YARD AND SIDE YARD

ALLOWABLE HEIGHT:  
50' MAX HEIGHT LIMIT PER RAS 3 ZONING + 22' TOC= 72'  
PROVIDED HEIGHT: 72'

## PARKING CALCULATIONS

PARKING REQUIRED:

RESIDENTIAL PARKING REQUIRED = 0.5 PARKING/UNIT  
= 100 X 1/2 PARKING/UNIT: 50

PER TIER 3 RETAIL PARKING REQUIRED = 14,734 SF / 650 SF : 22.66 < 25

TOTAL PARKING REQUIRED : 73

TOTAL PARKING PROVIDED : 114

ACCESSIBLE PARKING REQUIRED = 2% OF 73 = 1.46 < 2 (INCLUDED IN 73 PROVIDED 3)

RETAIL AREA SUBJECT TO PARKING [INCLUDING 25%\* SEMI-PRIVATE OUTDOOR AREA: 14,175 SF\*+ 559 SF\*\* = 14,734 SF

NET RETAIL AREA: 12,326 SF  
\* 15% COMMON AREA ADDED TO NET RETAIL AREA = 14,175 SF  
TOTAL SEMI PRIVATE OUTDOOR AREA= 2,234 SF  
\*\* 25% OF SEMI PRIVATE OUTDOOR AREA= 559 SF

PARKING PROVIDED: 1ST AND 2ND LEVEL  
STANDARD PARKING 8'-6" X 18'-0" : (66)

COMPACT PARKING 7'-6" X 15'-0" : (28) PER T.O.C. NO ADDITIONAL PARKING AREA REQUIRED FOR GUESTS

TANDEM COMPACT : (17)

ADA ACCESSIBLE PARKING : 3

TOTAL : 114

BIKE	REQUIRED	PROVIDED
PERMANANT RESIDENTIAL ENCLOSED BIKE PARK :	67	198
TEMPORARY GUEST BIKE RACK - RESIDENTIAL :	7	7
LONG TERM BIKE RACK FOR RETAIL TENANTS :	12	12
SHORT TERM BIKE RACK - GUESTS :	9	9
TOTAL :	95	226



## OPEN SPACE CALCULATIONS

STUDIO = 2 UNITS X 100 SF = 200 SF  
1BR = 14 UNITS X 100 SF = 1,400 SF  
2BR = 30 UNITS X 125 SF = 3,750 SF  
3BR = 50 UNITS X 175 SF = 8,750 SF  
**OPEN SPACE REQUIRED = 14,100 SF**

25% of required open space that can be provided by recreation rooms (per LAMC Sec. 12.21 G 2(a)(4)(i) = 25 x 14,100 SF = 3,525 SF  
Recreation rooms are provided on the 1st, 2nd, 3rd and 7th floors.  
Total provided recreation rooms SF = 3,227 SF (See chart)

**COMMON OPEN SPACE REQUIRED (not including recreation rooms)**  
14,100 SF x 0.75 = **10,575 SF**

**COMMON OPEN SPACE PROVIDED =**  
TOTAL OPEN SPACE - UNIT BALCONIES (PRIVATE) = 16,405 SF - 3,850 SF = **12,555 SF**

**TOTAL OPEN SPACE PROVIDED = 19,450 SF**  
1 PARKETTE = 2,722 SF  
LEVEL 3 PODIUM = 7,208 SF  
LEVEL 7 DECK = 2,625 SF  
UNIT BALCONIES (PRIVATE) (77X 50 SF) = 3,850 SF

PLANTED COMMON OPEN SPACE REQUIRED= 50% OF 12,555 SF= 6,278 SF  
PLANTED COMMON OPEN SPACE PROVIDED= 6,292 SF  
1 PARKETTE = 1,468 SF  
LEVEL 3 PODIUM = 4,135 SF  
LEVEL 7 DECK = 689 SF

TREES REQUIRED = 100 UNITS / 4 ( 1 TREE PER 4 UNITS) = 25 TREES  
TREES PROVIDED = 64

## LOT COVERAGE

TOTAL LAND AREA : 47,208 SF  
MAX. BUILDABLE LOT COVERAGE : TOTAL LOT SIZE X MAX. LOT COVERAGE (.85)  
: 47,208 SF X .85  
: 40,127 SF

PROVIDED LOT COVERAGE : 15,291 SF = 51.3% OF 29,797 SF (TOTAL OPEN AREA)

## DENSITY

TOTAL LAND AREA = 47,208 SF  
RAS3 MINIMUM AREA PER DU = 800 SF  
PERMITTED RAS3 DENSITY = 59 DU  
PERMITTED DENSITY, PER TOC TIER 3 (70% INCREASE) = 101  
PROPOSED DENSITY = 100 DU (10 DU EXTREMELY LOW INCOME UNITS)

## F.A.R.

**FLOOR AREA:** IS THAT AREA IN SQUARE FEET CONFINED EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING - OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREA.

**PERMITTED FAR: 4.5.1 (182,561 SF) 3:1 X 1.5 FOR TOC INCREASE = 4.5:1**  
AREA ALLOWED PER BUILDING CODE: 40,569x4.5 = 182,561 SQ.FT. (EXCLUDED VENT SHAFTS AND COURTS)

**PROPOSED FAR: 3.22.1 (150,501 SF)**  
BASEMENT FLOOR AREA: 9,309 SF  
FIRST FLOOR AREA: 20,207 SF  
SECOND FLOOR AREA: 3,541 SF  
THIRD FLOOR AREA: 23,002 SF  
FOURTH FLOOR AREA: 24,991 SF  
FIFTH FLOOR AREA: 23,369 SF  
SIXTH FLOOR AREA: 23,208 SF  
SEVENTH FLOOR AREA: 22,874 SF  
TOTAL: 150,501 SF  
FAR: 150,501 / 46,688 = 3.22



# BELVEDERE\*

## 3832-3836 N. Figueroa St.

### Los Angeles, CA 90066

15th MARCH, 2022

\* A BUILDING, OR ARCHITECTURAL FEATURE OF A BUILDING, DESIGNED AND SITUATED TO LOOK OUT UPON A PLEASING SCENE

BELVEDERE CONDO PROPOSED BUILDING AREA CALCULATION 15/03/2022																					
LEVEL	PARKING	RETAIL SF (INCLUDES 15% CAM)	SERVICES/ BUSINESS CENTRE /CONF.	AMENITIES FITNESS AREA	RECREATION/ COMMUNITY ROOM	OPEN RECREATION/ AREA	BIKE AREA	STORAGE AREA	NO. OF UNITS	NET RENTABLE APARTMENT S.F.	PRIVATE DECK/ YARD/ BALCONY	COMMON AREA S.F.	OPEN CORRIDORS S.F.	STAIRCASE, RAMPS & ELEVATOR SHAFTS	UTILITIES, SERVICE AREAS & OFFICE	LOBBY	SUBTOTAL GROSS BUILDABLE AREA S.F.	NET RENTABLE AREA ** AS % OF LAND AREA	FAR S.F. (2-5, 8b, 11, 14) (2-5, 18, 19)	AS % OF LAND AREA	
BASEMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1st STREET	15,143	14,175	-	8,270	0	-	560	134	6	3,846	0	-	399	485	2,172	1,355	39,917	19859.5*	34%	20,207	42%
2nd FLOOR	23,295	0	1,104	-	1,458	-	124	1,578	1	854	272	-	0	485	0	125	29,295	4,994	10%	3,541	7%
<b>SUB TOTAL(A)</b>	<b>38,438</b>	<b>14,175</b>	<b>1,104</b>	<b>8,270</b>	<b>1,890</b>	<b>0</b>	<b>1,168</b>	<b>3,118</b>	<b>100</b>	<b>4,700</b>	<b>272</b>	<b>0</b>	<b>399</b>	<b>1,217</b>	<b>2,438</b>	<b>2,519</b>	<b>79,728</b>	<b>24,988</b>		<b>33,057</b>	
3rd FLOOR	-	-	-	-	500	1,821	-	-	19	20,681	2,360	9,641	-	455	78	0	35,536	23,002	47%	23,002	47%
4th FLOOR	-	-	-	-	-	-	-	-	19	21,136	2,055	-	3,865	411	126	0	27,583	21,136	43%	24,991	51%
5th FLOOR	-	-	-	-	-	-	-	-	19	19,502	1,614	-	3,867	411	126	0	25,520	19,502	40%	23,369	48%
6th FLOOR	-	-	-	-	-	-	-	-	19	19,325	1,566	-	3,883	411	126	0	25,311	19,325	40%	23,208	48%
7th FLOOR	-	-	-	-	837	2,625	-	-	17	16,131	1,144	-	3,281	411	216	0	24,645	19,593	40%	22,874	47%
<b>SUB TOTAL(B)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,337</b>	<b>4,446</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>96,775</b>	<b>8,739</b>	<b>9,641</b>	<b>14,886</b>	<b>2,099</b>	<b>672</b>	<b>0</b>	<b>138,595</b>	<b>102,558</b>		<b>117,444</b>	
<b>TOTAL(A+B)</b>	<b>38,438</b>	<b>14,175</b>	<b>1,104</b>	<b>8,270</b>	<b>3,227</b>	<b>4,446</b>	<b>1,168</b>	<b>3,118</b>	<b>100</b>	<b>101,475</b>	<b>9,011</b>	<b>9,641</b>	<b>15,285</b>	<b>3,316</b>	<b>3,110</b>	<b>2,519</b>	<b>218,323</b>	<b>127,546</b>		<b>150,501</b>	

NOTE:  
\* FOR SALE AS CONDOS - EXCLUDES EXTERIOR WALLS, INCLUDES COMMON PARTITION WALLS  
\*\* RENTABLE AREA - EXCLUDES UNITS EXTERIOR WALLS, RETAIL - INCLUDES 15% CAM & \*\*25% OF SEMI PRIVATE OUTDOOR ADDED (6,750 X 0.25) (2,525.78)  
\*\*\* EXCLUDES EXTERIOR WALLS, GARAGES, BALCONIES, SHAFTS, OPEN CORRIDORS  
\*\*\*\* INCLUDES RENTABLE, EXTERIOR AND COMMON WALLS, PARKING, OPEN CORRIDORS & BALCONIES (1-14)  
\*\*\*\*\* TOTAL PRIVATE SPACE NOT PROVIDED = 19 UNITS (W/ NON-COMPLIANT BALCONIES) TOTAL OPEN X 90 SF = 950 SF  
SPACE PROVIDED = 19,853 SF

(2) PER TIEAR 3 T.O.C. PARKING REQUIREMENT IS 1/650S.F.

TOTAL LAND AREA is 46,688 SF  
Divided by 800 SF = 58.61

For Affordable housing Rounded up to 59 U Base

70% Density bonus per Transit Oriented Communities TOC Guidelines for Tier 3 TOC, 59X 170 = 100.3 units, allowable units rounded up to **101 Units**

100 units - 10 Units of Extremely Low income units. **100 U**  
Plus 8 retail units. **8 U**

TOTAL LAND AREA (INCLUDING 9,633 SF OF ABANDONED RIGHT OF WAY), 47,208 SF  
LAND AREA AS PER SURVEY..... 37,255.85 SF  
LAND AREA WITHIN 5' SETBACK..... 40,569 SF

FLOOR AREA RATIO - F.A.R. BASE OF 3 :  
INCREASE F.A.R. FROM TIER 3 BY 50% TO 4.5 F.A.R. X 4.5  
**ALLOWABLE F.A.R.: 40,569 x 4.5 = 182,561**

HEIGHT LIMIT..... 72'  
HEIGHT LIMIT PER RAS 3..... 50'  
TOC HEIGHT INCREASE..... 22'

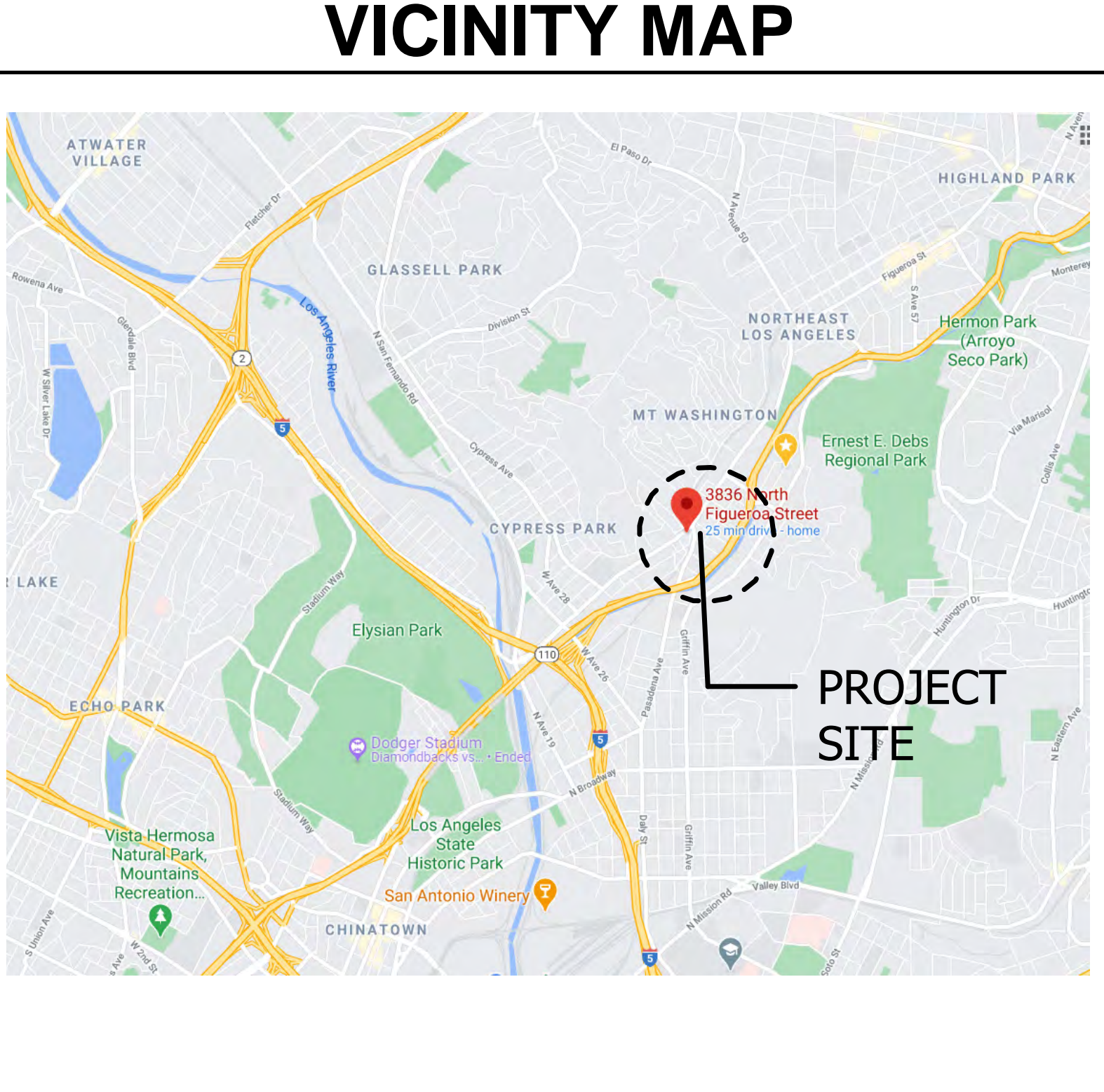
BASEMENT AMENITIES/ GYM..... 8,270 S.F.  
FIRST FLOOR RECREATION ROOM..... 452 S.F.  
SECOND FLOOR AMENITIES/ BUSINESS CENTRE/ OFFICES..... 1,104 S.F.  
GROUND FLOOR NET RETAIL INCLUDING CAM & PATIO (14,175-559 S.F.)..... 14,734 S.F.  
NET RESIDENTIAL RENTABLE AREA TYPE V (ABOVE & BELOW PODIUM)..... 101,475 S.F.

USABLE AREA: RETAIL SF(2) + BUSINESS CENTRE/ CONFERENCE(3) + FITNESS AREA (4) + RECREATION/ COMMUNITY ROOM (5) + PRIVATE STORAGE AREA (7) + NET RENTABLE APARTMENT SF (8) + PRIVATE DECK/ YARD/BALCONY(9)..... 144,826

INCIDENTAL AREAS: COMMON AREA (10) + OPEN CORRIDORS S.F.(11) + STAIRCASE, ELEVATOR SHAFTS (12) + UTILITIES, SERVICE AREAS & OFFICE (13) + LOBBY (14) .... 33,871

GROSS AREA (Excluding parking and open podium)  
33,871 S.F. INCIDENTAL AREA + 144,826 S.F. GROSS USABLE AREA ..... 178,697

LOAD FACTOR 144,826 / 178,697 ..... 81.04%



<h3>OWNER</h3> <p>FDZ PARTNERS LLC. 5553-B BANDINI BLVD BELL, CA 90201 P: 323-888-7755 E: FRANK@FAMBRANDS.COM</p>	<h3>APPLICANT</h3> <p>NAIM ASSOCIATES INC. 347 S ROBERTSON BLVD BEVERLY HILLS, CA 90211 P: 310-916-9126 E: M4@MNAIM.COM WWW.MNAIM.COM</p>	<h3>ARCHITECT</h3> <p>M. MICHAEL NAIM LICENCE NO. C25717 347 S ROBERTSON BLVD BEVERLY HILLS, CA 90211 P: 310-916-9126 E: M4@MNAIM.COM WWW.MNAIM.COM</p>
<h3>SURVEYOR</h3> <p>M&amp;G CIVIL ENGINEERING &amp; LAND SURVEYING 347 SOUTH ROBERTSON BLVD. BEVERLY HILLS, CA 90211 P: 310.659.0871 F: 310-659-0845 WWW.MGLANDSUR.COM</p>	<h3>CIVIL ENGINEER</h3> <p>HARVEY A. GOODMAN 834-17TH STREET SANTA MONICA, CA P: 310-829-1037 E: HARVEY@HARVEYGOODMAN.COM</p>	<h3>STRUCTURAL</h3> <p>BERKOZ AND ASSOC., INC. 5530 CORBIN AVE., STE. 229 TARZANA, CA 91356 P: 818.668.8589 F: 818-668-8596 E: CAD@BER-SE.COM</p>
<h3>TRAFFIC ENGINEER</h3> <p>TRANPO GROUP 603N PARKCENTRE DRIVE (SUITE 108) SANTA ANA, CA 92705 P: 949-656-7925 E: RAWAD.HANI@TRANPOGROUP.COM</p>	<h3>SOIL ENGINEER</h3> <p>APPLIED EARTH SCIENCES 4742 SAN FERNANDO ROAD GLENDALE, CA 91204 P: 818-552-6000</p>	<h3>AIR QUALITY</h3> <p>ENVICOM PRIMO TAPIA JR. 4165 E. THOUSAND OAKS BLVD, WEST LINK VILLAGE, CA 91362 P: 918-875-4700 E: PTAPIA@ENVICOMCORPORATION.COM</p>
<h3>LANDSCAPE ARCHITECT</h3> <p>SQLA LANDSCAPE ARCHITECT 380 N. PALM STREET SUITE B BREA, CA 92821 P: 562-905-0800 E: SAMUEL@SQLAINC.COM WWW.SQLAINC.COM</p>	<h3>MEP ENGINEER</h3> <p>MEHRDAD ROKNI MNS ENGINEERING, INC. 1600 SAWTELLE BOULEVARD, SUITE 300 LOS ANGELES, CA. 90025 P: 310-445-8474 E: OFFICE@MNSENGINEERINGINC.COM WWW.MNSENGINEERINGINC.COM WWW.MNSENGINEERING.CO</p>	<h3>TREE EXPERT</h3> <p>LISA SMITH REGISTERED CONSULTING ARBORIST #464 ISA BOARD CERTIFIED MASTER ARBORIST#WE3782B ISA TREE RISK ASSESSOR QUALIFIED P: 310-663-2290 E: LISA@THETREERESOURCE.COM WWW.THETREERESOURCE.COM</p>

**NAIM ASSOCIATES**

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www.MNAim.com

Penthouse, 144 N Wetherly Dr.  
West Hollywood CA 90048

**ARCHITECTURE DEVELOPMENT**

**pk architecture**  
Philip Kudelka, Architect  
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22663 Collins Street  
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pkarch@gmail.com  
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DRAWN BY:  
**ICESTUDIO**  
STUDIO  
Priyanka Kankariya  
Project Manager

3832-3836 N. Figueroa St., Los Angeles, CA 90066

COVER SHEET

DATE : 03/15/22  
SHEET : T1



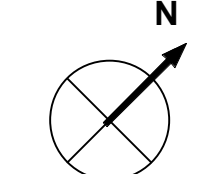


PARKETTE RESTORATION AND PLANTING, SEE LANDSCAPE PLANS UNDER SAME APPLICATION

ISLAND TO BE LANDSCAPED BY APPLICANT UNDER SAME PROPOSED DEVELOPMENT

1 SITE PLAN  
A001 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"  
0 5'-4" 10'-8" 21'-4"



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pkarch@gmail.com  
Tel. (818) 400-4800

DRAWN BY:  
ICEBOAT  
STUDIO  
Priyanka Kankariya  
Project Manager

**BELVEDERE**  
3832-3836 N. Figueroa St., Los Angeles, CA 90066

**SITE PLAN**

DATE :  
03/15/22

SHEET :  
A001



AREA CALCULATION 15/03/2022

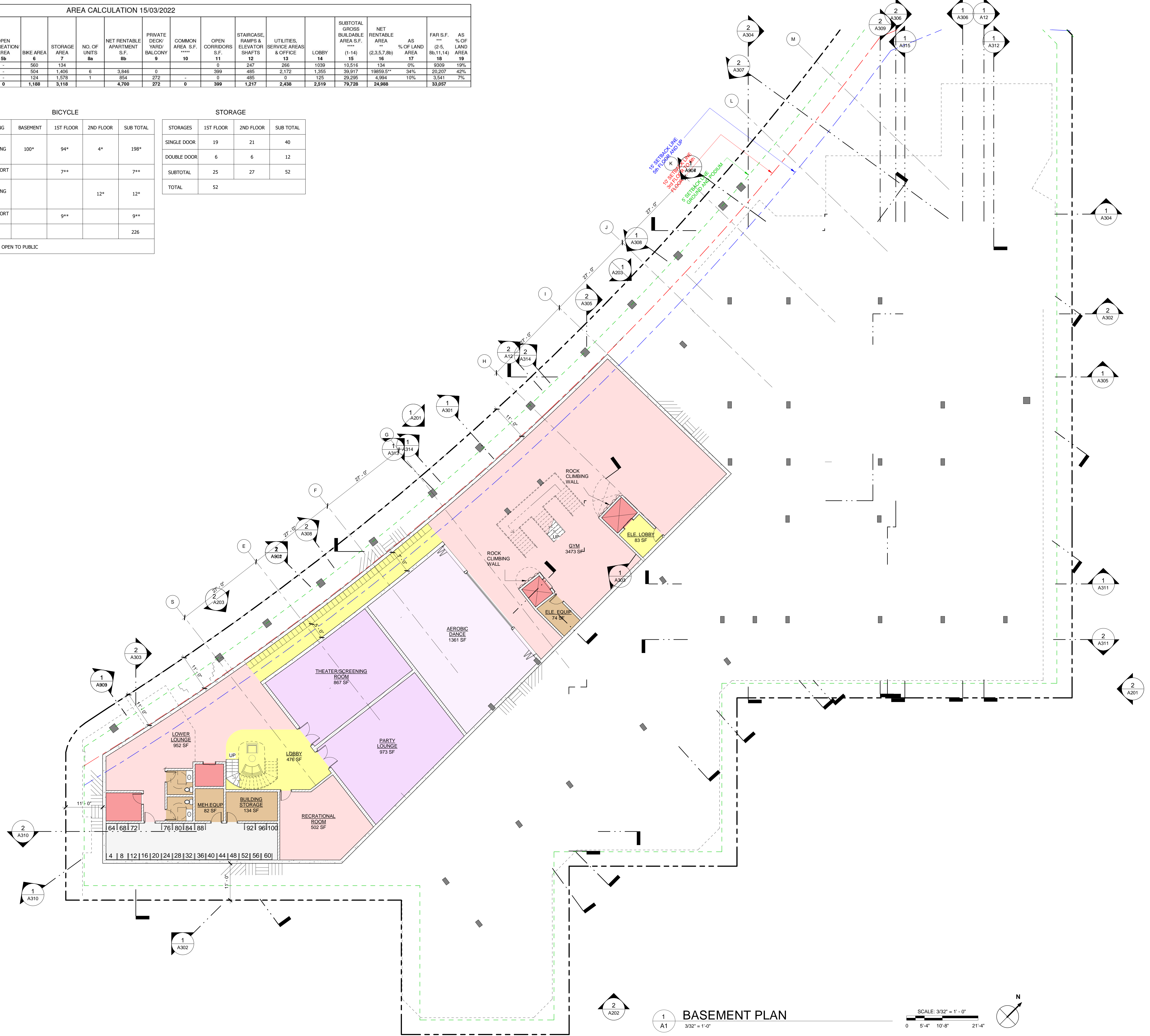
LEVEL	PARKING	RETAIL SF (INCLUDES 15% CAM)	SERVICES/ BUSINESS CENTRE (CONF.)	AMENITIES FITNESS AREA	RECREATION/ COMMUNITY ROOM	OPEN RECREATION AREA	BIKE AREA	STORAGE AREA	NO. OF UNITS	NET RENTABLE APARTMENT S.F.	PRIVATE DECK/ YARD/ BALCONY	COMMON AREA S.F.	OPEN CORRIDORS S.F.	STAIRCASE, RAMPS & ELEVATOR SHAFTS	UTILITIES SERVICE AREAS & OFFICE	LOBBY	SUBTOTAL GROSS BUILDABLE AREA S.F. (1-14)	NET RENTABLE AREA (2,3,5,7,8b)	AS % OF LAND AREA	FAR S.F. (2-5, 8b,11,14)	AS % OF LAND AREA
BASEMENT				8,270	0	-	560	134								10,516	134	0%	9309	19%	
1st STREET	15,143	14,175	-	-	432	-	504	1,406	6	3,846	0	399	485	2,172	1,355	39,917	19,659.5*	34%	20,207	42%	
2nd FLOOR	23,295	0	1,104	-	1,458	-	124	1,576	1	854	272	-	0	485	125	39,295	4,994	10%	3,541	7%	
<b>SUB TOTAL(A)</b>	<b>38,438</b>	<b>14,175</b>	<b>1,104</b>	<b>8,270</b>	<b>1,890</b>	<b>0</b>	<b>1,188</b>	<b>3,118</b>		<b>4,700</b>	<b>272</b>	<b>0</b>	<b>399</b>	<b>1,217</b>	<b>2,438</b>	<b>2,519</b>	<b>79,728</b>	<b>24,988</b>		<b>33,057</b>	

PARKING				
STALLS	SIZE	1ST FLOOR	2ND FLOOR	SUB TOTAL
STANDARD	18'-0"x8'-6" 18'-0"x8'-4"	(28)	(41)	69
TANDEM COMPACT	15'-0"x8'-0" 15'-0"x7'-6"	(05)	(12)	17
COMPACT DIRECT	15'-0"x8'-6" 15'-0"x7'-6"	(08)	(20)	28
COMPACT DIRECT	15'-0"x7'-6"			
<b>SUBTOTAL</b>		<b>41</b>	<b>73</b>	<b>114</b>
<b>TOTAL</b>		<b>114</b>		

BICYCLE				
BICYCLE PARKING	BASEMENT	1ST FLOOR	2ND FLOOR	SUB TOTAL
RESIDENTIAL LONG TERM	100*	94*	4*	198*
RESIDENTIAL SHORT TERM		7**		7**
COMMERCIAL LONG TERM			12*	12*
COMMERCIAL SHORT TERM		9**		9**
<b>TOTAL</b>				<b>226</b>

\*LOCKED UP \*\* OPEN TO PUBLIC

STORAGE			
STORAGES	1ST FLOOR	2ND FLOOR	SUB TOTAL
SINGLE DOOR	19	21	40
DOUBLE DOOR	6	6	12
<b>SUBTOTAL</b>	<b>25</b>	<b>27</b>	<b>52</b>
<b>TOTAL</b>			



1 BASEMENT PLAN  
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"



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DRAWN BY:  
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Priyanka Kankariya  
Project Manager

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**BASEMENT PLAN**

DATE :  
03/15/22  
SHEET :  
**A1**







AREA CALCULATION 15/03/2022

LEVEL	PARKING	RETAIL SF (INCLUDES 15% CAM)	SERVICES/BUSINESS CENTRE /CONF.	AMENITIES/FITNESS AREA	RECREATION/COMMUNITY ROOM	OPEN RECREATION AREA	BIKE AREA	STORAGE AREA	NO. OF UNITS	NET RENTABLE APARTMENT S.F.	PRIVATE DECK/YARD/BALCONY	COMMON AREA S.F.	OPEN CORRIDORS S.F.	STAIRCASE, RAMPS & ELEVATOR SHAFTS	UTILITIES, SERVICE AREAS & OFFICE	LOBBY	SUBTOTAL GROSS BUILDABLE AREA S.F. (1-14)	NET RENTABLE AREA (2,3,5,7,8b)	FAR S.F. (2,5, 8b,11,14)	AS % OF LAND AREA
BASEMENT																				
1st FLOOR	15,143	14,175	-	8,270	432	-	504	1,406	6	3,846	0	399	485	2,172	1,385	39,917	19,650.5**	0%	9309	19%
2nd FLOOR	23,295	0	1,104	-	1,458	-	124	1,578	1	854	272	-	0	485	0	29,295	4,994	10%	3,541	7%
<b>SUB TOTAL(A)</b>	<b>38,438</b>	<b>14,175</b>	<b>1,104</b>	<b>8,270</b>	<b>1,890</b>	<b>0</b>	<b>1,188</b>	<b>3,118</b>	<b>7</b>	<b>4,700</b>	<b>272</b>	<b>0</b>	<b>399</b>	<b>1,217</b>	<b>2,519</b>	<b>79,728</b>	<b>24,988</b>	<b>0%</b>	<b>13,057</b>	<b>19%</b>

STALLS	SIZE	1ST FLOOR	2ND FLOOR	SUB TOTAL
STANDARD	18'-0"x8'-6" 18'-0"x8'-4"	(28)	(41)	69
TANDEM COMPACT	15'-0"x8'-0" 15'-0"x7'-6"	(05)	(12)	17
COMPACT DIRECT	15'-0"x8'-6" 15'-0"x7'-6"	(08)	(20)	28
COMPACT DIRECT	15'-0"x7'-6"			
<b>SUBTOTAL</b>		<b>41</b>	<b>73</b>	<b>114</b>
<b>TOTAL</b>		<b>114</b>		

BICYCLE PARKING	BASEMENT	1ST FLOOR	2ND FLOOR	SUB TOTAL
RESIDENTIAL LONG TERM	100*	94*	4*	198*
RESIDENTIAL SHORT TERM		7**		7**
COMMERCIAL LONG TERM			12*	12*
COMMERCIAL SHORT TERM				
<b>TOTAL</b>		<b>9**</b>		<b>9**</b>

\*LOCKED UP \*\* OPEN TO PUBLIC

STORAGES	1ST FLOOR	2ND FLOOR	SUB TOTAL
SINGLE DOOR	19	21	40
DOUBLE DOOR	6	6	12
<b>SUBTOTAL</b>	<b>25</b>	<b>27</b>	<b>52</b>
<b>TOTAL</b>			<b>52</b>

Unit	Net SF*	Balcony	Gross SF*	1st	2nd	3rd	4th	5th	6th	7th	Total	Total Bedrooms	Rental Total Area*	Apartment Total Area**	Subtotal Units	% of Units Types
<b>Studio</b>	B1 390 sf	56 sf	446 sf	0	0	0	0	1	1	1	3	1.5	1,170 sf	1,338 sf	3 Units	3%
<b>1 Bedroom</b>	A1 705 sf	62 sf	768 sf	0	0	1	1	1	1	5	9	3	1,530 sf	1,940 sf	13 Units	13%
	A2 529 sf	62 sf	591 sf	0	0	2	1	0	0	3	3	3	1,587 sf	1,773 sf		
	A3 720 sf	46 sf	766 sf	0	0	1	1	1	1	5	5	2	3,600 sf	3,830 sf		
<b>2 Bedroom</b>	B1 (TH) 1,208 sf	0 sf	1,208 sf	0	0	0	0	0	0	1	2	1	2,068 sf	2,068 sf	13 Units	32%
	B2 822 sf	88 sf	910 sf	0	2	2	0	0	4	8	6	6	3,268 sf	3,640 sf		
	B3 842 sf	40 sf	882 sf	0	0	0	2	2	2	6	12	6	5,052 sf	5,292 sf		
	B4 877 sf	61 sf	938 sf	0	0	0	2	2	2	6	12	6	5,262 sf	5,628 sf		
	B5 926 sf	61 sf	987 sf	0	0	0	2	2	2	6	12	6	5,556 sf	5,922 sf		
	B6 968 sf	94 sf	1,062 sf	0	0	0	1	1	1	3	6	3	2,904 sf	3,186 sf		
	B7 (TH) 945 sf	0 sf	945 sf	1	0	0	0	0	0	1	2	1	945 sf	945 sf		
	B8 854 sf	272 sf	1,126 sf	0	1	0	0	0	0	1	2	1	854 sf	1,126 sf		
	B9 830 sf	96 sf	926 sf	0	0	0	0	0	1	3	4	2	2,450 sf	2,778 sf		
	B10 838 sf	66 sf	904 sf	0	0	0	0	0	0	1	2	1	838 sf	904 sf		
	C1 999 sf	266 sf	1,265 sf	0	0	1	1	1	1	0	4	12	3,996 sf	5,040 sf		
	C2 1,010 sf	69 sf	1,079 sf	0	0	4	5	0	0	0	9	27	9,060 sf	9,711 sf		
	C3 1,155 sf	58 sf	1,213 sf	0	0	1	1	0	0	2	6	2	2,310 sf	2,426 sf		
	C4 1,247 sf	122 sf	1,369 sf	0	0	0	0	0	0	1	3	1	1,247 sf	1,369 sf		
	C5 1,101 sf	42 sf	1,143 sf	0	0	0	0	0	0	1	3	1	1,101 sf	1,143 sf		
	C6 1,141 sf	80 sf	1,221 sf	0	0	0	0	0	0	1	3	1	1,141 sf	1,221 sf		
	D1 (TH) 1,693 sf	0 sf	1,693 sf	1	0	0	0	0	0	0	1	4	1,693 sf	1,693 sf		
	D2 1,149 sf	70 sf	1,219 sf	0	0	1	1	1	1	0	4	16	4,596 sf	4,876 sf		
	D3 1,574 sf	513 sf	2,087 sf	0	0	1	0	0	0	1	4	1	1,574 sf	2,087 sf		
	D4 1,548 sf	199 sf	1,747 sf	0	0	0	1	0	0	0	1	4	1,548 sf	1,747 sf		
	D5 1,521 sf	198 sf	1,719 sf	0	0	0	1	0	0	1	4	1	1,521 sf	1,719 sf		
	D6 1,338 sf	80 sf	1,418 sf	0	0	0	1	1	0	2	6	2	2,676 sf	2,832 sf		
	D7 1,354 sf	66 sf	1,420 sf	0	0	0	1	1	1	3	12	4	4,062 sf	4,260 sf		
	D8 1,312 sf	66 sf	1,378 sf	0	0	0	0	1	1	0	2	8	2,624 sf	2,756 sf		
	D9 1,499 sf	193 sf	1,692 sf	0	0	0	0	0	1	0	1	4	1,499 sf	1,692 sf		
	D10 1,244 sf	57 sf	1,301 sf	0	0	0	0	1	0	1	4	1	1,244 sf	1,301 sf		
	D11 1,546 sf	90 sf	1,636 sf	0	0	0	0	1	1	1	3	12	4,638 sf	4,908 sf		
<b>3 Bedroom</b>	E1 1,379 sf	100 sf	1,479 sf	0	0	2	2	1	0	0	5	25	6,895 sf	7,395 sf	11 Units	11%
	E2 1,565 sf	173 sf	1,738 sf	0	0	0	0	0	0	4	20	6,260 sf	6,932 sf			
	E3 1,748 sf	225 sf	1,973 sf	0	0	1	1	0	0	2	10	3,495 sf	3,946 sf			
<b>TH with Retail</b>	R1 1,559 sf	234 sf	1,793 sf	1	0	0	0	0	0	0	1	0.5	1,559 sf	1,793 sf	3 Units	3%
	R2 1,395 sf	239 sf	1,634 sf	1	0	0	0	0	0	1	0.5	1,395 sf	1,634 sf			
	R3 1,777 sf	267 sf	2,044 sf	0	0	0	0	0	0	1	0.5	1,777 sf	2,044 sf			
<b>Total</b>				<b>6</b>	<b>1</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>17</b>	<b>100</b>	<b>269</b>	<b>106,406</b>	<b>116,117</b>	<b>100 Units</b>	<b>100%</b>
<b>Averages</b>				<b>1,014 sf</b>	<b>90 sf</b>	<b>1,161 sf</b>							<b>1,097 sf</b>	<b>1,197 sf</b>		

NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)
6. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:
  - a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)
  - b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)
  - c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)
  - d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)
  - e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)
7. THIS BUILDING SHALL BE PROVIDED WITH MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.5.5.4)
8. BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.



1 SECOND FLOOR PLAN  
A3 3/32" = 1'-0"  
SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"

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**SECOND FLOOR PLAN**

DATE :  
03/15/22

SHEET :  
**A3**



**NOTES**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER PUMPS, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

6. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)

b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)

c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)

d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)

e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

7. THIS BUILDING SHALL BE PROVIDED WITH MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.5.5.4)

8. BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.

LEVEL	PARKING	RETAIL SF (INCLUDES 10% GAM)	SERVICES/ BUSINESS CENTRE/ CONF.	AMENITIES FITNESS AREA	RECREATION/ COMMUNITY ROOM	OPEN RECREATION/ AREA	BIKE AREA	STORAGE AREA	NO. OF UNITS	NET RENTABLE APARTMENT SF.	PRIVATE YARD/ BALCONY	COMMON AREA S.F.	OPEN CORRIDORS S.F.	STAIRCASE, RAMP & ELEVATOR SHAFTS	UTILITIES, SERVICE AREAS & OFFICE	LOBBY	SUBTOTAL GROSS BUILDABLE AREA S.F.	NET RENTABLE AREA S.F. (1-14)	AS % OF LAND AREA 17	FAR S.F. (2.5, 80,11.14)	AS % OF LAND AREA 19
3rd FLOOR	-	-	-	-	500	1,821	-	-	19	20,881	2,360	9,641	-	455	78	14	35,538	23,002	47%	23,002	47%

Unit	Net SF *	Balcony	Gross SF *	1st	2nd	3rd	4th	5th	6th	7th	Total	Total Bedrooms	Rental Total Area *	Apartment Total Area **	Subtotal Units	% of Units
<b>Studio</b>	S1 390 sf	56 sf	446 sf	0	0	0	0	1	1	1	3	1.5	1,170 sf	1,338 sf	3 Units	3%
<b>1 Bedroom</b>	A1 706 sf	62 sf	768 sf	0	0	1	1	1	1	1	5	5	3,330 sf	3,840 sf	13 Units	13%
<b>2 Bedroom</b>	B1 (TH) 1,208 sf	0 sf	1,208 sf	1	0	0	0	0	0	0	1	2	1,208 sf	1,208 sf	32 Units	32%
<b>3 Bedroom</b>	C1 1,010 sf	69 sf	1,079 sf	0	0	4	5	0	0	0	9	27	9,090 sf	9,711 sf	18 Units	18%
<b>4 Bedroom</b>	D1 (TH) 1,693 sf	0 sf	1,693 sf	1	0	0	0	0	0	0	1	4	1,693 sf	1,693 sf	20 Units	20%
<b>5 Bedroom</b>	E1 1,379 sf	100 sf	1,479 sf	0	0	2	2	1	0	0	5	25	6,895 sf	7,395 sf	11 Units	11%
<b>TH with Retail</b>	R1 1,559 sf	234 sf	1,793 sf	1	0	0	0	0	0	0	1	0.5	1,559 sf	1,793 sf	3 Units	3%
<b>Total</b>				6	1	19	19	19	19	17	100	269	106,406	116,117	100 Units	100%
<b>Averages</b>	1014 sf	90 sf	1161 sf										1057 sf	1197 sf		



1 THIRD FLOOR PLAN  
 A4 3/32" = 1'-0"  
 SCALE: 3/32" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"

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**THIRD FLOOR PLAN**

DATE :  
 03/15/22  
 SHEET :  
**A4**



**NOTES**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METERS BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

6. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:

- a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)
- b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)
- c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)
- d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)
- e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

7. THIS BUILDING SHALL BE PROVIDED WITH MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.5.5.4)

8. BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.

AREA CALCULATION 15/03/2022																					
LEVEL	PARKING	RETAIL SF (INCLUDES 15% CAN)	SERVICES/ BUSINESS CENTRE (OCF)	AMENITIES FITNESS AREA	RECREATION/ COMMUNITY ROOM	OPEN RECREATION AREA	BIKE AREA	STORAGE AREA	NO. OF UNITS	NET RENTABLE APARTMENT SF	PRIVATE DECK/ HARDY BALCONY	COMMON AREA S.F.	OPEN CORRIDORS S.F.	STAIRCASE, RAMP & ELEVATOR SHAFTS	UTILITIES, SERVICE AREAS & OFFICE	LOBBY	SUBTOTAL GROSS BUILDABLE AREA S.F. (1-14)	NET RENTABLE AREA (2,3,5,7,8)	AS % OF LAND AREA	FAR S.F. (2-5, 8, 11, 14)	AS % OF LAND AREA
4th FLOOR									19	21,136	2,055		3,855	411	126	0	27,583	21,136	43%	24,991	51%

Unit	Net SF *	Balcony	Gross SF *	1st	2nd	3rd	4th	5th	6th	7th	Total	Total Bedrooms	Rental Total Area *	Apartment Total Area **	Subtotal Units	% of Units
<b>Studio</b>	S1	390 sf	56 sf	446 sf	0	0	0	0	1	1	1	3	1,170 sf	1,338 sf	3 Units	3%
<b>1 Bedroom</b>	A1	706 sf	62 sf	768 sf	0	0	1	1	1	1	5	5	3,330 sf	3,840 sf	13 Units	13%
<b>2 Bedroom</b>	B1 (TH)	1,208 sf	0 sf	1,208 sf	1	0	0	0	0	0	1	2	1,208 sf	1,208 sf	32 Units	32%
<b>3 Bedroom</b>	C1	1,010 sf	69 sf	1,079 sf	0	0	4	5	0	0	9	27	3,996 sf	5,060 sf	18 Units	18%
<b>4 Bedroom</b>	D1 (TH)	1,693 sf	0 sf	1,693 sf	1	0	0	0	0	0	1	4	1,693 sf	1,693 sf	20 Units	20%
<b>5 Bedroom</b>	E1	1,379 sf	100 sf	1,479 sf	0	0	2	2	1	0	5	15	6,895 sf	7,395 sf	11 Units	11%
<b>TH with Retail</b>	R1	1,559 sf	234 sf	1,793 sf	1	0	0	0	0	0	1	0.5	1,559 sf	1,793 sf	3 Units	3%
<b>Total</b>		10,144 sf	90 sf	11,614 sf	6	1	19	19	19	17	100	269	106,406	116,117	100 Units	100%
<b>Averages</b>													1,097 sf	1,197 sf		



1 A5 FOURTH FLOOR PLAN SCALE: 3/32" = 1'-0" 0 5'-4" 10'-8" 21'-4"

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**FOURTH FLOOR PLAN**  
 DATE: 03/15/22  
 SHEET: A5



**NOTES**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METERS BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

6. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)

b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)

c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)

d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)

e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

7. THIS BUILDING SHALL BE PROVIDED WITH MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.5.5.4)

8. BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.

AREA CALCULATION 15/03/2022																					
LEVEL	PARKING	RETAIL SF (INCLUDES 15% GYM)	SERVICES/BUSINESS CENTRE /COFF.	AMENITIES/FITNESS AREA	RECREATION/COMMUNITY ROOM	OPEN RECREATION/AREA	BIKE AREA	STORAGE AREA	NO. OF UNITS	NET RENTABLE APARTMENT	PRIVATE DECK/YARD/BALCONY	COMMON AREA S.F.	OPEN CORRIDORS	STAIRCASE, RAMPS & ELEVATOR SHAFTS	UTILITIES, SERVICE AREAS & OFFICE	LOBBY	SUBTOTAL GROSS BUILDABLE AREA S.F. (1-14)	NET RENTABLE AREA AS % OF LAND AREA (2,3,5,7,8)	FAR S.F. (2-5, 8b,11,14)	AS % OF LAND AREA	
5th FLOOR									19	19,502	1,614		3,867	411	126	0	25,520	19,502	40%	23,369	48%

Unit	Net SF *	Balcony	Gross SF *	1st	2nd	3rd	4th	5th	6th	7th	Total	Total Bedrooms	Rental Total Area	Apartment Total Area **	Subtotal Units	% of Units
<b>Studio</b>	S1	390 sf	56 sf	446 sf	0	0	0	0	1	1	1	3	1,170 sf	1,338 sf	3 Units	3%
<b>1 Bedroom</b>	A1	706 sf	62 sf	768 sf	0	0	1	1	1	1	5	5	3,330 sf	3,840 sf	5 Units	5%
	A2	529 sf	62 sf	591 sf	0	0	2	1	0	0	3	3	1,587 sf	1,773 sf	3 Units	3%
	A3	720 sf	46 sf	766 sf	0	0	1	1	1	1	5	5	3,600 sf	3,830 sf	5 Units	5%
<b>2 Bedroom</b>	B1 (TH)	1,208 sf	0 sf	1,208 sf	1	0	0	0	0	0	1	2	1,208 sf	1,208 sf	2 Units	2%
	B2	822 sf	88 sf	910 sf	0	0	2	2	0	0	4	8	3,288 sf	3,640 sf	8 Units	8%
	B3	842 sf	40 sf	882 sf	0	0	0	0	2	2	6	12	5,052 sf	5,292 sf	12 Units	12%
	B4	877 sf	61 sf	938 sf	0	0	0	0	2	2	6	12	5,262 sf	5,628 sf	12 Units	12%
	B5	926 sf	61 sf	987 sf	0	0	0	0	2	2	6	12	5,556 sf	5,922 sf	12 Units	12%
	B6	968 sf	94 sf	1,062 sf	0	0	0	1	1	1	3	6	2,904 sf	3,186 sf	6 Units	6%
	B7 (TH)	945 sf	0 sf	945 sf	1	0	0	0	0	0	1	2	945 sf	945 sf	2 Units	2%
	B8	854 sf	272 sf	1,126 sf	0	1	0	0	0	0	1	2	854 sf	1,126 sf	2 Units	2%
	B9	830 sf	96 sf	926 sf	0	0	0	1	1	1	3	6	2,490 sf	2,778 sf	6 Units	6%
	B10	838 sf	66 sf	904 sf	0	0	0	0	1	1	2	2	838 sf	904 sf	2 Units	2%
<b>3 Bedroom</b>	C1	999 sf	266 sf	1,265 sf	0	0	1	1	1	0	4	12	3,396 sf	3,060 sf	12 Units	12%
	C2	1,010 sf	89 sf	1,079 sf	0	0	4	5	0	0	9	27	9,090 sf	9,711 sf	27 Units	27%
	C3	1,155 sf	58 sf	1,213 sf	0	0	1	1	0	0	2	6	2,310 sf	2,426 sf	6 Units	6%
	C4	1,247 sf	122 sf	1,369 sf	0	0	0	0	0	1	1	3	1,247 sf	1,369 sf	3 Units	3%
	C5	1,101 sf	42 sf	1,143 sf	0	0	0	0	0	1	1	3	1,101 sf	1,143 sf	3 Units	3%
	C6	1,141 sf	80 sf	1,221 sf	0	0	0	0	0	1	1	3	1,141 sf	1,221 sf	3 Units	3%
<b>4 Bedroom</b>	D1 (TH)	1,693 sf	0 sf	1,693 sf	1	0	0	0	0	0	1	4	1,693 sf	1,693 sf	4 Units	4%
	D2	1,149 sf	70 sf	1,219 sf	0	0	1	1	1	1	4	16	4,596 sf	4,876 sf	16 Units	16%
	D3	1,574 sf	511 sf	2,085 sf	0	0	1	0	0	0	1	4	1,574 sf	2,085 sf	4 Units	4%
	D4	1,548 sf	199 sf	1,747 sf	0	0	0	0	0	1	4	12	1,548 sf	1,747 sf	12 Units	12%
	D5	1,521 sf	198 sf	1,719 sf	0	0	0	0	1	0	1	4	1,521 sf	1,719 sf	4 Units	4%
	D6	1,338 sf	80 sf	1,418 sf	0	0	0	0	1	1	2	8	2,676 sf	2,836 sf	8 Units	8%
	D7	1,354 sf	66 sf	1,420 sf	0	0	0	0	1	1	3	12	4,062 sf	4,260 sf	12 Units	12%
	D8	1,312 sf	66 sf	1,378 sf	0	0	0	0	1	1	2	8	2,624 sf	2,736 sf	8 Units	8%
	D9	1,499 sf	193 sf	1,692 sf	0	0	0	0	1	0	1	4	1,499 sf	1,692 sf	4 Units	4%
	D10	1,224 sf	57 sf	1,281 sf	0	0	0	0	1	0	1	4	1,224 sf	1,281 sf	4 Units	4%
	D11	1,546 sf	90 sf	1,636 sf	0	0	0	0	1	1	3	12	4,638 sf	4,908 sf	12 Units	12%
<b>5 Bedroom</b>	E1	1,379 sf	100 sf	1,479 sf	0	0	2	2	1	0	5	25	6,895 sf	7,395 sf	25 Units	25%
	E2	1,565 sf	173 sf	1,738 sf	0	0	2	2	0	0	4	20	6,260 sf	6,992 sf	20 Units	20%
	E3	1,748 sf	225 sf	1,973 sf	0	0	1	1	0	0	2	10	3,496 sf	3,546 sf	10 Units	10%
<b>TH with Retail</b>	R1	1,559 sf	234 sf	1,793 sf	1	0	0	0	0	0	1	0.5	1,559 sf	1,793 sf	0.5 Units	0.5%
	R2	1,595 sf	239 sf	1,834 sf	1	0	0	0	0	0	1	0.5	1,595 sf	1,834 sf	0.5 Units	0.5%
	R3	1,777 sf	267 sf	2,004 sf	1	0	0	0	0	0	1	0.5	1,777 sf	2,004 sf	0.5 Units	0.5%
<b>Total</b>		1014 sf	90 sf	1163 sf	6	1	19	19	19	17	100	269	106,406	116,117	100 Units	100%
<b>Averages</b>													1055 sf	1197 sf		



1 FIFTH FLOOR PLAN  
 SCALE: 3/32" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"

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**FIFTH FLOOR PLAN**

DATE:  
 03/15/22

SHEET:  
**A6**



**NOTES**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

6. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)

b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)

c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)

d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)

e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

7. THIS BUILDING SHALL BE PROVIDED WITH MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.5.5.4)

8. BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.

AREA CALCULATION 15/03/2022																					
LEVEL	PARKING	RETAIL SF (INCLUDES 19% GAM)	SERVICES/BUSINESS CENTRE /CONF	AMENITIES FITNESS AREA	RECREATION COMMUNITY ROOM	OPEN RECREATION AREA	BIKE AREA	STORAGE AREA	NO. OF UNITS	NET RENTABLE APARTMENT AREA	PRIVATE DECK YARD BALCONY	COMMON AREA S.F.	OPEN CORRIDORS	STARCASE, RAMP & ELEVATOR SHAFTS	UTILITIES, SERVICE AREAS & OFFICE	LOBBY	SUBTOTAL GROSS BUILDABLE AREA S.F. (1-14)	NET RENTABLE AREA AS % OF LAND AREA (2.3,5,7,8)	FAR S.F. (2,5, 8b,11,14)	AS % OF LAND AREA	
6th FLOOR									19	19,325	1,566		3,883	411	126	0	25,311	19,325	40%	23,208	48%

Unit	Net SF *	Balcony	Gross SF *	1st	2nd	3rd	4th	5th	6th	7th	Total	Total Bedrooms	Rental Total Area +	Apartment Total Area **	Subtotal Units	% of Units
<b>Studio</b>	S1	390 sf	56 sf	446 sf	0	0	0	0	1	1	3	1.5	1,170 sf	1,338 sf	3 Units	3%
<b>1 Bedroom</b>	A1	706 sf	62 sf	768 sf	0	0	1	1	1	1	5	5	3,330 sf	3,840 sf	13 Units	13%
<b>2 Bedroom</b>	B1	1,208 sf	0 sf	1,208 sf	1	0	0	0	0	0	1	2	1,208 sf	1,208 sf	32 Units	32%
<b>3 Bedroom</b>	C1	1,010 sf	69 sf	1,079 sf	0	0	4	5	0	0	9	27	9,090 sf	9,711 sf	18 Units	18%
<b>4 Bedroom</b>	D1	1,693 sf	0 sf	1,693 sf	1	0	0	0	0	0	1	4	1,693 sf	1,693 sf	20 Units	20%
<b>5 Bedroom</b>	E1	1,379 sf	100 sf	1,479 sf	0	0	2	2	1	0	5	25	6,895 sf	7,395 sf	11 Units	11%
<b>TH with Retail</b>	R1	1,559 sf	234 sf	1,793 sf	1	0	0	0	0	0	1	0.5	1,559 sf	1,793 sf	3 Units	3%
<b>Total</b>		1014 sf	90 sf	1163 sf	6	1	19	19	19	17	100	269	106,406	116,117	100 Units	100%
<b>Averages</b>													1057 sf	1197 sf		



1 A7 SIXTH FLOOR PLAN SCALE: 3/32" = 1'-0" 0 5'-4" 10'-8" 21'-4"

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 Project Manager

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**SIXTH FLOOR PLAN**

DATE:  
 03/15/22

SHEET:  
**A7**



**NOTES**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

6. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:

- a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)
- b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)
- c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)
- d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)
- e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

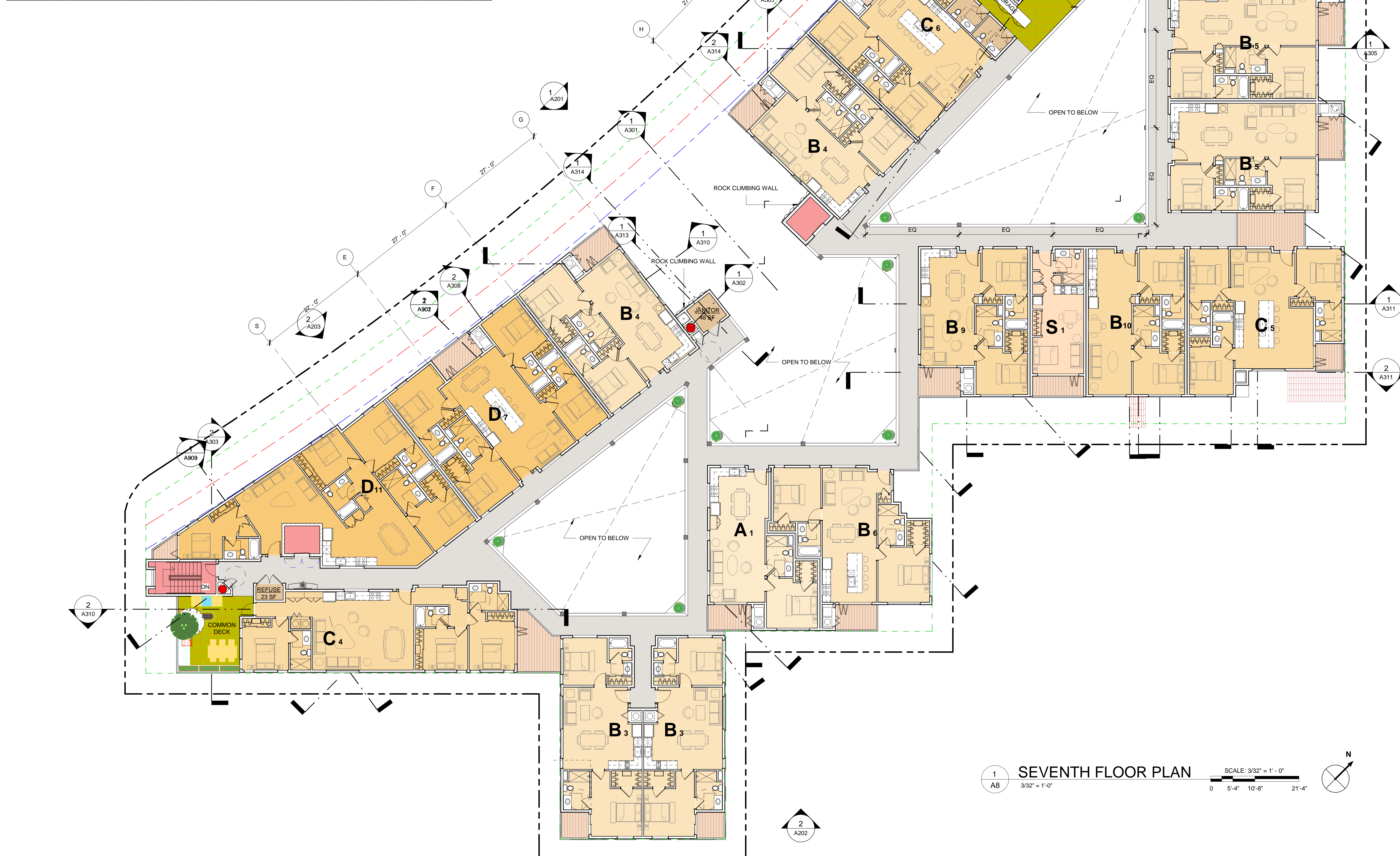
7. THIS BUILDING SHALL BE PROVIDED WITH MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.5.5.4)

8. BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.

AREA CALCULATION 15/03/2022															NET RENTABLE AREA	AS % OF LAND AREA	FAR S.F. ... AS OF LAND AREA				
LEVEL	PARKING	RETAIL SF (INCLUDES 15% GYM)	SERVICES/ BUSINESS CENTRE /CONF	AMENITIES FITNESS AREA	RECREATION COMMUNITY ROOM	OPEN RECREATION AREA	BIKE AREA	STORAGE AREA	NO. OF UNITS	NET RENTABLE APARTMENT	PRIVATE YARD/ BALCONY	COMMON AREA S.F.	OPEN CORRIDORS	STAIRCASE RAMP & ELEVATOR SHAFTS	UTILITIES SERVICE AREAS & OFFICE	LOBBY	SUBTOTAL GROSS BUILDABLE AREA S.F. (1-14)	NET RENTABLE AREA (2,3,5,7,8)	AS % OF LAND AREA	FAR S.F. ... AS OF LAND AREA	
7th FLOOR					837	2,625			17	16,131	1,144		3,281	411	216	0	24,645	19,593	40%	22,874	47%

Unit	Net SF *	Balcony	Gross SF *	1st	2nd	3rd	4th	5th	6th	7th	Total	Total Bedrooms	Rental Total Area *	Apartment Total Area **	Subtotal Units	% of Units
<b>Studio</b>	S1	390 sf	56 sf	446 sf	0	0	0	0	1	1	3	1.5	1,170 sf	1,338 sf	3 Units	3%
<b>1 Bedroom</b>	A1	706 sf	62 sf	768 sf	0	0	1	1	1	1	5	5	3,330 sf	3,840 sf	13 Units	13%
<b>2 Bedroom</b>	B1 (TH)	1,208 sf	0 sf	1,208 sf	1	0	0	0	0	0	1	2	1,208 sf	1,208 sf	32 Units	32%
<b>3 Bedroom</b>	C1	1,010 sf	69 sf	1,079 sf	0	0	4	5	0	0	9	27	3,396 sf	3,560 sf	18 Units	18%
<b>4 Bedroom</b>	D1 (TH)	1,693 sf	0 sf	1,693 sf	1	0	0	0	0	0	1	4	1,693 sf	1,693 sf	20 Units	20%
<b>5 Bedroom</b>	E1	1,379 sf	100 sf	1,479 sf	0	0	2	2	1	0	5	25	6,895 sf	7,395 sf	11 Units	11%
<b>TH with Retail</b>	R1	1,559 sf	234 sf	1,793 sf	1	0	0	0	0	0	1	0.5	1,559 sf	1,793 sf	3 Units	3%
<b>Total</b>		10,144 sf	90 sf	11,614 sf	6	1	19	19	19	19	100	269	106,406	116,117	100 Units	100%
<b>Averages</b>													1,057 sf	1,197 sf		



1 SEVENTH FLOOR PLAN SCALE: 3/32" = 1'-0" 0 5'-4" 10'-8" 21'-4" N



**NOTES**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER ANS BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPERATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. SHOWER CONPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

6. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)

b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)

c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)

d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)

e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

7. THIS BUILDING SHALL BE PROVIDED WITH MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.5.5.4)

8. BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.



1 UPPER ROOF PLAN  
3/32" = 1'-0"  
SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"



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DRAWN BY:  
ICEBOAT STUDIO  
Priyanka Kankariya  
Project Manager

**BELVEDERE**  
3832-3836 N. Figueroa St., Los Angeles, CA 90066

**ROOF PLAN**

DATE :  
03/15/22

SHEET :  
**A10**





**1 PASADENA - ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 0 2'-0" 4'-0" 16'-0" 16'-0"

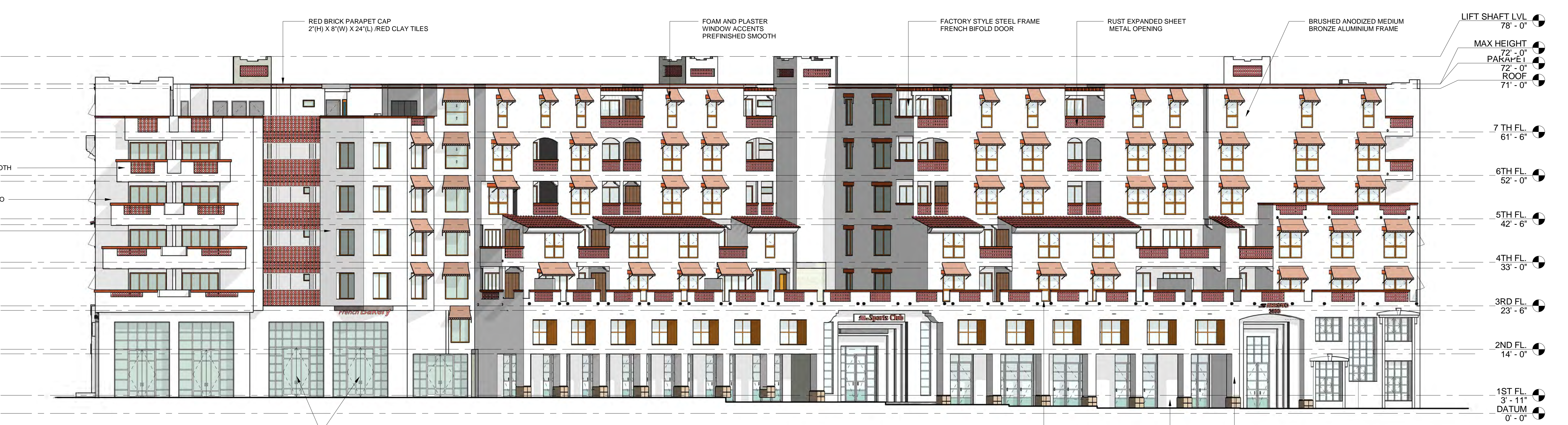


**2 AVENUE 39 - ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 0 2'-0" 4'-0" 16'-0" 16'-0"



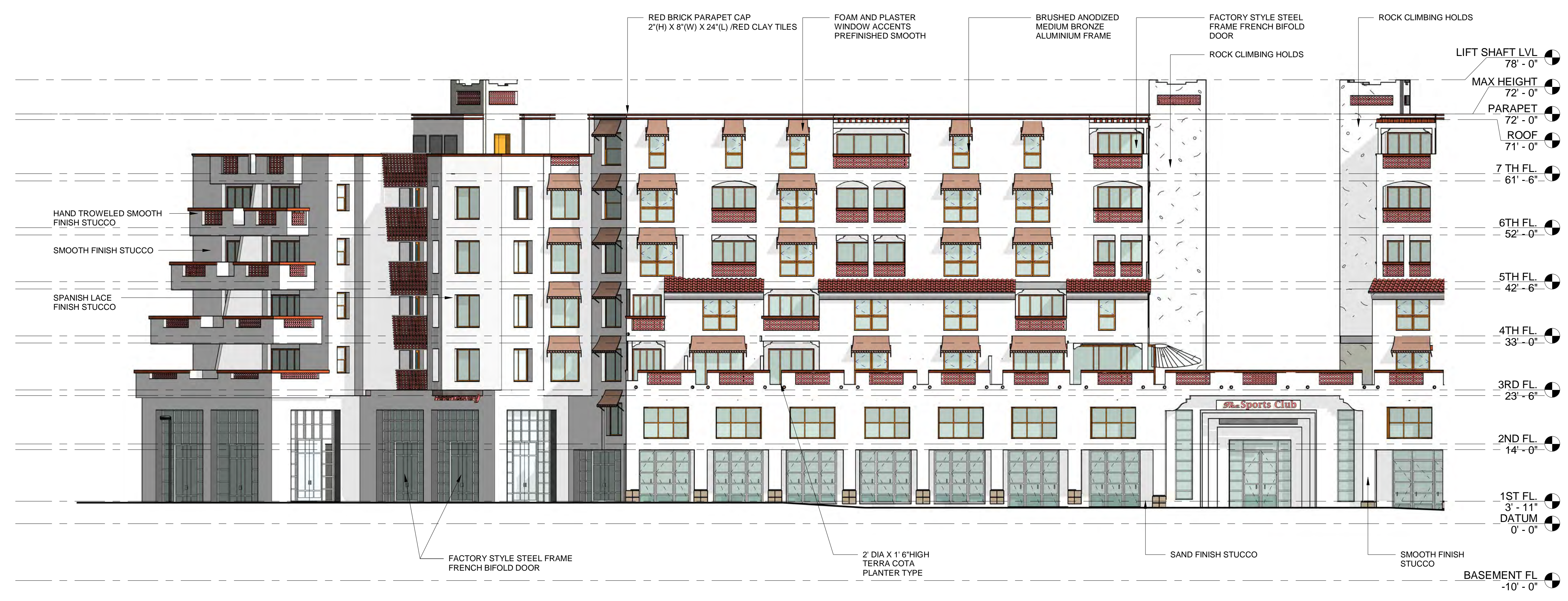


**2 SOUTH SIDE - ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 0 2'-0" 4'-0" 16'-0" 16'-0"



**1 NORTH SIDE - ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 0 2'-0" 4'-0" 16'-0" 16'-0"



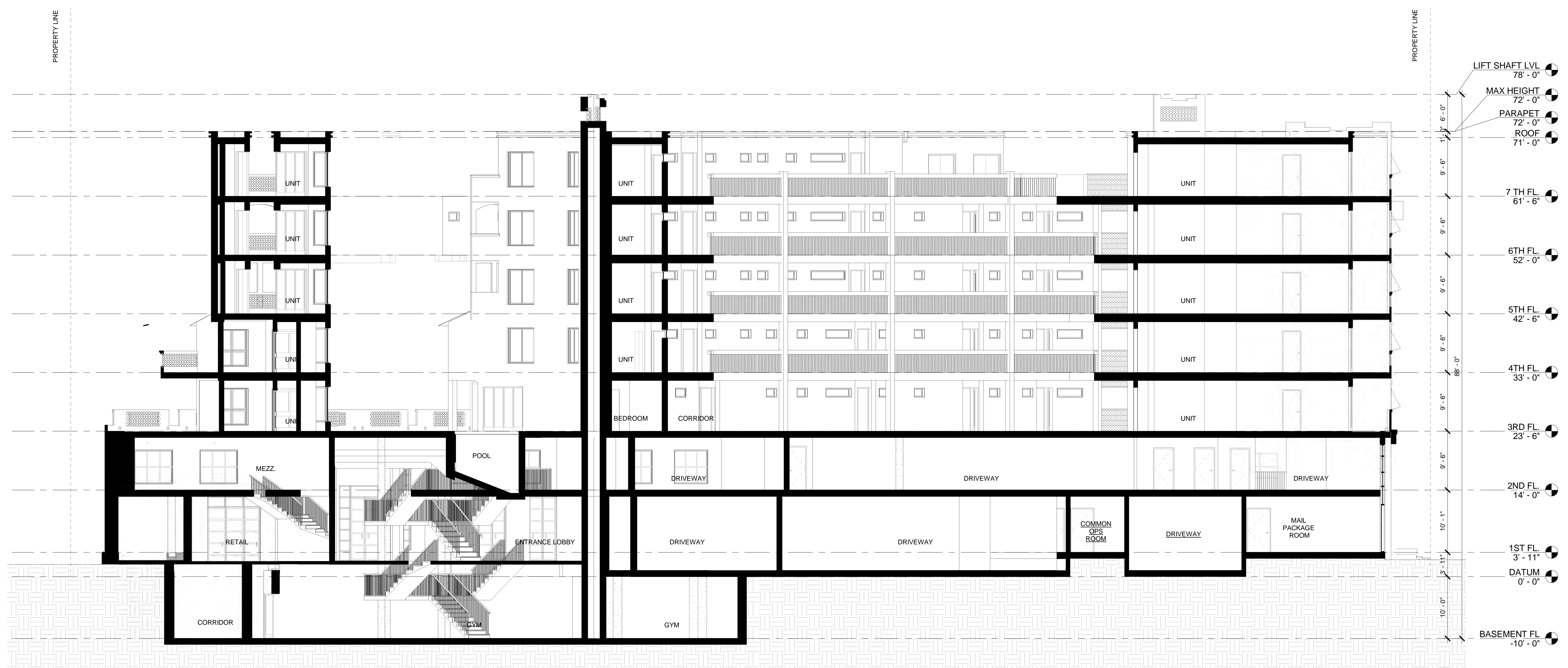


**1 6 PASADENA - ELEVATION** SCALE: 3/32" = 1'-0"  
 0 2'-0" 4'-0" 16'-0" 16'-0"

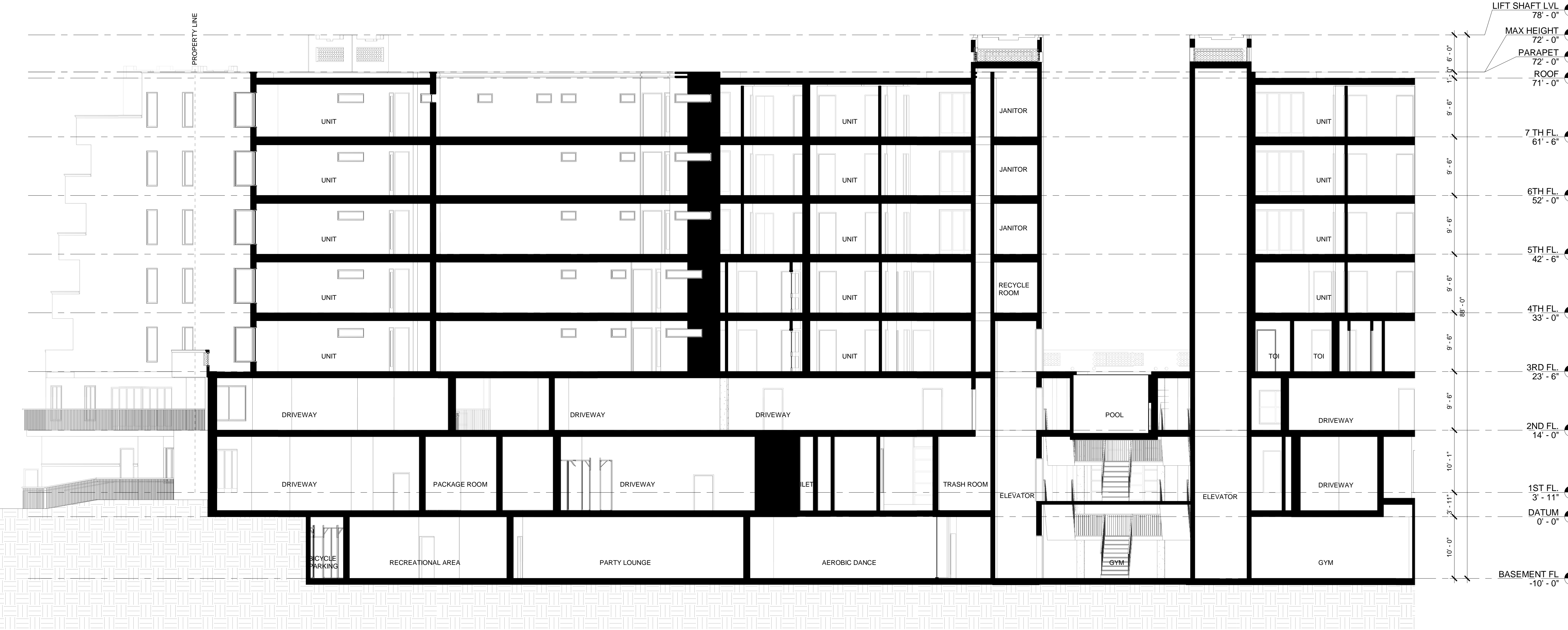


**2 5 PASADENA - ELEVATION** SCALE: 3/32" = 1'-0"  
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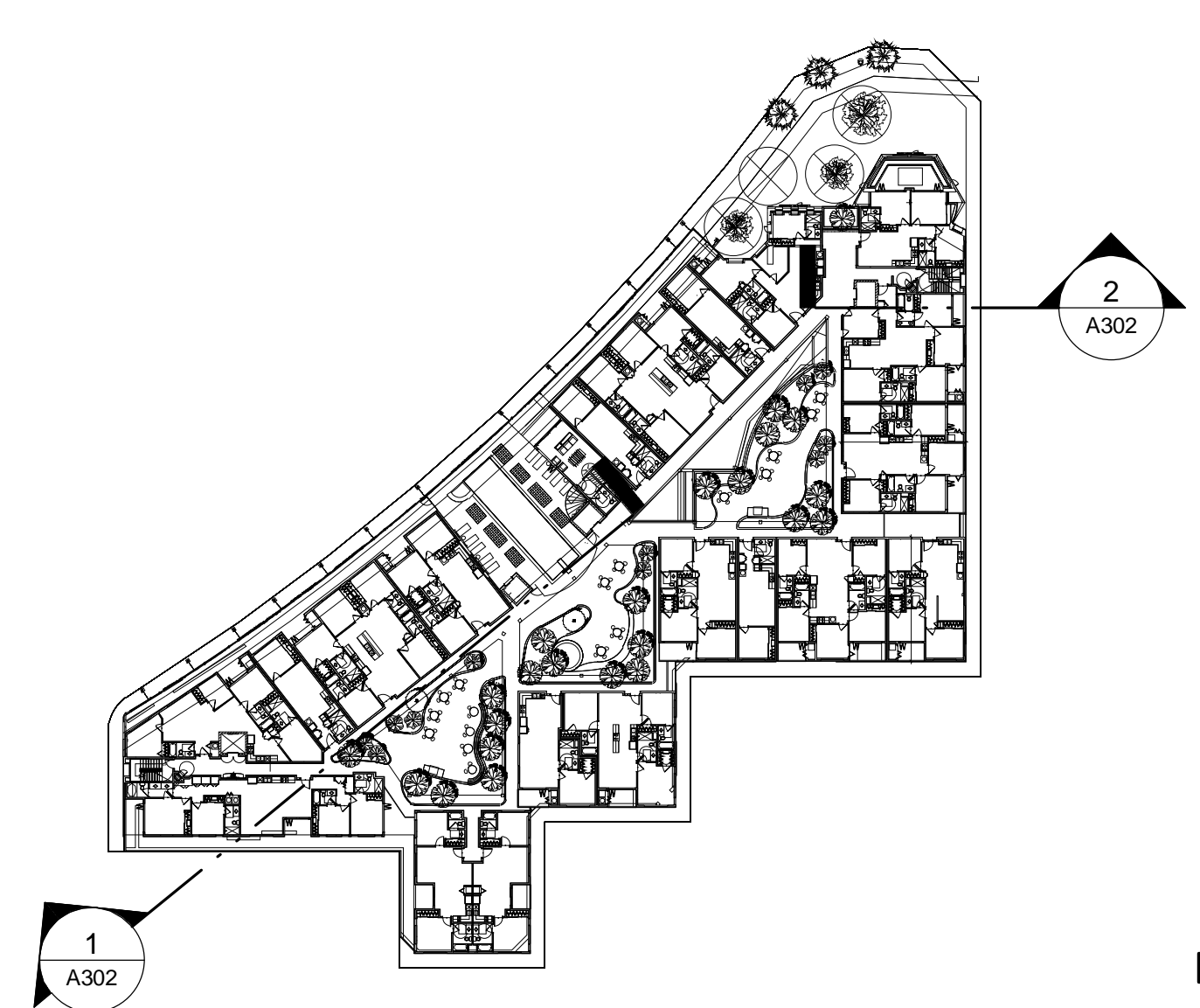




**SECTION 4**  
 SCALE: 1/8" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"

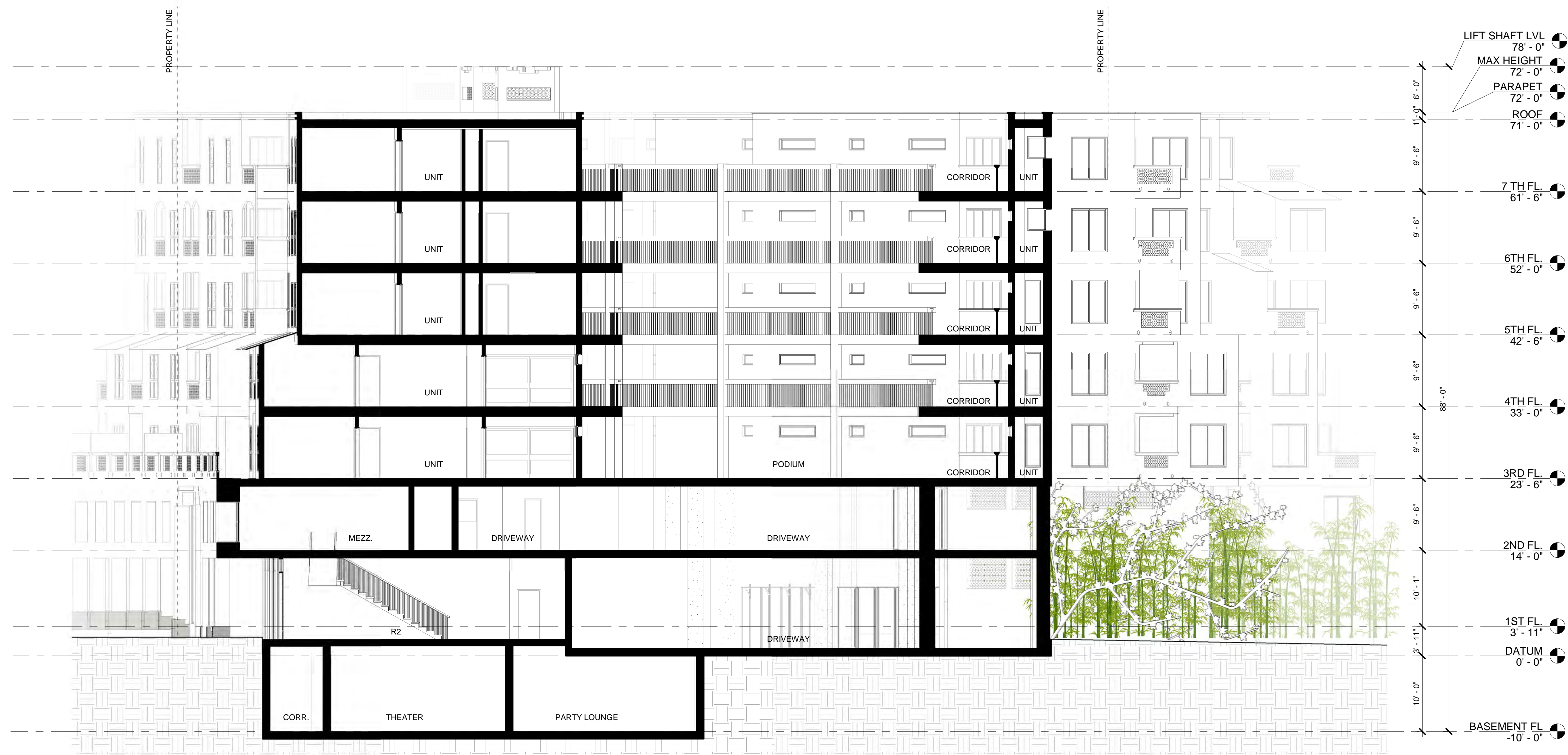


**SECTION 3**  
 SCALE: 1/8" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"

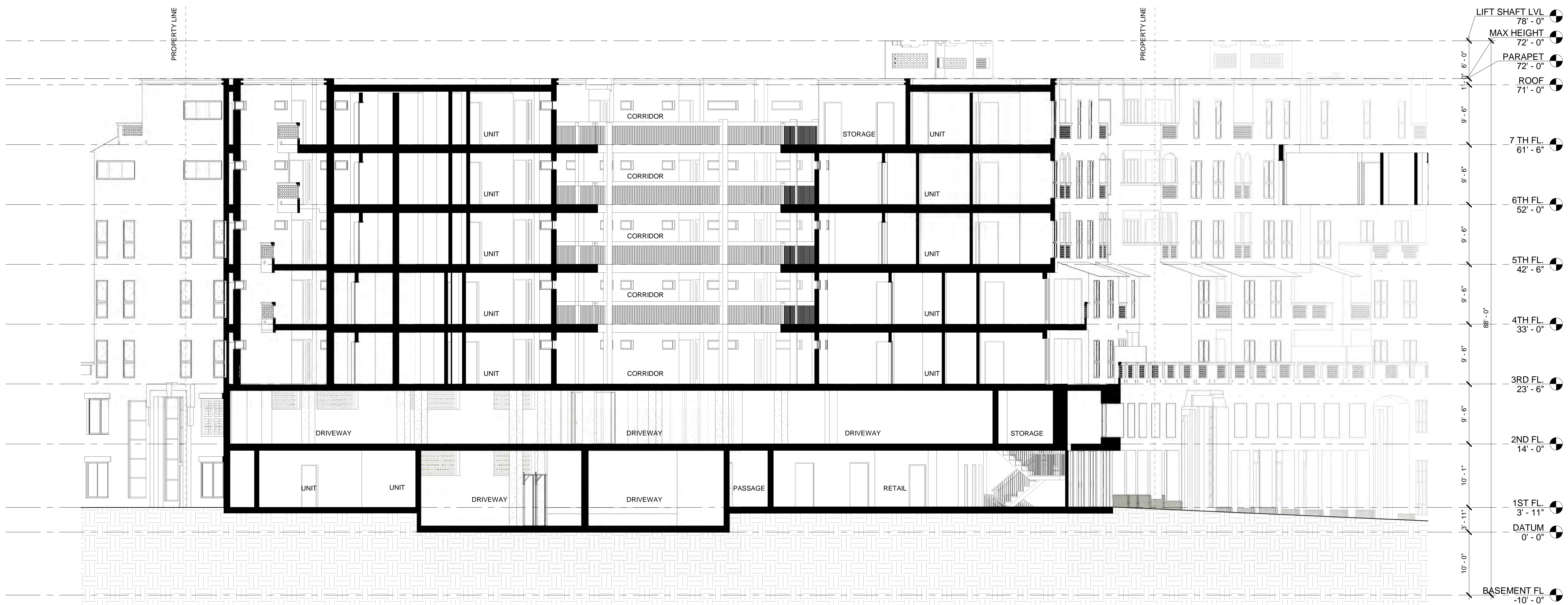


**KEY PLAN**

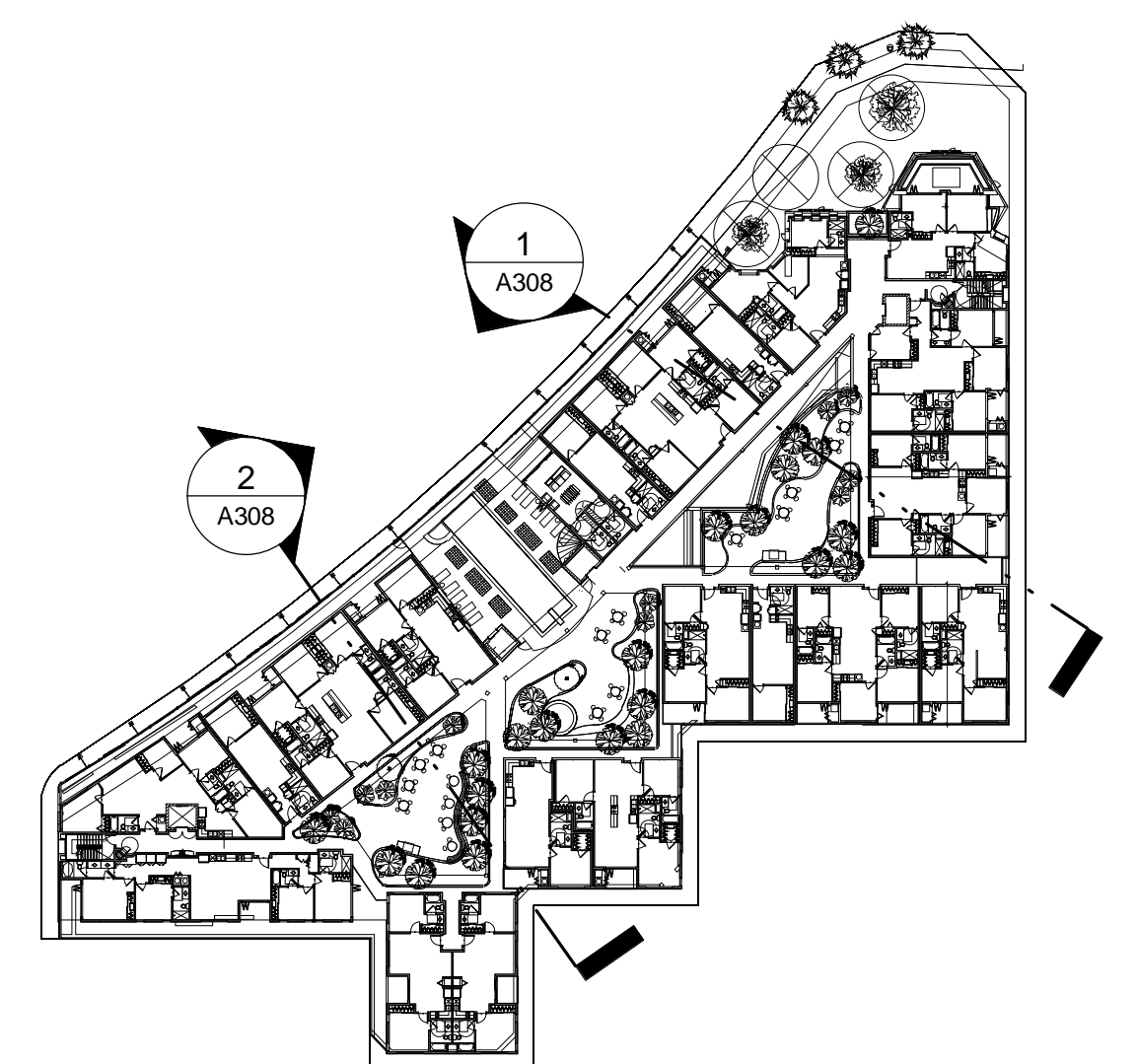




2 SECTION 18  
 A308 1/8" = 1'-0" SCALE: 1/8" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"



1 Section 19  
 A308 1/8" = 1'-0" SCALE: 1/8" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"



KEY PLAN



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DRAWN BY:  
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 Priyanka Kankariya  
 Project Manager

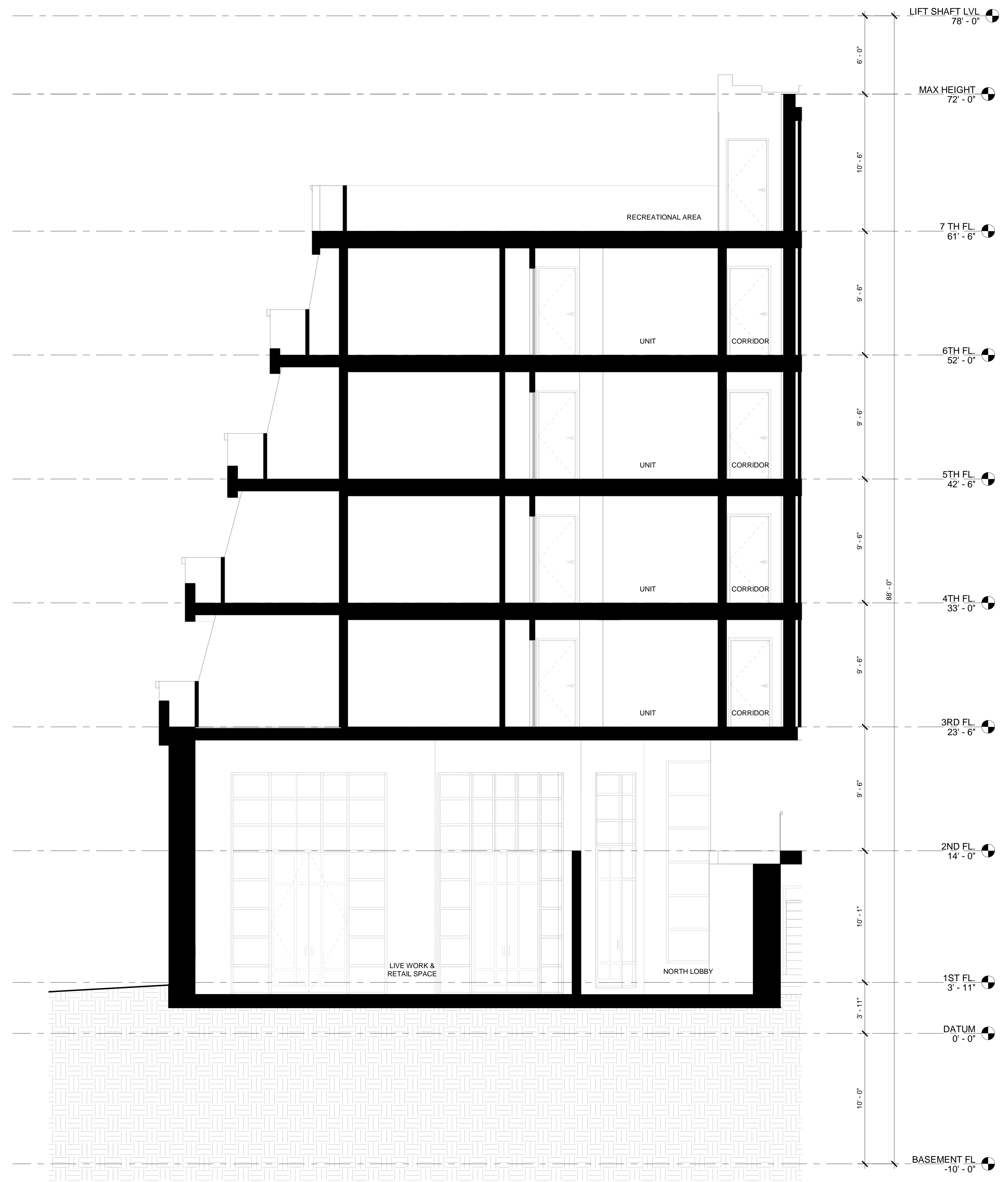
**BELVEDERE**  
 3832-3836 N. Figueroa St., Los Angeles, CA 90066

**BUILDING SECTION**

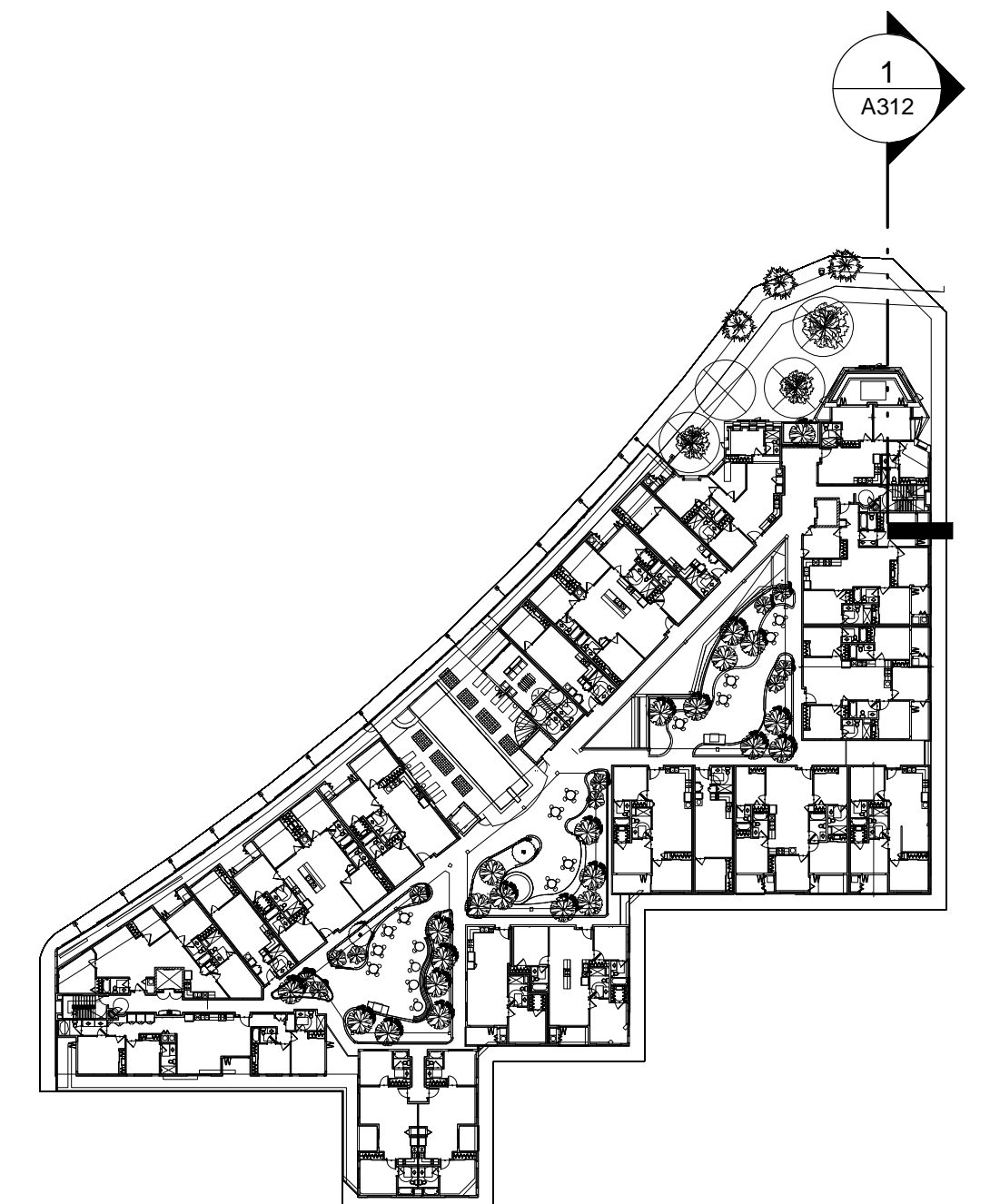
DATE :  
 03/15/22

SHEET :  
**A308**





**Section 39**  
 SCALE: 1/8" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"









- PLANTING LEGENDS**
- EXISTING PROTECTED TREE TO BE PROTECTED IN PLACE (4 EA.)
  - CERCIDIUM HYBRID 'DESERT MUSEUM' PALO VERDE
  - NEW STREET TREE PER CITY OF L.A. URBAN FORESTRY STREET TREE DIV.
  - EXISTING STREET TREE TO REMAIN
  - BAMBUSA OLDHAMII GIANT TIMBER BAMBOO
  - SHRUB&GROUNDCOVER
  - NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
  - ANIGOZANTHOS 'BIG RED' KANGAROO PAW
  - LOMONDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
  - AGAVE ATTENUATA FOXTAIL AGAVE
  - ECHAVERIA 'AFTERGLOW' ECHAVERIA
  - SENECIO MANDRALISCAE SENECIO
  - HUECHERA CORAL BELL
  - MULCH
- SIZE & QUAN.**
- 24" BOX / 7 EA.
  - 24" BOX / 12 EA.
  - 10 GAL.
  - 1 GAL. @ 30" O.C.
  - 1 GAL. @ 30" O.C.
  - 5 GAL. @ 36" O.C.
  - 1 GAL. @ 24" O.C.
  - 1 GAL. @ 18" O.C.
  - 1 GAL. @ 12" O.C.
  - 1 GAL. @ 12" O.C.

**TREES REQUIRED (LAMC SECTION 12.21.G.2)**

24" BOX TREE REQUIRED FOR EVERY 4 DWELLING UNITS (100/4): 25 TREES

NUMBER OF TREE REQUIRED: 25 EA. (1 PER 4 UNITS)

NUMBER OF TREE PROPOSED:

- FIRST FLOOR: 7 EA.
- ON SITE: 12 EA.
- OFF SITE (STREET TREE): 7 EA.
- 2ND FLOOR: 7 EA.
- 3RD FLOOR: 32 EA.
- 7TH FLOOR: 6 EA.

64 EA.

**COMMON OPEN SPACE CALCULATION**

TOTAL COMMON OPEN SPACE AREA PROVIDED: 12,555 SF

- LEVEL 1 PARKETTE: 2,722 SF
- LEVEL 3 PODIUM: 7,208 SF
- LEVEL 7 DECKS: 2,625 SF

TOTAL LANDSCAPE AREA REQUIRED: 6,278 SF (50%)

TOTAL LANDSCAPE AREA PROVIDED: 6,364 SF (51%)

- LEVEL 1 PARKETTE: 1,468 SF
- LEVEL 3 PODIUM: 4,207 SF
- LEVEL 7 DECKS: 689 SF



**1 PRELIMINARY LANDSCAPE PLAN - 1ST FL.**  
SCALE 1/16" = 1'-0"

**3 PAVILION WATER FEATURE 3-D SKETCH**  
SCALE: N.T.S.

**KEYNOTES**

- BENCH
- GREEN WALL COLUMN
- WATER FEATURE
- PERMEABLE PAVERS
- 4"x8" STREET TREE WELL PER CITY STANDARD
- EXISTING PARKWAY
- ADA RAMP TO PAVILION
- PAVILION/STAGE
- PAVILION WATER FEATURE
- TRELLIS W/ LED LIGHT
- TABLE W/ CHAIRS
- ALUMINUM EDGING AROUND EXISTING TREE, TYP.
- STEP

Revisions

03-09-2022	

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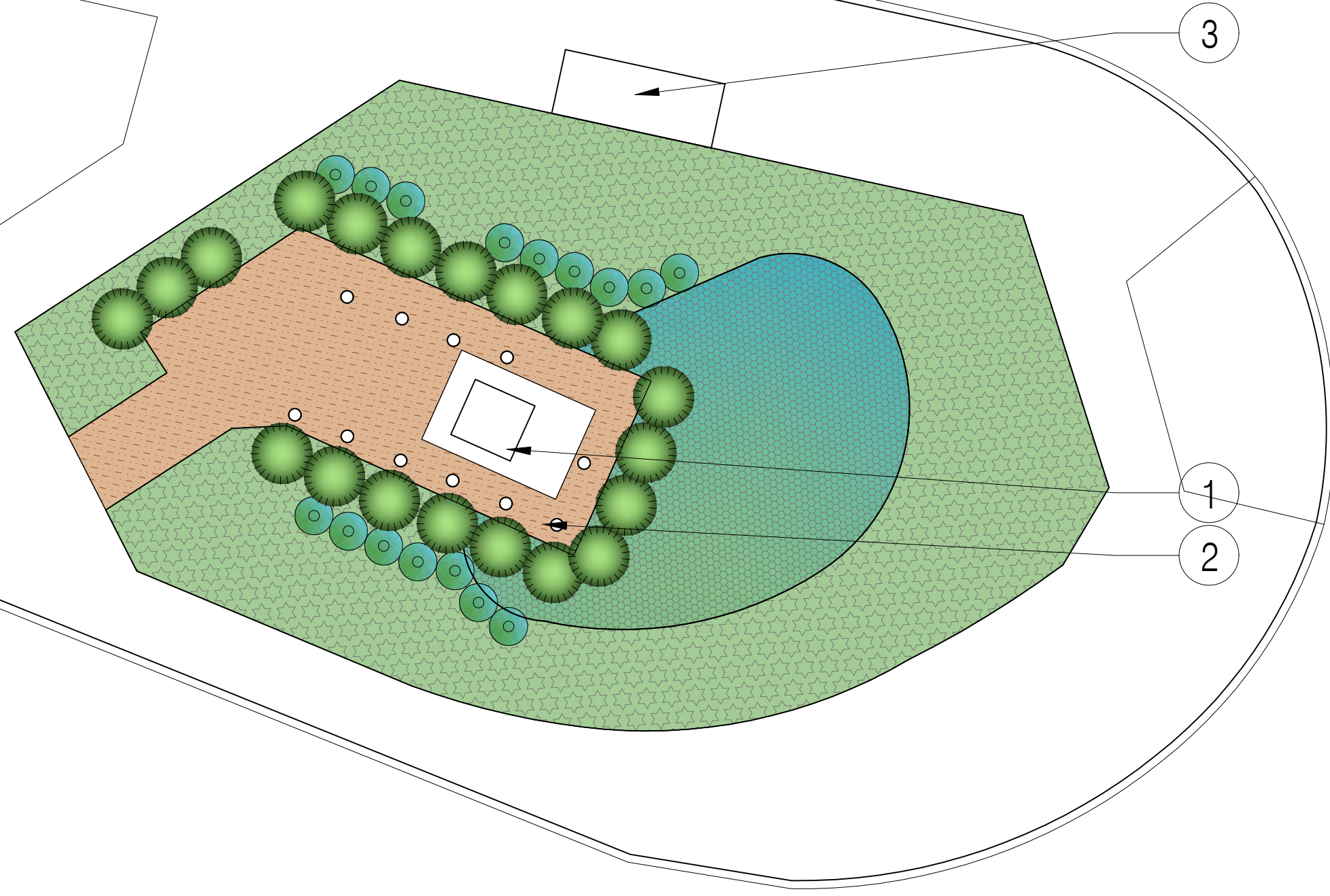
NELA PLAZA  
3836 N. FIGUEROA ST. LOS ANGELES, CA

drawing title  
**PRELIMINARY LANDSCAPE PLAN - 1ST FL.**

designed	project number
03-09-2022	21862
checked	scale
	AS SHOWN
reviewed	drawing number
	LC-1
date	







PASADENA AVE.



- KEYNOTES**
- 1. TRANSFORMER
  - 2. BOLLARD
  - 3. BUST STOP

SHRUB&GROUNDCOVER	SIZE & QUAN.	WUCOLS
LOMONDRA LONGIFOLIA 'BREEZE'	5 GAL. @ 36" O.C.	LOW ①
DWARF MAT RUSH		
AGAVE ATTENUATA	1 GAL. @ 24" O.C.	LOW ①
FOXTAIL AGAVE		
SENECIO MANDRALISCAE	1 GAL. @ 12" O.C.	LOW ①
SENECIO		
HUECHERA CORAL BELL	1 GAL. @ 12" O.C.	
MULCH		



Revisions	
△ 03-09-2022	△
△	△
△	△
△	△

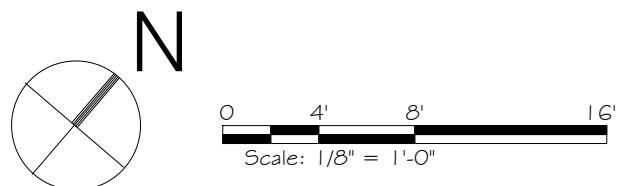
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NELA PLAZA  
3836 N. FIGUEROA ST. LOS ANGELES, CA

drawing title  
**PRELIMINARY PLANTING PLAN**  
- FIG. ST. & PAS. AVE.

designed	project number
03-09-2022	21862
checked	scale
	AS SHOWN
reviewed	drawing number
	LC-1A
date	

**1 PRELIMINARY PLANTING - FIGUEROA ST. & PASADENA AVE. ISLAND**  
SCALE: 1/8" = 1'-0"

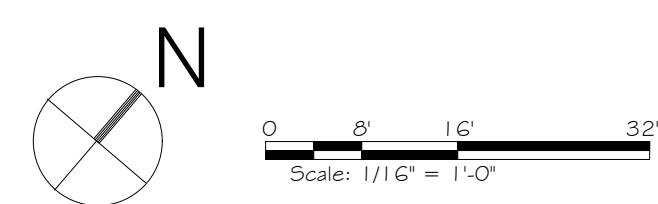






- A A  
LC-2A COURTYARD A
- B B  
LC-2B COURTYARD B
- C C  
LC-2C COURTYARD C

**A** OVERALL LANDSCAPE PLAN - 3RD FLOOR  
SCALE 1/16" = 1'-0"



Revisions	
△ 03-09-2022	△
△	△
△	△
△	△

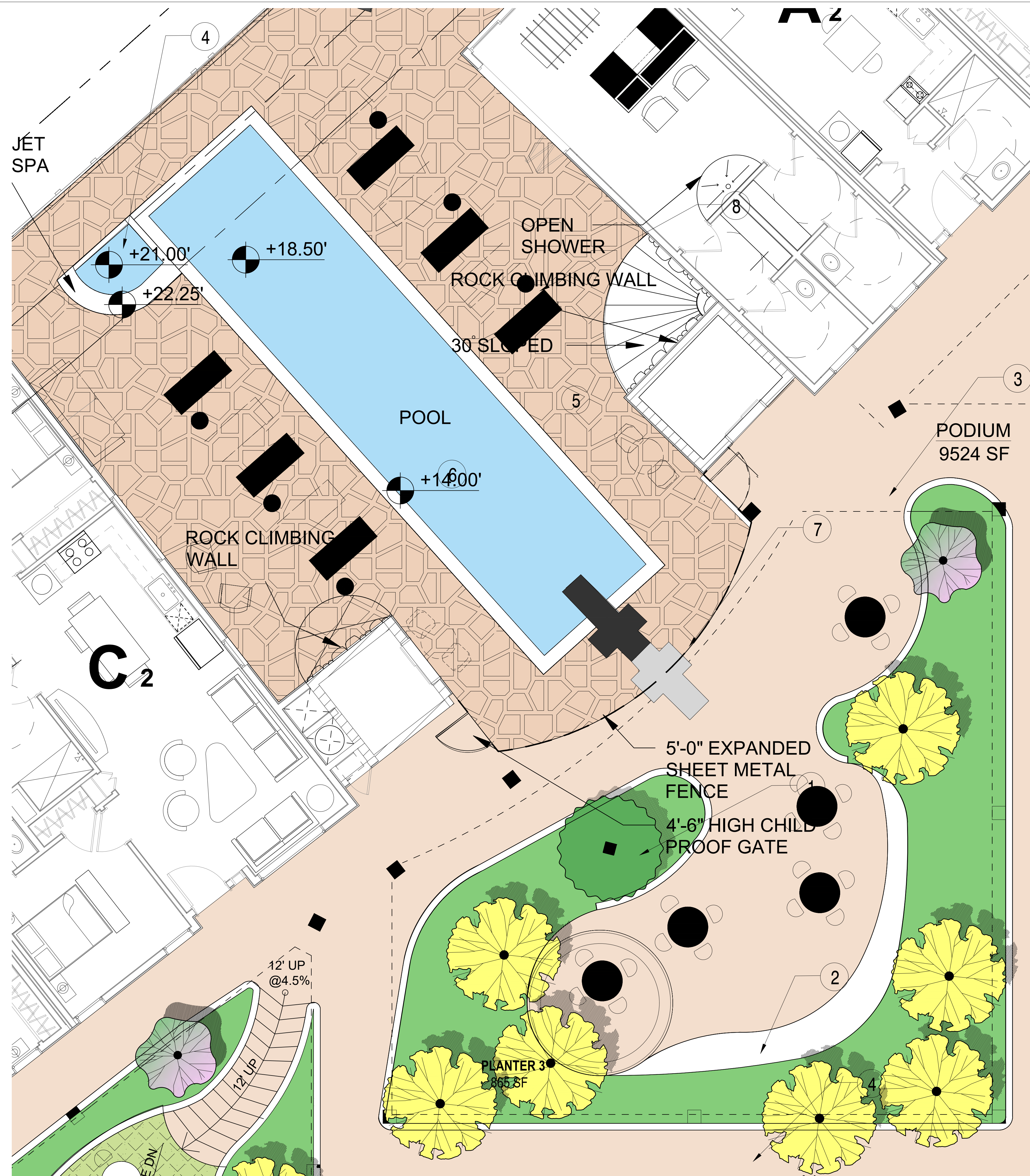
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**NELA PLAZA**  
3836 N. FIGUEROA ST. LOS ANGELES, CA

drawing title  
**PRELIMINARY LANDSCAPE PLAN - 3RD FL.**

designed	project number
03-09-2022	21862
checked	scale
	AS SHOWN
reviewed	drawing number
	LC-2
date	





KEYNOTES

1. PLANTING MOUNDS



2. SEATS W/ SLOPING BACK



3. STAINED COLOR CONCRETE PAVING



4. JETSPA

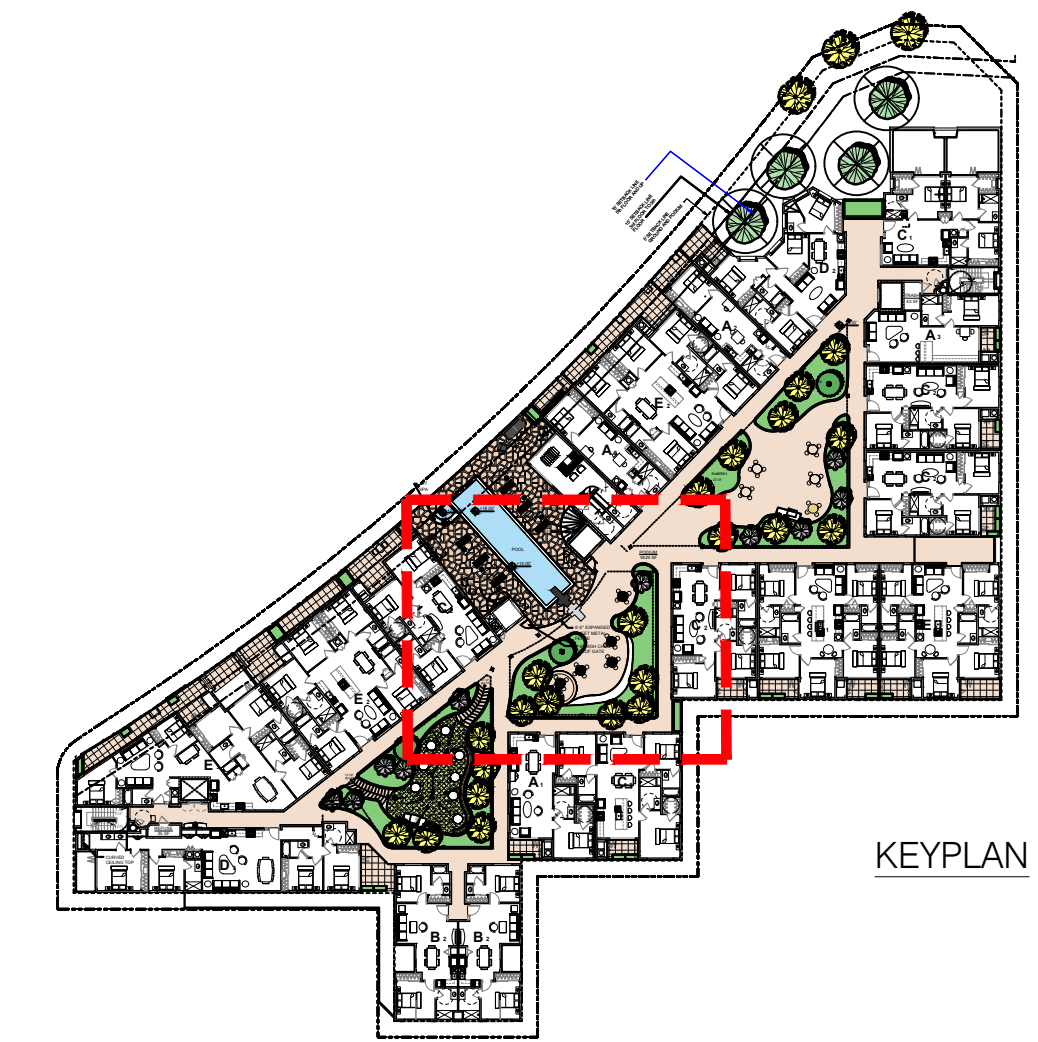
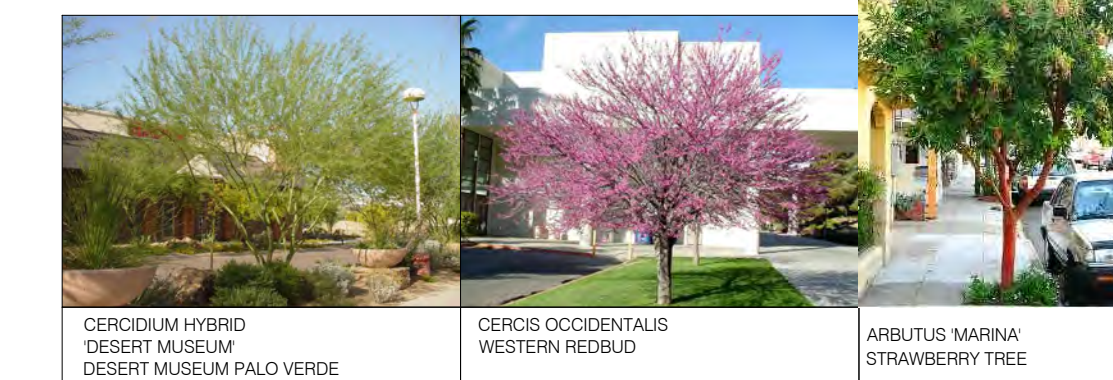
5. FLAG STONE PAVING

6. POOL

7. POOL ENCLOSURE

8. CHAISE LOUNGE

PLANTING LEGENDS	SIZE & QUAN.	WUCOLS
GLEDITSIA TRIACANTHOS HONEY LOCUST	24" BOX / 21 EA.	MODERATE
TRISTANIA CONFERTA BRISBANE BOX	24" BOX / 10 EA.	MODERATE
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX / 8 EA.	LOW
SHRUBS/GROUNDCOVER PLANTING AREAS		
GRASSPAVED W/ MARATHON II SOD		



KEYPLAN

Revisions	
△ 03-09-2022	△
△	△
△	△
△	△

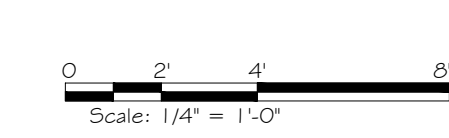
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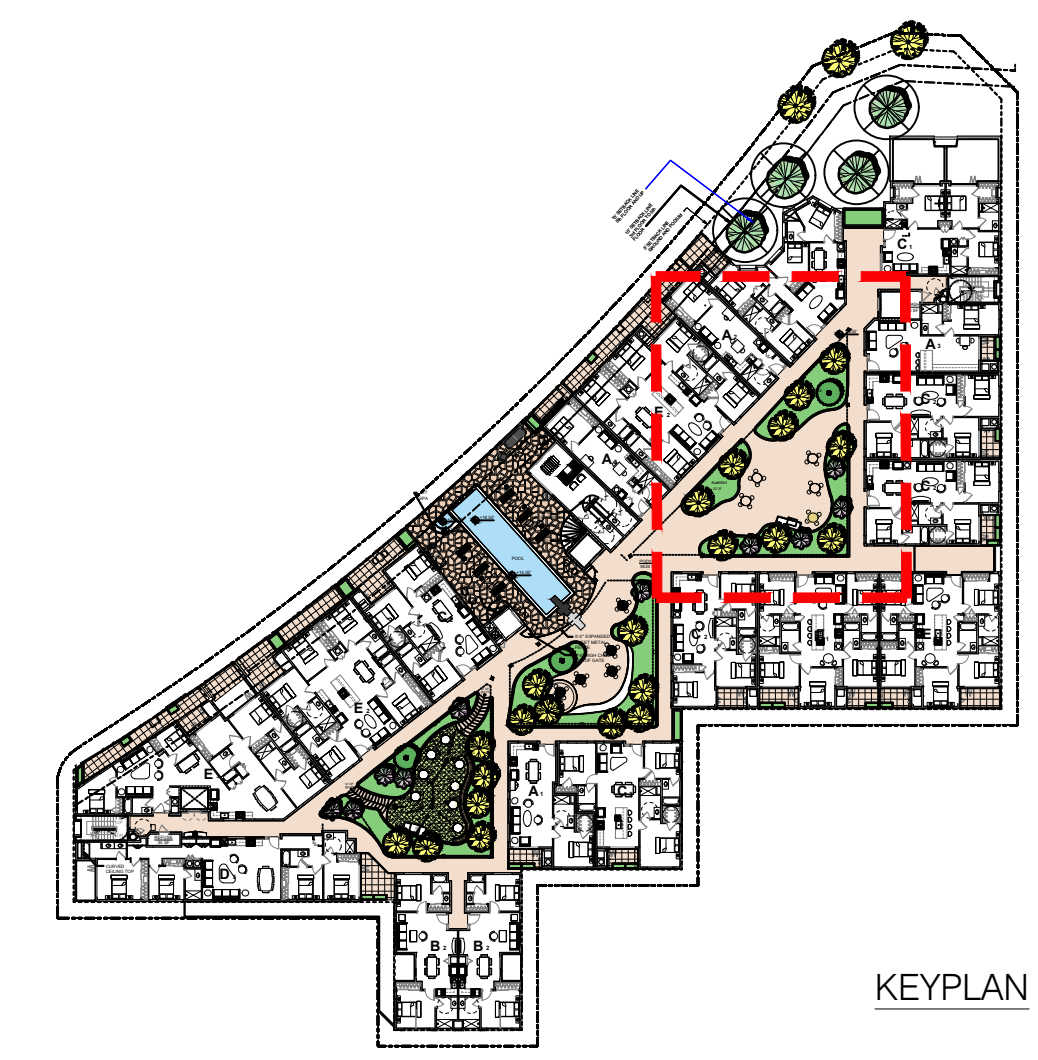
drawing title  
**PRELIMINARY LANDSCAPE PLAN  
- 3RD FL. POOL AREA**

designed	project number
03-09-2022	21862
checked	scale
	AS SHOWN
reviewed	drawing number
	LC-2A
date	

**A LANDSCAPE PLAN - 3RD FL. COURTYARD A**  
SCALE 1/4" = 1'-0"







KEYNOTES

- 1. BUILT-IN PLANTER
- 2. OUTDOOR DINNING TABLE
- 3. BBQ



- 4. STAIN COLOR CONCRETE PAVING

PLANTING LEGENDS	SIZE & QUAN.	WUCOLS
GLEDITSIA TRIACANTHOS HONEY LOCUST	24" BOX / 21 EA.	MODERATE
TRISTANIA CONFERTA BRISBANE BOX	24" BOX / 10 EA.	MODERATE
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX / 8 EA.	LOW
SHRUBS/GROUNDCOVER PLANTING AREAS		

PAVING LEGEND
STAIN COLOR CONCRETE PAVING W/ LIGHT T.S.R.FIN.

Revisions	
△ 03-09-2022	△
△	△
△	△
△	△

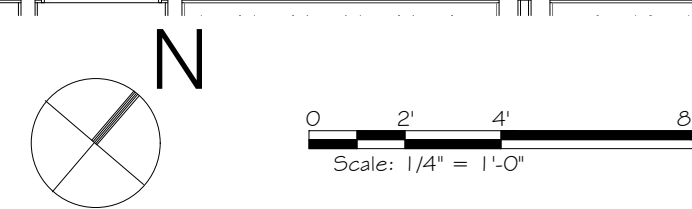
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NELA PLAZA  
3836 N. FIGUEROA ST. LOS ANGELES, CA

drawing title  
**PRELIMINARY LANDSCAPE PLAN  
- 3RD FL. COURTYARD 1**

designed	project number
03-09-2022	21862
checked	scale
	AS SHOWN
reviewed	drawing number
	LC-2B
date	

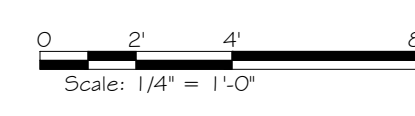
**B** PRELIMINARY LANDSCAPE PLAN - 3RD FL. COURTYARD B  
SCALE 1/4" = 1'-0"







**A PRELIMINARY LANDSCAPE PLAN - 3RD FL. COURTYARD C**  
SCALE 1/4" = 1'-0"



**KEYNOTES**

**1. PLANTING MOUNDS**



**2. BUILT-IN CONC. BENCH**

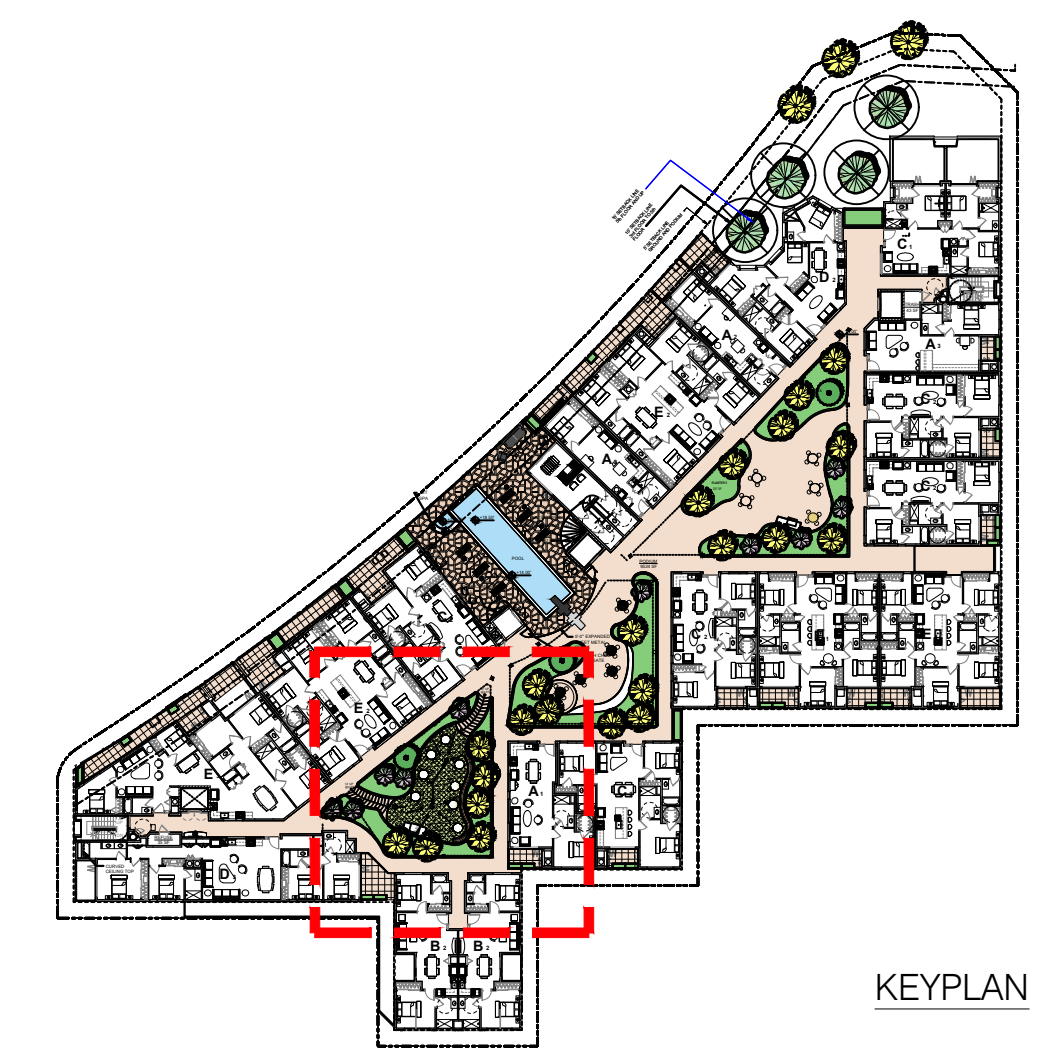


**3. BBQ**



**4. STAIN COLOR CONCRETE PAVING**

**5. GRASSPAVED WITH MARATHON II SOD.**

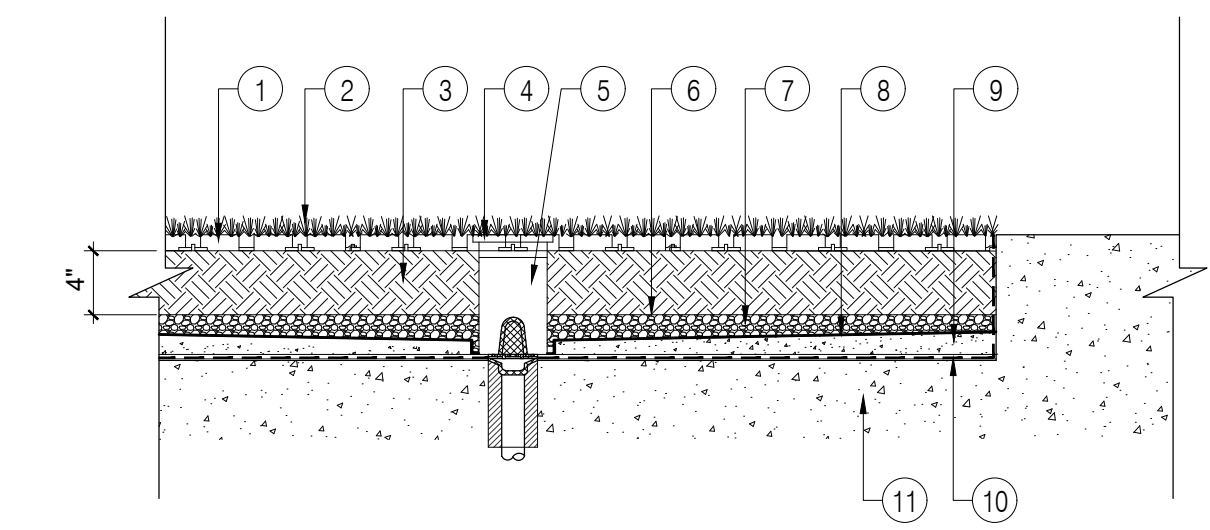


**KEYPLAN**

**PAVING LEGEND**

STAIN COLOR CONCRETE PAVING W/ LIGHT T.S.R.FIN.

PLANTING LEGENDS	SIZE & QUAN.	WUCOLS
GLEDITSIA TRIACANTHOS HONEY LOCUST	24" BOX / 21 EA.	MODERATE
TRISTANIA CONFERTA BRISBANE BOX	24" BOX / 10 EA.	MODERATE
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX / 8 EA.	LOW
	SHRUBS/GROUNDCOVER	PLANTING AREAS



**B OVERSTRUCTURE GRASSPAVE DETAIL**  
SCALE 1" = 1'-0"

**KEYNOTES**

- GRASSPAVE2 FILLED WITH WASHED, SHARP, PLASTER SAND
- GRASS(MARATHON II SOD.)
- 4" MINIMUM SOIL MIX OF SAND/ CLAY/ ZEOPRO (65% 25% 10% BY VOLUME)
- 5" ROUND GRATE CLEAN OUT COVER
- 4" DIA PVC PIPE W/ PERFORATED BOTTOM 3' OF PIPE
- FILTER FABRIC
- DRAIN GRAVEL
- WATERPROOFING
- TOPPING SLAB, SLOPE TO DRAIN
- DRAINAGE MAT OVER WATERPROOFING
- STRUCTURAL SLAB PER ARCH.

Revisions	
△ 03-09-2022	△
△	△
△	△
△	△

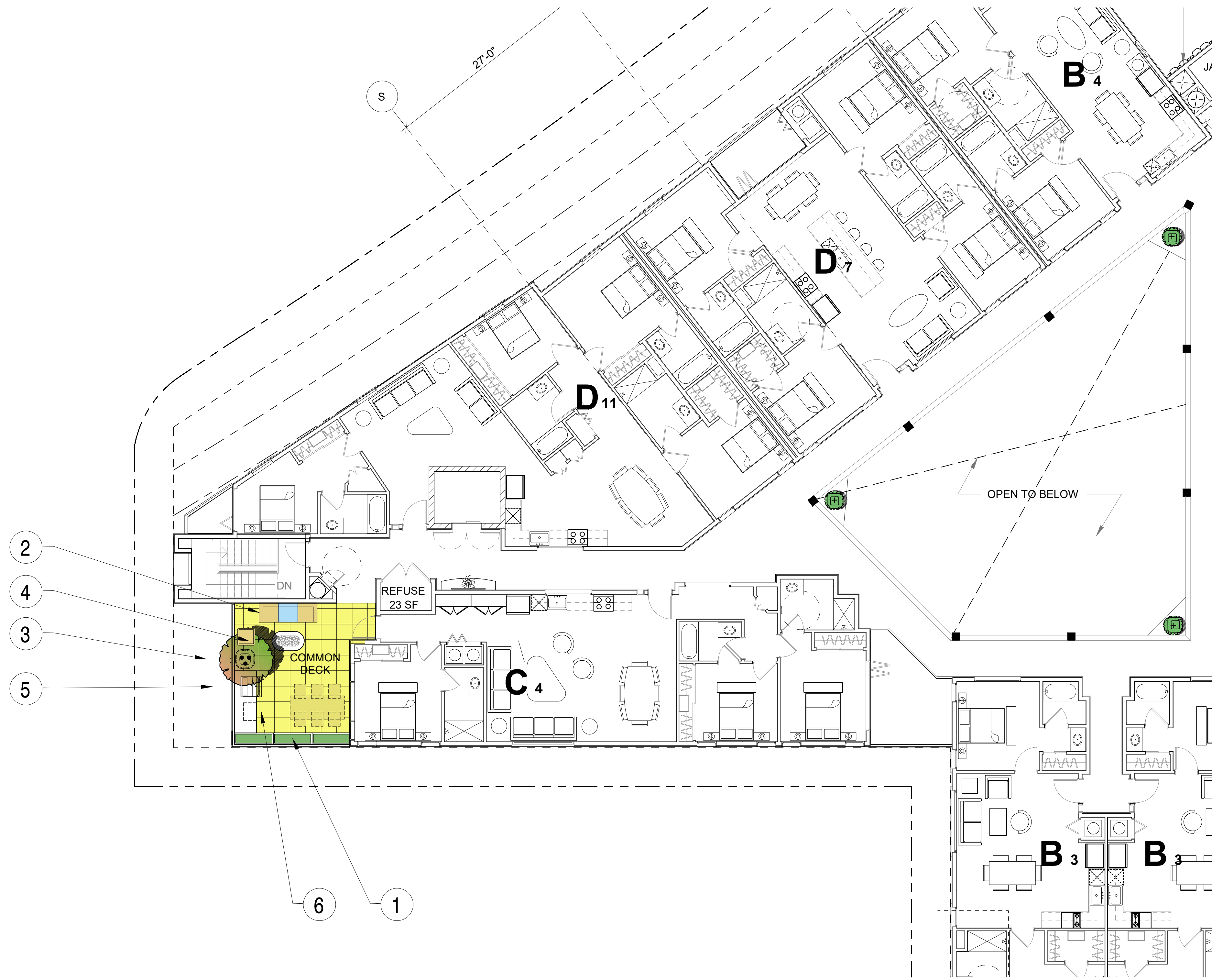
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**NELA PLAZA**  
3836 N. FIGUEROA ST. LOS ANGELES, CA

drawing title  
**PRELIMINARY LANDSCAPE PLAN - 3RD FL. COURTYARD 2**

designed	project number
03-09-2022	21862
checked	scale
	AS SHOWN
reviewed	drawing number
	LC-2C
date	





KEYNOTES

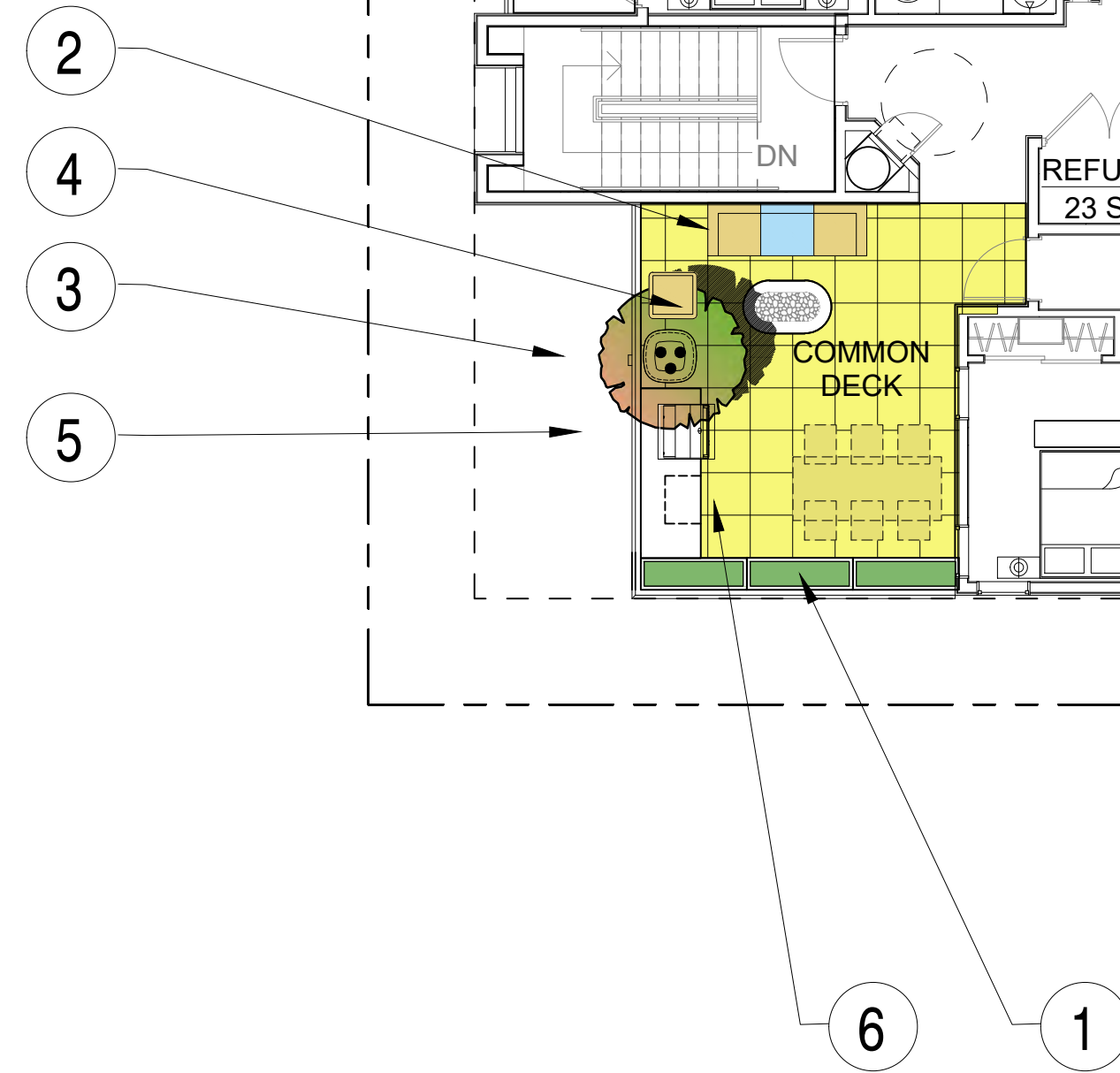
- 1. RECTANGULAR FIBERGLASS PLANTER
- 2. SOFA SEATING
- 3. 30" SQUARO POT
- 4. FIREPIT
- 5. BBQ



- 6. DINING TABLE

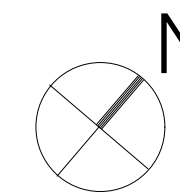
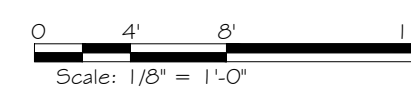


KEYPLAN



PLANTING LEGENDS	SIZE & QUAN.
CITRUS LEMON	24" BOX / 6 EA.
MEYER IMPROVED	
IMPROVED MEYER LEMON	

1 PRELIMINARY LANDSCAPE PLAN - 7TH FL. TERRACE  
SCALE: 1/8" = 1'-0"



Revisions	
△ 03-09-2022	△
△	△
△	△
△	△

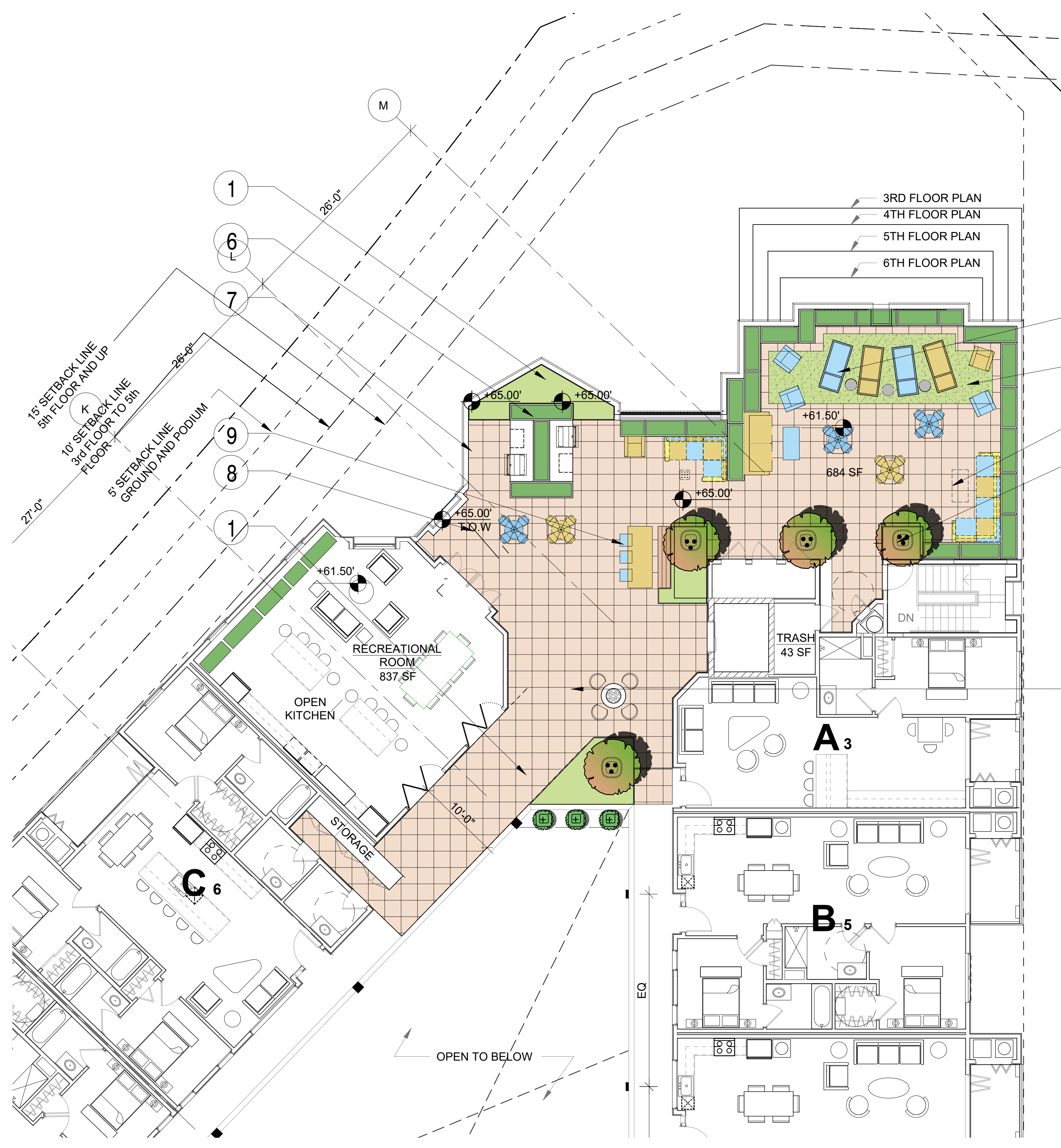
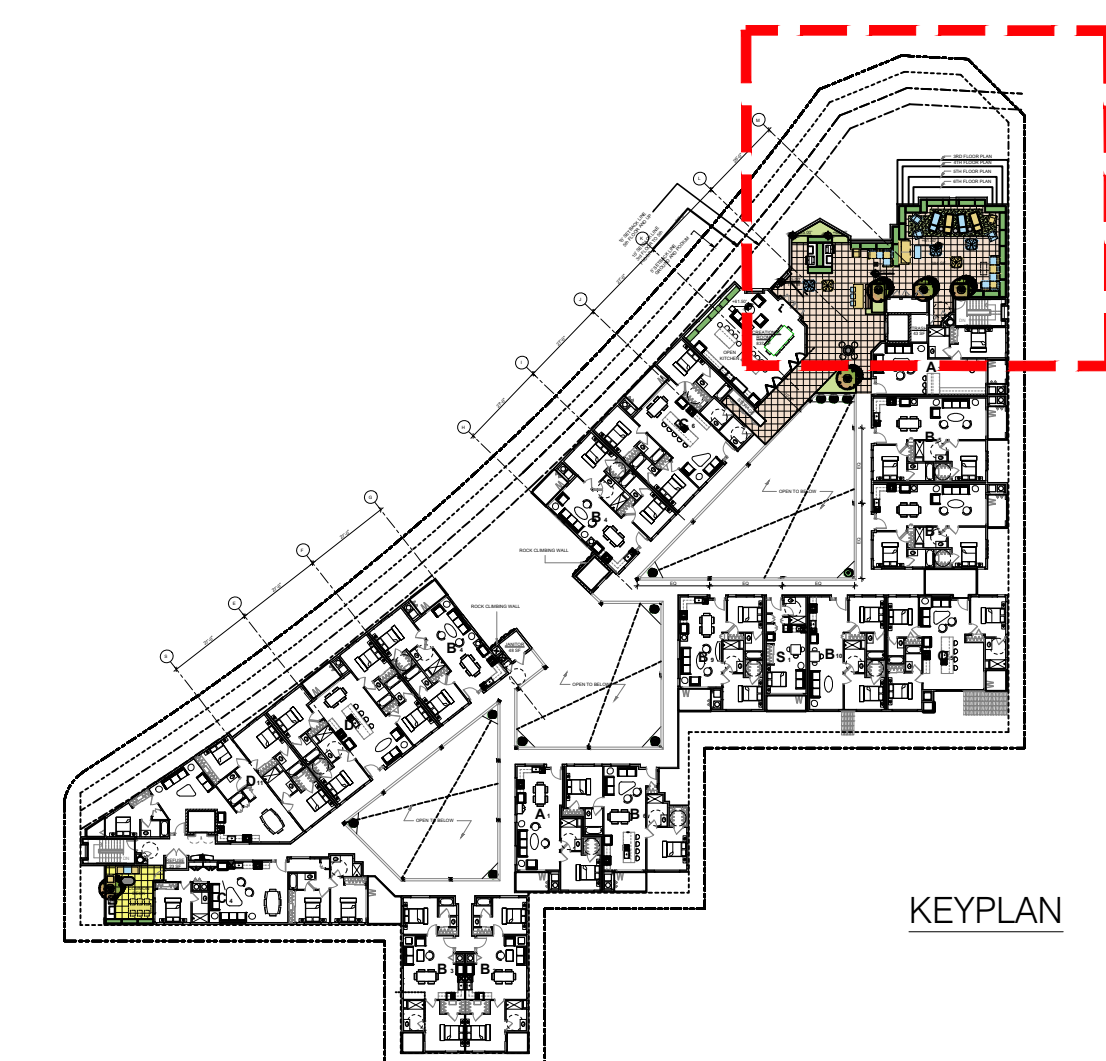
**SOLA INC**  
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NELA PLAZA  
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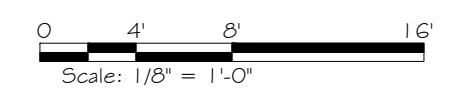
drawing title  
**PRELIMINARY LANDSCAPE PLAN - 7TH FL.**

designed	project number
drawn	21862
03-09-2022	scale
checked	AS SHOWN
reviewed	drawing number
date	<b>LC-3</b>





**1 PRELIMINARY LANDSCAPE PLAN - 7TH FL.**  
SCALE: 1/8" = 1'-0"



**KEYNOTES**

1. GREEN ROOF



2. CHAISE LOUNGE



3. OUTDOOR SOFA SEATING

4. 30" SQUARE POT

5. SYNTHETIC GRASS AREA



6. RECTANGULAR FIBERGLASS PLANTER

7. BBQ

8. TABLE W/ UMBRELLA




9. DINING TABLE W/ BENCH SEATING



10. ROUND FIREPIT W/ SEATING



**PLANTING LEGENDS**    SIZE & QUAN.

-  CITRUS LEMON
-  MEYER IMPROVED
-  IMPROVED MEYER LEMON

Revisions	
△ 03-09-2022	△
△	△
△	△
△	△

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**NELA PLAZA**  
3836 N. FIGUEROA ST. LOS ANGELES, CA

drawing title  
**PRELIMINARY LANDSCAPE PLAN - 7TH FL.**

designed	project number
03-09-2022	21862
checked	scale
reviewed	AS SHOWN
date	drawing number
	LC-3A



# **Exhibit D**

**Categorical  
Exemption No.  
ENV-2018-4189-CE  
and Appendices**



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

# Class 32 CEQA Exemption

**3836 North Figueroa Street**  
**Case Number: ENV-2018-4189-CE**

**Project Addresses:** 3836 North Figueroa Street  
**Community Plan Area:** Northeast Los Angeles  
**Council District:** 1 - Gilbert Cedillo

## **Project Description:**

The subject property is comprised of seven (7) lots measuring approximately 37,520 square feet (46,688 square feet including the 9,633 square foot of right-of-way along the Pasadena Ave frontage to be merged into the project site). The subject property is bounded by Figueroa Street to the northwest, Avenue 39 to the northeast, Avenue 38 to the southwest, and Pasadena Avenue to the west. The project site is currently improved with one (1) duplex and a recycling center.

The proposed project is the construction, use, and maintenance of a new, seven-story (with one [1] basement level), mixed-use building with 100 dwelling units, including 10 dwelling units set aside for Extremely Low Income Households (or 10% of the total number of units) and 14,734 square feet of ground floor commercial space.

The project includes 11 five-bedroom units, 20 four-bedroom units, 18 three-bedroom units, 32 two-bedroom units, three (3) studio units, 13 one-bedroom units, and three (3) townhome style units, and a total of 19,523 square feet of open space for residents. Additionally, the intersection of Pasadena Avenue and Figueroa Street will open onto an approximately 4,767 square-foot public plaza designed to preserve existing protected trees on-site and will provide a public community gathering space. The project will provide a total of 114 automobile parking spaces, 16 short-term and 210 long-term bicycle parking spaces. The proposed project would include 150,501 square feet with a maximum floor area ratio (FAR) of 4.5:1.

### **PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

### **PREPARED BY:**

The City of Los Angeles  
Department of City Planning

### **APPLICANT:**

Michael Naim  
347 South Robertson Boulevard  
Beverly Hills, CA 90211



# JUSTIFICATION FOR PROJECT EXEMPTION

## CASE NO. ENV-2018-4189-CE

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The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (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. The project was found to be exempt based on the following:

### **Project Description:**

The project is located at 3800-3830 North Pasadena Avenue, 3832-3836 North Figueroa Street, and 110 East Avenue 39 in the Northeast Los Angeles Community Plan Area.

The proposed project involves the demolition of the existing structures and the construction, use, and maintenance of a seven-story, mixed-use development with 100 residential condominium units (with 10 units set aside for Extremely Low Income Households), 14,734 square feet of ground floor commercial space, and 114 automobile parking spaces.

The project requires the following:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract Map to allow for the subdivision of seven (7) lots into 100 residential condominium units and 14 commercial condominium units, and the merger of a portion of Pasadena Avenue.
2. Pursuant to the LAMC Section 12.22-A,31, a 70% increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following three (3) incentives for a Tier 3 project with a total of 100 dwelling units, including 10 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
  - a. **Height.** To permit a maximum height increase of two (2) additional stories up to 22 additional feet; and
  - b. **Density Calculation.** To permit the use of density calculation pursuant to LAMC Section 12.22.A25(f)(7), and
3. Pursuant to the LAMC Section 16.05, Site Plan Review for a development project which creates, or results in an increase of 50 or more dwelling units.

### **Implementation of the California Environmental Quality Act**

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- 2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- 3) The project site has no value as habitat for endangered, rare or threatened species;
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- 5) The site can be adequately served by all required utilities and public services.

The project is located within the Northeast Los Angeles Community Plan which designates the subject property for Community Commercial land uses with corresponding zones of CR, C2, C4, P, PB, and RAS3. The subject property is zone [T][Q]RAS3-1VL. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.86 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: commercial, and multi-family developments. The site is currently developed and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. In addition, there are four (4) protected trees on the subject site. The four (4) protected trees (three [3] coast live oak [*Quercus agrifolia*] and one [1] Western sycamore [*Platanus racemose*]) located at the northern portion of the site will be retained.

The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- The project will be subject to Regulatory Compliance Measures, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater conditions; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.
- A Traffic Impact Analysis dated July 2018, was prepared by Transpo Group for the proposed project indicating that the project will result in less than significant impacts to project-related traffic.
- An addendum dated August 2022, was prepared by Transpo Group to provide the required CEQA analysis in accordance with the Transportation Assessment Guidelines (TAG) adopted by LADOT in July 2020. The Addendum was reviewed by LADOT and concluded that the project design feature in the calculation of the project's VMT will result in less than significant impacts to project-related traffic.
- An Air Quality Impact Analysis dated March 2017 was prepared by ENVICOM Corporation for the proposed project indicating that the project will result in less than significant impacts to air quality.



- A Noise Technical Report dated December 2018, was prepared by DKA Planning for the proposed project indicating that noise impacts would be less than significant.
- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition the project would not result in significant impacts to water quality.

The project site will be adequately served by all public utilities and services given that the construction of a seven-story, mixed-use development with 100 residential condominium units and 14,734 square feet of ground floor commercial space will be on a site that has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

#### Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near a State Scenic Highway. The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity is identified as an active hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

# NELA PLAZA

## Noise and Vibration Technical Report

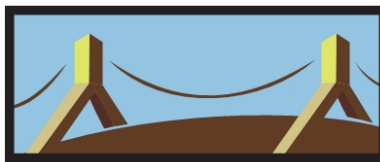


Prepared by DKA Planning  
December 2018



# NELA PLAZA

## Noise and Vibration Technical Report



Douglas Kim + Associates, LLC  
1513 Sepulveda Boulevard, Torrance, CA 90501  
(310) 316-2800  
doug@dkaplanning.com

## OVERVIEW

This report analyzes the potential noise and vibration impacts from the development of a new mixed-use building containing approximately 14,000 square feet of ground floor commercial space and 100 residential dwelling units. The Project would replace an existing residential land use and recycling facility.



NOISE -- Would the Project result in:

**a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? *Less Than Significant Impact.***

## Introduction to Noise

### *Characteristics of Sound*

Sound can be described in terms of its loudness (amplitude) and frequency (pitch). The standard unit of measurement for sound is the decibel, abbreviated dB. Because the human ear is not equally sensitive to sound at all frequencies, the A-weighted scale (dBA) is used to reflect the normal hearing sensitivity range of the human ear. On this scale, the range of human hearing extends from approximately 3 to 140 dBA. Table 1 provides examples of A-weighted noise levels from common sources.

TABLE 1: A-WEIGHTED DECIBEL SCALE	
Typical A-Weighted Sound Levels	Sound Level (dBA, $L_{eq}$ )
Near Jet Engine	130
Rock and Roll Band	110
Jet Flyover at 1,000 Feet	100
Power Motor	90
Food Blender	80
Living Room Music	70
Human Voice at 3 Feet	60
Residential Air Conditioner at 50 Feet	50
Bird Calls	40
Quiet Living Room	30
Average Whisper	20
Rustling Leaves	10

Source: Cowan, James P., Handbook of Environmental Acoustics, 1993.

These noise levels are approximations intended for general reference and informational use. They do not meet the standard required for detailed noise analysis, but are provided for the reader to gain a rudimentary concept of various noise levels.

### *Noise Definitions*

This noise analysis discusses sound levels in terms of Equivalent Noise Level ( $L_{eq}$ ) and Community Noise Equivalent Level (CNEL). "Noise" itself is frequently defined as "unwanted sound."

#### Equivalent Noise Level

$L_{eq}$  represents the average noise level on an energy basis for a specific time period. Average noise level is based on the energy content (acoustic energy) of sound. For example, the  $L_{eq}$  for one hour is the energy average noise level during that hour.  $L_{eq}$  can be thought of as a continuous noise level of a certain period equivalent in energy content to a fluctuating noise level of that same period.  $L_{eq}$  is expressed in units of dBA.

### Community Noise Equivalent Level

CNEL is an adjusted noise measurement scale of average sound level during a 24-hour period. Due to increased noise sensitivities during evening and night hours, human reaction to sound between 7:00 P.M. and 10:00 P.M. is as if it were actually 5 dBA higher than had it occurred between 7:00 A.M. and 7:00 P.M. From 10:00 P.M. to 7:00 A.M., humans perceive sound as if it were 10 dBA higher. To account for these sensitivities, CNEL figures are obtained by adding an additional 5 dBA to evening noise levels between 7:00 P.M. and 10:00 P.M. and 10 dBA to nighttime noise levels between 10:00 P.M. and 7:00 A.M. Because of this, 24-hour CNEL figures are always higher than their corresponding actual 24-hour averages.

### *Noise Attenuation*

Noise levels decrease as the distance from a noise source to a receiver increases. For each doubling of distance, noise from stationary sources, commonly referred to as “point sources,” can decrease by approximately 6 dBA over hard surfaces (e.g., reflective surfaces such as parking lots), even greater over soft surfaces (e.g., absorptive surfaces such as soft dirt and grass). For example, if a point source produces a noise level of 89 dBA at a reference distance of 50 feet and over an asphalt surface, its noise level would be approximately 83 dBA at a distance of 100 feet and 77 dBA at 200 feet. Noises generated by mobile sources decrease by approximately 3 dBA over hard surfaces and 4.5 dBA over soft surfaces for each doubling of distance.

Noise is most audible when traveling by direct line-of-sight, an unobstructed visual path between noise source and receptor. Barriers that break line of sight between sources and receivers, such as walls and buildings, can greatly reduce source noise levels, allowing noise to reach receivers by diffraction only. As a result, sound barriers can reduce source noise levels by up to 20 dBA, though it is infeasible for temporary barriers to reduce noise levels by more than 15 dBA<sup>1</sup> The effectiveness of barriers can be greatly reduced when they are not high or long enough to completely break line of sight from sources to receivers.

It should be noted that because decibels are logarithmic units they cannot be simply added or subtracted. For example, two cars producing 60 dBA of noise each would not produce a combined 120 dBA.

### *Effects of Noise*

The degree to which noise can impact an environment ranges from levels that interfere with speech and sleep to levels that can cause adverse health effects. Most human response to noise subjective. Factors that influence individual responses include the intensity, frequency, and pattern of noise; the amount of background noise present; and the nature of work or human activity exposed to intruding noise.

According to the National Institute of Health (NIH), extended or repeated exposure to sounds at or above 85 dB can cause hearing loss. Sounds of 75 dBA or less, even after continuous exposure, are unlikely to cause hearing loss.<sup>2</sup> The World Health Organization (WHO) reports that adults should not be exposed to sudden “impulse” noise events of 140 dB or greater. For children, this limit is 120 dB.<sup>3</sup>

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<sup>1</sup> California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

<sup>2</sup> National Institute on Deafness and Other Communication, [www.nidcd.nih.gov/health/noise-induced-hearing-loss](http://www.nidcd.nih.gov/health/noise-induced-hearing-loss).

<sup>3</sup> World Health Organization, Guidelines for Community Noise, 1999.



Exposure to elevated nighttime noise levels can disrupt sleep, leading to increased levels of fatigue and decreased work or school performance. For the preservation of healthy sleeping environments, the WHO recommends that continuous interior noise levels not exceed 30 dBA  $L_{eq}$ , and that individual noise events of 45 dBA or higher be limited.<sup>4</sup> Assuming a conservative exterior to interior sound reduction of 15 dBA, continuous exterior noise levels should therefore not exceed 45 dBA  $L_{eq}$ . Individual exterior events of 60 dBA or higher should also be limited.

Some epidemiological studies have shown a weak association between long-term exposure to noise levels of 65-70 dBA  $L_{eq}$  and cardiovascular effects including ischemic heart disease and hypertension. However, at this time, data regarding their relationship is largely inconclusive.

People with normal hearing sensitivity can recognize small perceptible changes in sound levels of approximately 3 dBA. Changes of at least 5 dBA can be readily noticeable and may cause community reactions. Sound level increases of 10 dBA or greater are perceived as a doubling in loudness and can provoke a community response.<sup>5</sup> However, few people are highly annoyed at noise levels below 55 dBA  $L_{eq}$ .<sup>6</sup>

## Regulatory Framework

### *Federal*

Currently, no federal noise standards regulate environmental noise associated with short-term construction activities or the long-term operations of development projects. As such, temporary and long-term noise impacts produced by the Project would be largely regulated by and evaluated by State and City of Los Angeles standards designed to protect public well-being and health.

### *State*

#### State of California 2017 General Plan Guidelines

The State's 2017 General Plan Guidelines establish county and city standards for acceptable exterior noise levels based on land use. These standards are incorporated into land use planning processes to prevent or reduce noise and land use incompatibilities. Table 2 illustrates State compatibility considerations between various land uses and exterior noise levels.

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<sup>4</sup> Ibid.


<sup>5</sup> Federal Transit Administration, Transit Noise and Vibration Impact Assessment, 2006.


<sup>6</sup> World Health Organization, Guidelines for Community Noise, 1999.


**TABLE 2: STATE OF CALIFORNIA NOISE/LAND USE COMPATIBILITY MATRIX**

Land Use Category	Community Noise Exposure (dB, L <sub>dn</sub> or CNEL)					
	55	60	65	70	75	80
Residential - Low Density Single-Family, Duplex, Mobile Homes	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Residential - Multi-Family	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Transient Lodging - Motels Hotels	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Schools, Libraries, Churches, Hospitals, Nursing Homes	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Auditoriums, Concert Halls, Amphitheaters	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Sports Arena, Outdoor Spectator Sports	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Playgrounds, Neighborhood Parks	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Office Buildings, Business Commercial and Professional	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Industrial, Manufacturing, Utilities, Agriculture	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable

 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.

 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 system or air conditioning will normally suffice.

 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.

 Clearly Unacceptable - New construction or development should generally not be undertaken.

Source: California Office of Planning and Research, General Plan Guidelines - Noise Element Guidelines (Appendix D), Figure 2; 2017.



### *City of Los Angeles*

#### Los Angeles General Plan Noise Element

The City of Los Angeles General Plan includes a Noise Element that contains policies and standards to guide the control of noise to protect residents, workers, and visitors. Its primary goal is to regulate long-term noise impacts that preserve acceptable noise environments for all types of land uses. However, the Noise Element contains no quantitative or other thresholds of significance for evaluating a proposed project's noise impacts. Instead, it adopts the State's guidance on noise and land use compatibility, shown in Table 2 above, "to help guide determination of appropriate land use and mitigation measures vis-à-vis existing or anticipated ambient noise levels."

#### Los Angeles Municipal Code

The City of Los Angeles Municipal Code (LAMC) contains regulations that would apply to the Project's temporary construction activities and long-term operations. Section 41.40(a) would prohibit Project construction activities between 9:00 P.M. and 7:00 A.M., Monday through Friday. Subdivision (c), below, would further prohibit such activities before 8:00 A.M. or after 6:00 P.M. on any Saturday, or on any Sunday or national holiday.

##### *SEC. 41.40. NOISE DUE TO CONSTRUCTION, EXCAVATION WORK—WHEN PROHIBITED.*

- (a) *No person shall, between the hours of 9:00 P.M. and 7:00 A.M. of the following day, perform any construction or repair work of any kind upon, or any excavating for, any building or structure, where any of the foregoing entails the use of any power drive drill, riveting machine, excavator or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling hotel or apartment or other place of residence. In addition, the operation, repair or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited during the hours herein specified. Any person who knowingly and willfully violates the foregoing provision shall be deemed guilty of a misdemeanor punishable as elsewhere provided in this Code.*
- (c) *No person, other than an individual homeowner engaged in the repair or construction of his single-family dwelling shall perform any construction or repair work of any kind upon, or any earth grading for, any building or structure located on land developed with residential buildings under the provisions of Chapter I of this Code, or perform such work within 500 feet of land so occupied, before 8:00 A.M. or after 6:00 P.M. on any Saturday or national holiday nor at any time on any Sunday. In addition, the operation, repair, or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited on Saturdays and on Sundays during the hours herein specific...*

Section 112.05 of the LAMC establishes noise limits for powered equipment and hand tools operated within 500 feet of residential zones. Of particular importance to the Project would be subdivision (a), which institutes a maximum noise limit of 75 dBA at 50 feet for the types of construction vehicles and equipment that would be likely used for the Project's construction. However, the LAMC notes that these limitations would not necessarily apply if proven that the Project's compliance would be technically infeasible despite the use of noise-reducing means or methods.

SEC. 112.05. MAXIMUM NOISE LEVEL OF POWERED EQUIPMENT OR POWERED HAND TOOLS

*Between the hours of 7:00 A.M. and 10:00 P.M., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:*

- (a) 75 dBA for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment;*
- (b) 75 dBA for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;*
- (c) 65 dBA for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors.*

*Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.*

Section 112.01 of the LAMC would prohibit any amplified noises, especially those from outdoor sources (e.g., outdoor speakers, stereo systems) from exceeding the ambient noise levels of adjacent properties by more than 5 dBA. Any amplified noises would also be prohibited from being audible at any distance greater than 150 feet from the Project's property line as the Project is located within 500 feet of residential zones.

SEC. 112.01. RADIOS, TELEVISION SETS, AND SIMILAR DEVICES

- (a) It shall be unlawful for any person within any zone of the City to use or operate any radio, musical instrument, phonograph, television receiver, or other machine or device for the producing, reproducing or amplification of the human voice, music, or any other sound, in such a manner, as to disturb the peace, quiet, and comfort of neighbor occupants or any reasonable person residing or working in the area.*
- (b) Any noise level caused by such use or operation which is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source, within any residential zone of the City or within 500 feet thereof, shall be a violation of the provisions of this section.*
- (c) Any noise level caused by such use or operation which exceeds the ambient noise level on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, by more than five (5) decibels shall be a violation of the provisions of this section.*

Section 112.02(a), below, would prevent Project HVAC systems and other mechanical equipment from elevating ambient noise levels at neighboring residences by more than 5 dBA.

SEC.112.02. AIR CONDITIONING, REFRIGERATION, HEATING, PLUMBING, FILTERING EQUIPMENT

(a) *It shall be unlawful for any person, within any zone of the city, to operate any air conditioning, refrigeration or heating equipment for any residence or other structure or to operate any pumping, filtering or heating equipment for any pool or reservoir in such manner as to create any noise which would cause the noise level on the premises of any other occupied property ... to exceed the ambient noise level by more than five decibels.*

## **Construction Noise**

### *Project Overview*

The Project proposes to construct a new 7-story mixed-use building consisting of 100 residential dwelling units and approximately 14,000 square feet of ground floor commercial space. Parking would be provided by 99 on-site stalls.

### *Existing Conditions*

The Project Site is currently developed with a recycling center and a single-family home. Existing noise sources associated with these uses are primarily related to the recycling center's operations.

The Project is located at the eastern corner of Pasadena Avenue and Figueroa Street, a high-traffic intersection with elevated noise levels. An additional major source of noise is the Metro Gold Line right of way, which is approximately 85 feet west of the Project Site. Despite the elevated noise levels of this environment, there are a number of noise-sensitive land uses in the vicinity of the Project Site. Land uses sensitive to noise include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. Local receptors include but are not limited to the following:

- Avenue 39 Residences: This receptor consists of residential uses located along Avenue 39, east of the Project Site between Figueroa Street and Midland Street. The individual residence closest to the Project Site is located at 122 Avenue 39, approximately 10 feet east of the Project Site.
- Avenue 38 Residences: This receptor consists of residential uses located along Avenue 38, southeast of the Project Site between Pasadena Avenue and Midland Street. The individual residences closest to the Project Site is located at 105 Avenue 38, approximately 10 feet east of the Project Site.
- 3727 Marmion Way Residence: This single-family home is located approximately 190 feet west of the Project Site across Pasadena Avenue and the Metro Gold Line right of way.
- Highland View Pentecostal Church: This church is located approximately 195 feet west of the Project Site across Pasadena Avenue and the Metro Gold Line right of way.
- Greayers Oak Mini Park: This park is located approximately 215 feet west of the Project Site across the intersection of Figueroa Street and Pasadena Avenue.



- Figueroa Street Residences: This receptor consists of residential uses located along Figueroa Street that have a clear line of sight to the Project Site, generally residences between approximately Avenue 37 to the south and Avenue 40 to the north

Other noise-sensitive receptors are located at a greater distance from the Project and would experience lesser impacts than those listed above.

DKA Planning took short-term noise readings near the Project Site on August 29, 2018 to determine ambient noise conditions in the neighborhood. As discussed earlier, ambient noise at and around the Project Site is primarily due to vehicle traffic associated with the intersection of Figueroa Street and Pasadena Avenue. Metro Gold Line pass-bys are also a significant, albeit occasional, source of noise. Along Figueroa Street near Pasadena Avenue, noise levels were 70.1 dBA  $L_{eq}$ . Noise readings indicated that ambient noise levels at locations setback from Figueroa Street along local residential streets are 63.6 dBA  $L_{eq}$ . These noise levels are rather typical of major roadways and residential streets in proximity to them.

#### *Regulated Noise Sources – LAMC Section 41.40 and 112.05*

Proposed construction would generate noise during the roughly 24 months of demolition, site preparation, excavation/grading, building construction, and application of architectural coatings. During all construction phases, noise-generating activities could occur at the Project site between the hours of 7:00 A.M. and 9:00 P.M. Monday through Friday, in accordance with Section 41.40(a) of the LAMC. On Saturdays, construction would be permitted to occur between 8:00 A.M. and 6:00 P.M. Construction of the Project would require heavy-duty construction vehicles such as excavators and front-end loaders. Smaller equipment such as forklifts, generators, and various powered hand tools would also be utilized. Off-site secondary noises would be generated by sources such as construction worker vehicles, vendor deliveries, and haul trucks.

Regulatory compliance with LAMC Section 112.05 would ultimately limit any noise levels from powered construction equipment to 75 dBA or below, as the Project site is located within 500 feet of residential zones. Standard, industry-wide “best practices” for construction in urban or otherwise noise-sensitive areas would ensure the Project’s construction noise stays below the City’s 75 dBA threshold of significance. “Best practices” utilized by the Project would include equipping heavy equipment with noise-reducing mufflers and warming-up or staging equipment away from sensitive receptors. Additionally, temporary noise barriers may be erected between the Project Site and nearby residences located along Avenue 39 and Avenue 38.

As shown in Table 3, compliance with LAMC Section 112.05 would ensure that the Project’s powered equipment noise levels at 50 feet do not exceed the section’s maximum 75 dBA limit.

TABLE 3: CONSTRUCTION NOISE LEVELS	
Noise Source	Noise Level (dBA, 1-hr L <sub>eq</sub> ) <sup>1</sup>
	50 feet
Backhoe	70.6
Dozer	74.7
Excavator	73.7
Front-End Loader	72.1
Welder	70.0

<sup>1</sup> Noise levels derived from the Federal Highway Administration's Roadway Construction Noise Model, version 1.1 (FHWA RCNM 1.1).

With regard to off-site construction-related noise impacts, Section 112.05 of the LAMC does not regulate noise levels from road legal trucks, such as delivery vehicles, concrete mixing trucks, pumping trucks, and haul trucks. However, the operation of these vehicles would still comply with the construction restrictions set forth by Section 41.40 of the LAMC. Haul trucks in particular would access the regional freeway system immediately via Figueroa Street and other major arterials and designated truck routes, eliminating travel on quieter residential streets that would be more susceptible to pronounced noise increases from haul trucks. On major roadways such as Figueroa Street, Project haul trucks would not be capable of substantially raising noise levels as they would represent a small fraction of overall traffic. As a result, the Project's off-site construction noise impact from haul trucks would be considered **less than significant**.

*Mitigation Measures*

None required.

**Operational Noise**

*On-Site Noise Sources*

During Project operations, the development would produce noise from both on- and off-site sources. The direct on-site sources would include the following:

Mechanical Equipment

Regulatory compliance with LAMC Sec.112.02 would ultimately ensure that noises from sources such as heating, air conditioning, and ventilation systems not increase ambient noise levels at neighboring occupied properties by more than 5 dBA. However, given that the Project is located at the intersection of two busy roadways with elevated traffic noises, it is unlikely that the Project's HVAC or other mechanical systems would be capable of substantially altering surrounding noise levels. LAMC Sec.112.02 would also regulate any noises from pool pumping and filtering equipment.

Residential Land Uses

Noise from recurrent activities (e.g., conversation, consumer electronics) and non-recurrent activities (e.g., social gatherings) would elevate ambient noise levels to differing degrees. The City's noise ordinance would provide a means to address nuisances related to residential noises.

### Commercial Land Uses

The Project's commercial space would be consistent with its location fronting a busy intersection and would not alter the noise profile of this location. Commercial areas would front Pasadena Avenue and Figueroa Street, away from residential uses located along Avenue 39 and Avenue 38, which are both quieter residential streets.

### Auto-Related Activities

The Project's 99 parking spaces would be internally located within two podium-style parking levels. As a result, most auto-related noises (e.g. doors slamming, engines starting, etc.) would be contained within the Project's parking garage and the audibility of this noise off-site would be greatly reduced, especially considering that the location's existing ambient noise profile is dominated by traffic noise from nearby Figueroa Street and Pasadena Avenue.

The impact potential of these on-site operational noise sources would be considered **less than significant**.

### *Off-Site Noise Sources*

As a general rule, a 3 dBA increase in roadway noise levels requires an approximate doubling of roadway traffic volume. However, it is doubtful that the Project would be capable of contributing to such a doubling of traffic on any nearby roadway. First, the Project contains a modest commercial component and only 100 residential dwelling units. Second, the vast majority of Project users would access the site via Figueroa Street and Pasadena Avenue, major local roadways with substantial existing traffic volumes. Third, the Project is within a 5-minute walk of the Heritage Square Metro Gold Line Station, which would substantially reduce the number of vehicle trips generated by the Project. There are also two Metro 83 Line bus stops located near the intersection of Figueroa Street and Pasadena Avenue, which would also reduce the Project's vehicle trip generation. Given these factors, the Project would not generate the number of trips required to double the traffic volumes of any nearby roadways, and its off-site operational noise impact related to vehicle trip generation would be considered **less than significant**.

### *Mitigation Measures*

None required.

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? *Less Than Significant Impact.***

## **Introduction to Vibration**

### *Characteristics of Vibration*

Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, and acceleration. Unlike noise, vibration is not a common environmental problem, as it is unusual for vibration from vehicle sources to be perceptible. Common sources of vibration include trains, construction activities, and certain industrial operations.



### *Vibration Definitions*

This noise analysis discusses vibration in terms of Peak Particle Velocity (PPV).

#### Peak Particle Velocity

PPV is commonly used to describe and quantify vibration impacts to buildings and other structures. PPV levels represent the maximum instantaneous peak of a vibration signal and are usually measured in inches per second.<sup>7</sup>

### *Effects of Vibration*

High levels of vibration may cause physical personal injury or damage to buildings. However, ground-borne vibration levels rarely affect human health. Instead, most people consider ground-borne vibration to be an annoyance that can disrupt concentration or disturb sleep. Ground-borne vibration can also interfere with certain types of highly sensitive equipment and machines, especially imaging devices used in medical laboratories.

### *Perceptible Vibration Changes*

Unlike noise, ground-borne vibration is not an environmental issue that most people experience every day. Background vibration levels in residential areas are usually well below the threshold of perception for humans, approximately 0.01 inches per second.<sup>8</sup> Perceptible indoor vibrations are most often caused by sources within buildings themselves, such as slamming doors or heavy footsteps. Common outdoor sources of ground-borne vibration include construction equipment, trains, and traffic on rough or unpaved roads. Traffic vibration from smooth and well-maintained roads is typically not perceptible.

## **Regulatory Framework**

For the evaluation of construction-related vibration impacts, FTA guidelines and recommendations are used given the absence of applicable federal, County, and City standards specific to temporary construction activities.

### Federal Transit Administration (FTA)

Though not regulatory in nature, the FTA has established vibration impact criteria as it relates to potential building and structural damages, as these are the foremost concern when evaluating the impacts of construction-related vibrations. Table 4 summarizes the FTA's vibration guidelines for building and structural damage.

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<sup>7</sup> California Department of Transportation, Transportation and Construction Vibration Guidance Manual, September 2013.

<sup>8</sup> Ibid.

**TABLE 4: FTA CONSTRUCTION VIBRATION DAMAGE CRITERIA**

Building Category	PPV (in/sec)
I. Reinforced concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

Source: California Department of Transportation, 2013.

### Construction Vibration Impacts

As shown in Table 3, construction of the Project would require heavy-duty steel-tracked earthmoving equipment such as bulldozers and excavators. Utilized for rough grading work, such vehicles can produce vibration levels of 0.089 inches per second PPV at a reference distance of 25 feet. However, as is standard practice, smaller vehicles with more precise maneuverability and fine-grading capabilities would be utilized for excavating and trenching when in the proximity of nearby structures. Vehicles such as backhoes, mini-excavators, or skid-steer loaders equipped with hoe or trencher attachments can produce vibration levels of 0.003 inches per second PPV at a reference distance of 25 feet. Other construction vehicles, equipment, and practices would have lesser impacts. Table 5 shows the Project’s projected construction vibration impacts at the nearest off-site structures. No receptor would experience potentially damaging levels of groundborne vibration from the Project’s construction activities. As a result, the Project’s construction vibration impacts would be considered **less than significant**.

**TABLE 5: BUILDING DAMAGE VIBRATION LEVELS AT OFF-SITE STRUCTURES – UNMITIGATED**

Off-Site Structures	Distance to Project Site (ft.)	Condition	Significant Criteria (in/sec)	Impact (in/sec)	Significant?
122 Avenue 39 – Residential	10	III. Non-engineered timber and masonry	0.2	0.012	No
105 Avenue 38 – Residential	10	III. Non-engineered timber and masonry	0.2	0.012	No

Source: DKA Planning 2018.

### Operational Vibration Impacts

#### *Existing Conditions*

The Project Site is currently developed with commercial and residential uses that generate negligible vibration from operational sources, such as cars entering and exiting the property, mechanical equipment, and human activity. As such, there are no existing significant operational sources of vibration on the Project Site.

### *Operational Vibration*

During Project operations, there would also be no significant stationary sources of ground-borne vibration, such as heavy equipment or industrial operations. Minimal levels of operational ground-borne vibration in the Project's vicinity would be generated by its related vehicle travel on local roadways, but most vibrations from road vehicles are imperceptible. As a result, the Project's long-term vibration impacts would be considered **less than significant**.

**c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?** *Less Than Significant Impact.*

The Project's potential to result in a substantial permanent increase in ambient noise levels due to its on- and off-site operational noise sources is discussed in response to checklist question (a). The Project was determined to have a **less than significant** impact in this regard.

**d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?** *Less Than Significant Impact.*

The Project's potential to result in a substantial temporary or periodic increase in ambient noise levels due to its on- and off-site construction noise sources is also discussed in response to checklist question (a). The Project was determined to have a **less than significant** impact in this regard.

**e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?** *No Impact.*

The Project Site is not located within the vicinity of a private airstrip. As a result, this criterion is not applicable to this Project, which would have **no impact** on people residing or working in the Project area.

**f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?** *No Impact.*

The Project Site is not located within the vicinity of a private airstrip. As a result, this criterion is not applicable to this Project, which would have **no impact** on people residing or working in the Project area.



# TECHNICAL APPENDIX





- Noise Monitoring Locations
- A. Avenue 39 Residences
- B. Avenue 38 Residences
- C. 3727 Marmion Way Residence
- D. Highland View Pentecostal Church
- E. Greavers Oak Mini Park
- F. Figueroa Street Residences

# DKA Planning

## NOISE RECEPTOR AND MONITORING LOCATION MAP

NELA Plaza Project  
Imagery via Google



# 1. Figueroa Street

8/29/2018

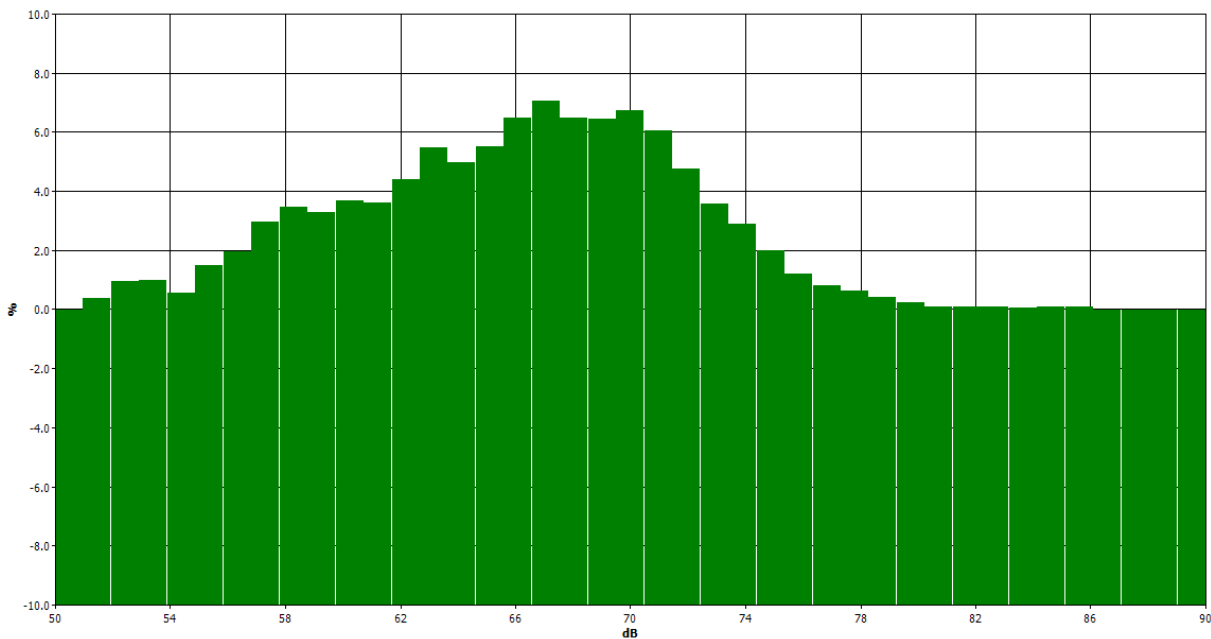
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Start Time Wednesday, August 29, 2018, 1:23pm  
Stop Time Wednesday, August 29, 2018, 1:39pm  
Device Model Type SoundPro DL

## General Data Panel

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Leq	1	70.1dB	Exchange Rate	1	3dB
Weighting	1	A	Response	1	SLOW
Bandwidth	1	OFF	Exchange Rate	2	3dB
Weighting	2	C	Response	2	SLOW

## Statistics Chart

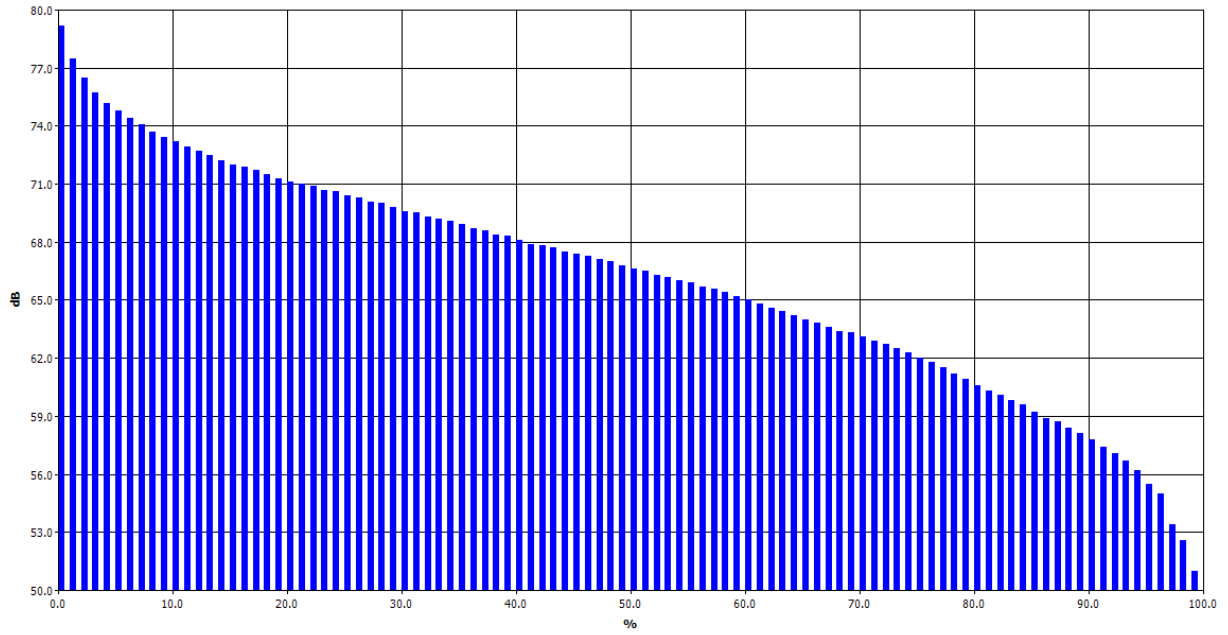




## Statistics Table

dB	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51	0.00	0.01	0.05	0.03	0.05	0.03	0.02	0.03	0.11	0.06	0.39
52	0.08	0.04	0.05	0.06	0.09	0.06	0.11	0.26	0.11	0.10	0.93
53	0.12	0.11	0.05	0.21	0.13	0.09	0.08	0.06	0.07	0.07	0.98
54	0.05	0.07	0.05	0.05	0.05	0.04	0.05	0.05	0.06	0.07	0.54
55	0.12	0.21	0.14	0.20	0.17	0.20	0.15	0.10	0.12	0.10	1.51
56	0.13	0.18	0.19	0.19	0.20	0.14	0.18	0.20	0.24	0.31	1.96
57	0.30	0.33	0.26	0.29	0.28	0.34	0.29	0.26	0.31	0.31	2.97
58	0.26	0.24	0.28	0.27	0.28	0.42	0.46	0.46	0.36	0.44	3.46
59	0.44	0.39	0.20	0.28	0.27	0.28	0.36	0.34	0.38	0.35	3.30
60	0.36	0.41	0.56	0.39	0.40	0.34	0.31	0.33	0.29	0.30	3.69
61	0.31	0.32	0.44	0.30	0.32	0.37	0.36	0.30	0.44	0.44	3.59
62	0.39	0.42	0.45	0.28	0.44	0.42	0.42	0.51	0.55	0.53	4.40
63	0.44	0.62	0.53	0.63	0.64	0.60	0.63	0.46	0.45	0.48	5.48
64	0.47	0.48	0.49	0.53	0.56	0.49	0.47	0.43	0.58	0.49	4.98
65	0.51	0.59	0.63	0.31	0.51	0.64	0.54	0.61	0.55	0.63	5.51
66	0.72	0.81	0.68	0.65	0.61	0.59	0.65	0.62	0.55	0.61	6.48
67	0.67	0.78	0.61	0.75	0.73	0.73	0.58	0.60	0.78	0.84	7.07
68	0.76	0.71	0.78	0.48	0.65	0.59	0.62	0.65	0.62	0.63	6.49
69	0.59	0.62	0.70	0.59	0.82	0.69	0.70	0.57	0.58	0.57	6.44
70	0.66	0.83	0.71	0.61	0.66	0.63	0.64	0.69	0.63	0.66	6.74
71	0.74	0.73	0.77	0.44	0.56	0.52	0.50	0.63	0.60	0.57	6.05
72	0.63	0.53	0.50	0.49	0.44	0.41	0.48	0.44	0.41	0.42	4.75
73	0.37	0.37	0.42	0.37	0.45	0.40	0.38	0.29	0.26	0.25	3.57
74	0.25	0.30	0.40	0.27	0.29	0.28	0.26	0.25	0.32	0.30	2.90
75	0.27	0.20	0.22	0.20	0.17	0.21	0.17	0.19	0.16	0.18	1.98
76	0.19	0.13	0.13	0.13	0.11	0.10	0.12	0.10	0.10	0.12	1.22
77	0.09	0.09	0.13	0.05	0.08	0.09	0.08	0.07	0.05	0.07	0.81
78	0.09	0.07	0.06	0.05	0.07	0.06	0.04	0.05	0.07	0.07	0.64
79	0.05	0.04	0.04	0.05	0.03	0.03	0.04	0.04	0.04	0.06	0.43
80	0.07	0.05	0.04	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.22
81	0.01	0.03	0.01	0.01	0.01	0.01	0.02	0.01	0.01	0.01	0.10
82	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.08
83	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.07
84	0.01	0.01	0.01	0.01	0.00	0.01	0.01	0.01	0.01	0.01	0.07
85	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.11
86	0.02	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

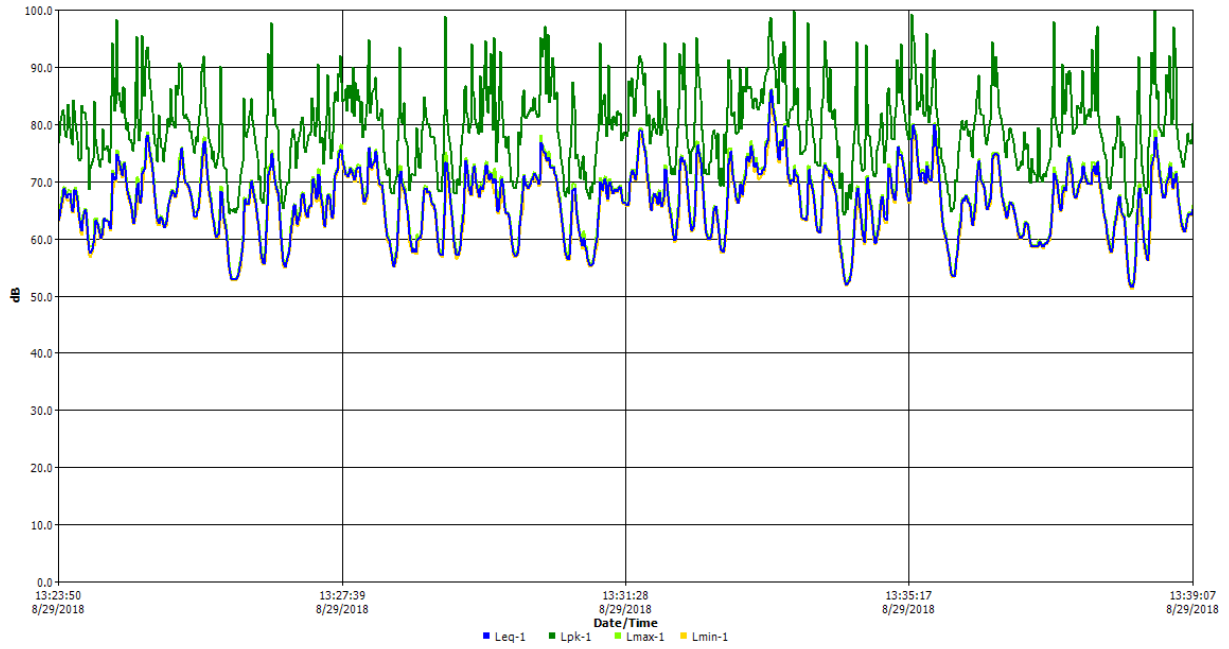
## Exceedance Chart



## Exceedance Table

	0%	1%	2%	3%	4%	5%	6%	7%	8%	9%
0%		79.2	77.5	76.5	75.7	75.2	74.8	74.4	74.1	73.7
10%	73.4	73.2	72.9	72.7	72.5	72.2	72	71.9	71.7	71.5
20%	71.3	71.1	71	70.9	70.7	70.6	70.4	70.3	70.1	70
30%	69.8	69.6	69.5	69.3	69.2	69.1	68.9	68.7	68.6	68.4
40%	68.3	68.1	67.9	67.8	67.7	67.5	67.4	67.3	67.1	67
50%	66.8	66.6	66.5	66.3	66.2	66	65.9	65.7	65.6	65.4
60%	65.2	65	64.8	64.6	64.4	64.2	64	63.8	63.6	63.4
70%	63.3	63.1	62.9	62.7	62.5	62.3	62	61.8	61.5	61.2
80%	60.9	60.6	60.3	60.1	59.8	59.6	59.2	58.9	58.7	58.4
90%	58.1	57.8	57.4	57.1	56.7	56.2	55.5	55	53.4	52.6
100%	51									

### Logged Data Chart





## 2. Figueroa Street – 170ft Setback

8/29/2018

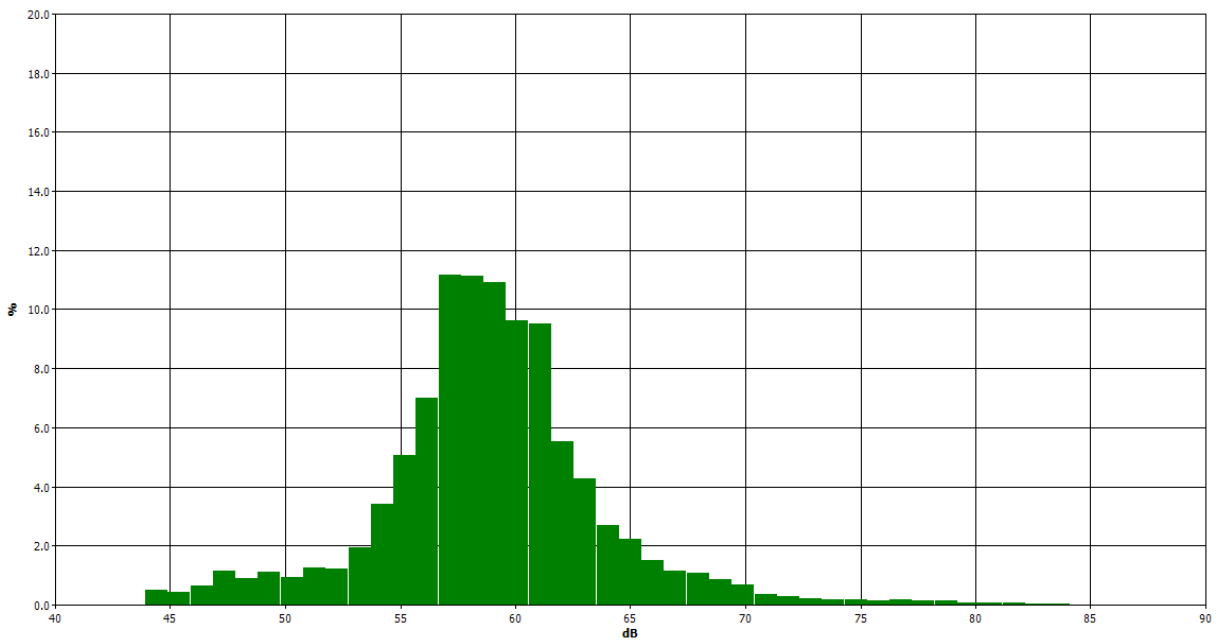
### Information Panel

Name S625\_BIJ050019\_30082018\_144823  
Start Time Wednesday, August 29, 2018, 1:39pm  
Stop Time Wednesday, August 29, 2018, 1:54pm  
Device Model Type SoundPro DL

### General Data Panel

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Leq	1	63.6dB	Exchange Rate	1	3dB
Weighting	1	A	Response	1	SLOW
Bandwidth	1	OFF	Exchange Rate	2	3dB
Weighting	2	C	Response	2	SLOW

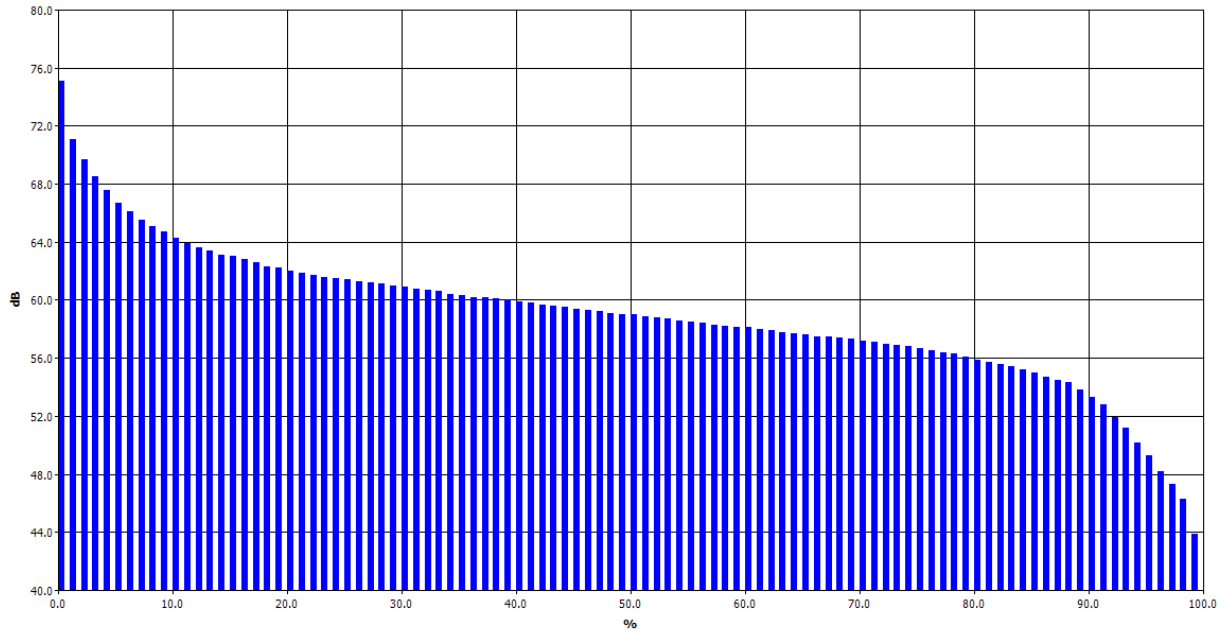
### Statistics Chart



## Statistics Table

dB	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44	0.06	0.10	0.04	0.02	0.05	0.03	0.04	0.06	0.04	0.07	0.51
45	0.09	0.07	0.03	0.02	0.03	0.04	0.04	0.04	0.03	0.02	0.41
46	0.02	0.02	0.02	0.01	0.03	0.03	0.05	0.14	0.14	0.16	0.63
47	0.09	0.07	0.11	0.16	0.20	0.12	0.11	0.09	0.10	0.10	1.15
48	0.10	0.10	0.07	0.08	0.06	0.07	0.08	0.11	0.06	0.15	0.89
49	0.05	0.06	0.11	0.08	0.10	0.16	0.18	0.16	0.13	0.09	1.13
50	0.10	0.10	0.05	0.11	0.09	0.10	0.07	0.10	0.06	0.16	0.93
51	0.09	0.10	0.14	0.17	0.11	0.11	0.15	0.13	0.14	0.13	1.27
52	0.12	0.12	0.12	0.09	0.11	0.10	0.12	0.11	0.12	0.21	1.22
53	0.21	0.18	0.17	0.15	0.17	0.17	0.17	0.19	0.27	0.24	1.93
54	0.20	0.23	0.22	0.25	0.58	0.36	0.54	0.35	0.35	0.34	3.42
55	0.38	0.40	0.49	0.55	0.47	0.54	0.49	0.69	0.53	0.52	5.05
56	0.55	0.57	0.42	0.72	0.76	0.91	0.67	0.81	0.76	0.84	6.99
57	0.88	1.00	1.02	1.19	1.10	1.24	1.05	1.10	1.22	1.37	11.18
58	1.26	1.00	1.02	1.18	1.20	1.21	1.21	1.10	0.96	0.98	11.13
59	1.15	1.19	0.92	0.95	1.08	1.13	1.04	1.18	1.09	1.20	10.92
60	1.01	0.97	1.21	1.23	0.95	0.88	0.70	0.85	0.85	0.94	9.61
61	1.11	1.02	0.91	1.05	0.95	0.96	0.90	0.97	0.90	0.74	9.52
62	0.69	0.72	0.67	0.40	0.67	0.50	0.44	0.46	0.50	0.50	5.54
63	0.55	0.52	0.49	0.47	0.38	0.42	0.44	0.41	0.31	0.28	4.27
64	0.29	0.37	0.32	0.27	0.26	0.27	0.22	0.22	0.25	0.22	2.69
65	0.26	0.31	0.27	0.17	0.25	0.26	0.18	0.20	0.19	0.15	2.24
66	0.14	0.15	0.16	0.14	0.17	0.18	0.18	0.15	0.14	0.10	1.51
67	0.11	0.11	0.13	0.12	0.11	0.13	0.13	0.11	0.10	0.09	1.14
68	0.09	0.11	0.13	0.08	0.11	0.10	0.16	0.12	0.08	0.09	1.07
69	0.08	0.07	0.09	0.06	0.07	0.10	0.07	0.09	0.09	0.12	0.85
70	0.13	0.14	0.09	0.05	0.06	0.05	0.05	0.05	0.05	0.04	0.70
71	0.03	0.04	0.04	0.03	0.07	0.03	0.02	0.03	0.02	0.03	0.36
72	0.02	0.03	0.02	0.02	0.02	0.03	0.03	0.03	0.04	0.04	0.28
73	0.02	0.02	0.02	0.03	0.02	0.02	0.02	0.03	0.02	0.03	0.22
74	0.03	0.02	0.02	0.01	0.02	0.02	0.01	0.02	0.02	0.02	0.19
75	0.02	0.02	0.02	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.16
76	0.02	0.02	0.02	0.02	0.01	0.01	0.02	0.01	0.02	0.01	0.15
77	0.01	0.02	0.02	0.02	0.01	0.02	0.02	0.02	0.01	0.02	0.16
78	0.01	0.02	0.02	0.02	0.01	0.02	0.01	0.02	0.02	0.02	0.16
79	0.01	0.02	0.01	0.02	0.01	0.02	0.01	0.02	0.01	0.01	0.15
80	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.08
81	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.01	0.01	0.01	0.07
82	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.01	0.06
83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
84	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.03
85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## Exceedance Chart

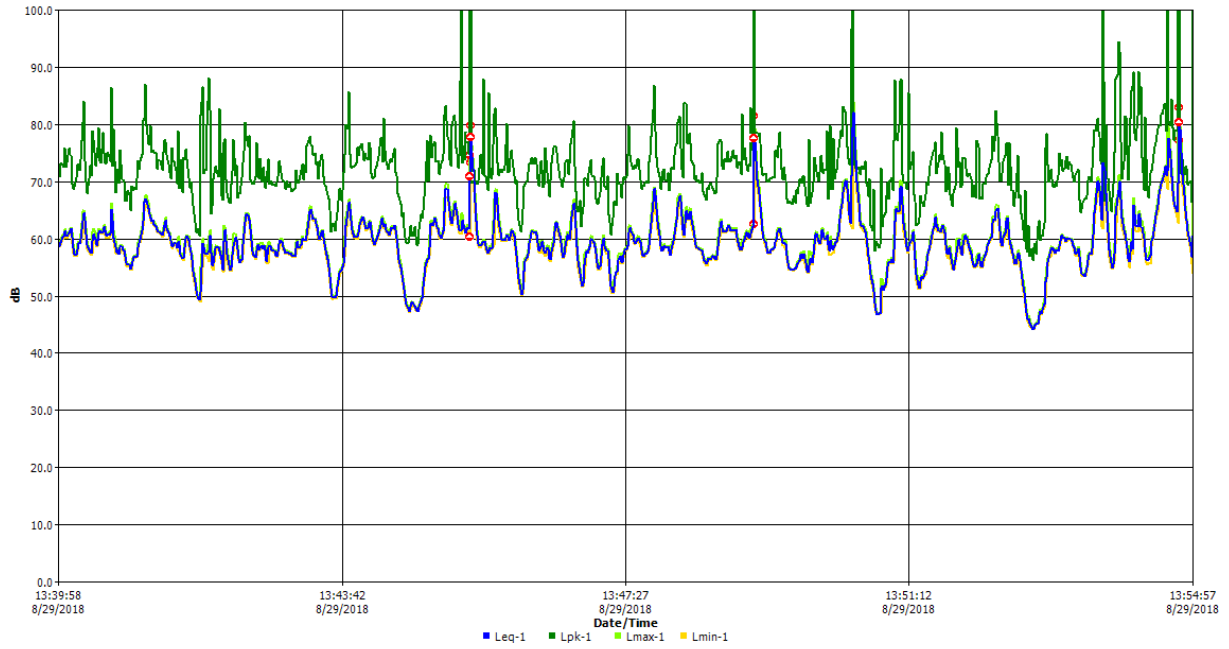


## Exceedance Table

	0%	1%	2%	3%	4%	5%	6%	7%	8%	9%
0%		75.1	71.1	69.7	68.5	67.6	66.7	66.1	65.5	65.1
10%	64.7	64.3	63.9	63.6	63.4	63.1	63	62.8	62.6	62.3
20%	62.2	62	61.9	61.7	61.6	61.5	61.4	61.3	61.2	61.1
30%	61	60.9	60.8	60.7	60.6	60.4	60.3	60.2	60.2	60.1
40%	60	59.9	59.8	59.7	59.6	59.5	59.4	59.3	59.2	59.1
50%	59	59	58.9	58.8	58.7	58.6	58.5	58.4	58.3	58.2
60%	58.1	58.1	58	57.9	57.8	57.7	57.6	57.5	57.5	57.4
70%	57.3	57.2	57.1	57	56.9	56.8	56.7	56.5	56.4	56.3
80%	56.1	55.9	55.7	55.6	55.4	55.2	55	54.7	54.5	54.3
90%	53.8	53.3	52.8	51.9	51.2	50.2	49.3	48.2	47.3	46.3
100%	43.9									



### Logged Data Chart



# Construction Vibration Impact Analysis

## ***Construction Vibration - PPV***

**Receptor:** 122 Avenue 39 - Residential  
**Equipment:** Small Dozer

<b>Source PPV (in/sec)</b>	0.003
<b>Reference Distance (ft)</b>	25
<b>Ground Factor (N)</b>	1.5
<b>Distance (ft)</b>	10
<b>Unmitigated Vibration Level (in/sec)</b>	<b>0.012</b>

**Receptor:** 105 Avenue 38 - Residential  
**Equipment:** Small Dozer

<b>Source PPV (in/sec)</b>	0.003
<b>Reference Distance (ft)</b>	25
<b>Ground Factor (N)</b>	1.5
<b>Distance (ft)</b>	10
<b>Unmitigated Vibration Level (in/sec)</b>	<b>0.012</b>

### Sources

California Department of Transportation (Caltrans), *Transportation and Construction Vibration Guidance Manual*, September 2013.  
Federal Transit Administration (FTA), *Transit Noise and Vibration Impact Assessment*, May 2006.

# **AIR QUALITY IMPACT ANALYSIS**

**3802 Pasadena Avenue Mixed-Use Project**

**City of Los Angeles**

**Project # 17-717-101**

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**Appendix**

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## **1.0 INTRODUCTION**

The purpose of this Air Quality Impact Analysis is to identify, describe, and evaluate the significance of potential air quality impacts resulting from the construction and operation of a proposed mixed-use development in the City of Los Angeles. This analysis also includes a discussion and evaluation of potential greenhouse gas (GHG) emissions.

## **2.0 ATMOSPHERIC SETTING**

The project site is located in the Northeast Los Angeles Community Plan Area of the City of Los Angeles, within the South Coast Air Basin (air basin). The air basin is bounded by the Pacific Ocean to the west, the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and San Diego County to the south.

In addition to being a metropolitan area with a high level of human activity, the topography and climate of Southern California combine to produce unhealthful air quality in the air basin. Low temperature inversions, light winds, shallow vertical mixing, and extensive sunlight, in combination with topographical features such as adjacent mountain ranges that hinder dispersion of air pollutants, can result in degraded air quality within the basin.

## **3.0 PROPOSED DEVELOPMENT**

The proposed project would develop an infill site located at 3802 Pasadena Avenue in the City of Los Angeles. The project would include removal of an existing recycling facility and a residence, and would construct a 6-story mixed-use structure for multi-family residential and commercial uses with a total of 69 dwelling units (59 residences and 10 live/work studio lofts) and one retail plus loft unit (1,188 square feet). Onsite parking would be located within the structure on the ground floor, with 76 floor-level spaces and hydraulic lifts providing an additional 39 spaces when raised above vehicles parked at floor-level. Common area amenities within the structure would include a community room, screening room, and exercise room. The proposed project would occupy an approximately 1.06-acre site. The site is bordered by existing residences and an auto repair facility. The metro gold line lies west of the site on the opposite side of Pasadena Avenue.

Construction of the project would require demolition of the existing recycling facility and residence, and construction of the proposed building. Grading of the site would be minimal as the previously developed site is relatively level and no subterranean parking is proposed.

## **4.0 AIR QUALITY SETTING**

### **Ambient Air Quality Standards**

National and State ambient air quality standards (AAQS) are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those people most susceptible to respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise, called "sensitive receptors." Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed. Recent research has shown, however, that chronic exposure to ozone (the primary ingredient in photochemical smog) may lead to adverse respiratory health even at concentrations close to the ambient standard. National and State

AAQS currently in effect in California are shown in **Table 1**. Sources and health effects of various pollutants are shown in **Table 2**.

**Table 1**  
**Ambient Air Quality Standards**

<b>Ambient Air Quality Standards</b>							
Pollutant	Averaging Time	California Standards <sup>1</sup>		National Standards <sup>2</sup>			
		Concentration <sup>3</sup>	Method <sup>4</sup>	Primary <sup>3,5</sup>	Secondary <sup>3,6</sup>	Method <sup>7</sup>	
Ozone (O <sub>3</sub> ) <sup>8</sup>	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry	
	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )		0.070 ppm (137 µg/m <sup>3</sup> )			
Respirable Particulate Matter (PM <sub>10</sub> ) <sup>9</sup>	24 Hour	50 µg/m <sup>3</sup>	Gravimetric or Beta Attenuation	150 µg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>		—			
Fine Particulate Matter (PM <sub>2.5</sub> ) <sup>9</sup>	24 Hour	—	—	35 µg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>	Gravimetric or Beta Attenuation	12.0 µg/m <sup>3</sup>			15 µg/m <sup>3</sup>
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m <sup>3</sup> )	—	Non-Dispersive Infrared Photometry (NDIR)	
	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )		9 ppm (10 mg/m <sup>3</sup> )			
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m <sup>3</sup> )		—			
Nitrogen Dioxide (NO <sub>2</sub> ) <sup>10</sup>	1 Hour	0.18 ppm (339 µg/m <sup>3</sup> )	Gas Phase Chemiluminescence	100 ppb (188 µg/m <sup>3</sup> )	—	Gas Phase Chemiluminescence	
	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )		0.053 ppm (100 µg/m <sup>3</sup> )			Same as Primary Standard
Sulfur Dioxide (SO <sub>2</sub> ) <sup>11</sup>	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )	Ultraviolet Fluorescence	75 ppb (198 µg/m <sup>3</sup> )	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)	
	3 Hour	—		—			0.5 ppm (1300 µg/m <sup>3</sup> )
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )		0.14 ppm (for certain areas) <sup>11</sup>			—
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) <sup>11</sup>			—
Lead <sup>12,13</sup>	30 Day Average	1.5 µg/m <sup>3</sup>	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption	
	Calendar Quarter	—		1.5 µg/m <sup>3</sup> (for certain areas) <sup>12</sup>			Same as Primary Standard
	Rolling 3-Month Average	—		0.15 µg/m <sup>3</sup>			
Visibility Reducing Particles <sup>14</sup>	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	<b>No National Standards</b>			
Sulfates	24 Hour	25 µg/m <sup>3</sup>	Ion Chromatography				
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m <sup>3</sup> )	Ultraviolet Fluorescence				
Vinyl Chloride <sup>12</sup>	24 Hour	0.01 ppm (26 µg/m <sup>3</sup> )	Gas Chromatography				

See footnotes on next page ...

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**Table 1**  
**Table 1 (Continued)**

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above  $150 \mu\text{g}/\text{m}^3$  is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of  $25^\circ\text{C}$  and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of  $25^\circ\text{C}$  and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from  $15 \mu\text{g}/\text{m}^3$  to  $12.0 \mu\text{g}/\text{m}^3$ . The existing national 24-hour PM2.5 standards (primary and secondary) were retained at  $35 \mu\text{g}/\text{m}^3$ , as was the annual secondary standard of  $15 \mu\text{g}/\text{m}^3$ . The existing 24-hour PM10 standards (primary and secondary) of  $150 \mu\text{g}/\text{m}^3$  also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour  $\text{SO}_2$  standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971  $\text{SO}_2$  national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.  
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ( $1.5 \mu\text{g}/\text{m}^3$  as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

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**Table 2**  
**Health Effects of Major Criteria Pollutants**

<b>Pollutants</b>	<b>Examples of Sources</b>	<b>Health Effects</b>
Particulate Matter (PM-2.5, PM-10)	<ul style="list-style-type: none"> <li>• Cars and trucks (especially diesels)</li> <li>• Fireplaces, woodstoves</li> <li>• Windblown dust from roadways, agriculture and construction</li> </ul>	<ul style="list-style-type: none"> <li>• Hospitalizations for worsened heart diseases</li> <li>• Emergency room visits for asthma</li> <li>• Premature death</li> </ul>
Ozone (O <sub>3</sub> )	<ul style="list-style-type: none"> <li>• Precursor sources*: motor vehicles, industrial emissions, and consumer products</li> </ul>	<ul style="list-style-type: none"> <li>• Cough, chest tightness</li> <li>• Difficulty taking a deep breath</li> <li>• Worsened asthma symptoms</li> <li>• Lung inflammation</li> </ul>
Carbon Monoxide (CO)	<ul style="list-style-type: none"> <li>• Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves</li> </ul>	<ul style="list-style-type: none"> <li>• Chest pain in heart patients **</li> <li>• Headaches, nausea **</li> <li>• Reduced mental alertness **</li> <li>• Death at very high levels **</li> </ul>
Nitrogen Dioxide (NO <sub>2</sub> )	<ul style="list-style-type: none"> <li>• See carbon monoxide sources</li> </ul>	<ul style="list-style-type: none"> <li>• Increased response to allergens</li> </ul>
Source: California Air Resources Board, ARB Fact Sheet: Air Pollution and Health, webpage (reviewed December 2, 2009), accessed at <a href="https://www.arb.ca.gov/research/health/fs/fs1/fs1.htm">https://www.arb.ca.gov/research/health/fs/fs1/fs1.htm</a> March 1, 2017. * Ozone is not generated directly by these sources. Rather chemicals emitted by these precursor sources react with sunlight to form ozone in the atmosphere. ** Health effects from CO exposures occur at levels considerably higher than ambient.		

## **Baseline Air Quality**

In the air basin, the agencies designated to develop the regional Air Quality Management Plan (AQMP) are the SCAQMD and the Southern California Association of Governments (SCAG). The 2012 Air Quality Management Plan (AQMP) was adopted in 2013, and an updated AQMP for 2016 is in the planning stages as AQMPs are required to be updated every three years.

Primary pollutants are those pollutants that are emitted in their already unhealthful form, the effects of which can generally be more closely linked to the specific location where they are emitted. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the air basin for PM-10, an aggressive dust control program is required for construction projects to control fugitive dust. Secondary pollutants require time to transform from a more benign form to a more unhealthful contaminant, and their impact is more regional and may be far from the source.

Existing levels of ambient air quality and historical trends and projections in the project area are best documented from measurements made by the SCAQMD. The geographically closest SCAQMD air quality monitoring station to the project is in downtown Los Angeles, providing monitoring data for regional air pollutants such as ozone, carbon monoxide (CO), nitrogen oxides (NOx), and 10-micron diameter or less particulate matter (PM-10 and PM-2.5). Table 3 provides the last five years of data from this monitoring station.

Ozone, the primary ingredient in photochemical smog, is an important pollution problem in the Los Angeles basin. As shown in Table 3, air samples at the downtown Los Angeles SCAQMD station have exceeded the federal 8-hour standard on three days in the last five years. Similarly, five days in the last five years have exceeded the California one-hour standard. The state 8-hour standard has been exceeded a total of fifteen times in the last five years.

The downtown Los Angeles area experiences occasional violations of standards for PM-10, which possibly result from periodic high wind conditions, accumulated soot, roadway dust, or byproducts of chemical reactions during warm days. In the past five years, downtown Los Angeles has experienced a violation of the State PM-10 standard between one and nine percent annually. The federal PM-10 standard has not been exceeded in the past five years, while the current federal 24-hour AAQS for PM-2.5 has been exceeded no more than two percent of all monitored days since 2011.

Primary pollutants such as CO and NOX are low near the project site because there is substantial excess dispersive capacity to accommodate localized emissions of those pollutants. As shown in Table 3, allowable levels of these criteria pollutants have not been exceeded in the past five years.

**Table 3**  
**Project Area Air Quality Monitoring Summary 2011-2015**  
**(Days Standards Were Exceeded and Maximum Observed Levels)**

Pollutant/Standard	2011	2012	2013	2014	2015
<b>Ozone</b>					
1-Hour > 0.09 ppm (S)	0	0	0	3	2
8-Hour > 0.07 ppm (S)	0	2	0	7	6
8- Hour > 0.075 ppm (F)	0	1	0	2	0
Max. 1-Hour Conc. (ppm)	0.087	0.093	0.081	0.113	0.104
Max. 8-Hour Conc. (ppm)	0.065	0.077	0.069	0.094	0.074
<b>Carbon Monoxide</b>					
8-Hour > 9. ppm (S, F)	0	0	0	0	0
Max 8-Hour Conc. (ppm)	2.4	1.9	2.0	2.0	1.8
<b>Nitrogen Dioxide</b>					
1-Hour > 0.18 ppm (S)	0	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.110	0.077	0.090	0.082	0.079
<b>Inhalable Particulates (PM-10)</b>					
24-Hour > 50 µg/m <sup>3</sup> (S)	1/59	4/60	1/60	32/359	26/335
24-Hour > 150 µg/m <sup>3</sup> (F)	0/59	0/60	0/60	0/359	0/335
Max. 24-Hr. Conc. (µg/m <sup>3</sup> )	53	80	57	87	88
<b>Ultra-Fine Particulates (PM-2.5)</b>					
24-Hour > 35 µg/m <sup>3</sup> (F)	4/331	4/342	1/344	6/341	7/342
Max. 24-Hr. Conc. (µg/m <sup>3</sup> )	49.3	58.7	43.1	59.9	56.4
Source: SCAQMD Monitoring Reports from the Central LA Station S=State Standard F=Federal Standard					



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## 5.0 AIR QUALITY IMPACT

### Significance Criteria

Air quality impacts are considered significant if they cause clean air standards to be violated where they are currently met, or if they substantially contribute to an existing violation of standards. Any substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, would also be considered a significant impact.

Based on Appendix G of the California CEQA Guidelines, a project would have a potentially significant impact if it:

- a. Conflicts with or obstructs implementation of the applicable air quality plan.
- b. Violates any air quality standard or contributes substantially to an existing or projected air quality violation.
- c. Results in a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).
- d. Exposes sensitive receptors to substantial pollutant concentrations.
- e. Creates objectionable odors affecting a substantial number of people.

### Air Quality Planning

While conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use designations could indicate conformance with the current AQMP, the air quality impact significance for this proposed project has been analyzed on a project-specific basis to determine consistency with SCAQMD project impact evaluation thresholds. For determining project significance under CEQA, the SCAQMD has designated emissions level thresholds for evaluating regional air quality impact significance. Projects in the SCAQMD with daily emissions that exceed emission thresholds shown in Table 4 could result in significant impacts.

**Table 4**  
**Daily Emissions Thresholds**

<b>Pollutant</b>	<b>Construction</b>	<b>Operations</b>
ROG	75	55
NO <sub>x</sub>	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SO <sub>x</sub>	150	150

Source: SCAQMD CEQA Air Quality Handbook, November 1993 Rev.

### Additional Indicators

In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation.

- 
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
  - Project could generate vehicle trips that cause a CO hot spot.

For the proposed project, diesel exhaust toxic air contaminants (TAC's) emitted from construction equipment would occur over a relatively brief period while construction is occurring. Health effects of TAC's are evaluated based on an accumulation over an assumed 70-year lifespan. Any measurable diesel TAC exposure from the project would occur for only the brief portion of this project's lifetime during construction, estimated to be less than two years.

The SCAQMD's resolution activity for odor compliance is mandated under California Health & Safety Code Section 41700, and falls under SCAQMD Rule 402. This rule on Public Nuisance Regulation states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

## **Sensitive Receptors**

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors." Sensitive population groups include young children, the elderly and the acutely and chronically ill (e.g., those with cardio-respiratory disease, including asthma). For this project, nearby residences are considered to be sensitive uses because they may be occupied for extended periods, and residents may be outdoors when exposure is highest.

## **Construction Activity Impacts**

Dust is typically the primary concern during construction of residential tracts where land clearing and grading are proposed. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values. This assumption may or may not be totally applicable to site-specific conditions on the proposed project site. As noted previously, emissions estimation for project-specific fugitive dust sources is therefore characterized by a considerable degree of imprecision.

CalEEMod was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

Estimated construction emissions were modeled using CalEEMod 2016.3.1 to identify maximum daily emissions for each pollutant during project construction. The output reports from CalEEMod are included as **Appendix A** to this report. Construction emissions were modeled based on the construction equipment fleet list and approximate duration of each construction phase shown in **Table 5**. Utilizing this indicated equipment fleet, for the proposed project, the project’s maximum daily construction emissions as calculated by CalEEMod are listed in **Table 6**.

All construction grading projects in the County of Los Angeles must comply with the requirements of SCAQMD Rule 403, Fugitive Dust, which requires the implementation of Reasonably Available Control Measures (RACM) for all fugitive dust sources. SCAQMD Rule 403, Control Measure 08-2 states that during earth moving activities, project’s are required to “Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction”. Therefore, pursuant to SCAQMD Rule 403, the project would be required implement adequate watering of exposed surfaces during grading. As seen in Table 6, peak daily construction activity emissions of criteria air pollutants are estimated to be far below SCAQMD thresholds.

**Table 5**  
**Conceptual Construction Equipment Fleet**

<b>Phase Name and Duration</b>	<b>Equipment <sup>a</sup></b>
Demolition (20 days)	1 Concrete/Industrial Saw
	1 Rubber-tired Dozer
	3 Loader/Backhoes
Grading (5 days)	1 Grader
	1 Loader/Backhoe
Construction (200 days)	1 Crane
	1 Forklift
	1 Generator set
	1 Loader/Backhoe
	3 Welders
Paving (10 days)	1 Paver
	1 Paving equipment
	1 Roller
Architectural Coating (15 days)	1 Air Compressor
<sup>a</sup> CalEEMod output, March 9, 2017	

**Table 6**  
**Maximum Daily Construction Emissions (pounds/day)**

	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM-10</b>	<b>PM-2.5</b>
<b>Maximum Daily Construction Emissions</b>	59.1	28.7	19.5	0.04	3.1	1.8
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Y/N	No	No	No	No	No	No
Source: CalEEMod output, March 9, 2017						



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## Localized Significance Thresholds Analysis

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility.

LSTs are only applicable to the following criteria pollutants: NO<sub>x</sub>, CO, PM-10, and PM-2.5. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LST screening tables provide thresholds for 25, 50, 100, 200 and 500-meter source-receptor distances. Due to existing residences located within 25 meters of the project boundary, the 25-meter thresholds were considered for this project. LST pollutant screening level concentration data is currently published for 1, 2 and 5-acre sites. For this project, thresholds for a 1-acre site was used. This evaluation is based on estimated daily construction emissions for the phase and year representing the highest daily emissions. Daily averages would be lower than the reported maximum amounts.

**Table 7** shows the relevant thresholds and the estimated peak daily onsite emissions during the construction phases that would generate the highest level of onsite emissions for each pollutant evaluated for LST impacts. All construction projects in the City of Los Angeles must comply with the requirements of SCAQMD Rule 403, Fugitive Dust, which requires the implementation of Reasonably Available Control Measures (RACM) for all fugitive dust sources, and the AQMP, which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively. SCAQMD Rule 403, Control Measure 08-2 states that during earth moving activities, project's are required to "Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction". Therefore, pursuant to SCAQMD Rule 403, the project would be required implement adequate watering of exposed surfaces during grading. As seen in Table 7, the peak onsite emissions during construction would not exceed the applicable SCAQMD LSTs, and as such, potential LST impacts would be less than significant.

**Table 7**  
**Local Significance Thresholds (LST)**  
**and Peak Daily Onsite Emissions (pounds/day)**

<b>LST 1.0 acre/25 meters Central LA</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM-10</b>	<b>PM-2.5</b>
LST Threshold	74	680	5	3
<b>Peak Onsite Daily Emissions</b>	<b>28.7</b>	<b>19.5</b>	<b>3.1</b>	<b>1.8</b>
Significant Impact? Y/N	No	No	No	No
Source: CalEEMod output, March 9, 2017				

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## Operational Impacts

During operations, the proposed residences would result in air quality emissions of criteria pollutants from area sources, energy sources, and mobile sources. The SCAQMD thresholds for air quality impacts from operations are shown above in Table 4. Operations of the proposed residential development would not be anticipated to exceed SCAQMD significance thresholds for criteria pollutants, as shown in **Table 8**. As seen in Table 8, the project's operational emissions would be far below SCAQMD thresholds; therefore, operational impacts would be less than significant.

**Table 8**  
**Maximum Daily Operations Emissions (pounds/day)**

Daily Emissions	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
Area	3.23	0.09	7.38	0.00	0.04	0.04
Energy	0.03	0.25	0.11	0.00	0.02	0.02
Mobile	1.45	6.71	19.75	0.06	4.58	1.27
Total	4.71	7.05	27.24	0.06	4.64	1.33
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	No	No	No	No	No	No
Source: CalEEMod output, March 9, 2017.						

## 6.0 GREENHOUSE GAS EMISSIONS (GHG) IMPACT

Greenhouse gas emissions (GHG) emitted by human activity are implicated in global climate change. These GHGs contribute to an increase in the temperature of the earth's atmosphere by preventing long wavelength heat radiation in some parts of the infrared spectrum from leaving the atmosphere. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel combustion in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions. Residential uses in California contribute 7 percent to the GHG statewide burden plus a proportionate share of in-and out-of-state electrical generation emissions (ARM, 2014).

AB 32 is one of the most significant pieces of environmental legislation regarding greenhouse gas emissions that California has adopted. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate "early action" control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California's GHG emissions be reduced to 1990 levels.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

GHG sources are categorized into direct sources (i.e. company owned) and indirect sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

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## Thresholds of Significance

Based on the CEQA Appendix G guidelines, a project would have a potentially significant GHG impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility. Emissions identification may be quantitative, qualitative or based on performance standards. This analysis relies on the quantified GHG emissions estimated for this project using CalEEMod.

To determine a significance threshold for GHG emissions, in September 2010 the SCAQMD CEQA Significance Thresholds GHG Working Group recommended a threshold of 3,500 Metric Tons (MT) Carbon Dioxide equivalent (CO<sub>2</sub>e) for residential use projects. This 3,500 MT/year recommendation has been used as a guideline for this analysis.

### Construction Activity GHG Emissions

During project construction, the CalEEMod computer model estimates that the construction activities would generate a total of 321 MT CO<sub>2</sub>e emissions. SCAQMD GHG emissions evaluation guidance is to amortize construction emissions over a 30-year lifetime, which results in a project amortized annual emissions of approximately 10.7 MT CO<sub>2</sub>e emissions.

### Project Operational GHG Emissions

Based on the CalEEMod output files found in the appendix of this report, the project's annual operational GHG emissions from a combination of area sources, energy use, water use, and waste disposal would be 1,409.2 MT CO<sub>2</sub>e. With the addition of the amortized construction GHG emissions discussed above, the project would result in annual emissions of approximately 1,419.9 MT CO<sub>2</sub>e, which is well below the threshold guideline. Therefore, the project's operational GHG emissions impact would not be significant.

The project's net GHG emissions would be even lower than the estimated 1,419.9 MT CO<sub>2</sub>e, due to reductions from the removal of existing uses, which were not incorporated into the CalEEMod calculations. Additionally, the project proposes a diverse land use mix, and is near public transit rail and bus facilities, which could reduce vehicle use and therefore further reduce GHG emissions. These reductions would affect the mobile source category of GHG emissions estimate of 947 MT CO<sub>2</sub>e, which is the primary source of GHG emissions for the project. Based on the project's Transportation Impact Study MOU,<sup>1</sup> the project's net trip generation after credits for removal of existing uses and a TOD Overlay Zone adjustment, would be 389 average daily trips, which would be approximately 60 percent of the trip generation evaluated by the CalEEMod calculation. Although not modeled by CalEEMod for this project, a reduction of the estimated mobile source emission by 60 percent would result in a combined GHG emission rate of approximately 1,040.9 MT CO<sub>2</sub>e. As stated above, the project's operational GHG emissions impact would not be significant.

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<sup>1</sup> Transpo group, Memorandum to LADOT- Metro Development Review, February 21, 2017.



## **Appendix A**

### **CalEEMod2016.3.1 Computer Model Output**

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3802 N Pasadena Ave Mixed-Use**  
**Los Angeles-South Coast County, Summer**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	24.80	1000sqft	0.00	24,800.00	0
Strip Mall	1.20	1000sqft	0.03	1,200.00	0
Apartments Mid Rise	89.00	Dwelling Unit	1.06	137,920.00	255

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2019
<b>Utility Company</b>	Los Angeles Department of Water & Power				
<b>CO2 Intensity (lb/MWhr)</b>	1227.89	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

Project Characteristics -

Land Use - 1.06 ac lot, retail and parking within same lot area  
137,920 res sq ft, 1,200 ret sq ft,

Construction Phase - No site prep phase, grading 5 days, coating 15 days

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - grader and backhoe/loader

Off-road Equipment -

Off-road Equipment - No site prep phase

Demolition -

Grading - No site prep phase

Vehicle Trips - No additional trips from onsite parking

Woodstoves - No woodstoves or fireplaces

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Trips and VMT - No site prep phase

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	4.00	5.00
tblConstructionPhase	NumDays	2.00	0.00
tblConstructionPhase	PhaseEndDate	2/9/2018	2/16/2018
tblConstructionPhase	PhaseEndDate	4/3/2017	3/30/2017
tblConstructionPhase	PhaseStartDate	4/8/2017	4/10/2017



## 3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

tblConstructionPhase	PhaseStartDate	4/4/2017	4/3/2017
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	75.65	0.00
tblFireplaces	NumberNoFireplace	8.90	0.00
tblFireplaces	NumberWood	4.45	0.00
tblGrading	AcresOfGrading	1.88	1.50
tblLandUse	BuildingSpaceSquareFeet	89,000.00	137,920.00
tblLandUse	LandUseSquareFeet	89,000.00	137,920.00
tblLandUse	LotAcreage	0.57	0.00
tblLandUse	LotAcreage	2.34	1.06
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblTripsAndVMT	WorkerTripNumber	0.00	8.00
tblTripsAndVMT	WorkerTripNumber	5.00	8.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblWoodstoves	NumberCatalytic	4.45	0.00
tblWoodstoves	NumberNoncatalytic	4.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

## 3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**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					
2017	3.5074	28.6988	19.4932	0.0355	1.4098	1.6589	3.0687	0.2481	1.5511	1.7927	0.0000	3,406.182 4	3,406.182 4	0.6527	0.0000	3,418.613 9
2018	59.1162	19.4565	18.3963	0.0352	0.9279	1.0776	2.0055	0.2481	1.0401	1.2882	0.0000	3,365.457 4	3,365.457 4	0.4701	0.0000	3,377.209 0
<b>Maximum</b>	<b>59.1162</b>	<b>28.6988</b>	<b>19.4932</b>	<b>0.0355</b>	<b>1.4098</b>	<b>1.6589</b>	<b>3.0687</b>	<b>0.2481</b>	<b>1.5511</b>	<b>1.7927</b>	<b>0.0000</b>	<b>3,406.182 4</b>	<b>3,406.182 4</b>	<b>0.6527</b>	<b>0.0000</b>	<b>3,418.613 9</b>

**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					
2017	3.5074	28.6988	19.4932	0.0355	1.4098	1.6589	3.0687	0.2481	1.5511	1.7927	0.0000	3,406.182 4	3,406.182 4	0.6527	0.0000	3,418.613 9
2018	59.1162	19.4565	18.3963	0.0352	0.9279	1.0776	2.0055	0.2481	1.0401	1.2882	0.0000	3,365.457 4	3,365.457 4	0.4701	0.0000	3,377.208 9
<b>Maximum</b>	<b>59.1162</b>	<b>28.6988</b>	<b>19.4932</b>	<b>0.0355</b>	<b>1.4098</b>	<b>1.6589</b>	<b>3.0687</b>	<b>0.2481</b>	<b>1.5511</b>	<b>1.7927</b>	<b>0.0000</b>	<b>3,406.182 4</b>	<b>3,406.182 4</b>	<b>0.6527</b>	<b>0.0000</b>	<b>3,418.613 9</b>





3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**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	3.2309	0.0855	7.3817	3.9000e-004		0.0404	0.0404		0.0404	0.0404	0.0000	13.2269	13.2269	0.0130	0.0000	13.5517
Energy	0.0294	0.2513	0.1072	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.7774	320.7774	6.1500e-003	5.8800e-003	322.6837
Mobile	1.4557	6.7176	19.7533	0.0601	4.5162	0.0676	4.5838	1.2088	0.0635	1.2724		6,096.9754	6,096.9754	0.3494		6,105.7107
<b>Total</b>	<b>4.7160</b>	<b>7.0544</b>	<b>27.2421</b>	<b>0.0621</b>	<b>4.5162</b>	<b>0.1284</b>	<b>4.6445</b>	<b>1.2088</b>	<b>0.1243</b>	<b>1.3331</b>	<b>0.0000</b>	<b>6,430.9797</b>	<b>6,430.9797</b>	<b>0.3686</b>	<b>5.8800e-003</b>	<b>6,441.9460</b>

**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	3.2309	0.0855	7.3817	3.9000e-004		0.0404	0.0404		0.0404	0.0404	0.0000	13.2269	13.2269	0.0130	0.0000	13.5517
Energy	0.0294	0.2513	0.1072	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.7774	320.7774	6.1500e-003	5.8800e-003	322.6837
Mobile	1.4344	6.5783	19.2085	0.0582	4.3699	0.0656	4.4354	1.1697	0.0616	1.2313		5,909.5522	5,909.5522	0.3397		5,918.0450
<b>Total</b>	<b>4.6947</b>	<b>6.9151</b>	<b>26.6973</b>	<b>0.0602</b>	<b>4.3699</b>	<b>0.1263</b>	<b>4.4962</b>	<b>1.1697</b>	<b>0.1224</b>	<b>1.2920</b>	<b>0.0000</b>	<b>6,243.5565</b>	<b>6,243.5565</b>	<b>0.3589</b>	<b>5.8800e-003</b>	<b>6,254.2803</b>

## 3802 N Pasadena Ave Mixed-Use - 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	N2O	CO2e
Percent Reduction	0.45	1.98	2.00	2.98	3.24	1.59	3.19	3.24	1.54	3.08	0.00	2.91	2.91	2.63	0.00	2.91

### 3.0 Construction Detail

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#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/3/2017	3/30/2017	5	20	
2	Site Preparation	Site Preparation	3/31/2017	3/30/2017	5	0	
3	Grading	Grading	4/3/2017	4/7/2017	5	5	
4	Building Construction	Building Construction	4/10/2017	1/12/2018	5	200	
5	Paving	Paving	1/13/2018	1/26/2018	5	10	
6	Architectural Coating	Architectural Coating	1/27/2018	2/16/2018	5	15	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 279,288; Residential Outdoor: 93,096; Non-Residential Indoor: 1,800; Non-Residential Outdoor: 600; Striped Parking Area: 1,488 (Architectural Coating – sqft)**

#### OffRoad Equipment

## 3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	0	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	0	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**



3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

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	108.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	0	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	2	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	75.00	14.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	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 - 2017**

**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					1.1701	0.0000	1.1701	0.1772	0.0000	0.1772			0.0000			0.0000
Off-Road	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404		2,421.4229	2,421.4229	0.6125		2,436.7347
<b>Total</b>	<b>2.7625</b>	<b>26.7594</b>	<b>15.5573</b>	<b>0.0241</b>	<b>1.1701</b>	<b>1.6477</b>	<b>2.8178</b>	<b>0.1772</b>	<b>1.5404</b>	<b>1.7175</b>		<b>2,421.4229</b>	<b>2,421.4229</b>	<b>0.6125</b>		<b>2,436.7347</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.2 Demolition - 2017**

**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	0.0610	1.8771	0.3834	4.4200e-003	0.0944	9.9100e-003	0.1043	0.0259	9.4900e-003	0.0354		476.7340	476.7340	0.0333		477.5667
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	0.0813	0.0624	0.8003	1.6900e-003	0.1453	1.3500e-003	0.1467	0.0385	1.2500e-003	0.0398		167.5593	167.5593	6.9600e-003		167.7332
<b>Total</b>	<b>0.1423</b>	<b>1.9394</b>	<b>1.1836</b>	<b>6.1100e-003</b>	<b>0.2397</b>	<b>0.0113</b>	<b>0.2510</b>	<b>0.0644</b>	<b>0.0107</b>	<b>0.0751</b>		<b>644.2933</b>	<b>644.2933</b>	<b>0.0403</b>		<b>645.2999</b>

**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					1.1701	0.0000	1.1701	0.1772	0.0000	0.1772			0.0000			0.0000
Off-Road	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404	0.0000	2,421.4229	2,421.4229	0.6125		2,436.7347
<b>Total</b>	<b>2.7625</b>	<b>26.7594</b>	<b>15.5573</b>	<b>0.0241</b>	<b>1.1701</b>	<b>1.6477</b>	<b>2.8178</b>	<b>0.1772</b>	<b>1.5404</b>	<b>1.7175</b>	<b>0.0000</b>	<b>2,421.4229</b>	<b>2,421.4229</b>	<b>0.6125</b>		<b>2,436.7347</b>







3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.3 Site Preparation - 2017**

**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
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**3.4 Grading - 2017**

**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					0.3182	0.0000	0.3182	0.0344	0.0000	0.0344			0.0000			0.0000
Off-Road	0.6789	8.2666	3.5642	7.7200e-003		0.3830	0.3830		0.3524	0.3524		789.4232	789.4232	0.2419		795.4701
<b>Total</b>	<b>0.6789</b>	<b>8.2666</b>	<b>3.5642</b>	<b>7.7200e-003</b>	<b>0.3182</b>	<b>0.3830</b>	<b>0.7012</b>	<b>0.0344</b>	<b>0.3524</b>	<b>0.3867</b>		<b>789.4232</b>	<b>789.4232</b>	<b>0.2419</b>		<b>795.4701</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.4 Grading - 2017**

**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	0.0500	0.0384	0.4925	1.0400e-003	0.0894	8.3000e-004	0.0903	0.0237	7.7000e-004	0.0245		103.1134	103.1134	4.2800e-003		103.2204
<b>Total</b>	<b>0.0500</b>	<b>0.0384</b>	<b>0.4925</b>	<b>1.0400e-003</b>	<b>0.0894</b>	<b>8.3000e-004</b>	<b>0.0903</b>	<b>0.0237</b>	<b>7.7000e-004</b>	<b>0.0245</b>		<b>103.1134</b>	<b>103.1134</b>	<b>4.2800e-003</b>		<b>103.2204</b>

**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					0.3182	0.0000	0.3182	0.0344	0.0000	0.0344			0.0000			0.0000
Off-Road	0.6789	8.2666	3.5642	7.7200e-003		0.3830	0.3830		0.3524	0.3524	0.0000	789.4232	789.4232	0.2419		795.4701
<b>Total</b>	<b>0.6789</b>	<b>8.2666</b>	<b>3.5642</b>	<b>7.7200e-003</b>	<b>0.3182</b>	<b>0.3830</b>	<b>0.7012</b>	<b>0.0344</b>	<b>0.3524</b>	<b>0.3867</b>	<b>0.0000</b>	<b>789.4232</b>	<b>789.4232</b>	<b>0.2419</b>		<b>795.4701</b>



3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.4 Grading - 2017**

**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	0.0500	0.0384	0.4925	1.0400e-003	0.0894	8.3000e-004	0.0903	0.0237	7.7000e-004	0.0245		103.1134	103.1134	4.2800e-003		103.2204
<b>Total</b>	<b>0.0500</b>	<b>0.0384</b>	<b>0.4925</b>	<b>1.0400e-003</b>	<b>0.0894</b>	<b>8.3000e-004</b>	<b>0.0903</b>	<b>0.0237</b>	<b>7.7000e-004</b>	<b>0.0245</b>		<b>103.1134</b>	<b>103.1134</b>	<b>4.2800e-003</b>		<b>103.2204</b>

**3.5 Building Construction - 2017**

**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	2.9653	19.2365	14.3568	0.0220		1.2313	1.2313		1.1875	1.1875		2,043.8641	2,043.8641	0.4298		2,054.6085
<b>Total</b>	<b>2.9653</b>	<b>19.2365</b>	<b>14.3568</b>	<b>0.0220</b>		<b>1.2313</b>	<b>1.2313</b>		<b>1.1875</b>	<b>1.1875</b>		<b>2,043.8641</b>	<b>2,043.8641</b>	<b>0.4298</b>		<b>2,054.6085</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.5 Building Construction - 2017**

**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	0.0731	1.8254	0.5194	3.7200e-003	0.0896	0.0153	0.1049	0.0258	0.0146	0.0404		395.6301	395.6301	0.0274		396.3140
Worker	0.4690	0.3597	4.6171	9.7300e-003	0.8383	7.8000e-003	0.8461	0.2223	7.2000e-003	0.2295		966.6882	966.6882	0.0401		967.6915
<b>Total</b>	<b>0.5421</b>	<b>2.1851</b>	<b>5.1364</b>	<b>0.0135</b>	<b>0.9279</b>	<b>0.0231</b>	<b>0.9510</b>	<b>0.2481</b>	<b>0.0218</b>	<b>0.2700</b>		<b>1,362.3183</b>	<b>1,362.3183</b>	<b>0.0675</b>		<b>1,364.0055</b>

**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	2.9653	19.2365	14.3568	0.0220		1.2313	1.2313		1.1875	1.1875	0.0000	2,043.8641	2,043.8641	0.4298		2,054.6085
<b>Total</b>	<b>2.9653</b>	<b>19.2365</b>	<b>14.3568</b>	<b>0.0220</b>		<b>1.2313</b>	<b>1.2313</b>		<b>1.1875</b>	<b>1.1875</b>	<b>0.0000</b>	<b>2,043.8641</b>	<b>2,043.8641</b>	<b>0.4298</b>		<b>2,054.6085</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.5 Building Construction - 2017**

**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	0.0731	1.8254	0.5194	3.7200e-003	0.0896	0.0153	0.1049	0.0258	0.0146	0.0404		395.6301	395.6301	0.0274		396.3140
Worker	0.4690	0.3597	4.6171	9.7300e-003	0.8383	7.8000e-003	0.8461	0.2223	7.2000e-003	0.2295		966.6882	966.6882	0.0401		967.6915
<b>Total</b>	<b>0.5421</b>	<b>2.1851</b>	<b>5.1364</b>	<b>0.0135</b>	<b>0.9279</b>	<b>0.0231</b>	<b>0.9510</b>	<b>0.2481</b>	<b>0.0218</b>	<b>0.2700</b>		<b>1,362.3183</b>	<b>1,362.3183</b>	<b>0.0675</b>		<b>1,364.0055</b>

**3.5 Building Construction - 2018**

**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	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596
<b>Total</b>	<b>2.5919</b>	<b>17.4280</b>	<b>13.8766</b>	<b>0.0220</b>		<b>1.0580</b>	<b>1.0580</b>		<b>1.0216</b>	<b>1.0216</b>		<b>2,030.8389</b>	<b>2,030.8389</b>	<b>0.4088</b>		<b>2,041.0596</b>



3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.5 Building Construction - 2018**

**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	0.0644	1.7158	0.4691	3.7000e-003	0.0896	0.0121	0.1017	0.0258	0.0116	0.0374		394.3512	394.3512	0.0260		395.0004
Worker	0.4144	0.3127	4.0506	9.4500e-003	0.8383	7.4700e-003	0.8458	0.2223	6.8900e-003	0.2292		940.2674	940.2674	0.0353		941.1490
<b>Total</b>	<b>0.4788</b>	<b>2.0285</b>	<b>4.5197</b>	<b>0.0132</b>	<b>0.9279</b>	<b>0.0196</b>	<b>0.9475</b>	<b>0.2481</b>	<b>0.0185</b>	<b>0.2666</b>		<b>1,334.6186</b>	<b>1,334.6186</b>	<b>0.0612</b>		<b>1,336.1494</b>

**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	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596
<b>Total</b>	<b>2.5919</b>	<b>17.4280</b>	<b>13.8766</b>	<b>0.0220</b>		<b>1.0580</b>	<b>1.0580</b>		<b>1.0216</b>	<b>1.0216</b>	<b>0.0000</b>	<b>2,030.8389</b>	<b>2,030.8389</b>	<b>0.4088</b>		<b>2,041.0596</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.5 Building Construction - 2018**

**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	0.0644	1.7158	0.4691	3.7000e-003	0.0896	0.0121	0.1017	0.0258	0.0116	0.0374		394.3512	394.3512	0.0260		395.0004
Worker	0.4144	0.3127	4.0506	9.4500e-003	0.8383	7.4700e-003	0.8458	0.2223	6.8900e-003	0.2292		940.2674	940.2674	0.0353		941.1490
<b>Total</b>	<b>0.4788</b>	<b>2.0285</b>	<b>4.5197</b>	<b>0.0132</b>	<b>0.9279</b>	<b>0.0196</b>	<b>0.9475</b>	<b>0.2481</b>	<b>0.0185</b>	<b>0.2666</b>		<b>1,334.6186</b>	<b>1,334.6186</b>	<b>0.0612</b>		<b>1,336.1494</b>

**3.6 Paving - 2018**

**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	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.0182</b>	<b>10.4525</b>	<b>8.9926</b>	<b>0.0135</b>		<b>0.6097</b>	<b>0.6097</b>		<b>0.5618</b>	<b>0.5618</b>		<b>1,346.4360</b>	<b>1,346.4360</b>	<b>0.4113</b>		<b>1,356.7186</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.6 Paving - 2018**

**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	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325
<b>Total</b>	<b>0.0718</b>	<b>0.0542</b>	<b>0.7021</b>	<b>1.6400e-003</b>	<b>0.1453</b>	<b>1.3000e-003</b>	<b>0.1466</b>	<b>0.0385</b>	<b>1.1900e-003</b>	<b>0.0397</b>		<b>162.9797</b>	<b>162.9797</b>	<b>6.1100e-003</b>		<b>163.1325</b>

**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	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.0182</b>	<b>10.4525</b>	<b>8.9926</b>	<b>0.0135</b>		<b>0.6097</b>	<b>0.6097</b>		<b>0.5618</b>	<b>0.5618</b>	<b>0.0000</b>	<b>1,346.4360</b>	<b>1,346.4360</b>	<b>0.4113</b>		<b>1,356.7186</b>



3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.6 Paving - 2018**

**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	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325
<b>Total</b>	<b>0.0718</b>	<b>0.0542</b>	<b>0.7021</b>	<b>1.6400e-003</b>	<b>0.1453</b>	<b>1.3000e-003</b>	<b>0.1466</b>	<b>0.0385</b>	<b>1.1900e-003</b>	<b>0.0397</b>		<b>162.9797</b>	<b>162.9797</b>	<b>6.1100e-003</b>		<b>163.1325</b>

**3.7 Architectural Coating - 2018**

**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	58.7347					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
<b>Total</b>	<b>59.0334</b>	<b>2.0058</b>	<b>1.8542</b>	<b>2.9700e-003</b>		<b>0.1506</b>	<b>0.1506</b>		<b>0.1506</b>	<b>0.1506</b>		<b>281.4485</b>	<b>281.4485</b>	<b>0.0267</b>		<b>282.1171</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.7 Architectural Coating - 2018**

**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	0.0829	0.0625	0.8101	1.8900e-003	0.1677	1.4900e-003	0.1692	0.0445	1.3800e-003	0.0458		188.0535	188.0535	7.0500e-003		188.2298
<b>Total</b>	<b>0.0829</b>	<b>0.0625</b>	<b>0.8101</b>	<b>1.8900e-003</b>	<b>0.1677</b>	<b>1.4900e-003</b>	<b>0.1692</b>	<b>0.0445</b>	<b>1.3800e-003</b>	<b>0.0458</b>		<b>188.0535</b>	<b>188.0535</b>	<b>7.0500e-003</b>		<b>188.2298</b>

**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	58.7347					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
<b>Total</b>	<b>59.0334</b>	<b>2.0058</b>	<b>1.8542</b>	<b>2.9700e-003</b>		<b>0.1506</b>	<b>0.1506</b>		<b>0.1506</b>	<b>0.1506</b>	<b>0.0000</b>	<b>281.4485</b>	<b>281.4485</b>	<b>0.0267</b>		<b>282.1171</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**3.7 Architectural Coating - 2018**

**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	0.0829	0.0625	0.8101	1.8900e-003	0.1677	1.4900e-003	0.1692	0.0445	1.3800e-003	0.0458		188.0535	188.0535	7.0500e-003		188.2298
<b>Total</b>	<b>0.0829</b>	<b>0.0625</b>	<b>0.8101</b>	<b>1.8900e-003</b>	<b>0.1677</b>	<b>1.4900e-003</b>	<b>0.1692</b>	<b>0.0445</b>	<b>1.3800e-003</b>	<b>0.0458</b>		<b>188.0535</b>	<b>188.0535</b>	<b>7.0500e-003</b>		<b>188.2298</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Increase Diversity



3802 N Pasadena Ave Mixed-Use - 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	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4344	6.5783	19.2085	0.0582	4.3699	0.0656	4.4354	1.1697	0.0616	1.2313		5,909.5522	5,909.5522	0.3397		5,918.0450
Unmitigated	1.4557	6.7176	19.7533	0.0601	4.5162	0.0676	4.5838	1.2088	0.0635	1.2724		6,096.9754	6,096.9754	0.3494		6,105.7107

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	591.85	568.71	521.54	1,976,822	1,912,777
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	53.18	50.45	24.52	92,652	89,650
Total	645.03	619.16	546.06	2,069,474	2,002,427

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	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
Strip Mall	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
Apartments Mid 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

**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	0.0294	0.2513	0.1072	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.7774	320.7774	6.1500e-003	5.8800e-003	322.6837
NaturalGas Unmitigated	0.0294	0.2513	0.1072	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.7774	320.7774	6.1500e-003	5.8800e-003	322.6837

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**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	2721.18	0.0294	0.2508	0.1067	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.1392	320.1392	6.1400e-003	5.8700e-003	322.0417
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	5.42466	6.0000e-005	5.3000e-004	4.5000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.6382	0.6382	1.0000e-005	1.0000e-005	0.6420
<b>Total</b>		<b>0.0294</b>	<b>0.2513</b>	<b>0.1072</b>	<b>1.6000e-003</b>		<b>0.0203</b>	<b>0.0203</b>		<b>0.0203</b>	<b>0.0203</b>		<b>320.7774</b>	<b>320.7774</b>	<b>6.1500e-003</b>	<b>5.8800e-003</b>	<b>322.6837</b>

**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	2.72118	0.0294	0.2508	0.1067	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.1392	320.1392	6.1400e-003	5.8700e-003	322.0417
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.00542466	6.0000e-005	5.3000e-004	4.5000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.6382	0.6382	1.0000e-005	1.0000e-005	0.6420
<b>Total</b>		<b>0.0294</b>	<b>0.2513</b>	<b>0.1072</b>	<b>1.6000e-003</b>		<b>0.0203</b>	<b>0.0203</b>		<b>0.0203</b>	<b>0.0203</b>		<b>320.7774</b>	<b>320.7774</b>	<b>6.1500e-003</b>	<b>5.8800e-003</b>	<b>322.6837</b>

**6.0 Area Detail**



3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**6.1 Mitigation Measures Area**

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive 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	3.2309	0.0855	7.3817	3.9000e-004		0.0404	0.0404		0.0404	0.0404	0.0000	13.2269	13.2269	0.0130	0.0000	13.5517
Unmitigated	3.2309	0.0855	7.3817	3.9000e-004		0.0404	0.0404		0.0404	0.0404	0.0000	13.2269	13.2269	0.0130	0.0000	13.5517

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**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	0.2414					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.7634					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2261	0.0855	7.3817	3.9000e-004		0.0404	0.0404		0.0404	0.0404		13.2269	13.2269	0.0130		13.5517
<b>Total</b>	<b>3.2309</b>	<b>0.0855</b>	<b>7.3817</b>	<b>3.9000e-004</b>		<b>0.0404</b>	<b>0.0404</b>		<b>0.0404</b>	<b>0.0404</b>	<b>0.0000</b>	<b>13.2269</b>	<b>13.2269</b>	<b>0.0130</b>	<b>0.0000</b>	<b>13.5517</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

### 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	0.2414					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.7634					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2261	0.0855	7.3817	3.9000e-004		0.0404	0.0404		0.0404	0.0404		13.2269	13.2269	0.0130		13.5517
<b>Total</b>	<b>3.2309</b>	<b>0.0855</b>	<b>7.3817</b>	<b>3.9000e-004</b>		<b>0.0404</b>	<b>0.0404</b>		<b>0.0404</b>	<b>0.0404</b>	<b>0.0000</b>	<b>13.2269</b>	<b>13.2269</b>	<b>0.0130</b>	<b>0.0000</b>	<b>13.5517</b>

### 7.0 Water Detail

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#### 7.1 Mitigation Measures Water

### 8.0 Waste Detail

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#### 8.1 Mitigation Measures Waste

### 9.0 Operational Offroad

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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### 10.0 Stationary Equipment

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3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Summer

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

**3802 N Pasadena Ave Mixed-Use**  
**Los Angeles-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	24.80	1000sqft	0.00	24,800.00	0
Strip Mall	1.20	1000sqft	0.03	1,200.00	0
Apartments Mid Rise	89.00	Dwelling Unit	1.06	137,920.00	255

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2019
<b>Utility Company</b>	Los Angeles Department of Water & Power				
<b>CO2 Intensity (lb/MWhr)</b>	1227.89	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

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Project Characteristics -

Land Use - 1.06 ac lot, retail and parking within same lot area  
137,920 res sq ft, 1,200 ret sq ft,

Construction Phase - No site prep phase, grading 5 days, coating 15 days

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - grader and backhoe/loader

Off-road Equipment -

Off-road Equipment - No site prep phase

Demolition -

Grading - No site prep phase

Vehicle Trips - No additional trips from onsite parking

Woodstoves - No woodstoves or fireplaces

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Trips and VMT - No site prep phase

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	4.00	5.00
tblConstructionPhase	NumDays	2.00	0.00
tblConstructionPhase	PhaseEndDate	2/9/2018	2/16/2018
tblConstructionPhase	PhaseEndDate	4/3/2017	3/30/2017
tblConstructionPhase	PhaseStartDate	4/8/2017	4/10/2017



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tblConstructionPhase	PhaseStartDate	4/4/2017	4/3/2017
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	75.65	0.00
tblFireplaces	NumberNoFireplace	8.90	0.00
tblFireplaces	NumberWood	4.45	0.00
tblGrading	AcresOfGrading	1.88	1.50
tblLandUse	BuildingSpaceSquareFeet	89,000.00	137,920.00
tblLandUse	LandUseSquareFeet	89,000.00	137,920.00
tblLandUse	LotAcreage	0.57	0.00
tblLandUse	LotAcreage	2.34	1.06
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblTripsAndVMT	WorkerTripNumber	0.00	8.00
tblTripsAndVMT	WorkerTripNumber	5.00	8.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblWoodstoves	NumberCatalytic	4.45	0.00
tblWoodstoves	NumberNoncatalytic	4.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

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**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					
2017	0.3644	2.3523	2.0087	3.6500e-003	0.1015	0.1367	0.2383	0.0257	0.1313	0.1570	0.0000	319.3652	319.3652	0.0493	0.0000	320.5971
2018	0.4642	0.1658	0.1589	2.9000e-004	6.5000e-003	9.5800e-003	0.0161	1.7400e-003	9.1600e-003	0.0109	0.0000	25.0183	25.0183	4.2500e-003	0.0000	25.1245
<b>Maximum</b>	<b>0.4642</b>	<b>2.3523</b>	<b>2.0087</b>	<b>3.6500e-003</b>	<b>0.1015</b>	<b>0.1367</b>	<b>0.2383</b>	<b>0.0257</b>	<b>0.1313</b>	<b>0.1570</b>	<b>0.0000</b>	<b>319.3652</b>	<b>319.3652</b>	<b>0.0493</b>	<b>0.0000</b>	<b>320.5971</b>

**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					
2017	0.3644	2.3523	2.0087	3.6500e-003	0.1015	0.1367	0.2383	0.0257	0.1313	0.1570	0.0000	319.3649	319.3649	0.0493	0.0000	320.5969
2018	0.4642	0.1658	0.1589	2.9000e-004	6.5000e-003	9.5800e-003	0.0161	1.7400e-003	9.1600e-003	0.0109	0.0000	25.0182	25.0182	4.2500e-003	0.0000	25.1245
<b>Maximum</b>	<b>0.4642</b>	<b>2.3523</b>	<b>2.0087</b>	<b>3.6500e-003</b>	<b>0.1015</b>	<b>0.1367</b>	<b>0.2383</b>	<b>0.0257</b>	<b>0.1313</b>	<b>0.1570</b>	<b>0.0000</b>	<b>319.3649</b>	<b>319.3649</b>	<b>0.0493</b>	<b>0.0000</b>	<b>320.5969</b>

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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	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	3-3-2017	6-2-2017	0.8134	0.8134
2	6-3-2017	9-2-2017	0.8191	0.8191
3	9-3-2017	12-2-2017	0.8124	0.8124
4	12-3-2017	3-2-2018	0.8732	0.8732
		Highest	0.8732	0.8732

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	0.5766	0.0107	0.9227	5.0000e-005		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	1.4999	1.4999	1.4700e-003	0.0000	1.5367
Energy	5.3700e-003	0.0459	0.0196	2.9000e-004		3.7100e-003	3.7100e-003		3.7100e-003	3.7100e-003	0.0000	364.2827	364.2827	8.3700e-003	2.4900e-003	365.2352
Mobile	0.2454	1.2491	3.3818	0.0103	0.7855	0.0120	0.7975	0.2106	0.0113	0.2219	0.0000	946.0129	946.0129	0.0557	0.0000	947.4060
Waste						0.0000	0.0000		0.0000	0.0000	8.5662	0.0000	8.5662	0.5063	0.0000	21.2224
Water						0.0000	0.0000		0.0000	0.0000	1.8679	65.6561	67.5239	0.1934	4.8500e-003	73.8044
<b>Total</b>	<b>0.8274</b>	<b>1.3056</b>	<b>4.3241</b>	<b>0.0106</b>	<b>0.7855</b>	<b>0.0208</b>	<b>0.8063</b>	<b>0.2106</b>	<b>0.0201</b>	<b>0.2307</b>	<b>10.4341</b>	<b>1,377.4516</b>	<b>1,387.8856</b>	<b>0.7652</b>	<b>7.3400e-003</b>	<b>1,409.2048</b>



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**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	0.5766	0.0107	0.9227	5.0000e-005		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	1.4999	1.4999	1.4700e-003	0.0000	1.5367
Energy	5.3700e-003	0.0459	0.0196	2.9000e-004		3.7100e-003	3.7100e-003		3.7100e-003	3.7100e-003	0.0000	364.2827	364.2827	8.3700e-003	2.4900e-003	365.2352
Mobile	0.2417	1.2224	3.2917	9.9500e-003	0.7601	0.0116	0.7717	0.2038	0.0109	0.2147	0.0000	916.9245	916.9245	0.0542	0.0000	918.2795
Waste						0.0000	0.0000		0.0000	0.0000	8.5662	0.0000	8.5662	0.5063	0.0000	21.2224
Water						0.0000	0.0000		0.0000	0.0000	1.8679	65.6561	67.5239	0.1934	4.8500e-003	73.8044
<b>Total</b>	<b>0.8237</b>	<b>1.2789</b>	<b>4.2340</b>	<b>0.0103</b>	<b>0.7601</b>	<b>0.0204</b>	<b>0.7805</b>	<b>0.2038</b>	<b>0.0197</b>	<b>0.2235</b>	<b>10.4341</b>	<b>1,348.3631</b>	<b>1,358.7972</b>	<b>0.7637</b>	<b>7.3400e-003</b>	<b>1,380.0782</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.45</b>	<b>2.05</b>	<b>2.08</b>	<b>3.02</b>	<b>3.24</b>	<b>1.73</b>	<b>3.20</b>	<b>3.24</b>	<b>1.70</b>	<b>3.10</b>	<b>0.00</b>	<b>2.11</b>	<b>2.10</b>	<b>0.20</b>	<b>0.00</b>	<b>2.07</b>

**3.0 Construction Detail**

**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/3/2017	3/30/2017	5	20	
2	Site Preparation	Site Preparation	3/31/2017	3/30/2017	5	0	
3	Grading	Grading	4/3/2017	4/7/2017	5	5	
4	Building Construction	Building Construction	4/10/2017	1/12/2018	5	200	
5	Paving	Paving	1/13/2018	1/26/2018	5	10	
6	Architectural Coating	Architectural Coating	1/27/2018	2/16/2018	5	15	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 279,288; Residential Outdoor: 93,096; Non-Residential Indoor: 1,800; Non-Residential Outdoor: 600; Striped Parking Area: 1,488 (Architectural Coating – sqft)**

**OffRoad Equipment**

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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
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	0	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	0	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**



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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	108.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	0	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	2	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	75.00	14.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	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 - 2017**

**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					0.0117	0.0000	0.0117	1.7700e-003	0.0000	1.7700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0276	0.2676	0.1556	2.4000e-004		0.0165	0.0165		0.0154	0.0154	0.0000	21.9668	21.9668	5.5600e-003	0.0000	22.1057
<b>Total</b>	<b>0.0276</b>	<b>0.2676</b>	<b>0.1556</b>	<b>2.4000e-004</b>	<b>0.0117</b>	<b>0.0165</b>	<b>0.0282</b>	<b>1.7700e-003</b>	<b>0.0154</b>	<b>0.0172</b>	<b>0.0000</b>	<b>21.9668</b>	<b>21.9668</b>	<b>5.5600e-003</b>	<b>0.0000</b>	<b>22.1057</b>

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**3.2 Demolition - 2017**

**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	6.2000e-004	0.0194	3.9500e-003	4.0000e-005	9.3000e-004	1.0000e-004	1.0300e-003	2.5000e-004	1.0000e-004	3.5000e-004	0.0000	4.2954	4.2954	3.1000e-004	0.0000	4.3031
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.2000e-004	7.1000e-004	7.5900e-003	2.0000e-005	1.4200e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.4554	1.4554	6.0000e-005	0.0000	1.4569
<b>Total</b>	<b>1.4400e-003</b>	<b>0.0201</b>	<b>0.0115</b>	<b>6.0000e-005</b>	<b>2.3500e-003</b>	<b>1.1000e-004</b>	<b>2.4700e-003</b>	<b>6.3000e-004</b>	<b>1.1000e-004</b>	<b>7.4000e-004</b>	<b>0.0000</b>	<b>5.7508</b>	<b>5.7508</b>	<b>3.7000e-004</b>	<b>0.0000</b>	<b>5.7600</b>

**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					0.0117	0.0000	0.0117	1.7700e-003	0.0000	1.7700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0276	0.2676	0.1556	2.4000e-004		0.0165	0.0165		0.0154	0.0154	0.0000	21.9668	21.9668	5.5600e-003	0.0000	22.1057
<b>Total</b>	<b>0.0276</b>	<b>0.2676</b>	<b>0.1556</b>	<b>2.4000e-004</b>	<b>0.0117</b>	<b>0.0165</b>	<b>0.0282</b>	<b>1.7700e-003</b>	<b>0.0154</b>	<b>0.0172</b>	<b>0.0000</b>	<b>21.9668</b>	<b>21.9668</b>	<b>5.5600e-003</b>	<b>0.0000</b>	<b>22.1057</b>







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**3.3 Site Preparation - 2017**

**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
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**3.4 Grading - 2017**

**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					8.0000e-004	0.0000	8.0000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7000e-003	0.0207	8.9100e-003	2.0000e-005		9.6000e-004	9.6000e-004		8.8000e-004	8.8000e-004	0.0000	1.7904	1.7904	5.5000e-004	0.0000	1.8041
<b>Total</b>	<b>1.7000e-003</b>	<b>0.0207</b>	<b>8.9100e-003</b>	<b>2.0000e-005</b>	<b>8.0000e-004</b>	<b>9.6000e-004</b>	<b>1.7600e-003</b>	<b>9.0000e-005</b>	<b>8.8000e-004</b>	<b>9.7000e-004</b>	<b>0.0000</b>	<b>1.7904</b>	<b>1.7904</b>	<b>5.5000e-004</b>	<b>0.0000</b>	<b>1.8041</b>

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**3.4 Grading - 2017**

**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	1.3000e-004	1.1000e-004	1.1700e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2239	0.2239	1.0000e-005	0.0000	0.2241
<b>Total</b>	<b>1.3000e-004</b>	<b>1.1000e-004</b>	<b>1.1700e-003</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.2239</b>	<b>0.2239</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.2241</b>

**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					8.0000e-004	0.0000	8.0000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7000e-003	0.0207	8.9100e-003	2.0000e-005		9.6000e-004	9.6000e-004		8.8000e-004	8.8000e-004	0.0000	1.7904	1.7904	5.5000e-004	0.0000	1.8041
<b>Total</b>	<b>1.7000e-003</b>	<b>0.0207</b>	<b>8.9100e-003</b>	<b>2.0000e-005</b>	<b>8.0000e-004</b>	<b>9.6000e-004</b>	<b>1.7600e-003</b>	<b>9.0000e-005</b>	<b>8.8000e-004</b>	<b>9.7000e-004</b>	<b>0.0000</b>	<b>1.7904</b>	<b>1.7904</b>	<b>5.5000e-004</b>	<b>0.0000</b>	<b>1.8041</b>



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**3.4 Grading - 2017**

**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	1.3000e-004	1.1000e-004	1.1700e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2239	0.2239	1.0000e-005	0.0000	0.2241
<b>Total</b>	<b>1.3000e-004</b>	<b>1.1000e-004</b>	<b>1.1700e-003</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.2239</b>	<b>0.2239</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.2241</b>

**3.5 Building Construction - 2017**

**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	0.2817	1.8275	1.3639	2.0900e-003		0.1170	0.1170		0.1128	0.1128	0.0000	176.1454	176.1454	0.0370	0.0000	177.0714
<b>Total</b>	<b>0.2817</b>	<b>1.8275</b>	<b>1.3639</b>	<b>2.0900e-003</b>		<b>0.1170</b>	<b>0.1170</b>		<b>0.1128</b>	<b>0.1128</b>	<b>0.0000</b>	<b>176.1454</b>	<b>176.1454</b>	<b>0.0370</b>	<b>0.0000</b>	<b>177.0714</b>

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**3.5 Building Construction - 2017**

**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	7.0600e-003	0.1774	0.0518	3.5000e-004	8.3800e-003	1.4600e-003	9.8400e-003	2.4200e-003	1.4000e-003	3.8200e-003	0.0000	33.7237	33.7237	2.4300e-003	0.0000	33.7844
Worker	0.0448	0.0389	0.4158	8.8000e-004	0.0781	7.4000e-004	0.0788	0.0207	6.8000e-004	0.0214	0.0000	79.7642	79.7642	3.3300e-003	0.0000	79.8474
<b>Total</b>	<b>0.0518</b>	<b>0.2163</b>	<b>0.4676</b>	<b>1.2300e-003</b>	<b>0.0865</b>	<b>2.2000e-003</b>	<b>0.0887</b>	<b>0.0232</b>	<b>2.0800e-003</b>	<b>0.0252</b>	<b>0.0000</b>	<b>113.4879</b>	<b>113.4879</b>	<b>5.7600e-003</b>	<b>0.0000</b>	<b>113.6318</b>

**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	0.2817	1.8275	1.3639	2.0900e-003		0.1170	0.1170		0.1128	0.1128	0.0000	176.1452	176.1452	0.0370	0.0000	177.0712
<b>Total</b>	<b>0.2817</b>	<b>1.8275</b>	<b>1.3639</b>	<b>2.0900e-003</b>		<b>0.1170</b>	<b>0.1170</b>		<b>0.1128</b>	<b>0.1128</b>	<b>0.0000</b>	<b>176.1452</b>	<b>176.1452</b>	<b>0.0370</b>	<b>0.0000</b>	<b>177.0712</b>

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**3.5 Building Construction - 2017**

**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	7.0600e-003	0.1774	0.0518	3.5000e-004	8.3800e-003	1.4600e-003	9.8400e-003	2.4200e-003	1.4000e-003	3.8200e-003	0.0000	33.7237	33.7237	2.4300e-003	0.0000	33.7844
Worker	0.0448	0.0389	0.4158	8.8000e-004	0.0781	7.4000e-004	0.0788	0.0207	6.8000e-004	0.0214	0.0000	79.7642	79.7642	3.3300e-003	0.0000	79.8474
<b>Total</b>	<b>0.0518</b>	<b>0.2163</b>	<b>0.4676</b>	<b>1.2300e-003</b>	<b>0.0865</b>	<b>2.2000e-003</b>	<b>0.0887</b>	<b>0.0232</b>	<b>2.0800e-003</b>	<b>0.0252</b>	<b>0.0000</b>	<b>113.4879</b>	<b>113.4879</b>	<b>5.7600e-003</b>	<b>0.0000</b>	<b>113.6318</b>

**3.5 Building Construction - 2018**

**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	0.0130	0.0871	0.0694	1.1000e-004		5.2900e-003	5.2900e-003		5.1100e-003	5.1100e-003	0.0000	9.2117	9.2117	1.8500e-003	0.0000	9.2581
<b>Total</b>	<b>0.0130</b>	<b>0.0871</b>	<b>0.0694</b>	<b>1.1000e-004</b>		<b>5.2900e-003</b>	<b>5.2900e-003</b>		<b>5.1100e-003</b>	<b>5.1100e-003</b>	<b>0.0000</b>	<b>9.2117</b>	<b>9.2117</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>9.2581</b>



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**3.5 Building Construction - 2018**

**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	3.3000e-004	8.7700e-003	2.4600e-003	2.0000e-005	4.4000e-004	6.0000e-005	5.0000e-004	1.3000e-004	6.0000e-005	1.9000e-004	0.0000	1.7687	1.7687	1.2000e-004	0.0000	1.7717
Worker	2.0800e-003	1.7800e-003	0.0191	5.0000e-005	4.1100e-003	4.0000e-005	4.1500e-003	1.0900e-003	3.0000e-005	1.1300e-003	0.0000	4.0830	4.0830	1.5000e-004	0.0000	4.0868
<b>Total</b>	<b>2.4100e-003</b>	<b>0.0106</b>	<b>0.0216</b>	<b>7.0000e-005</b>	<b>4.5500e-003</b>	<b>1.0000e-004</b>	<b>4.6500e-003</b>	<b>1.2200e-003</b>	<b>9.0000e-005</b>	<b>1.3200e-003</b>	<b>0.0000</b>	<b>5.8517</b>	<b>5.8517</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>5.8585</b>

**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	0.0130	0.0871	0.0694	1.1000e-004		5.2900e-003	5.2900e-003		5.1100e-003	5.1100e-003	0.0000	9.2117	9.2117	1.8500e-003	0.0000	9.2581
<b>Total</b>	<b>0.0130</b>	<b>0.0871</b>	<b>0.0694</b>	<b>1.1000e-004</b>		<b>5.2900e-003</b>	<b>5.2900e-003</b>		<b>5.1100e-003</b>	<b>5.1100e-003</b>	<b>0.0000</b>	<b>9.2117</b>	<b>9.2117</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>9.2581</b>

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**3.5 Building Construction - 2018**

**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	3.3000e-004	8.7700e-003	2.4600e-003	2.0000e-005	4.4000e-004	6.0000e-005	5.0000e-004	1.3000e-004	6.0000e-005	1.9000e-004	0.0000	1.7687	1.7687	1.2000e-004	0.0000	1.7717
Worker	2.0800e-003	1.7800e-003	0.0191	5.0000e-005	4.1100e-003	4.0000e-005	4.1500e-003	1.0900e-003	3.0000e-005	1.1300e-003	0.0000	4.0830	4.0830	1.5000e-004	0.0000	4.0868
<b>Total</b>	<b>2.4100e-003</b>	<b>0.0106</b>	<b>0.0216</b>	<b>7.0000e-005</b>	<b>4.5500e-003</b>	<b>1.0000e-004</b>	<b>4.6500e-003</b>	<b>1.2200e-003</b>	<b>9.0000e-005</b>	<b>1.3200e-003</b>	<b>0.0000</b>	<b>5.8517</b>	<b>5.8517</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>5.8585</b>

**3.6 Paving - 2018**

**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	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>5.0900e-003</b>	<b>0.0523</b>	<b>0.0450</b>	<b>7.0000e-005</b>		<b>3.0500e-003</b>	<b>3.0500e-003</b>		<b>2.8100e-003</b>	<b>2.8100e-003</b>	<b>0.0000</b>	<b>6.1073</b>	<b>6.1073</b>	<b>1.8700e-003</b>	<b>0.0000</b>	<b>6.1540</b>

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**3.6 Paving - 2018**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	3.1000e-004	3.3100e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.7077	0.7077	3.0000e-005	0.0000	0.7084
<b>Total</b>	<b>3.6000e-004</b>	<b>3.1000e-004</b>	<b>3.3100e-003</b>	<b>1.0000e-005</b>	<b>7.1000e-004</b>	<b>1.0000e-005</b>	<b>7.2000e-004</b>	<b>1.9000e-004</b>	<b>1.0000e-005</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.7077</b>	<b>0.7077</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.7084</b>

**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	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>5.0900e-003</b>	<b>0.0523</b>	<b>0.0450</b>	<b>7.0000e-005</b>		<b>3.0500e-003</b>	<b>3.0500e-003</b>		<b>2.8100e-003</b>	<b>2.8100e-003</b>	<b>0.0000</b>	<b>6.1073</b>	<b>6.1073</b>	<b>1.8700e-003</b>	<b>0.0000</b>	<b>6.1540</b>



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**3.6 Paving - 2018**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	3.1000e-004	3.3100e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.7077	0.7077	3.0000e-005	0.0000	0.7084
<b>Total</b>	<b>3.6000e-004</b>	<b>3.1000e-004</b>	<b>3.3100e-003</b>	<b>1.0000e-005</b>	<b>7.1000e-004</b>	<b>1.0000e-005</b>	<b>7.2000e-004</b>	<b>1.9000e-004</b>	<b>1.0000e-005</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.7077</b>	<b>0.7077</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.7084</b>

**3.7 Architectural Coating - 2018**

**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	0.4405					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.2400e-003	0.0150	0.0139	2.0000e-005		1.1300e-003	1.1300e-003		1.1300e-003	1.1300e-003	0.0000	1.9149	1.9149	1.8000e-004	0.0000	1.9195
<b>Total</b>	<b>0.4428</b>	<b>0.0150</b>	<b>0.0139</b>	<b>2.0000e-005</b>		<b>1.1300e-003</b>	<b>1.1300e-003</b>		<b>1.1300e-003</b>	<b>1.1300e-003</b>	<b>0.0000</b>	<b>1.9149</b>	<b>1.9149</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.9195</b>

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**3.7 Architectural Coating - 2018**

**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	6.2000e-004	5.3000e-004	5.7400e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.2249	1.2249	5.0000e-005	0.0000	1.2261
<b>Total</b>	<b>6.2000e-004</b>	<b>5.3000e-004</b>	<b>5.7400e-003</b>	<b>1.0000e-005</b>	<b>1.2300e-003</b>	<b>1.0000e-005</b>	<b>1.2400e-003</b>	<b>3.3000e-004</b>	<b>1.0000e-005</b>	<b>3.4000e-004</b>	<b>0.0000</b>	<b>1.2249</b>	<b>1.2249</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.2261</b>

**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	0.4405					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.2400e-003	0.0150	0.0139	2.0000e-005		1.1300e-003	1.1300e-003		1.1300e-003	1.1300e-003	0.0000	1.9149	1.9149	1.8000e-004	0.0000	1.9195
<b>Total</b>	<b>0.4428</b>	<b>0.0150</b>	<b>0.0139</b>	<b>2.0000e-005</b>		<b>1.1300e-003</b>	<b>1.1300e-003</b>		<b>1.1300e-003</b>	<b>1.1300e-003</b>	<b>0.0000</b>	<b>1.9149</b>	<b>1.9149</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.9195</b>

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**3.7 Architectural Coating - 2018**

**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	6.2000e-004	5.3000e-004	5.7400e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.2249	1.2249	5.0000e-005	0.0000	1.2261
<b>Total</b>	<b>6.2000e-004</b>	<b>5.3000e-004</b>	<b>5.7400e-003</b>	<b>1.0000e-005</b>	<b>1.2300e-003</b>	<b>1.0000e-005</b>	<b>1.2400e-003</b>	<b>3.3000e-004</b>	<b>1.0000e-005</b>	<b>3.4000e-004</b>	<b>0.0000</b>	<b>1.2249</b>	<b>1.2249</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.2261</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Increase Diversity



3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2417	1.2224	3.2917	9.9500e-003	0.7601	0.0116	0.7717	0.2038	0.0109	0.2147	0.0000	916.9245	916.9245	0.0542	0.0000	918.2795
Unmitigated	0.2454	1.2491	3.3818	0.0103	0.7855	0.0120	0.7975	0.2106	0.0113	0.2219	0.0000	946.0129	946.0129	0.0557	0.0000	947.4060

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	591.85	568.71	521.54	1,976,822	1,912,777
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	53.18	50.45	24.52	92,652	89,650
Total	645.03	619.16	546.06	2,069,474	2,002,427

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	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
Strip Mall	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
Apartments Mid 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

**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	311.1744	311.1744	7.3500e-003	1.5200e-003	311.8113
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	311.1744	311.1744	7.3500e-003	1.5200e-003	311.8113
NaturalGas Mitigated	5.3700e-003	0.0459	0.0196	2.9000e-004		3.7100e-003	3.7100e-003		3.7100e-003	3.7100e-003	0.0000	53.1083	53.1083	1.0200e-003	9.7000e-004	53.4239
NaturalGas Unmitigated	5.3700e-003	0.0459	0.0196	2.9000e-004		3.7100e-003	3.7100e-003		3.7100e-003	3.7100e-003	0.0000	53.1083	53.1083	1.0200e-003	9.7000e-004	53.4239

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**5.2 Energy by Land Use - Natural Gas**

**Unmitigated**

	Natural Gas 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	993232	5.3600e-003	0.0458	0.0195	2.9000e-004		3.7000e-003	3.7000e-003		3.7000e-003	3.7000e-003	0.0000	53.0026	53.0026	1.0200e-003	9.7000e-004	53.3176
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	1980	1.0000e-005	1.0000e-004	8.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1057	0.1057	0.0000	0.0000	0.1063
<b>Total</b>		<b>5.3700e-003</b>	<b>0.0459</b>	<b>0.0196</b>	<b>2.9000e-004</b>		<b>3.7100e-003</b>	<b>3.7100e-003</b>		<b>3.7100e-003</b>	<b>3.7100e-003</b>	<b>0.0000</b>	<b>53.1083</b>	<b>53.1083</b>	<b>1.0200e-003</b>	<b>9.7000e-004</b>	<b>53.4239</b>

**Mitigated**

	Natural Gas 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	993232	5.3600e-003	0.0458	0.0195	2.9000e-004		3.7000e-003	3.7000e-003		3.7000e-003	3.7000e-003	0.0000	53.0026	53.0026	1.0200e-003	9.7000e-004	53.3176
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	1980	1.0000e-005	1.0000e-004	8.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1057	0.1057	0.0000	0.0000	0.1063
<b>Total</b>		<b>5.3700e-003</b>	<b>0.0459</b>	<b>0.0196</b>	<b>2.9000e-004</b>		<b>3.7100e-003</b>	<b>3.7100e-003</b>		<b>3.7100e-003</b>	<b>3.7100e-003</b>	<b>0.0000</b>	<b>53.1083</b>	<b>53.1083</b>	<b>1.0200e-003</b>	<b>9.7000e-004</b>	<b>53.4239</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	374916	208.8138	4.9300e-003	1.0200e-003	209.2412
Enclosed Parking with Elevator	167152	93.0972	2.2000e-003	4.5000e-004	93.2878
Strip Mall	16632	9.2634	2.2000e-004	5.0000e-005	9.2823
<b>Total</b>		<b>311.1744</b>	<b>7.3500e-003</b>	<b>1.5200e-003</b>	<b>311.8113</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	374916	208.8138	4.9300e-003	1.0200e-003	209.2412
Enclosed Parking with Elevator	167152	93.0972	2.2000e-003	4.5000e-004	93.2878
Strip Mall	16632	9.2634	2.2000e-004	5.0000e-005	9.2823
<b>Total</b>		<b>311.1744</b>	<b>7.3500e-003</b>	<b>1.5200e-003</b>	<b>311.8113</b>

**6.0 Area Detail**



3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

**6.1 Mitigation Measures Area**

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive 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	0.5766	0.0107	0.9227	5.0000e-005		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	1.4999	1.4999	1.4700e-003	0.0000	1.5367
Unmitigated	0.5766	0.0107	0.9227	5.0000e-005		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	1.4999	1.4999	1.4700e-003	0.0000	1.5367

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

**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	0.0441					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5043					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0283	0.0107	0.9227	5.0000e-005		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	1.4999	1.4999	1.4700e-003	0.0000	1.5367
<b>Total</b>	<b>0.5766</b>	<b>0.0107</b>	<b>0.9227</b>	<b>5.0000e-005</b>		<b>5.0600e-003</b>	<b>5.0600e-003</b>		<b>5.0600e-003</b>	<b>5.0600e-003</b>	<b>0.0000</b>	<b>1.4999</b>	<b>1.4999</b>	<b>1.4700e-003</b>	<b>0.0000</b>	<b>1.5367</b>

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**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	0.0441					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5043					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0283	0.0107	0.9227	5.0000e-005		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	1.4999	1.4999	1.4700e-003	0.0000	1.5367
<b>Total</b>	<b>0.5766</b>	<b>0.0107</b>	<b>0.9227</b>	<b>5.0000e-005</b>		<b>5.0600e-003</b>	<b>5.0600e-003</b>		<b>5.0600e-003</b>	<b>5.0600e-003</b>	<b>0.0000</b>	<b>1.4999</b>	<b>1.4999</b>	<b>1.4700e-003</b>	<b>0.0000</b>	<b>1.5367</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	67.5239	0.1934	4.8500e-003	73.8044
Unmitigated	67.5239	0.1934	4.8500e-003	73.8044

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.79871 / 3.65571	66.5140	0.1905	4.7800e-003	72.6997
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.088887 / 0.0544791	1.0099	2.9200e-003	7.0000e-005	1.1047
<b>Total</b>		<b>67.5239</b>	<b>0.1934</b>	<b>4.8500e-003</b>	<b>73.8044</b>



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**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.79871 / 3.65571	66.5140	0.1905	4.7800e-003	72.6997
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.088887 / 0.0544791	1.0099	2.9200e-003	7.0000e-005	1.1047
<b>Total</b>		<b>67.5239</b>	<b>0.1934</b>	<b>4.8500e-003</b>	<b>73.8044</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.5662	0.5063	0.0000	21.2224
Unmitigated	8.5662	0.5063	0.0000	21.2224

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	40.94	8.3105	0.4911	0.0000	20.5888
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.26	0.2558	0.0151	0.0000	0.6337
<b>Total</b>		<b>8.5662</b>	<b>0.5063</b>	<b>0.0000</b>	<b>21.2225</b>

3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

**8.2 Waste by Land Use**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	40.94	8.3105	0.4911	0.0000	20.5888
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.26	0.2558	0.0151	0.0000	0.6337
<b>Total</b>		<b>8.5662</b>	<b>0.5063</b>	<b>0.0000</b>	<b>21.2225</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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3802 N Pasadena Ave Mixed-Use - Los Angeles-South Coast County, Annual

## **11.0 Vegetation**

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Michelle Carter &lt;michelle.carter@lacity.org&gt;

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**VTT 74933 FIGUEROA AND PASADENA**

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**Michelle Carter** <michelle.carter@lacity.org>  
To: Oliver Netburn <oliver.netburn@lacity.org>

Thu, Feb 2, 2023 at 10:34 AM

From: **Wes Pringle** <wes.pringle@lacity.org>  
Date: Wed, Feb 1, 2023 at 4:11 PM  
Subject: Re: VTT 74933 FIGUEROA AND PASADENA  
To: Michelle Carter <michelle.carter@lacity.org>  
Cc: Oliver Netburn <oliver.netburn@lacity.org>

Hi Michelle,

On December 5, 2018, the Department of Transportation (DOT) issued a traffic assessment report to the Department of City Planning for the proposed mixed-use project located at 3802 North Pasadena Avenue. The proposed project was subject to a transportation analysis, prepared by Transgroup, dated August 2018, in which the study included the detailed analysis of five intersections and determined that under the previous traffic impact criteria there would be no significant traffic impacts. However, subsequent to the releasing of the report, pursuant to the Senate Bill (SB 743) and the recent changes to the Section 15064.3 of the State's California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles adopted vehicle miles traveled (VMT) as the criteria by which to determine transportation impacts under CEQA. Therefore, in response to this action, the applicant submitted a VMT analysis as addendum to the previous study for the proposed project on August 18, 2022 (updated from July 26, 2022) which was commented on by DOT. On January 31, 2023, a newly revised VMT analysis was submitted and is the subject of the comments below. These comments supersede the ones issued for previous versions of the VMT analysis.

The project proposes a mixed-use development consisting of 100 multi-family residential units, including 10 low-income units and 15,378 square-feet of retail space. Access to the project site would be provided via one driveway on Avenue 39. The project will provide 114 vehicle parking spaces and 226 bicycle parking spaces.

The analysis included discussion of the transportation impact thresholds:

- T-1 Conflicting with plans, programs, ordinances, or policies
- T-2.1 Causing substantial vehicle miles traveled
- T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

The assessment determined that the project would not have a significant transportation impact under the above thresholds for T-1 and T-3. The Project's impacts per Thresholds T-2.1 is determined by using the VMT calculator and is discussed below.

The DOT VMT Calculator tool measures project impact in terms of Household VMT per Capita and Work VMT per Employee. DOT identified distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the East Los Angeles APC, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 7.2
- Work VMT per Employee: 12.7

As cited in the transportation assessment report, the proposed project is projected to have a Household VMT per capita of 5.3 and no Work VMT per employee. Reduced Parking Supply, Unbundled Parking, and Bicycle Parking per LAMC are to be included as project design features in the calculation of the project's VMT. Therefore, it is concluded that implementation of the Project would not have a significant Household Impact and no Work VMT impact.

DOT concurs with the findings of the addendum to the original study. All conditions of the original December 5, 2018 letter shall remain in effect.

Wes

# FINAL MEMORANDUM

**Date:** January 31, 2023 **TG:** 1.17078.00

**To:** Wes Pringle – LADOT Development Review

**From:** Stefanie Herzstein, PE, PTOE – Transpo Group

**cc:** Michelle Carter and Oliver Netburn – Los Angeles City Planning  
 Michael Naim – Naim Associates

**Subject:** Belvedere (3832-3836 N Figueroa Street) TIS Addendum (VTT 74933)

This memorandum provides an addendum to the Transportation Impact Study (TIS) for the proposed Belvedere Development (Project) located at 3832-3836 N Figueroa Street in Los Angeles, California. Transpo completed the NELA Plaza Development Project (currently known as the Belvedere Development) TIS in July 2018. LADOT adopted the Transportation Assessment Guidelines (TAG) in July 2020, which requires additional analysis to comply with CEQA. The Project has not been entitled prior to July 2020; therefore, this addendum provides the required CEQA analysis in accordance with the July 2020 TAG. The project description, CEQA screening, and vehicle miles traveled (VMT) analysis and mitigation are discussed.

## Project Description

The Project site is located on the southeast side of the intersection of Figueroa Street and Pasadena Avenue. The addresses are 3832-3836 N Figueroa Street, 3800-3830 N Pasadena Avenue, and 110 E Avenue 39. The Project encompasses parcel numbers 5457-005-001, 5457-005-015, 5457-005-016, and 5457-005-017. Figure 1 shows the site plan.



**Figure 1 Site Plan**

The Project proposes a mixed-use building with 100 multi-family mid-rise residential units including 10 low-income units and 14,734 square-feet of commercial. The existing 4 low-rise residential units and recycling center would be removed with the Project. Vehicle access to the site would be provided via one driveway along Avenue 39. Non-motorized (pedestrian and bicycle) access would be provided via entrances along Pasadena Avenue and Avenue 39.

Project transportation demand management (TDM) measures would reduce driving to/from the site. TDM measures include less vehicle parking and more bicycle parking than required by City's municipal code. The Project would provide 114 vehicle parking spaces; a reduction from the 221 spaces required by code. Residential parking would be unbundled with a minimum \$150 per month charge for parking. The Project would also provide 226 bicycle parking spaces or more than double the 95 bicycle spaces required by code. The on-site bicycle parking includes 198 enclosed spaces, 7 residential guest spaces, 12 long-term retail spaces and 9 short-term retail spaces.

## CEQA Screening

The TAG outlines screening criteria to determine if further CEQA analysis is needed based thresholds T-1, T-2.1, T-2.2, and T-3. Threshold T-2.2 applies to transportation improvement projects and is not applicable to the proposed development. Table 1 provides a summary of the CEQA screening for the Project. If the answer is “yes” to the screening criteria then further analysis is required. Attachment A provides T-2.1 project screening calculations using the City VMT Calculator tool.

**Table 1. CEQA Screening Analysis Summary**

Threshold <sup>1</sup>	Criteria <sup>1</sup>	Answer	Additional Detail/Support	
T-1	Conflicting with Plans, Programs, Ordinances or Polices	Does the project require a discretionary action that requires the decision maker to find that the decision substantially conforms to the purpose, intent and provisions of the General Plan?	No	The Project conforms to the General Plan and no action is required.
		Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety?	No	The Project does not conflict with transportation plans, policies or programs.
		Is the project required to or proposing to make any voluntary modifications to the public right-of-way (i.e., dedications and/or improvements in the right-of-way, reconfigurations of curb line, etc.)?	No	The Project is not proposing voluntary modifications to the public right-of-way.
T-2.1	Causing substantial Vehicle Miles Traveled	T-2.1-1: Would the land use project generate a net increase of 250 or more daily vehicle trips? <sup>2</sup>	Yes	See Attachment A showing the project generates 950 net new daily trips.
		T-2.1-2: Would the project generate a net increase in daily VMT? <sup>2</sup>	Yes	See Attachment A showing the project generates a net increase of 7,426 daily VMT.
		If the project includes retail uses, does the portion of the project that contain retail uses exceed a net 50,000 square feet?	No	The proposed retail is 15,378 square-feet.
		Would the Project or Plan located within a one-half mile of a fixed-rail or fixed-guideway transit station replace an existing number of residential units with a smaller number of residential units?	No	The Project increases the number of residential units near rail.
T-3	Substantially increasing hazards due to a geometric design feature or incompatible use	Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way?	No	The existing driveway along Pasadena Avenue, an Avenue II, is removed with the Project. Vehicle access is consolidated to/from Avenue 39, a local street.
		Is the project proposing to make any voluntary or required modifications to the public right-of-way (i.e., street dedications, reconfigurations of curb line, etc.)	No	The Project is not proposing voluntary modifications to the public right-of-way.

1. Per City of Los Angeles Transportation Assessment Guidelines July 2020

2. Determined using the City of Los Angeles VMT Calculator Tool Version 1.3 (see Attachment A for output)



As shown in Table 1, the Project would require further VMT analysis based on review of criteria for threshold T-2.1. The following sections provide the VMT analysis.

## **VMT Impact Analysis**

The City's VMT calculator version 1.3 was used to determine the Project VMT. The mixed-use Project is considered to have a significant impact if the VMT per capita exceeds 15 percent below the average household VMT per capita for the Area Planning Commission (APC) area in which the project is located. The Project is located in the East Los Angeles APC, which has a 7.2 threshold for 15 percent below the average household VMT per capita.

The Project characteristics are part of the VMT calculator including the land use size, proposed parking reduction and monthly parking costs, and provision of bicycle parking. The retail portion of the project is less than 50,000 square-feet; thus, it is considered local serving and would not have a VMT impact. Attachment A shows the VMT calculator for the Project. The VMT per capita is 5.3 for the Project. As indicated on the VMT calculator, the Project would not have a significant impact and no mitigation is required.

## **Cumulative Impacts**

Cumulative impacts of the Project are evaluated by checking consistency with the SCAG RPT/SCS. Projects that are consistent with this plan for development location, density, and intensity, are part of the regional solution for meeting air pollution and GHG reduction goals. The Project is consistent with the SCAG RPT/SCS. As described in the previous section, the Project VMT impacts are less than significant.

## **Conclusion**

There would not be a significant VMT impact requiring mitigation with the Project. The Project includes unbundled residential parking with a minimum monthly charge of \$150 and .

## Attachment A: VMT Analysis Tool Output

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

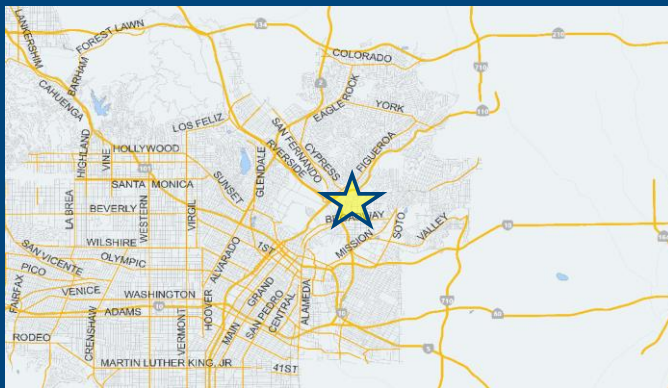


## Project Information

Project:

Scenario:

Address:



Proposed Project Land Use Type	Value	Unit
Housing   Multi-Family	100	DU
Retail   General Retail	14,734	ksf

## TDM Strategies

Select each section to show individual strategies  
 Use  to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

**A** **Parking**

Reduce Parking Supply  city code parking provision for the project site  
 Proposed Prj  Mitigation  actual parking provision for the project site

Unbundle Parking  monthly parking cost (dollar) for the project site  
 Proposed Prj  Mitigation

Parking Cash-Out  percent of employees eligible  
 Proposed Prj  Mitigation

Price Workplace Parking  daily parking charge (dollar)  
 percent of employees subject to priced parking  
 Proposed Prj  Mitigation

Residential Area Parking Permits  cost (dollar) of annual permit  
 Proposed Prj  Mitigation

- B** Transit
- C** Education & Encouragement
- D** Commute Trip Reductions
- E** Shared Mobility
- F** Bicycle Infrastructure
- G** Neighborhood Enhancement

## Analysis Results

Proposed Project	With Mitigation
<b>805</b> Daily Vehicle Trips	<b>805</b> Daily Vehicle Trips
<b>6,348</b> Daily VMT	<b>6,348</b> Daily VMT
<b>5.3</b> Household VMT per Capita	<b>5.3</b> Household VMT per Capita
<b>N/A</b> Work VMT per Employee	<b>N/A</b> Work VMT per Employee
<b>Significant VMT Impact?</b>	
<b>Household: No</b> Threshold = 7.2 15% Below APC	<b>Household: No</b> Threshold = 7.2 15% Below APC
<b>Work: N/A</b> Threshold = 12.7 15% Below APC	<b>Work: N/A</b> Threshold = 12.7 15% Below APC



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: January 25, 2023

Project Name: Belvedere Development

Project Scenario: Project

Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

Project Information			
	Land Use Type	Value	Units
<b>Housing</b>	<i>Single Family</i>	0	DU
	<b>Multi Family</b>	100	DU
	<i>Townhouse</i>	0	DU
	<i>Hotel</i>	0	Rooms
	<i>Motel</i>	0	Rooms
<i>Affordable Housing</i>	<i>Family</i>	0	DU
	<i>Senior</i>	0	DU
	<i>Special Needs</i>	0	DU
	<i>Permanent Supportive</i>	0	DU
<b>Retail</b>	<b>General Retail</b>	14.000	ksf
	<i>Furniture Store</i>	0.000	ksf
	<i>Pharmacy/Drugstore</i>	0.000	ksf
	<i>Supermarket</i>	0.000	ksf
	<i>Bank</i>	0.000	ksf
	<i>Health Club</i>	0.000	ksf
	<i>High-Turnover Sit-Down</i>	0.000	ksf
	<i>Restaurant</i>	0.000	ksf
	<i>Fast-Food Restaurant</i>	0.000	ksf
	<i>Quality Restaurant</i>	0.000	ksf
	<i>Auto Repair</i>	0.000	ksf
	<i>Home Improvement</i>	0.000	ksf
	<i>Free-Standing Discount</i>	0.000	ksf
	<i>Movie Theater</i>	0	Seats
<i>Office</i>	<i>General Office</i>	0.000	ksf
	<i>Medical Office</i>	0.000	ksf
<i>Industrial</i>	<i>Light Industrial</i>	0.000	ksf
	<i>Manufacturing</i>	0.000	ksf
	<i>Warehousing/Self-Storage</i>	0.000	ksf
<b>School</b>	<i>University</i>	0	Students
	<i>High School</i>	0	Students
	<i>Middle School</i>	0	Students
	<i>Elementary</i>	0	Students
	<i>Private School (K-12)</i>	0	Students
<i>Other</i>		0	Trips



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: January 25, 2023

Project Name: Belvedere Development

Project Scenario: Project

Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

<b>Analysis Results</b>			
Total Employees: 28			
Total Population: 225			
<b>Proposed Project</b>		<b>With Mitigation</b>	
805	Daily Vehicle Trips	805	Daily Vehicle Trips
6,348	Daily VMT	6,348	Daily VMT
5.3	Household VMT per Capita	5.3	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
<b>Significant VMT Impact?</b>			
<b>APC: East Los Angeles</b>			
Impact Threshold: 15% Below APC Average			
Household = 7.2			
Work = 12.7			
<b>Proposed Project</b>		<b>With Mitigation</b>	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 7.2	No	Household > 7.2	No
Work > 12.7	N/A	Work > 12.7	N/A

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: January 25, 2023

Project Name: Belvedere Development

Project Scenario: Project

Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

TDM Strategy Inputs				
Strategy Type	Description	Proposed Project	Mitigations	
Parking	Reduce parking supply	City code parking provision (spaces)	221	221
		Actual parking provision (spaces)	114	114
	Unbundle parking	Monthly cost for parking (\$)	\$150	\$150
	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00
		Employees subject to priced parking (%)	0%	0%
Residential area parking permits	Cost of annual permit (\$)	\$0	\$0	
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: January 25, 2023

Project Name: Belvedere Development

Project Scenario: Project

Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
<b>Transit</b>	<i>Reduce transit headways</i>	<i>Reduction in headways (increase in frequency) (%)</i>	0%
		<i>Existing transit mode share (as a percent of total daily trips) (%)</i>	0%
		<i>Lines within project site improved (&lt;50%, &gt;=50%)</i>	0
	<i>Implement neighborhood shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0
		<i>Employees and residents eligible (%)</i>	0%
	<i>Transit subsidies</i>	<i>Employees and residents eligible (%)</i>	0%
		<i>Amount of transit subsidy per passenger (daily equivalent) (\$)</i>	\$0.00
<b>Education &amp; Encouragement</b>	<i>Voluntary travel behavior change program</i>	<i>Employees and residents participating (%)</i>	0%
	<i>Promotions and marketing</i>	<i>Employees and residents participating (%)</i>	0%
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: January 25, 2023

Project Name: Belvedere Development

Project Scenario: Project

Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
<b>Commute Trip Reductions</b>	<i>Required commute trip reduction program</i>	<i>Employees participating (%)</i>	0%	0%
	<i>Alternative Work Schedules and Telecommute</i>	<i>Employees participating (%)</i>	0%	0%
		<i>Type of program</i>	0	0
	<i>Employer sponsored vanpool or shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0	0
		<i>Employees eligible (%)</i>	0%	0%
		<i>Employer size (small, medium, large)</i>	0	0
<i>Ride-share program</i>	<i>Employees eligible (%)</i>	0%	0%	
<b>Shared Mobility</b>	<i>Car share</i>	<i>Car share project setting (Urban, Suburban, All Other)</i>	0	0
	<i>Bike share</i>	<i>Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)</i>	0	0
		<i>School carpool program</i>	<i>Level of implementation (Low, Medium, High)</i>	0
(cont. on following page)				



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: January 25, 2023

Project Name: Belvedere Development

Project Scenario: Project

Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
<b>Bicycle Infrastructure</b>	<i>Implement/Improve on-street bicycle facility</i>	<i>Provide bicycle facility along site (Yes/No)</i>	0	0
	<b>Include Bike parking per LAMC</b>	<b>Meets City Bike Parking Code (Yes/No)</b>	Yes	Yes
	<i>Include secure bike parking and showers</i>	<i>Includes indoor bike parking/lockers, showers, &amp; repair station (Yes/No)</i>	0	0
<b>Neighborhood Enhancement</b>	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	0%	0%
		<i>Intersections with traffic calming improvements (%)</i>	0%	0%
	<i>Pedestrian network improvements</i>	<i>Included (within project and connecting off-site/within project only)</i>	0	0

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: January 25, 2023  
 Project Name: Belvedere Development  
 Project Scenario: Project  
 Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

TDM Adjustments by Trip Purpose & Strategy														
Place type: Compact Infill														
		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
		<b>Parking</b>	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
Unbundle parking	18%		18%	0%	0%	18%	18%	0%	0%	0%	0%	0%	0%	
Parking cash-out	0%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Price workplace parking	0%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Residential area parking permits	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
<b>Transit</b>	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Education &amp; Encouragement</b>	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Commute Trip Reductions</b>	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Shared Mobility</b>	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: January 25, 2023  
 Project Name: Belvedere Development  
 Project Scenario: Project  
 Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

### Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>	29%	29%	13%	13%	29%	29%	13%	13%	13%	13%	13%	13%
<b>MAX. TDM EFFECT</b>	29%	29%	13%	13%	29%	29%	13%	13%	13%	13%	13%	13%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B)...])$$

where X%=

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

Note:  $(1 - [(1-A) * (1-B)...])$  reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: January 25, 2023

Project Name: Belvedere Development

Project Scenario: Project

Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	90	-30.0%	63	8.7	783	548
Home Based Other Production	248	-25.8%	184	6.1	1,513	1,122
Non-Home Based Other Production	246	-2.0%	241	8.7	2,140	2,097
Home-Based Work Attraction	41	-24.4%	31	12.4	508	384
Home-Based Other Attraction	416	-28.6%	297	7.0	2,912	2,079
Non-Home Based Other Attraction	158	-2.5%	154	8.9	1,406	1,371

### MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-28.7%	45	391	-28.7%	45	391
Home Based Other Production	-28.7%	131	800	-28.7%	131	800
Non-Home Based Other Production	-13.0%	210	1,823	-13.0%	210	1,823
Home-Based Work Attraction	-13.0%	27	334	-13.0%	27	334
Home-Based Other Attraction	-13.0%	258	1,808	-13.0%	258	1,808
Non-Home Based Other Attraction	-13.0%	134	1,192	-13.0%	134	1,192

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 225

Total Employees: 28

APC: East Los Angeles

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
<i>Total Home Based Production VMT</i>	<b>1,191</b>	<b>1,191</b>
<i>Total Home Based Work Attraction VMT</i>	<b>334</b>	<b>334</b>
<i>Total Home Based VMT Per Capita</i>	<b>5.3</b>	<b>5.3</b>
<i>Total Work Based VMT Per Employee</i>	<b>N/A</b>	<b>N/A</b>





Michelle Carter &lt;michelle.carter@lacity.org&gt;

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## VTT 74933 FIGUEROA AND PASADENA

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**Wes Pringle** <wes.pringle@lacity.org>  
To: Oliver Netburn <oliver.netburn@lacity.org>  
Cc: Michelle Carter <michelle.carter@lacity.org>

Mon, Aug 22, 2022 at 4:21 PM

Hi Oliver,

On December 5, 2018, the Department of Transportation (DOT) issued a traffic assessment report to the Department of City Planning for the proposed mixed-use project located at 3802 North Pasadena Avenue. The proposed project was subject to a transportation analysis, prepared by Transgroup, dated August 2018, in which the study included the detailed analysis of five intersections and determined that under the previous traffic impact criteria there would be no significant traffic impacts. However, subsequent to the releasing of the report, pursuant to the Senate Bill (SB 743) and the recent changes to the Section 15064.3 of the State's California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles adopted vehicle miles traveled (VMT) as the criteria by which to determine transportation impacts under CEQA. Therefore, in response to this action, the applicant submitted a VMT analysis as addendum to the previous study for the proposed project on August 18, 2022 (updated from July 26, 2022).

The project proposes a mixed-use development consisting of 100 multi-family residential units, including 10 low-income units and 15,378 square-feet of retail space. Access to the project site would be provided via one driveway on Avenue 39. The project will provide 111 vehicle parking spaces and 226 bicycle parking spaces.

The analysis included discussion of the transportation impact thresholds:

- T-1 Conflicting with plans, programs, ordinances, or policies
- T-2.1 Causing substantial vehicle miles traveled
- T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

The assessment determined that the project would not have a significant transportation impact under the above thresholds for T-1 and T-3. The Project's impacts per Thresholds T-2.1 is determined by using the VMT calculator and is discussed below.

The DOT VMT Calculator tool measures project impact in terms of Household VMT per Capita and Work VMT per Employee. DOT identified distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the East Los Angeles APC, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 7.2
- Work VMT per Employee: 12.7

As cited in the transportation assessment report, the proposed project is projected to have a Household VMT per capita of 7.3 and no Work VMT per employee. Bicycle Parking per LAMC was included as a project design feature in the calculation of the project's VMT. Therefore, it is concluded that implementation of the Project would have a significant Household Impact and no Work VMT impact.

To mitigate the significant VMT impact the project will incorporate unbundled parking as a TDM strategy. Parking will be provided at a cost of \$150 a month for a portion of the project.

With the mitigation measure applied, the project's expected Household VMT will be reduced to 6. This will fully mitigate the project's significant impact.

DOT concurs with the findings of the addendum to the original study. All conditions of the original December 5, 2018 letter shall remain in effect.

Wes

On Thu, Jul 28, 2022 at 3:33 PM Oliver Netburn <[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)> wrote:

[Quoted text hidden]

[Quoted text hidden]

## MEMORANDUM

<b>Date:</b>	August 18, 2022	<b>TG:</b>	1.17078.00
<b>To:</b>	Wes Pringle – LADOT Development Review		
<b>From:</b>	Stefanie Herzstein, PE, PTOE – Transpo Group		
<b>cc:</b>	Michael Naim – Naim Associates Harvey Goodman and Sheri Gould – Harvey Goodman Civil Engineer		
<b>Subject:</b>	Belvedere (3832-3836 N Figueroa Street) TIS Addendum (VTT 74933)		

This memorandum provides an addendum to the Transportation Impact Study (TIS) for the proposed Belvedere Development (Project) located at 3832-3836 N Figueroa Street in Los Angeles, California. Transpo completed the NELA Plaza Development Project (currently known as the Belvedere Development) TIS in July 2018. LADOT adopted the Transportation Assessment Guidelines (TAG) in July 2020, which requires additional analysis to comply with CEQA. The Project has not been entitled prior to July 2020; therefore, this addendum provides the required CEQA analysis in accordance with the July 2020 TAG. The project description, CEQA screening, and vehicle miles traveled (VMT) analysis and mitigation are discussed.

### Project Description

The Project site is located on the southeast side of the intersection of Figueroa Street and Pasadena Avenue. The addresses are 3832-3836 N Figueroa Street, 3800-3830 N Pasadena Avenue, and 110 E Avenue 39. The Project encompasses parcel numbers 5457-005-001, 5457-005-015, 5457-005-016, and 5457-005-017. Figure 1 shows the site plan.



Figure 1 Site Plan

The Project proposes a mixed-use building with 100 multi-family mid-rise residential units including 10 low-income units and 15,378 square-feet of commercial. The existing 4 low-rise residential units and recycling center would be removed with the Project. Vehicle access to the site would be provided via one driveway along Avenue 39. Non-motorized (pedestrian and bicycle) access would be provided via entrances along Pasadena Avenue and Avenue 39.

The Project would provide 111 parking spaces, which is more than the 75 parking spaces required by the City's municipal code. Residential parking would be unbundled with monthly charges for a portion of the spaces. The Project would also provide 226 bicycle parking spaces, which is more than double the 95 bicycle parking spaces required by code.

## CEQA Screening

The TAG outlines screening criteria to determine if further CEQA analysis is needed based thresholds T-1, T-2.1, T-2.2, and T-3. Threshold T-2.2 applies to transportation improvement projects and is not applicable to the proposed development. Table 1 provides a summary of the CEQA screening for the Project. If the answer is "yes" to the screening criteria then further analysis is required. Attachment A provides T-2.1 project screening calculations using the City VMT Calculator tool.

**Table 1. CEQA Screening Analysis Summary**

Threshold <sup>1</sup>	Criteria <sup>1</sup>	Answer	Additional Detail/Support
T-1 Conflicting with Plans, Programs, Ordinances or Polices	Does the project require a discretionary action that requires the decision maker to find that the decision substantially conforms to the purpose, intent and provisions of the General Plan?	No	The Project conforms to the General Plan and no action is required.
	Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety?	No	The Project does not conflict with transportation plans, policies or programs.
	Is the project required to or proposing to make any voluntary modifications to the public right-of-way (i.e., dedications and/or improvements in the right-of-way, reconfigurations of curb line, etc.)?	No	The Project is not proposing voluntary modifications to the public right-of-way.
T-2.1 Causing substantial Vehicle Miles Traveled	T-2.1-1: Would the land use project generate a net increase of 250 or more daily vehicle trips? <sup>2</sup>	Yes	See Attachment A showing the project generates 950 net new daily trips.
	T-2.1-2: Would the project generate a net increase in daily VMT? <sup>2</sup>	Yes	See Attachment A showing the project generates a net increase of 7,426 daily VMT.
	If the project includes retail uses, does the portion of the project that contain retail uses exceed a net 50,000 square feet?	No	The proposed retail is 15,378 square-feet.
	Would the Project or Plan located within a one-half mile of a fixed-rail or fixed-guideway transit station replace an existing number of residential units with a smaller number of residential units?	No	The Project increases the number of residential units near rail.
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use	Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way?	No	The existing driveway along Pasadena Avenue, an Avenue II, is removed with the Project. Vehicle access is consolidated to/from Avenue 39, a local street.
	Is the project proposing to make any voluntary or required modifications to the public right-of-way (i.e., street dedications, reconfigurations of curb line, etc.)	No	The Project is not proposing voluntary modifications to the public right-of-way.

1. Per City of Los Angeles Transportation Assessment Guidelines July 2020

2. Determined using the City of Los Angeles VMT Calculator Tool Version 1.3 (see Attachment A for output)

As shown in Table 1, the Project would require further VMT analysis based on review of criteria for threshold T-2.1. The following sections provide the VMT analysis.



## VMT Impact Analysis

The City's VMT calculator version 1.3 was used to determine the Project VMT (see Attachment A). The mixed-use Project is considered to have a significant impact if the VMT per capita exceeds 15 percent below the average household VMT per capita for the Area Planning Commission (APC) area in which the project is located. The project is located in the East Los Angeles APC, which has a 7.2 threshold for 15 percent below the average household VMT per capita. The VMT calculator (see Attachment A) shows that without mitigation the Project would have a VMT per capita of 7.3 and would require mitigation.

The retail portion of the project is less than 50,000 square-feet; thus, it is considered local serving and would not have a VMT impact.

## Cumulative Impacts

Cumulative impacts of the Project are evaluated by checking consistency with the SCAG RPT/SCS. Projects that are consistent with this plan for development location, density, and intensity, are part of the regional solution for meeting air pollution and GHG reduction goals. The Project is consistent with the SCAG RPT/SCS. Implementation of mitigation to reduce the VMT per capita impact would result in less than significant cumulative impacts.

## Mitigation Measures

The City's TAG outlines potential transportation demand management (TDM) mitigation measures that could be implemented to reduce the Project VMT. The mitigation measures are also incorporated into the VMT calculator tool.

The Project proposal incorporates some TDM strategies:

- **Bike Parking Higher than Required.** The Project bicycle parking exceeds the city code requirement including 198 enclosed bike parking, 7 spaces for residential guest, 12 long-term retail bike parking and 9 short-term retail guest parking for a total of 226 bicycle parking spaces on-site.
- **Unbundled Parking.** Residential parking associated with the Project would be unbundled with a monthly fee for a portion of the parking (i.e., not all residential would pay for parking).

Additional TDM measures are needed to mitigate the Project VMT impact. The applicant is proposing to unbundle the residential parking and charge a monthly fee of at least \$150 for all residential parking. Attachment A shows the Project VMT impact would be less than significant with the proposed TDM mitigation strategy.

## Conclusion

There would be a significant VMT impact requiring mitigation with the Project. Residential parking would be unbundled with a minimum monthly charge of \$150 to mitigate the Project impact. The proposed mitigation measure would reduce the overall Project VMT to less than significant.

## Attachment A: VMT Analysis Tool Output

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



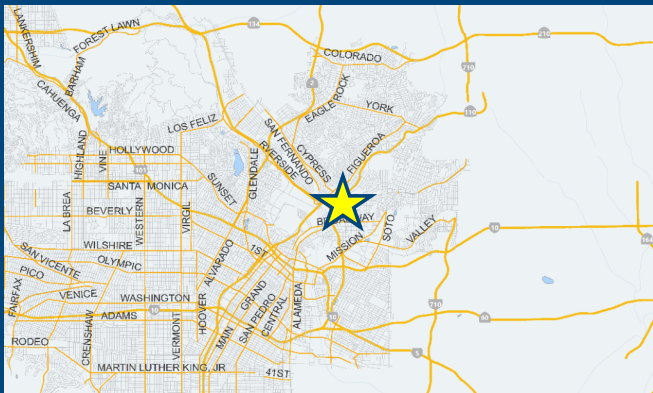
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:  [WWW](#)

Address:



**Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?**

Yes  No

## Existing Land Use

Land Use Type	Value	Unit	
Industrial   Light Industrial	8.331	ksf	
Housing   Multi-Family	4	DU	
Industrial   Light Industrial	8.331	ksf	

Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

Land Use Type	Value	Unit	
Retail   General Retail	15.378	ksf	
Housing   Multi-Family	100	DU	
Retail   General Retail	15.378	ksf	

Click here to add a single custom land use type (will be included in the above list)

## Project Screening Summary

Existing Land Use	Proposed Project
<b>68</b> Daily Vehicle Trips	<b>1,018</b> Daily Vehicle Trips
<b>573</b> Daily VMT	<b>7,999</b> Daily VMT
<b>Tier 1 Screening Criteria</b>	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
<b>Tier 2 Screening Criteria</b>	
The net increase in daily trips < 250 trips	<b>950</b> Net Daily Trips
The net increase in daily VMT ≤ 0	<b>7,426</b> Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	<b>15,378</b> ksf
<b>The proposed project is required to perform VMT analysis.</b>	



# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

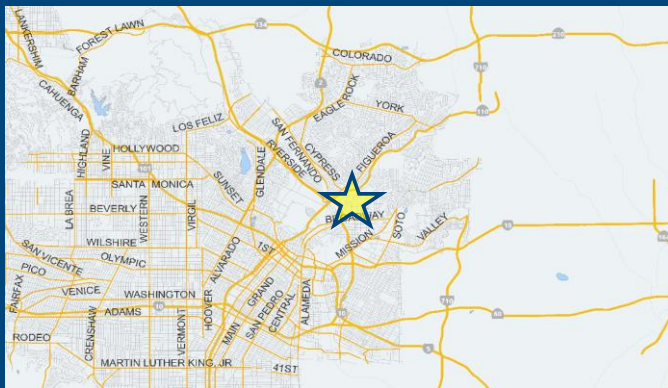


## Project Information

Project:

Scenario:

Address:



Proposed Project Land Use Type	Value	Unit
Housing   Multi-Family	100	DU
Retail   General Retail	15.378	ksf

## TDM Strategies

Select each section to show individual strategies  
 Use  to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

Max Home Based TDM Achieved? Proposed Project: No With Mitigation: No  
 Max Work Based TDM Achieved? Proposed Project: No With Mitigation: No

**A** **Parking**

Reduce Parking Supply  city code parking provision for the project site  
 Proposed Prj  Mitigation  actual parking provision for the project site

Unbundle Parking  monthly parking cost (dollar) for the project site  
 Proposed Prj  Mitigation

Parking Cash-Out  percent of employees eligible  
 Proposed Prj  Mitigation

Price Workplace Parking  daily parking charge (dollar)  
 percent of employees subject to priced parking  
 Proposed Prj  Mitigation

Residential Area Parking Permits  cost (dollar) of annual permit  
 Proposed Prj  Mitigation

- B** Transit
- C** Education & Encouragement
- D** Commute Trip Reductions
- E** Shared Mobility
- F** Bicycle Infrastructure
- G** Neighborhood Enhancement

## Analysis Results

Proposed Project	With Mitigation
<b>1,012</b> Daily Vehicle Trips	<b>967</b> Daily Vehicle Trips
<b>7,949</b> Daily VMT	<b>7,651</b> Daily VMT
<b>7.3</b> Household VMT per Capita	<b>6.0</b> Household VMT per Capita
<b>N/A</b> Work VMT per Employee	<b>N/A</b> Work VMT per Employee
Significant VMT Impact?	
<b>Household: Yes</b> Threshold = 7.2 15% Below APC	<b>Household: No</b> Threshold = 7.2 15% Below APC
<b>Work: N/A</b> Threshold = 12.7 15% Below APC	<b>Work: N/A</b> Threshold = 12.7 15% Below APC





# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: August 18, 2022  
 Project Name: Belvedere Development  
 Project Scenario: Project  
 Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

TDM Adjustments by Trip Purpose & Strategy														
Place type: Compact Infill														
		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
		<b>Parking</b>	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Unbundle parking	0%		18%	0%	0%	0%	18%	0%	0%	0%	0%	0%	0%	
Parking cash-out	0%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Price workplace parking	0%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Residential area parking permits	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
<b>Transit</b>	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Education &amp; Encouragement</b>	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Commute Trip Reductions</b>	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Shared Mobility</b>	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: August 18, 2022  
 Project Name: Belvedere Development  
 Project Scenario: Project  
 Project Address: 3208 N PASADENA AVE, 90031



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

### Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>	1%	19%	1%	1%	1%	19%	1%	1%	1%	1%	1%	1%
<b>MAX. TDM EFFECT</b>	1%	19%	1%	1%	1%	19%	1%	1%	1%	1%	1%	1%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B)...])$$

where X%=

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

Note:  $(1 - [(1-A) * (1-B)...])$  reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

# **Exhibit E**

**LAHD**

**Determination**


**Letter**



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

DATE: October 3, 2018

TO: FDZ Partners, LLC, a California limited liability company, Owner

FROM: Robert Manford, Environmental Affairs Officer  
Los Angeles Housing and Community Investment Department 

SUBJECT: **AB 2556 (TOC) Determination for**  
**110 E. Avenue 39, Los Angeles, CA 90065**  
**3832 – 3836 N. Figueroa St., Los Angeles, CA 90031**  
**3800 – 3802 N. Pasadena Ave., Los Angeles, CA 90031**  
**3810 N. Pasadena Ave., Los Angeles, CA 90031**  
**3814 N. Pasadena Ave., Los Angeles, CA 90031**  
**3820 – 3830 N. Pasadena Ave., Los Angeles, CA 90031**

Based on the Affordable Unit Determination Application submitted by Daniel Ahadian (Owner Representative) on behalf of FDZ Partners, LLC, a California limited liability company (Owner), the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that two (2) units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on August 22, 2018, so HCIDLA must collect data from August 2013 through August 2018.

FDZ Partners, LLC, a California limited liability company (Owner), acquired the properties 110 E. Avenue 39 and 3832 – 3836 N. Figueroa St., on Lot 1, under APN# 5451-005-001 on November 8, 2017 per Grant Deed.

FDZ Partners, LLC, a California limited liability company (Owner), acquired the property 3800 – 3802 N. Pasadena Ave., on Lots 11 Arb 1 and 12 Arb 1, under APN# 5451-005-016 on November 9, 2017 per Grant Deed.

FDZ Partners, LLC, a California limited liability company (Owner), acquired the properties 3810 N. Pasadena Ave., 3814 N. Pasadena Ave., and 3820 – 3830 N. Pasadena Ave., on Lots 2, 3, 4 Arb 3, and 10, under APN# 5451-005-017 on November 9, 2017 per Grant Deed.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), 3832 – 3836 N. Figueroa St., under APN# 5451-005-001, has a use code of "100V – Commercial Vacant Land."

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), 3800 – 3802 N. Pasadena Ave., under APN# 5451-005-016, has a use code of "0200 – Residential – Duplex or Two Units – 4 Stories or Less."

AB 2556 TOC Determination HIMS #18-125313



Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), 3810 N. Pasadena Ave., 3814 N. Pasadena Ave., and 3820 – 3830 N. Pasadena Ave., under APN# 5451-005-017, has a use code of “1210 – Store and Residential Combo.”

The Los Angeles Department of Building and Safety database indicates that the Owner applied for Building Permit 18010-10000-02614, permit not issued.

Per the statement provided by the Owner and received by HCIDLA on August 22, 2018, the Owner proposes to construct a 7-story, mixed-use project, pursuant to Transit Oriented Communities (TOC) guidelines.

ADDRESS	BEDROOM TYPE
3800 N. Pasadena Ave.	2
3802 N. Pasadena Ave.	2

Per AB 2556, the number of RSO replacement units must match the percent of renter households currently living at Extremely Low, Very Low, and Low Income levels in Los Angeles per Department of Housing and Urban Development’s (HUD) Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 31% Extremely Low (Below 31% Area Median Income [AMI]), 19% Very Low (31% to 50% AMI), and 18% Low (51% to 80% AMI) renter households for Los Angeles.

**Replacement Units = 2**

<b>2 Units x 68%</b>	<b>2 Units</b>
31% Extremely Low	1 Unit
19% Very Low	1 Unit
18% Low	0 Units

As shown above, there existed two (2) RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that two (2) units need to be replaced with equivalent type, with one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households. Please note, replacement units are rounded up. This AB 2556 determination only applies to TOC rental projects.

**NOTE: This determination is provisional and is subject to verification by HCIDLA’s Rent Division.**

cc: Los Angeles Housing and Community Investment Department File  
 FDZ Partners, LLC, a California limited liability company, Owner  
 Ulises Gonzalez, Case Management Section, City Planning Department

**RM:MAC:mz**

# **Exhibit F**

## **Public Communications**

Lynda Valencia, President of the Board  
Arroyo Seco Neighborhood Council  
Post Office Box 42254  
Los Angeles, CA 90042

February 2, 2020

Michelle Carter, City Planning Associate  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

RE: Proposed Condo Development at 3800-3830 N. Pasadena Ave. – Case No.'s: VTT-74933-CN, DIR-2018-4190-TOC-SPR, & ENV-2018-4189-CE

Dear Ms. Carter:

On behalf of the Arroyo Seco Neighborhood Council, I am writing in opposition to the above referenced project in its current form, and against the granting of the requested entitlements associated with the listed Case No.'s. The project as presented to this Board and the ASNC's Planning & Land-Use Committee known as "NELA Plaza" is, in our opinion, inappropriate in its scale and massing, is inconsistent in its forms with the architectural character of the neighborhood, and does not meet the criteria of the Transit Oriented Communities through which it is being entitled.

The applicant, Naim Associates, has presented the project to our PLUC at two townhall meetings in the past year, on August 21<sup>st</sup> and November 5<sup>th</sup>, at which stakeholders were given an opportunity to comment. At both of these meetings, there was high turn-out with most stakeholder comments unfavorable to the project, including comments that were both in favor of building more affordable, multi-family housing, but simply not in the way that this project proposes to do so. After making some minor revisions to the massing and architectural style, the applicant presented to the Board on January 28<sup>th</sup>, 2020. At this meeting, there was minimal turn-out with no apparent stakeholder comments, but some favorable comments from Naim's associates and an affiliated non-profit.

After review of the stakeholder comments and the applicant's presentation to the Board, we have determined that this project, as presented, would be a detriment to the surrounding community and the neighborhood. We appreciate that the applicant has taken the time and effort to make several presentations of the project to the ASNC, and that he has made some minor revisions in response to the comments made at the first two townhall meetings. Nonetheless, we believe that the project fails to meet the basic standard of being a good neighbor in regard to respecting the existing built environment and the spill-over economic effects of such a project.

Nonetheless, the Board is committed to working with the applicant, public officials and other community partners, to make the best project possible from both a developer and a community perspective. To this end, the Board has voted to:

1. Retain legal counsel for a possible CEQA challenge;
2. Plan for an upcoming visioning workshop for the site; and,
3. File this letter now, and a formal complaint at the upcoming February 19<sup>th</sup> Planning Dept. Hearing.

Through a visioning workshop amongst stakeholders, we would hope to arrive at a consensus about not just what the community is against, but what they would like to see develop on this site and along the Figueroa Corridor more generally.

After the Board's preliminary review of the project, we believe some possible improvements to the project and community benefits would include: 1) downsizing and re-shaping of the project (e.g. compliance with the adjacent *Cypress Park & Glassell Park CDO District Guidelines*); 2) increase in the percentage of affordable units from 10% to 25% (for "low-income" level); and/or 3) funding of a housing stabilization fund to offset the gentrification effects of the project (through low-interest loans to homeowners and rent-subsidies to renters in the affected area). We look forward to working with the applicant, public officials and stakeholders to arrive at the best possible project.

Sincerely yours,

Lynda Valencia, President of the Board

Arroyo Seco Neighborhood Council



## NELA Plaza Planning Hearing

Notes from Casey Hughes' comments in opposition to the project in its current form. 2/19/2020 Meeting NELA Plaza: VTT-74933; DIR-2018-4190-TOC-SPR; and, ENV-2018-4189-CE.

### WHY CEQA SHOULD APPLY TO THIS PROJECT?

I Casey Hughes, an architect who serves on the ASNC PLUC and wanted to give my perspective both about the architectural design and the CEQA issues related to this project. In terms of its architecture, I believe the NELA Plaza project falls short as an urban building that such an important site deserves due to the building's massing and orientation. Instead of opening outward and connecting to the community, the proposed building with its high street wall and tall courtyards would be inwardly focused. A better scheme for such a project would be for the building to have partially enclosed courtyards that open out to the street and provide a greater interaction of the interior and exterior spaces. Please note that I'm strongly pro-housing and pro-development but NOLA sets a bad precedent for Figueroa.

In the environmental entitlement part of this Hearing (ENV-2018-4189-CE), the applicant and City are asking for a Class 32 Exemption from CEQA regulation that would otherwise require this applicant to provide a standard Environment Review. They are claiming that the project qualifies for the exemption due to its designation as a Transit Oriented Communities project. But I believe this is incorrect and there remain some elements of CEQA that must still be shown not to be significant in order to meet this important state law.

As I read the applicable Public Resources Code (Sec. 21099), this project as a T.O.C. project is exempt from much of the scope of CEQA law (notably including aesthetics and parking), but is not exempt from: "analyzing a project's significant transportation impacts related to air quality, noise, safety or other impact associated with transportation."

This project will most likely cause increased noise pollution to neighboring homes from two sources: 1) the 2-story, above-grade garage which has openings directly facing 1 and 2-story houses; and, 2) the (3) large common use terraces on the 6th floor. Similarly, this project will likely reduce the safety to pedestrians due to the increased volume of vehicular traffic caused by the two driveways opening on Avenue 39. Without a professional EIR to address these issues, we will not know how detrimental this project will be to its surroundings, and CEQA's basic standard for all Californian's will not have been met.

# TALKING POINTS

2/19/2020 NELA Plaza Hearing re.: Tract map, Site Plan Review & Environ. Assessment

## 1. HOW THIS DESIGN FAILS TO MEET MINIMUM ARCHITECTURAL STANDARDS

Hello my name is Neiel Norheim & I am the chair of the Arroyo Seco Neighborhood Council's Planning & Land-Use Committee and a Board member, and having listened to stakeholders at townhall meetings on the NELA Project, I am here to let you know this project does not meet a minimum architectural standard in its scale, massing, open space, and functionality of its retail space.

What we heard at these townhall meetings again and again is that this project is out of scale with the neighborhood and lacks an architectural character appropriate to the traditional character of nearby Lumis House and the adjacent Garvanza-Highland Park Historic District. At 72 ft height, the project is out of scale with its 2-story neighboring homes which it sits 5 ft away from. Also, the massing of the proposed project would place most of the building against the perimeter of the site rather than stepping up to a taller mass in the center or breaking the building up into multiple sub-buildings that would mimic the older commercial buildings along Figueroa.

The project, while offering some public space at the north end of the site, does not provide a public space that is more integral to the building or well-defined from the street traffic. Furthermore, the project's above-grade parking pushes the residential units away from the street level, and so

residents and neighbors and pedestrians are not able to interact, and the overall height of the building is thereby out of scale to the neighbors.

The project is required by the underlying zoning and T.O.C. Guidelines to be mixed-use, but the supposed retail spaces on the ground floor will never be commercially successful given their limited footprints and lack of access to building services. We agree with the policy goal of mixed-use, but believe this design will not provide viable retail spaces.

I believe this project fails to meet a minimum architectural standard of projects of such importance as this site merits. To address these issues, the developer could begin by voluntarily meeting the standards of the nearby Cypress Park-Glassell Park Community Design Overlay Guidelines.

Thank you for your time.

4111 Glenalbyn Drive  
Los Angeles, CA 90065

August 5, 2020

Michelle Carter, City Planning Associate  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

RE: Proposed Condo Development at 3800-3830 N. Pasadena Ave. – Case No.'s: VTT-74933-CN, DIR-2018-4190-TOC-SPR, & ENV-2018-4189-CE

Dear Ms. Carter:

I am writing in opposition to the above referenced project known as “The Arroyo” (formerly “NELA Plaza”), and to ask for you to enter this letter into the record for these cases prior to issuance of the Letter of Determination.

I am writing as a member of the Arroyo Seco Neighborhood Council’s Planning & Land-use Committee, as an architect with experience in multi-family, mixed-use projects, as a home owner with a stake in the success of my neighborhood, and most importantly, as a concerned citizen outraged at the abuse of the planning process by opportunistic developers. This project does not merit approval for the entitlements that it claims and would be a degrading of the quality of urban space in one of this community’s most high-profile sites.

A project of this scale and type which benefits from numerous development bonuses (Transit Oriented Communities program) and which is located on a site with specific zoning requirements (Q-Conditions) must meet a high standard to qualify for these benefits and build on this site. I will make the case that this project in its application for entitlement fails to meet the necessary qualifications in the areas of environmental review and urban design standards. The relevant entitlement application is referenced in each item.

1. ENV-2018-4189-CE items:

- 1.1. Pedestrian Safety: the application claims the project qualifies for CEQA Class 32 Exemption, but the Traffic Impact Study (Transpo Group 2018) included in the case does not appear to address pedestrian safety. Specifically, the lack of visual access by exiting vehicles from the garage and the lack of entering vehicle storage capacity (i.e. cars will be stopped across the sidewalk while waiting for the gate to open).
- 1.2. Hazardous Materials & Substances: the application claims that there was no use of the land for “industrial/manufacturing use, or other similar type of use that may have resulted in contamination.” Given that the site was (and may still be) used as a metal recycling center, there is more than a likely possibility that toxic chemical was stored or dumped on site such as car batteries, or refrigerator coolant. A Phase 1 Environmental Site Assessment should be required.
- 1.3. Historic Structure: the application claims there are no structures on site that may be eligible for historic designation, but the 1922 commercial building at 3830 Pasadena Ave. is designated in the Historic Places



LA registry as a potential contributor. This structure should be reviewed for its historic value especially given that the site is contiguous with the Highland Park-Garvanza HPOZ on three sides.

- 1.4. Noise Study: to qualify for Class 32 Exemption, the application claims in its Noise Study that the Los Angeles Municipal Code's regulations (a.k.a. Los Angeles Noise Ordinance) on construction noise applies and could be met without mitigation, but use of the LAMC regulations rather than California state regulations can not be done without justifying the use of the regulations. The application fails to do so and must amend its Noise Study to make this justification or follow the state regulation.

2. VTT-74933-CN items:

- 2.1. Q-Condition compliance: per the Dept. of Building & Safety's conditions for approval (Item #12), the project must comply with the Q-Conditions (Case No. CPC-2006-5242-ZC-GPA) for this site. These are largely design standards covered in Subareas 1 & 2, "B. Design Conditions" which the proposed project fails to meet. Specifically:
  - 2.1.1. "2. Building Design", Item c. which requires that building facades have relief every 20 horizontal feet and 15 feet vertical. The proposed design fails to meet this standard on Avenue 39 (and the stepped back facades facing Avenue 39) where there are flat walls which run approx. 50 ft horizontally and 58 ft vertically.
  - 2.1.2. "2. Building Design," Item d. which requires the front elevation to be stepped back 5 ft at the 3<sup>rd</sup> floor and again at the 5<sup>th</sup> floor. The proposed design fails to meet this standard on both Pasadena Avenue at the 5<sup>th</sup> floor which is largely aligned to the 4<sup>th</sup> floor front wall, and on Avenue 39 which is flat for the height of the wall. This requirement applies only to the front elevation but given that the site is designated with two frontages, I believe, and takes advantage of two front yard setback requirements, then it follows that these design standards apply to both elevations.
  - 2.1.3. "3. Architectural Details," Item a. which states that articulation and architectural detail shall be applied equally on all building elevations. On Avenue 39 (and the stepped back elevations that face Avenue 39), the proposed design fails to meet this standard with massive lengths of flat walls without cornices, reveals, fins and with windows lacking any character in their type (fixed in most cases), proportions (horizontal in most cases), and overall composition (on a generic grid).
  - 2.1.4. "3. Architectural Details," Item k. which states that all rooflines that exceed 40 linear feet shall provide some of kind of relief. On the stepped back elevations that face Avenue 39, these portions of the building have flat parapets that are approximately 50 ft long and so fail to provide such relief.
  - 2.1.5. "6. Mechanical, Security & Trash Equipment," Item a. which states that all service areas and loading docks shall be located at the rear of structures. The proposed design fails to meet this standard by locating one trash/ recycling room on Avenue 38 and the other on Avenue 39 both designated frontages. In the absence of a designated rear elevation, the project could comply with this requirement by locating these trash rooms off a service access lane, or internal to the garage. Furthermore, the project does not have a loading zone as required by its RAS3 zoning.

3. Items from other Planning Guidelines:

3.1. Citywide Design Guidelines:

- 3.1.1. Pedestrian Safety: in the Citywide Design Guidelines, Guideline 1 recommends "prioritizing pedestrian circulation at the street level" or "ensure that pathways for pedestrian travel are being kept clear of obstructions." The proposed project fails to meet these recommendations. Specifically, the lack of visual access by exiting vehicles from the garage and the lack of entering vehicle storage capacity (i.e. cars will be stopped across the sidewalk while waiting for the gate to open).
- 3.1.2. Coherent Architectural Idea: Guideline 5, "Building Design" recommends: a) transitions to individual entrances which the project fails to meet on Avenue 39 ground floor units; b) selecting materials and façade details that consider the view of the building on all sides which the project fails

to do due to its lack of articulation and window design on (especially on Avenue 39); and, c) windows incorporate well-designed trims and details which the project fails to do given the windows lack any character in their type (fixed in most cases), proportions (horizontal in most cases), and overall composition (on a generic grid largely).

3.2. Advisory Notice Relative to Above-Grade Parking:

3.2.1. The Notice offers direction for applicants to minimize the disturbance of above-grade parking, including fully integrating parking into the design and buffering parking or concealing it. The project fails to integrate, buffer or conceal the two levels of above-grade parking by having large, horizontal openings with domestic-scale decorative security grilles that have no relation to the rest of the façade elements (i.e. doors, windows, balconies, roof features) and will be obvious from the street (especially at night). Furthermore, the Notice requires projects with above-grade parking to be reviewed by the Planning Dept.'s Urban Design Studio which appears not to have been done.

In conclusion, the proposed "Arroyo" project in its application for entitlements fails to meet the requirements for these multiple requests for zoning benefits, and therefore should not be approved by the Planning Department. Our community deserves better, and the zoning and land-use regulations that bear on this site should be followed and not swept under the rug for the sake of short-term developer gains.

Sincerely yours,

Derek Ryder

**ARROYO SECO  
NEIGHBORHOOD COUNCIL**  
POST OFFICE BOX 42254  
LOS ANGELES, CA 90042  
MESSAGE PHONE: 323-418-ASNC  
<http://www.asnc.us>

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**CITY OF LOS ANGELES  
CALIFORNIA**



**c/o EmpowerLA - DONE**  
200 N. Spring St., Suite 2005  
Los Angeles, CA 90012  
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Jim Henderson	At Large
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Keenan Sheedy	At Large
Teri Bonsell	Community Interest
Yvonne Sarceda	Community Interest

Gil Cedillo  
Councilmember, First District City of Los Angeles  
200 North Spring Street  
Los Angeles, California 90012-2601  
Sent to: [gilbert.cedillo@lacity.org](mailto:gilbert.cedillo@lacity.org)  
[debby.kim@lacity.org](mailto:debby.kim@lacity.org)

January 29, 2019

Case Number: DIR-2018-4190-TOC-SPR  
Address of Project: 3800 Pasadena Ave.  
Applicant: Michael Naim  
Description of Project: Mixed use development including 100 condominium units and 14 commercial units

Dear Mr. Cedillo,

The proposed development at 3800 Pasadena Ave. was presented to the community by the developers at two public meetings held by the Planning and Land Use Committee on August 21 and November 5, 2018. At these meetings public comments addressed a wide range of issues, but virtually all speakers condemned the proposed development. The applicants are, at this time revising their design, and so we are withholding final judgment at this time.

However, one aspect of the proposed development needs to be addressed without further delay. The planning application includes a request to merge a portion of Pasadena Avenue with the subject property. This portion of the Avenue consists of approximately 7,000 s.f. of landscaped area that includes three mature oak trees and two sycamore trees. The area is currently a park-like asset to the community where people frequently gather. Together with similar landscaped areas on the other corners of the intersection, it helps to form a green gateway to the community. It also helps to make an otherwise dangerous intersection less so by allowing visibility around the corner from Pasadena Avenue onto Figueroa St.

This will advise that at a regularly held public meeting of the Arroyo Seco Neighborhood Council (ASNC) on January 28, 2019 it was moved and passed by a unanimous vote that ASNC strenuously objects to the private taking of this public asset, and requests your assistance in insure that this does not happen. Any efforts that you can exert to protect this public land would be greatly appreciated.

Thank you for your attention to this matter.

Sincerely,

Arroyo Seco Neighborhood Council  
Lynda Valencia, President

**ARROYO  
SECO**  
NEIGHBORHOOD  
COUNCIL  
[www.asnc.us](http://www.asnc.us)

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CALIFORNIA**



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Steven Austin	At Large
Valerie Harragin	At Large
Jim Henderson	At Large
Haeyong Moon	At Large
Keenan Sheedy	At Large
Teri Bonsell	Community Interest
Yvonne Sarceda	Community Interest

Michelle S. Carter  
Los Angeles City Planning Department  
200 North Spring Street  
Los Angeles, California 90012-2601  
Sent to: [michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)

January 29, 2019

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Thank you for your attention to this matter.

Sincerely,

Arroyo Seco Neighborhood Council  
Lynda Valencia, President

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Drew Paonessa, President of the Board  
Arroyo Seco Neighborhood Council  
Post Office Box 42254  
Los Angeles, CA 90042

July 7, 2020

Hon. Mayor Eric Garcetti

Hon. Marqueece Harris-Dawson, Chair of Planning & Land Use Management Committee

Hon. Gil Cedillo, Council District 1 Councilmember

Michelle Carter, City Planning Associate  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

RE: Proposed Condo Development at 3800-3830 N. Pasadena Ave. – Case No.'s: VTT-74933-CN, DIR-2018-4190-TOC-SPR, & ENV-2018-4189-CE

Dear Hon. Mayor Garcetti, et. al.:

On behalf of the Arroyo Seco Neighborhood Council, I am writing in opposition to the above referenced project known as “NELA Plaza.” The community of Northeast Los Angeles has spoken at multiple meetings and a public hearing on the project over the past year with a clear and unequivocal voice against this project, and we do so again here in this letter.

As proposed, NELA Plaza would be a 7-story mixed-use project made up of 100 condo units, ground-floor commercial space, and limited parking. The Figueroa Corridor in which the site is located (at the intersection of Pasadena Avenue) is currently made up of exclusively 1 and 2 story buildings, many of which are historic or adjacent to historic areas. The adjacent historic monuments include the Lummi Home (200 E. Ave.43), and the Casa de Adobe (4605 Figueroa Street).

At an imposing height of 72 feet, the proposed NELA Plaza would tower over its 2-story neighbors, and present blank walls or auto-oriented two-way garage entries to its adjacent single-family and duplex neighbors. The project also assumes a taking of public property in the triangular parcel which is currently part of the right-of-way on Pasadena Avenue as it meets Figueroa Street. This taking reduces traffic safety while increasing the density allowed due to the increased lot size.

Thus NELA Plaza as proposed would, in our opinion, be inappropriate in its scale and massing, is inconsistent in its forms with the architectural character of the neighborhood, and does not meet several of the required criteria of the Transit Oriented Communities ordinance which is the basis of its entitlement.

The applicant has presented NELA Plaza to the ASNC's Planning & Land-Use Committee twice in the past year, and the Planning Department held a hearing on the project on February 19, 2020. At all three events, the message from the community was clear in its opposition to the project in its current form. This opposition came from a broad cross section of the community from immediate residents who would be displaced by the project as well as interested community groups from the surrounding area such as the Mt. Washington Homeowner's Alliance and the Montecito Heights Improvement Association.

As many community members expressed at these meetings, the ASNC is in favor of new development that helps solve our housing crisis, just not in the manner proposed by the NELA Plaza project for such a critical site. Furthermore, we as a neighborhood council and a community would like to be part of the solution for how best to address the specific needs of this site and our public space that is so critical to Northeast Los Angeles's present and future quality of life.

On behalf of the community, we ask both our elected representative, Councilmember Cedillo, and the respective leaders who share in setting the direction of development and community-building in our city, to please stop the NELA Plaza project as proposed, and to require the applicant and Planning Department to provide further engagement with the community.

The NELA Plaza project fails to meet the basic standard of being a good neighbor as far as respecting the existing built environment and the spill-over economic effects of such a project. Nonetheless, the Arroyo Seco Neighborhood Council is committed to working with the applicant, public officials, and other community partners, to make the best project possible from both a developer and a community perspective.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Drew Paonessa", with a long horizontal flourish extending to the right.

Drew Paonessa, President of the Board  
Arroyo Seco Neighborhood Council

Arroyo Seco Neighborhood Council  
Post Office Box 42254  
Los Angeles, CA 90042

August 24, 2020

Hon. Mayor Eric Garcetti

Hon. Marqueece Harris-Dawson, Chair of Planning & Land Use Management Committee

Hon. Gil Cedillo, Council District 1 Councilmember

Michelle Carter, City Planning Associate

Los Angeles City Planning

200 N. Spring Street, Room 763

Los Angeles, CA 90012

RE: Proposed Condo Development at 3800-3830 N. Pasadena Ave.  
Case No.'s VTT-74933-CN, DIR-2018-4190-TOC-SPR, & ENV-2018-4189-CE

Dear Hon. Mayor Garcetti, et. al.:

On behalf of the Arroyo Seco Neighborhood Council, I am again writing in opposition to the above referenced project known as "NELA Plaza."

As I write this letter, the community of Northeast Los Angeles has submitted an online petition on August 6<sup>th</sup>, 2020 of over 1,000 signatures (and growing) which oppose the proposed project. The signatures are reflective of the position of local stakeholders, as well as individuals located outside of the local area.

The developer has ignored feedback and concerns provided by neighbors of the project and the community as a whole. We hope the attached petition and associated comments provide a means for the developer and our elected representatives to hear the voices of our community.

Moreover, the comments enclosed herein are collected directly from the community and may not necessarily reflect those of the ASNC.

This letter is to advise that at a regularly held public meeting of the Arroyo Seco Neighborhood Council (ASNC) on August 24, 2020 it was moved and passed by a vote of 12 in favor and zero opposed to approve this letter and attachments. Thank you for your attention to this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Drew Paonessa", with a long horizontal line extending to the right.

Drew Paonessa, on behalf of the  
Arroyo Seco Neighborhood Council



Michelle Carter <michelle.carter@lacity.org>

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## NELA Plaza Opposition Letter

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Casey Shenton Hughes <csh@chughes.net>  
To: michelle.carter@lacity.org

Tue, Mar 3, 2020 at 12:15 PM

Hi Michelle-

Please file the attached letter of opposition to the NELA Plaza: VTT-74933; DIR-2018-4190-TOC-SPR; and, ENV-2018-4189-CE.

Let me know if you have any questions or if I can provide more info.

Please also keep me up to date on this project. My address is:

Casey Hughes Architects  
[3131 Boulder St](#)  
[Los Angeles CA 90063](#)

Also, where can I see the plans for the mix used project that LOHA is proposing on Figueroa where the Flg Earth Supply is currently located? The approximate address is [3577 N Figueroa St, Los Angeles, CA 90065](#).

Thanks!  
Casey

NELA Plaza Planning Hearing

Notes from Casey Hughes' comments in opposition to the project in it's current form.

2/19/2020 Meeting NELA Plaza: VTT-74933; DIR-2018-4190-TOC-SPR; and, ENV-2018-4189-CE.

### WHY CEQA SHOULD APPLY TO THIS PROJECT?

I Casey Hughes, an architect who serves on the ASNC PLUC and wanted to give my perspective both about the architectural design and the CEQA issues related to this project. In terms of its architecture, I believe the NELA Plaza project falls short as an urban building that such an important site deserves due to the building's massing and orientation. Instead of opening outward and connecting to the community, the proposed building with its high street wall and tall courtyards would be inwardly focused. A better scheme for such a project would be for the building to have partially enclosed courtyards that open out to the street and provide a greater interaction of the interior and exterior spaces. Please note that I'm strongly pro-housing and pro-development but NOLA sets a bad precedent for Figueroa.

In the environmental entitlement part of this Hearing (ENV-2018-4189-CE), the applicant and City are asking for a Class 32 Exemption from CEQA regulation that would otherwise require this applicant to provide a standard Environment Review. They are claiming that the project qualifies for the exemption due to its designation as a Transit Oriented Communities project. But I believe this is incorrect and there remain some elements of CEQA that must still be shown not to be significant in order to meet this important state law.

As I read the applicable Public Resources Code (Sec. 21099), this project as a T.O.C. project is exempt from much of the scope of CEQA law (notably including aesthetics and parking), but is not exempt from: "analyzing a project's significant transportation impacts related to air quality, noise, safety or other impact associated with transportation."

This project will most likely cause increased noise pollution to neighboring homes from two sources: 1) the 2-story, above-grade garage which has openings directly facing 1 and 2-story houses; and, 2) the (3) large common use terraces on the 6th floor. Similarly, this project will likely reduce the safety to pedestrians due to the increased volume of vehicular traffic caused by the two driveways opening on Avenue 39. Without a professional



EIR to address these issues, we will not know how detrimental this project will be to its surroundings, and CEQA's basic standard for all Californian's will not have been met.

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Casey Hughes Architects

(323) 308 - 8033

[csh@chughes.net](mailto:csh@chughes.net)

[www.chughes.net](http://www.chughes.net)  
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**20-02-18 NELA Hearing Notes.docx**

19K



Michelle Carter <michelle.carter@lacity.org>

---

## Case # VTT-74933-CN

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ed castillo <edcastillo711@gmail.com>  
To: MICHELLE.CARTER@lacity.org

Mon, Feb 17, 2020 at 12:47 PM

Case # VTT-74922-CN  
DIR-2018-4190-TOC-SPR

I am writing this email to express my strong opposition to this proposed development on the corner of Figueroa and Pasadena Avenue. While this development does offer 14 affordable units, the 100 luxury condos will only add to gentrification and further exacerbate the ongoing homeless crisis, in addition to increasing traffic in this residential area. We need a development that consists of 100% affordable housing for the people who have been displaced from their longtime homes. There are over 200 homeless students in highland park alone. In addition, a large number of longtime businesses are being displaced in recent days. Large luxury developments such as this will cause the same to happen in Cypress Park. It's time to help the longtime residents of this great city instead of catering to greedy developers. In addition, the developer proposing this building clearly has no respect for the residents, having expressed his surprise that people in this community were educated and spoke english at all. The residents over Cypress Park and Lincoln Heights deserve better than this.



Michelle Carter <michelle.carter@lacity.org>

---

**Case No.: VTT-74933-CN DIR-2018-4190-TOC-SPR CEQA No.: ENV-2018-4189-CE**

---

**Janet Suzuki** <suzuki.janet@gmail.com>  
To: michelle.carter@lacity.org

Sun, Feb 16, 2020 at 1:46 PM

Dear Michelle,

As I am unable to attend the public hearing on Feb 19 2020, I am expressing concern over subject project and suggest it is not applicable for exemptions nor exceptions.

The project is located across the street from the Greayers Oak Mini Park and would totally block the southern view of the hills. Definitely, no exception for an additional 2 stories should be granted.

The 118 parking spaces for 100 residential units plus 14 commercial spaces means the lack of parking, especially for any real commercial use, would require additional street parking causing dangerous traffic congestion at the major intersection of Pasadena Avenue and Figueroa.

The "residential use" would have either no access or dangerous access to the mini park right across the street to the north due to the safe (allowed) pedestrian crossing required to be east across Pasadena Ave-north across Figueroa, west across Pasadena Ave. As a driver traveling east on Figueroa turning left onto Pasadena Ave (Marmion Way), it is nearly impossible to see pedestrians crossing west across Pasadena Ave.

There currently are no buildings over 3 stories in the view shed of the site so the following applies § 15300.2. Exceptions. (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Concerns presented respectfully,  
Janet Suzuki, RA



Michelle Carter <michelle.carter@lacity.org>

---

## Community Member comment on Case No. VTT-74933-CN DIR-2018-4190-TOC-SPR

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Saul Ramirez Jr. <saaljramirez@gmail.com>  
To: michelle.carter@lacity.org

Sun, Feb 9, 2020 at 12:10 PM

Hello Michelle,

My name is Saul Ramirez and I am writing you today regarding Case No. VTT-74933-CN DIR-2018-4190-TOC-SPR, which is the proposed construction of a seven-story development on Figueroa and Pasadena Ave. I live right next to the proposed site of this project and would like my voice to be heard. I am unable to make it to the February 19<sup>th</sup> meeting as I have work, but I feel it is important to reach out since my family and I, and our neighbors, will be most affected.

Frankly, the proposed project is ridiculous. It simply does not fit the composition of my neighborhood and is a shining example of forced gentrification. My neighborhood is a working-class neighborhood that has been largely untouched by gentrification, unlike Highland Park which is directly next to us. Having a seven-story building at the crux of the two major roads here would have a major impact. Traffic alone would increase dramatically; kids in my neighborhood enjoy playing in the street, but now they won't be able to do so. The closest thing to retail spaces here are some liquor stores and a super-market; having a mixed-use structure doesn't fit the area. Also, the sheer height of this structure is unlike anything else around here and is frankly not needed. There is no reason for any proposed project to be that tall.

My family is literally right next to the site, and we will be most affected by the construction, height, traffic, and other problems that arise. Already, we have real estate people trying to buy us out of our houses so that this project can expand and putting pressure on us. They don't care about the current residents here. I fear they will drive me, my retirement-age parents, and our neighbors out of this neighborhood and make it unaffordable for us to live in this great city.

The developers do not care about the neighborhood, they only care about the money they will make from people wanting to move closer to a trendy neighborhood. And I fear that the City of LA Department of City Planning feels the same way. This whole process seems like just going through the motions. I truly hope that isn't so and this department considers what the neighborhood wants. And we do not want this in our neighborhood. This project is too ridiculous. We do not need a seven-story structure that creates more traffic and disrupts the lives of hundreds of families. We want to stay in this neighborhood, which is OUR neighborhood. Listen to the people and deny this project from becoming reality.

Thank you for listening.

Saul Ramirez Jr.

[saaljramirez@gmail.com](mailto:saaljramirez@gmail.com)





Michelle Carter <michelle.carter@lacity.org>

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## DIR-2018-4190-TOC-SPR, 836 N FIGUEROA ST 90065

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**Michael Blatt** <michael@fungandblatt.com>  
To: Michelle.carter@lacity.org

Fri, May 31, 2019 at 11:04 AM

Dear Ms. Carter,

I am writing to you as you are listed on the planning application for this project as the staff assigned. We would like to know if you are still involved with this project and/or how we can best communicate our concerns about this project to the planning department. If you can please get back to us to let us know, we would be most appreciative. Thank you

Michael Blatt  
PLUC Coordinator for Project Review  
Arroyo Seco Neighborhood Council



Michelle Carter <michelle.carter@lacity.org>

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## In reference to CASE# VTT-74933-CN DIR-2018-4190-TOC-SPR

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Jacqueline Aquino <jackiea.1801@gmail.com>  
To: michelle.carter@lacity.org

Tue, Feb 18, 2020 at 12:40 PM

Reference Case#:  
VTT-74933-CN  
DIR-2018-4190-TOC-SPR

CEQA NO. ENV-2018-4189-CE

Hello my name is Jacqueline Aquino and I am reaching out to you in reference to the case listed above, regarding a proposed development at Figueroa and Pasadena Ave by a Mr. Michael Naim. My family and I received a notice regarding the hearing taking place at City Hall, unfortunately I will not be able to make it due to work so I am reaching out to you through the contact information listed on that notice.

I am writing to express my **strong opposition** to this development. My family and I are longtime residents of Highland Park, living for over 50 years in a house just a block over from where this development is planned to be built. Mr. Naim's plan to build a "seven-story, mixed-use development with 100 residential condominium units (with 14 [ONLY 14?!] units set aside for Very Low Income Households), 14,180 square feet of commercial space, and 118 automobile parking spaces" is outrageous. This area is a majority of single family homes, a building of such a size would put financial pressure on the residents around it. We have apartment buildings, but they only go up to 4 floors maximum. This particular area is a majority residential, not commercial. Mr. Naim can only see the profit, he doesn't even consider that such an ambitious development will leave his new residents feeling like sardines in a can. As the would be neighbors of it, we can only imagine the effects such a large number of new residents will take on our neighborhood. Will we be forced out to make room for more developments like Mr. Naim's? Mr. Naim's construction plan already includes the demolition of a families home whom I have known to live there as long if not more as my family has in ours. What will they do? Where will they go?

I have seen personally the consequences of men like Mr. Naim who come into neighborhoods such as ours and exploit them for money forcing families who have lived in their homes for years, to sell there homes and move away because they can no longer afford their housing payments. Family and friends of mine have had to relocate. With the loss of our neighbors and our local businesses, we are being forced to forget what we know our neighborhood to be - safe, diverse, and community built. Please do not approve this development, the new residencies would be unaffordable for the residents of Highland Park who are so desperately trying to remain here.

A diverse community filled with families living in the same homes for generations, we will not remain silent while an ignorant condescending man like Mr. Naim attempts to profit off of our loving neighborhood. I have seen footage of Mr. Naim interacting with my fellow Highland Park neighbors at a previous hearing, and there is no doubt that he thinks very low and little of us. How can we allow a man who already expresses disgust with the longtime residents of Highland Park try to be a part of it? NO!

So PLEASE, do not let Mr. Naim and men like him continue to contribute to the gentrification of our home, Highland Park.

OUR HOME that WE ARE STRUGGLING TO STAY IN. OUR HOME that we want to help flourish but not at the cost of our longtime residents.

Jacqueline Aquino



Michelle Carter &lt;michelle.carter@lacity.org&gt;

## NELA Plaza Opposition Letter

2 messages

**Casey Shenton Hughes** <csh@chughes.net>  
To: michelle.carter@lacity.org

Tue, Mar 3, 2020 at 12:15 PM

Hi Michelle-

Please file the attached letter of opposition to the NELA Plaza: VTT-74933; DIR-2018-4190-TOC-SPR; and, ENV-2018-4189-CE.

Let me know if you have any questions or if I can provide more info.

Please also keep me up to date on this project. My address is:

Casey Hughes Architects  
3131 Boulder St  
Los Angeles CA 90063

Also, where can I see the plans for the mix used project that LOHA is proposing on Figueroa where the Flg Earth Supply is currently located? The approximate address is [3577 N Figueroa St, Los Angeles, CA 90065](#).

Thanks!  
Casey

NELA Plaza Planning Hearing  
Notes from Casey Hughes' comments in opposition to the project in it's current form.  
2/19/2020 Meeting NELA Plaza: VTT-74933; DIR-2018-4190-TOC-SPR; and, ENV-2018-4189-CE.

### WHY CEQA SHOULD APPLY TO THIS PROJECT?

I Casey Hughes, an architect who serves on the ASNC PLUC and wanted to give my perspective both about the architectural design and the CEQA issues related to this project. In terms of its architecture, I believe the NELA Plaza project falls short as an urban building that such an important site deserves due to the building's massing and orientation. Instead of opening outward and connecting to the community, the proposed building with its high street wall and tall courtyards would be inwardly focused. A better scheme for such a project would be for the building to have partially enclosed courtyards that open out to the street and provide a greater interaction of the interior and exterior spaces. Please note that I'm strongly pro-housing and pro-development but NOLA sets a bad precedent for Figueroa.

In the environmental entitlement part of this Hearing (ENV-2018-4189-CE), the applicant and City are asking for a Class 32 Exemption from CEQA regulation that would otherwise require this applicant to provide a standard Environment Review. They are claiming that the project qualifies for the exemption due to its designation as a Transit Oriented Communities project. But I believe this is incorrect and there remain some elements of CEQA that must still be shown not to be significant in order to meet this important state law.

As I read the applicable Public Resources Code (Sec. 21099), this project as a T.O.C. project is exempt from much of the scope of CEQA law (notably including aesthetics and parking), but is not exempt from: "analyzing a project's significant transportation impacts related to air quality, noise, safety or other impact associated with transportation."

This project will most likely cause increased noise pollution to neighboring homes from two sources: 1) the 2-story, above-grade garage which has openings directly facing 1 and 2-story houses; and, 2) the (3) large common use terraces on the 6th floor. Similarly, this project will likely reduce the safety to pedestrians due to the increased volume of vehicular traffic caused by the two driveways opening on Avenue 39. Without a professional EIR to address these issues, we will not know how detrimental this project will be to its surroundings, and CEQA's basic standard for all Californian's will not have been met.

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Casey Hughes Architects

(323) 308 - 8033  
csh@chughes.net  
www.chughes.net

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**20-02-18 NELA Hearing Notes.docx**  
19K

**Michelle Carter** <michelle.carter@lacity.org>  
To: Casey Shenton Hughes <csh@chughes.net>

Thu, Mar 5, 2020 at 10:16 AM

Received, thank you.



**Michelle Carter**  
City Planning Associate  
**Los Angeles City Planning**  
200 N. Spring St., Room 763  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 978-1262



**Regular Day Off:** *Every other Friday*

[Quoted text hidden]





Michelle Carter <michelle.carter@lacity.org>

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## NO, NO! on Case #VTT-74933-CN DIR-2018-4190-TOC-SPR

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**Andrea Aguilar** <andietheartist@gmail.com>  
To: michelle.carter@lacity.org

Sun, Feb 16, 2020 at 12:42 AM

Dear, Mr. Carter, as you know the LA homeless crisis is at an all time high. The 100 "affordable" housing units proposed by Micheal Naim and his outlandish NELA Plaza development is not meant for the working class and poor. It is designed to displace and replace the area with upper middle classes people without regard to the needs of the working class people, who are getting priced out. The development will cause the local rents to skyrocket, and trigger more unnecessary homelessness. There is gridlock on Saturday on Figueroa and this can only get worse if this development will pass. If the city expects to embrace the Green New Deal there must be a STOP to luxury development in the city and along the LA river! The population density will only exacerbate pollution with individuals using more cars for transportation than local transit. STOP this development! Put a moratorium on these lux developments! Those who work and live at the bottom rung of society can no longer afford to live here because of developments like Naim's. Please stop this! Thank you for your time.



Michelle Carter <michelle.carter@lacity.org>

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## Opposition of Project Site at Pasadena Ave/ Ave 39 (Case no: VTT-74933-CN; DIR-2018-4190-TOC-SPR)

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Vicki Luong <vil626@yahoo.com>

Tue, Feb 11, 2020 at 8:34 PM

To: "michelle.carter@lacity.org" <michelle.carter@lacity.org>

Dear Michelle Carter,

We are writing this email to address our opposition to the proposed project site (Case no: VTT-74933-CN; DIR-2018-4190-TOC-SPR) located at 3800-3830 North [Pasadena Ave](#), 3832-3836 [North Figueroa Street](#), and [110 East Avenue 39](#).

We are against the construction and occupation of the proposed project which will create an influx of residents in an already small community.

We are the residents at [227 East Avenue 38, LA, CA 90031](#).

Resident #1 Jack Luong - Opposed to the project

Resident #2 Qun Luong - Opposed to the project

Resident #3 Vicki Luong - Opposed to the project

Please acknowledge receipt of this email and forward to appropriate personnel if need be.

Thank you,

Jack, Qun and Vicki Luong



Michelle Carter <michelle.carter@lacity.org>

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## PETITION and LETTER: RE: Proposed Condo Development at 3800-3830 N. Pasadena Ave. – "ARROYO PROJECT"

1 message

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dc@chappledesign <dc@chappledesign.com>

Thu, Aug 6, 2020 at 11:49 AM

To: michelle.carter@lacity.org

Dear Ms Carter,  
Please see my letter

RE: Proposed Condo Development at [3800-3830 N. Pasadena Ave.](#) – Case No.'s: VTT-74933-CN, DIR- 2018-4190-TOC-SPR, & ENV-2018-4189-CE

I would like to submit this petition against the project.  
Please include it in the record of the entitlement applications.

In the petition, stakeholders signed on to a statement that included a critique of the project, including height requirements, parking, ADA, safety, extra parkland procurement, etc., and offered proposed solutions to the project's faults. This petition is in response to the proposed project and reflects the broad opposition within the community against the project in its current form.

Please to confirm receipt.

Sincerely,  
Dave Chapple

PDF of Letter:

3 PDF Attachments

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### 4 attachments

 **Letter\_MsCarter\_ArroyoProject\_NELA\_Plaza.pdf**  
40K

 **NELA Plaza Petition.pdf**  
357K

 **NELA\_Plaza\_petition\_comments\_3.pdf**  
69K

 **NELA\_Plaza\_petition\_signatures\_3.pdf**  
198K



Michelle Carter <michelle.carter@lacity.org>

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## Planning meeting

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**Marisol Salazar** <mari.bubbles.salazar@gmail.com>  
To: "michelle.carter@lacity.org" <michelle.carter@lacity.org>

Mon, Feb 17, 2020 at 12:30 PM

Hello my name is Marisol Salazar.

I live in the highland park community and I have some issues with the units being planned in Figueroa and Pasadena ave. For one I don't like the racist developer Michael Niam and his views of those who already been in the community. He sees natives as poorly educated people and I don't think I want someone like that doing business in my community that promotes genterficarion. Unfortunately I am unable to attend the the planning meeting on Feb 19 so I am writing to you in hopes that my voice is still heard. I want to make it clear that I am fully against Michael Niam's plans if building over 100 units on Figueroa and Pasadena ave.





Michelle Carter <michelle.carter@lacity.org>

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## PROJECT

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**Sandra Guerrero** <princezssandra@gmail.com>  
To: michelle.carter@lacity.org

Wed, Feb 19, 2020 at 10:26 AM

I am writing you to voice my concerns in regards to the project of a seven story mixed use development at 3800 -3800 North Pasadena Ave / 3832 - 3836 N Figueroa Street.

**Case No: VTT-74933-CN DIR-2018-4190-TOC-SPR**  
**CEQA No: ENV-2018-4189-CE**

This development has many issues which I will list below. I don't believe this project should be exempted from CEQA guidelines. If you are familiar with this area you know this corner has already had many vehicular fatalities and this development will only bring more traffic and congestion which will cause even more fatalities.

This huge development is disgusting in the face of our homeless crisis which is compounded by these type of market rate developments. We need affordable housing not market rate housing. Out of 100 units only 14 will be for "low income" which is not affordable to anyone in this community. Highland Park is already had a high amount of displacement and is continuing to face it. The City if furthering the housing issue by allowing developers like this to come in and develop unaffordable housing! This developer came to our community and insulted the community members by saying he was surprised that they could sound educated or even speak english.

Community members have showed up and voiced their opposition to this development and nobody is listening especially the councilmembers.

We NEED real housing solutions not these greedy developers! Do not continue to add to the homeless crisis! Listen to the constituents please!

Sandra

August 6, 2020

Michelle Carter, City Planning Associate Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

RE: Proposed Condo Development at 3800-3830 N. Pasadena Ave. – Case No.'s: VTT-74933-CN, DIR- 2018-4190-TOC-SPR, & ENV-2018-4189-CE

Dear Ms. Carter:

I am emailing you to submit a petition (see attached) I helped organize on [Change.org](https://change.org) in opposition to the "Arroyo" project (formerly "NELA Plaza") and the entitlement applications referenced above. This online petition is in addition to the paper petition that adjacent neighbor's of the project previously submitted. This petition was first started online in August 2019, and currently has 1,340 signatures on it with more affected stakeholders from the Montecito Heights/ Mt. Washington/ Highland Park community continuing to sign the petition on an ongoing basis. See the current numbers and interest in the petition at the following link: <http://chnng.it/shSC6KTH>

In the petition, stakeholders signed on to a statement that included a critique of the project, including height requirements, parking, ADA, safety, extra parkland procurement, etc., and offered proposed solutions to the project's faults. This petition is in response to the proposed project and reflects the broad opposition within the community against the project in its current form.

After multiple multiple community meetings with the developer, the developer has made some minor adjustments but still, the community does not want it, plain and simple. The community of Arroyo Seco feel this is a seminal marking of the complete destruction of this historic community we have chosen to live our lives and raise our families in. It doesn't fit. It has no place here. It serves no purpose but to disrupt and clog the community, visually, physically, and emotionally.

It will pave the way for more land-grabber style thoughtless construction as entire blocks are sold off to developers who will use the "Arroyo" as a precedent for their disastrous ambitions. We the people are mad. We are mad that our community leaders have let us down. We are all watching this unfold without due representation.

Ms. Carter, on behalf or the Arroyo Seco neighborhood we would like to submit this petition against the project. Please include it in the record of the entitlement applications referenced above.

Sincerely,  
Dave Chapple  
Mt Washington/Highland Park, 90031

# MOUNT WASHINGTON HOMEOWNERS ALLIANCE



November 10, 2018

## 2018 Board of Directors

### Officers

#### *President*

**Nicole Thomas**  
nicolethomas101@earthlink.net  
(323) 342-0735

#### *VP Action*

**Rob Corsini**  
recorsini@aol.com

#### *VP Programs*

#### **Open**

#### *VP Land Use*

**Daniel Marlos**  
dmarlos@roadrunner.com  
(323) 342-0902

#### *VP Membership*

**Christine Irwin**  
littlechris@mac.com

#### *VP Hospitality*

**Lin Cher**  
Grubb911cher@aol.com

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**Lisa Lorentson**  
lisalorentson@gmail.com

#### *Treasurer*

**Suzanne Huddleson**  
ESANR@aol.com

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patricia.winters@gmail.com

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(323) 227-6491

#### **Monique Gaudry #2**

monique42@yahoo.com  
(323) 384-8226

#### **Chris Howard #3**

christohoward@gmail.com  
(323) 216-3567

#### **Lisa Anne Auerbach #4**

lisa.anne@me.com

#### **Carol Tilton #5**

rainbowlady45@hotmail.com

#### **Linda Kallan #6**

LindaKallan2000@yahoo.com

#### *Immediate Past President*

**Clare Marter Kenyon**  
clare\_mk@yahoo.com

### Alliance Times Editor

Lisa Anne Auerbach  
lisa.anne@me.com

City Clerk  
City of Los Angeles  
Department of Planning  
200 N. Spring Street, Rm. 763  
Los Angeles, CA 90012-3239

RE:

Request to be placed on the mailing list for ALL Notices, Environmental Documents, Decisions, Determinations, and Staff Reports.

**This is a notice that MWAHA is an “interested Party” concerning the following project (this is not a FOIA request).**

Project Address: 3836 N. Figueroa Street Los Angeles, CA 90065  
Case Number: DIR-2018-4190-SPR 11

Dear City Clerk and All City Employees Copied and / or Concerned:

This letter is to request that the City of Los Angeles, or any Department or Division of the City of Los Angeles acting as Lead Agency, provide to the Mount Washington Homeowners Alliance (MWAHA) and its officers listed below with copies of ALL:

- CEQA notices and documents (including MNDs & CEs)
- HEARING notices
- DECISIONS
- Director Determinations
- Staff Reports, and
- **Any and all notices of every kind** that the City or

Department issues or has issued for the above-referenced projects.

With regard to notices related to CEQA, this request is filed pursuant to Public Resources Code section 21092.2

With regard to notices related to City of Los Angeles or Departmental notices required to be given to any person who requests in writing to receive such notices, this request is filed under the authority of any and all federal, state, and City of Los Angeles statutes, codes or regulations that authorize a person to request to receive notice of actions in relation

P. O. Box 65855, Los Angeles, CA 90065-0855  
www.mwha.us; www.facebook.com/MWHAAlliance

to any project pending before the City or any of its Departments or Divisions.  
Please e-mail PDF copies of the requested environmental documents, notices, hearing notices, agendas, decisions, or determinations to the following members of the Mount Washington Homeowners Alliance Land Use Committee:

Daniel Marlos  
e-mail: dmarlos@roadrunner.com

Clare Marter Kenyon  
e-mail: clare\_mk@yahoo.com

Dan Wright  
e-mail: fiberflash@aol.com

Mark B. Kenyon  
e-mail : mark.b.kenyon@gmail.com

Christine Irwin  
e-mail: littlechrissy@mac.com

Chris Howard  
e-mail: christohoward@gmail.com

Carol Tilton  
e-mail: rainbowlady45@hotmail.com

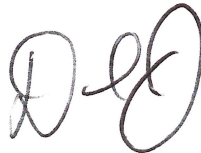
Lin Cher  
e-mail: grubb911cher@aol.com

If you have any questions about this request for all notices and decisions,  
Please call me, Daniel Marlos, at (323) 342-0902

Thank you for your attention to this important matter.

Sincerely,

Daniel Marlos  
MWAH Land Use Chair



Cc: Holly L. Wolcott, City Clerk  
Vince Bartoni, Executive Director of Planning  
Michelle Carter, City Planning Associate  
Councilmember Gilbert Cedillo, CD1  
Gerald Gubatan, Senior Planning Deputy for CD1





Michelle Carter <michelle.carter@lacity.org>

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**VTT-74933-CN**

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**Lynda Valencia** <lyndavalencia@gmail.com>  
To: michelle.carter@lacity.org

Fri, Feb 14, 2020 at 2:33 PM

Dear Ms. Carter,




I am writing on behalf of Arroyo Seco Neighborhood Council to request that the following documents be added to the file for the above project. And that the same documents are presented to the Deputy Advisory Agency Hearing Officer, and any other committee members or hearing officers participating in the hearing scheduled for February 19, 2020 at 10am.

Thank you,

ASNC Board President--  
**Lynda Valencia**

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**3 attachments**

-  **20-02-12-NELA Letter to Planning.pdf**  
346K
-  **3800PasadenAve-190129 Michelle Carter.pdf**  
350K
-  **3800PasadenAve\_Cedillo-190129.pdf**  
350K

2/19/2020 NELA Plaza Hearing Re.: Tract map, Site Plan Review & Environ. Assessment:  
Submitted by Lynda Valencia, ASNC Board President

The proposed project would be in the heart of the Figueroa Corridor between Highland Park and Cypress Park and at a prominent site at the corner of Figueroa Street and Pasadena Avenue. It is the south entrance to the Garvanza-Highland Park Historic District and an access point to both the Mt. Washington and Lincoln Heights neighborhoods. This site and whatever project will get built here is a major concern to this community as I have heard from stakeholders at our NC's multiple hearings on the project over the past year.

The planner has outlined the technical description of this project: 100-units, 7-stories, the combining of multiple lots and part of the Pasadena Ave. R.O.W., 118 parking spaces, and so on,

I am here to tell you this project would be massively out of scale with its neighboring homes, increase the traffic and parking congestion, and likely add noise to the area. But to understand how much out of scale this project would be, we need to establish a baseline for this site.

*How much could I build here before the Transit Oriented Communities program, which enables all these bonuses, was approved by the City?* Given its underlying zoning, this site would have been limited, I believe, to have 59 units, 121,000 sf, and maximum height of 45 ft. Instead, the developer is asking to entitle a project with 100 units, 164,000 sf floor areas, and a maximum height of 72 ft., and free public land. That is not a moderate density bonus, that is a massive bonus of 46% over the site's underlying zoning, and equally important, the project would tower over its neighbors and the street with walls 52 ft high at 5 ft off the shared property line to the south. The community wishes to have a development that is lower and more in character with the single story structures that currently dominate the area.

Thank you,

Lynda Valencia

**Great Cypress Park  
Neighborhood Council**  
1150 Cypress Ave  
Los Angeles, CA 90065  
www.cypressparknc.com



**Planning, Land Use, and  
Environment Committee**  
Meetings: 1st Tuesday of every month  
Contact: ash.gcpnc@gmail.com

Department of City Planning

Re: Case Number ENV-2018-4189-CE / DIR-2018-4190-TOC-SPR

Dear City Planning Staff.

The Greater Cypress Park Neighborhood Council, on the recommendation of its Land Use and Housing/Homelesses Committee, wishes to express opposition to the following application:

**Address:** 3836 N Figueroa Street - 100 residential condominium development  
ENV-2018-4189-CE / DIR-2018-4190-TOC-SPR

**Project Description:** VTT TO CONSTRUCT 100 RESIDENTIAL CONDOMINIUM UNITS ON 5 LEVELS TYPE III OVER 2 LEVEL TYPE I PODIUM INCLUDING 99 PARKING & 14 BI LEVEL COMMERCIAL UNITS AND RESIDENT AMMENITIES.

The board also opposes the CEQA exemption.

**This letter of opposition was approved by the GCPNC Governing Board on  
March 10, 2020.**

Thank you for your consideration in this matter.

Kind regards,

Ash Kramer  
Chair, Land Use and Housing/Homelessness Committee  
on behalf of the Greater Cypress Park Neighborhood Council

# **HISTORIC ARROYO SECO neighborhood--- NO 4/5/6/7 story Condos by Beverly Hills Developers!**



Arroyo Seco started this petition to Gil Cedillo , Michelle Carter, Shana Bonstein, Eric Garcetti Mayor of Los Angeles, Los Angeles Department of City Planning, Los Angeles OFFICE OF HISTORIC RESOURCES

## **The future of the HISTORIC ARROYO SECO neighborhood can be decided Right NOW:**

To the developers of the 7- story condo NELA project at the corner of Figueroa and N Pasadena Ave/Marmion Way.

We believe this structure should **NOT be built** as proposed



We **oppose** the condo building for the following reasons:

- **IT IS WAY TOO BIG.** At 7 stories tall, and 72 feet above the concrete base, it towers one story over the tallest Los Angeles power pole.
- This is a ridiculous land grab, supported by vote-seeking politicians who have no interest in historic preservation nor allegiance to their local tax-paying constituents.
- The self-serving developers are showing no consideration at all for the local neighborhood. The condo building would completely **block** views of Montecito Heights and Mt. Washington for many.
- The proposed design is ugly - no curb appeal whatsoever.
- **THIS IS NOT AFFORDABLE HOUSING.** The housing it creates is paltry to the needs of our community and represents an outsider's land grab for major reaping of personal financial benefit.
- Whereas there is a very real need for additional housing in Los Angeles, the luxury units' price point of \$600,000 in no way fulfills current affordable housing needs.
- Proposes limited parking, Offers limited to **NO parking** for proposed business units on base floor. At 600K - not including a parking space? Get real!
- Causes **parking issues** (people will cluster into available units in order to afford payment) bringing with them a multitude of vehicles that will need to be permanently parked on local streets. Customers will be forced to try to find parking in local neighborhoods or park illegally.
- Parking issues at local Gold line stations, taking up parking for would-be commuters to the 2 local stations.
- Further exacerbates poor intersection visual dynamics (expect more accidents than we already have at that intersection)

- Guarantees morning and evening traffic jams. Figueroa Ave and Pasadena Ave are already at a traffic standstill - mornings and evenings, despite recent expensive road “improvements”.

*If this massive structure is allowed to be built, it will pave the way for future overdevelopment of this size and literally ruin the surrounding neighborhoods.*

**To solve the problem:**

- We would hope that the architects at Naim Associates and associated investors/developers understand and carefully study the community of which they are outlining to be a part of.
- We ask that this unit be restricted to 3 stories from the ground up.
- We demand better parking for residents and business customers.
- We ask that you offer 20% affordable housing (instead of the required %10) - disclose the actual “affordable housing” rent/purchase price
- We request ADA compliance throughout.
- We ask that you disclose estimated unit price, HOA fees and per unit parking.
- The adjacent park land strip use will be negotiated after above conditions are met.

NOTE: The [previous petition](#) that many have signed, is a good one, but it is worded in a way that does not actually challenge the buildings intentions or overbearing massive height.

Thus, as worded, **only prohibits the acquisition of the park strip** that sits to the front of it. People are signing this thinking that they are trying to prevent to building of the structure, but in fact it is worded like an endorsement!

We need to COUNTERACT immediately. That is what this new petition is for:

Looking to get 500 signatures ASAP.



## Decision makers



**Gil Cedillo**



**Michelle Carter**



**Shana Bonstein**



**Eric Garcetti**  
Mayor of Los Angeles

**Follow**



**Los Angeles Department of City Planning**



**Los Angeles OFFICE OF HISTORIC RESOURCES**



Only **146 more** supporters to the next goal!





Recipient: Gil Cedillo, Michelle Carter, Shana Bonstein, Eric Garcetti, Los Angeles  
Department of City Planning, Los Angeles OFFICE OF HISTORIC RESOURCES

Letter: Greetings,

HISTORIC ARROYO SECO neighborhood:  
NO 4/5/6/7 story Condos by Beverly Hills Developers!

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derek saucedo	Los Angeles, CA	2020-02-27	"I live next to that place it will be an eye sore and affect my neighborhood."
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Jbarrie Turner	Stockton, CA	2020-08-03	"I know what it's like. I had to leave the mission district over the same type of situation. Its not right."
Ann Gottesman	Pasadena, CA	2020-08-03	"This is NOT what our neighbors want or need. This project will block viewer and look like a monstrosity! This will not fit and serve our neighborhood."
Sandra Guerrero	Los Angeles, CA	2020-08-04	"We have gone to the neighborhood council meetings, to the developers meetings, to land use meetings and several community members attended and voiced their opposition to this proposal. Councilman for CD1 and the city still pushed it through."
Eliza Jones	Arroyo Grande, CA	2020-08-04	"AFFORDABLE housing is needed, NOT GENTRIFICATION"
Trenton Whetstone	Los Angeles, CA	2020-08-04	"I support affordable housing"
Frances Elizondo	Los Angeles, CA	2020-08-05	"It will further impact the neighborhood and the traffic!"
Roberto I Miranda Jr	Los Angeles, CA	2020-08-05	"I don't want my neighborhood ruined!"
Michael Romero	Los Angeles, CA	2020-08-05	"The greed of these developers"
Armida Perez	Los Angeles, CA	2020-08-05	"I don't want Highland Park to turn into another concrete jungle like downtown LA. Developers want DTLA to expand into Highland Park and all of the others little districts in the area just like NYC."
Miguel Navarro	Los Angeles, CA	2020-08-05	"It does not fit in with the historic nature of this community!!"



Recipient: Gil Cedillo, Michelle Carter, Shana Bonstein, Eric Garcetti, Los Angeles  
Department of City Planning, Los Angeles OFFICE OF HISTORIC RESOURCES

Letter: Greetings,

HISTORIC ARROYO SECO neighborhood:  
NO 4/5/6/7 story Condos by Beverly Hills Developers!

# Signatures

Name	Location	Date
Arroyo Seco	California	2019-08-25
Jose Rodriguez	Downey, US	2019-08-27
Elizabeth Ramirez	los angeles, CA	2019-08-27
AdriNa Garcia	Los Angeles, CA	2019-08-27
Maria Menchaca	Los Angeles, US	2019-08-27
Scott Rubel	Los Angeles, CA	2019-08-27
Dave Chapple	Los Angeles, US	2019-08-27
Manuel Montenegro	Los Angeles, US	2019-08-27
Erika Adolphus	San Diego, US	2019-08-27
Claudia Agraz	Los Angeles, US	2019-08-27
Juan Sepulveda	Los Angeles, US	2019-08-27
nick lucking	Los Angeles, US	2019-08-27
Curtis Hill	Los Angeles, US	2019-08-27
Erika Gallo	Los Angeles, CA	2019-08-27
Michael montes	Los Angeles, US	2019-08-27
jordan dominguez	Los angeles, US	2019-08-27
Roy Payan	Los Angeles, US	2019-08-27
Karla Garcia	Los Angeles, US	2019-08-27
leslie diaz	Los Angeles, CA	2019-08-27
Ashley Rizo	Los Angeles, US	2019-08-27



<b>Name</b>	<b>Location</b>	<b>Date</b>
martha gomes	Los Angeles, CA	2019-08-27
Emely Prieto	Los Angeles, US	2019-08-27
Robert Sanchez	Los Angeles, US	2019-08-27
Yolanda Ramos	Los Angeles, US	2019-08-27
Danielle Salazar	Los Angeles, CA	2019-08-27
Jasmine Gomez	Whittier, US	2019-08-27
Arthur Hale	Los Angeles, US	2019-08-27
Timothy Wager	Los Angeles, CA	2019-08-27
Estefany R	Van Nuys, US	2019-08-27
Gina Ruiz	los angeles, CA	2019-08-27
Paul Mendoza	Los Angeles, US	2019-08-27
Daniel Durazo	Los Angeles, US	2019-08-27
El Banks-Gabriel	Brooklyn, NY	2019-08-27
Adriana Mandujano	Los angeles, US	2019-08-27
Michelle Salazar	Los Angeles, CA	2019-08-27
Jonathan Escobar	Los Angeles, US	2019-08-27
Desiree Lopez	Los Angeles, CA	2019-08-27
Justine Juarez	Los Angeles, US	2019-08-27
Rosa Ruiz	Los Angeles, US	2019-08-27
Braxton Cordova	Van Nuys, US	2019-08-27
Carina Mondragon	Los Angeles, US	2019-08-27
Yvette Najera	Los angeles, US	2019-08-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kate Mayfield	Los Angeles, CA	2019-08-27
Orlando Salazar	Los Angeles, US	2019-08-27
Paco Castro	Chesapeake, US	2019-08-27
Jose Bernal	San Diego, US	2019-08-27
Erika Rodriguez	Los Angeles, US	2019-08-27
Sara Flores	Los Angeles, US	2019-08-27
Cornell Womack	Los Angeles, US	2019-08-27
Carolina Diaz	Los Angeles, US	2019-08-27
Sandy Frias	Pasadena, US	2019-08-27
Roxy Garcia	Los Angeles, CA	2019-08-27
Eduardo Castillo	Los Angeles, CA	2019-08-27
Monica Martinez	Los Angeles, US	2019-08-27
Christina Garcia	Los Angeles, US	2019-08-27
Crystal McDougall	Palmdale, CA	2019-08-27
Pricilla Magallanes	Cleveland, US	2019-08-27
Gabriela Galindo	Bell, US	2019-08-27
DARRYL DURAN	Los Angeles, US	2019-08-28
Charlie Deleon	Los Angeles, US	2019-08-28
Regina Cortez	Los Angeles, US	2019-08-28
Juan Guerrero	Los Angeles, US	2019-08-28
sonia marissa	san diego, CA	2019-08-28
Jesus Maldonado	Los Angeles, CA	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Pamela Morales	Los Angeles, US	2019-08-28
SANDRA M	Los Angeles, US	2019-08-28
Adele Satori	Los Angeles, US	2019-08-28
Adabel Milanes	Los Angeles, US	2019-08-28
Christian Melesio	Los Angeles, US	2019-08-28
Robyn Brahinsky	Los Angeles, CA	2019-08-28
Vanessa Giannini	Los Angeles, US	2019-08-28
Tracy Casadio	Los Angeles, US	2019-08-28
Ester Petschar	Los Angeles, CA	2019-08-28
Manuel Pena	Los Angeles, US	2019-08-28
Vera Anguiano	Los Angeles, CA	2019-08-28
Jasmine Wong	Los Angeles, US	2019-08-28
Valerie Switzer	Los Angeles, CA	2019-08-28
Ismael Martinez	Los Angeles, CA	2019-08-28
Jesus Figueroa	Los Angeles, CA	2019-08-28
Charlie Tatham	Portland, US	2019-08-28
Anthony Diaz	Los Angeles, CA	2019-08-28
Bertha Duarte	Los Angeles, US	2019-08-28
Michelle Castro-Rodriguez	US	2019-08-28
Rian Seeley	Los Angeles, CA	2019-08-28
Anita Martinez	Los Angeles, US	2019-08-28
jeff martinez	los angeles, CA	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Eduardo Aleman	Los Angeles, US	2019-08-28
alicia robles	los angeles, CA	2019-08-28
Luis Nava Jr	Los Angeles, CA	2019-08-28
Jackie Alvarez	Los Angeles, CA	2019-08-28
rachel Rodriguez	Pasadena, CA	2019-08-28
Grace Ruiz	Los Angeles, US	2019-08-28
Dylan Smith	Carthage, US	2019-08-28
Kate Costello	Los Angeles, US	2019-08-28
Katharine Pinney	Los Angeles, US	2019-08-28
elizabeth birkenbuel	los angeles, CA	2019-08-28
lisabeth shiner	la canada, US	2019-08-28
Liza Mancia	Los Angeles, US	2019-08-28
Pablo Rodriguez	Los Angeles, US	2019-08-28
Jaime Jimenez	Los Angeles, US	2019-08-28
Theresa Flores	Los Angeles, US	2019-08-28
Sarah Tower	Los Angeles, CA	2019-08-28
Carolina Gomez	Los Angeles, US	2019-08-28
Ofelia Renteria pastor	San Diego, US	2019-08-28
Teresa Cordero	Los Angeles, CA	2019-08-28
Oscar Rodriguez	Los Angeles, US	2019-08-28
Wendy Canizalez	Los Angeles, US	2019-08-28
Cassandra Garcia	Los Angeles, US	2019-08-28



<b>Name</b>	<b>Location</b>	<b>Date</b>
moo willie	Los Angeles, US	2019-08-28
Gina Martinez	West Covina, CA	2019-08-28
Lilly Martinez	Los Angeles, CA	2019-08-28
Audra Freeman	League City, US	2019-08-28
MELANIE MCARTOR	Los Angeles, US	2019-08-28
Mary Tokita	Los Angeles, CA	2019-08-28
Elias R	Raleigh, US	2019-08-28
Jorge Oliden	Los Angeles, CA	2019-08-28
Candace Goodwin	stamford, US	2019-08-28
N A	Los Angeles, CA	2019-08-28
Samantha Gould	Humble, TX	2019-08-28
Reuben Rivera	Los Angeles, CA	2019-08-28
Rosalba Mendez	South Pasadena, US	2019-08-28
Paul Meeker	Los Angeles, US	2019-08-28
Angelica Martinez-Oropez	Pacoima, US	2019-08-28
Peter Avanzino	Long Beach, US	2019-08-28
Art Berber	Los Angeles, US	2019-08-28
Ashley Tejeda	Los Angeles, US	2019-08-28
Jose Covarrubias	Los Angeles, US	2019-08-28
Lucy Cueavs	Los Angeles, US	2019-08-28
Christopher Cano	Los Angeles, US	2019-08-28
Rosaura Lamas	San Diego, US	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sharon Mackley	Vancouver, WA	2019-08-28
Jack SANCHEZ	Los Angeles, US	2019-08-28
Cid Lowery	Los Angeles, US	2019-08-28
Elizabeth Manns	Montecito Heights, US	2019-08-28
Steve Wills	Kagel Canyon, CA	2019-08-28
Michael Divic	Los angeles, US	2019-08-28
Eric Sotelo	Los Angeles, CA	2019-08-28
Ana Moreno	Los Angeles, US	2019-08-28
Deborah Vicario	Alabama	2019-08-28
maria bautista	Los Angeles, CA	2019-08-28
Sheffer Bruton	Los Angeles, CA	2019-08-28
JULIE VELDERRAIN	los angeles, US	2019-08-28
Simon Morales	Los Angeles, US	2019-08-28
Keauna Garcia	Los Angeles, US	2019-08-28
Robert Agozino	Lake Forest, CA	2019-08-28
Betty Romero	Texarkana, US	2019-08-28
Cindy Olnick	Los Angeles, US	2019-08-28
Gregory franco	Los Angeles, US	2019-08-28
Rich Riggs	North Liberty, US	2019-08-28
Anthony Bernal	Los Angeles, US	2019-08-28
Judith Delgado	Los Angeles, CA	2019-08-28
Sara Ross	Los Angeles, CA	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alyssa Pickering	West Covina, US	2019-08-28
Louis Valdez	Los Angeles, US	2019-08-28
Rae Chairez	Los Angeles, CA	2019-08-28
Barbara Almario	South Pasadena, US	2019-08-28
Tia Madkins	Berkeley, CA	2019-08-28
Angie Morua	Los Angeles, US	2019-08-28
Alfred Beltran	Los Angeles, US	2019-08-28
Brianna Nathaniel	Arlington, US	2019-08-28
Rocio Ramos	US	2019-08-28
Edward Rivera	Los Angeles, CA	2019-08-28
Aryanna Siler	Gig Harbor, US	2019-08-28
Consuelo Lopez	Garden Grove, US	2019-08-28
A B	Miami, US	2019-08-28
Cisco Deluna	Los angeles, US	2019-08-28
McKenna Smith	Philadelphia, US	2019-08-28
Rosa Bender	South Pasadena, CA	2019-08-29
Carlos Castro	Los Angeles, US	2019-08-29
TW Shiver	US	2019-08-29
Diane Douglas Quinn	Smithsburg, US	2019-08-29
Lilly Cook	Plainfield, US	2019-08-29
selena garcia	Austin, US	2019-08-29
Daniela Hernandez	Los Angeles, CA	2019-08-29

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kygo H	US	2019-08-29
Eddie Flores	Anaheim, US	2019-08-29
Monica Sanchez	Los Angeles, US	2019-08-29
Greg Hicks	Los Angeles, CA	2019-08-29
Claudia Lara Vargas	Rosemead, US	2019-08-29
Dee Anaya	Los Angeles, US	2019-08-29
Darlene Brown	Los Angeles, CA	2019-08-29
Thomas Diehl	Safety Harbor, US	2019-08-29
Antonio Mondragon	Los Angeles, US	2019-08-29
Catherine Stafford	Ponchatoula, LA	2019-08-29
Soraya Sanchez	Los Angeles, US	2019-08-29
Carla Hernandez	Los Angeles, US	2019-08-29
Chelsea Carmona	Los Angeles, US	2019-08-29
Armida Hernandez	Los Angeles, US	2019-08-29
Mario Avila	Los Angeles, US	2019-08-29
Clara Avila	Los Angeles, US	2019-08-29
Yiqun Ma	Fresh Meadows, US	2019-08-29
Mary Morgan	Evansville, US	2019-08-29
Corinne Simon-Duneau	Los Angeles, US	2019-08-29
Domonique Lark	US	2019-08-29
Jeff Gilley	Omaha, US	2019-08-29
Cal Phoenix	Minneapolis, US	2019-08-29



<b>Name</b>	<b>Location</b>	<b>Date</b>
Sarah S. Forth, PhD	Los Angeles, CA	2019-08-29
Taylor Salamone	Mira Loma, US	2019-08-29
Daisy Tapia	Los Angeles, US	2019-08-29
David Marsh	Los Angeles, US	2019-08-30
Suzanne Jett	US	2019-08-30
laura levinson	Los Angeles, US	2019-08-30
Dolores Stewart	Los Angeles, CA	2019-08-30
Angie Licea	Alhambra, US	2019-08-30
sara clendening	Los Angeles, US	2019-08-30
Jessica Cruz	Azusa, CA	2019-08-30
Arlene Alfaro	Los Angeles, CA	2019-08-30
Janet Lorenz	Los Angeles, CA	2019-08-30
Len Tower	Fullerton, US	2019-08-30
Kai Joa	Houston, US	2019-08-30
Marcy A	Los Angeles, US	2019-08-30
Christine Minnig	Alhambra, CA	2019-08-30
Lashonda Thomas	Griffin, US	2019-08-30
Alejandrina Romero	Los Angeles, US	2019-08-30
Lilian Crespo	Los Angeles, US	2019-08-30
Soad Erian	Los Angeles, US	2019-08-30
Rahmat Syed	Alpharetta, US	2019-08-30
William Holden	Thousand Oaks, US	2019-08-30

<b>Name</b>	<b>Location</b>	<b>Date</b>
Adriana rincon	Los Angeles, CA	2019-08-30
Monica Melgoza's	Los angeles, US	2019-08-30
Erica Silverman	LA, CA	2019-08-31
Paula Vargas	Los Angeles, CA	2019-08-31
Agnes Braga	Perris, US	2019-08-31
Nancy Serrano	Los Angeles, US	2019-08-31
Sofia Alvarado	Pasadena, US	2019-08-31
Irene Barron	El Paso, US	2019-08-31
Stacie Stewart	Los Angeles, US	2019-09-01
Michelle Suarez	Los Angeles, US	2019-09-01
martha guerrero	Los Angeles, CA	2019-09-01
jill abatemarco	Valley Village, CA	2019-09-01
Nathalie Chapple	Los Angeles, CA	2019-09-02
Gail Castro	Los Angeles, US	2019-09-02
Stephenie Bin	Los Angeles, US	2019-09-05
Lisa Ayala	Los Angeles, CA	2019-09-05
Mario Bartolo	Los Angeles, CA	2019-09-05
Rocio Elena Vela	Los Angeles, CA	2019-09-05
Dania Gomez	Los Angeles, CA	2019-09-05
Ember Banaga	Los Angeles, CA	2019-09-05
Daniela Covarrubias	Los Angeles, CA	2019-09-05
Andrew Velez	Los Angeles, CA	2019-09-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Elaine Velez	Los Angeles, CA	2019-09-05
Rudy Velez	Los Angeles, CA	2019-09-05
Vivian Baig	Los Angeles, CA	2019-09-06
Marlene Parra	Glendora, CA	2019-09-06
Leilani Magaleon	Los Angeles, CA	2019-09-06
Andrea Guardado	Los Angeles, CA	2019-09-06
Manuel Méndez	Los Angeles, CA	2019-09-06
Jennifer Stovall	Los Angeles, CA	2019-09-06
Manuel Martinez	Van Nuys, CA	2019-09-06
susie bravo	Los Angeles, CA	2019-09-06
Francisco Pena	Los Angeles, US	2019-09-06
Gabriel Wrye	Los Angeles, CA	2019-09-07
Dulce Guzman	Los Angeles, CA	2019-09-07
Lisa Alanis	Los Angeles, CA	2019-09-07
Steve Munguia	Los Angeles, CA	2019-09-07
John Gonzalez	Los Angeles, CA	2019-09-07
alma berber	Los Angeles, CA	2019-09-08
Ernesto Ramirez	Los Angeles, CA	2019-09-08
Elizabeth Cruz	Los Angeles, CA	2019-09-08
David Bloom	Los Angeles, CA	2019-09-08
Guadalupe Jimenez	Los Angeles, CA	2019-09-08
Diana Aguilar	California	2019-09-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ingrid Forero	South Gate, CA	2019-09-09
Vincent Jaramillo	La Puente, CA	2019-09-09
Michelle Do	Los Angeles, CA	2019-09-09
Crystal Andrade	Highland Park, CA	2019-09-09
Gilbert Gonzales	Highland Park, CA	2019-09-09
Samuel Flores	Los Angeles, CA	2019-09-09
Vicky Martinez	Los Angeles, CA	2019-09-09
Stephanie Mendez	Los Angeles, CA	2019-09-09
Valerie Ruiz	Los Angeles, CA	2019-09-09
Jaime Chacon	Los Angeles, CA	2019-09-09
Monica Chacon	US	2019-09-09
Johnny Alvarez	cypress park, CA	2019-09-09
Linette Woron	Los Angeles, CA	2019-09-09
Ysenia Araujo	Los Angeles, CA	2019-09-09
Jessica Huebner	Los Angeles, CA	2019-09-09
ALBERTO SALAZAR	Los Angeles, CA	2019-09-09
Nicole C	Los Angeles, CA	2019-09-09
Vicky Rios	Wayne, US	2019-09-09
Gloria Leiva	Los Angeles, CA	2019-09-09
Kimberly Vazquez	Los Angeles, CA	2019-09-09
Monica Shelly	Sierra Madre, CA	2019-09-09
Samanta Garcia	Bellflower, CA	2019-09-09



<b>Name</b>	<b>Location</b>	<b>Date</b>
April Mendoza	Los Angeles, CA	2019-09-09
Stephen Galvan	Los Angeles, CA	2019-09-09
Alice Hartwell	South Pasadena, CA	2019-09-09
ella wright	Towson, US	2019-09-09
Joseph Meltzer	Lakewood, US	2019-09-09
Sergio Vizcarra	Los Angeles, CA	2019-09-09
Nicholas Nungaray	Los Angeles, CA	2019-09-09
Erick Cardoza	Los Angeles, CA	2019-09-09
Gabriela Barajas	Los Angeles, CA	2019-09-09
Jen R	Pasadena, US	2019-09-09
Jacke Leon	Los Angeles, CA	2019-09-09
Scareltt Holguin	Los angeles, CA	2019-09-10
Aurora Ramirez	Los Angeles, CA	2019-09-10
Natalie Bracero	Costa Mesa, CA	2019-09-10
Brenda Perez	Los Angeles, CA	2019-09-10
Londi Gomez	Los Angeles, CA	2019-09-10
Marilyn Robles	Los Angeles, CA	2019-09-10
angela ruiz	Los Angeles, CA	2019-09-10
Benny Alvarado	Los Angeles, CA	2019-09-10
Will Valdez	West Covina, CA	2019-09-10
Rosa Romero	Los Angeles, CA	2019-09-10
Josephina Erentreich	Los Angeles, CA	2019-09-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Desiree Mora	Los Angeles, US	2019-09-10
Jailine Noriega	Vista, CA	2019-09-10
Julie Matsinger	Clifton Heights, US	2019-09-10
angela olivarez	west covina, CA	2019-09-10
Leticia Lopez	Los Angeles, CA	2019-09-10
Jeffrey Ojeda	Walnut, CA	2019-09-10
Maziar Rostamian	Los Angeles, CA	2019-09-10
Vickie Rodriguez	Los Angeles, CA	2019-09-10
Diana Gomez Lopez	Bellflower, CA	2019-09-10
Ben G	Los Angeles, CA	2019-09-10
Cheryl Scroggs	Los Angeles, CA	2019-09-10
Maria Delgado	Los Angeles, CA	2019-09-10
Renée Quinn Quinn	US	2019-09-10
Jen Vaughn	Las Cruces, US	2019-09-10
Ruth lopez	Los Angeles, CA	2019-09-10
Corey Sago	Farmington, MO	2019-09-10
Hope Urban	Los Angeles, CA	2019-09-10
Maria Contreras	Los angeles, CA	2019-09-10
mary hollingsworth	pasadena, CA	2019-09-10
Linda Gamboa	Los Angeles, CA	2019-09-10
Christine Ortiz	Pearblossom, CA	2019-09-10
Deanna Ontiveros	Los Angeles, CA	2019-09-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
John Herr	NELA, CA	2019-09-10
Amanda Rosas	Los Angeles, CA	2019-09-10
Marcia Madeira	Bernard, ME	2019-09-10
Elizabeth Meza	Los Angeles, CA	2019-09-10
Robert Estrada	Burbank, CA	2019-09-10
Kimberly Rogers	Los Angeles, CA	2019-09-10
john Mijares	LINCOLN HEIGHTS, CA	2019-09-10
Lizbeth Sanchez	Los Angeles, CA	2019-09-10
Rocio Ramos	Los Angeles, CA	2019-09-10
Olga Martinez	La Puente, CA	2019-09-10
Justine Orona	Los Angeles, CA	2019-09-10
Marcia Velis	Los Angeles, CA	2019-09-10
Gajayra Martinez	Losangeles, CA	2019-09-11
Rene ruiz	Los Angeles, CA	2019-09-11
Thomas Hall	Springfield, VT	2019-09-11
Diane Navarro	Los Angeles, CA	2019-09-11
Lidia Gutierrez	Los Angeles, CA	2019-09-11
Ruben Anguiano	Stanford, CA	2019-09-11
Stella Gusman	Los Angeles, CA	2019-09-11
jason hadley	los angeles, CA	2019-09-11
Omar Uribe	Los Angeles, CA	2019-09-11
Clarissa Hernandez	Los Angeles, CA	2019-09-11

<b>Name</b>	<b>Location</b>	<b>Date</b>
Priscilla Mendoza	Los Angeles, CA	2019-09-11
Graciela Chavez	Los Angeles, CA	2019-09-11
Monica Graham	Pasadena, CA	2019-09-11
alejandrina chavez	Los Angeles, CA	2019-09-11
Ricardo Ortega	Los Angeles, CA	2019-09-11
Elly Calero	Eagle Rock, CA	2019-09-11
Natalie Resendiz	Los Angeles, CA	2019-09-11
Fatima Austin	Los Angeles, CA	2019-09-11
Rita Kassak	Los Angeles, CA	2019-09-11
Sum Fool	US	2019-09-11
Albert Ontiveros	Los Angeles, CA	2019-09-11
Michelle Ontiveros	Glendora, CA	2019-09-11
Katherine Montgomery	Los Angeles, CA	2019-09-11
Gustavo Lopez	Gardena, CA	2019-09-11
Sam BM	Los Angeles, CA	2019-09-11
Tracey Williams	tullahoma, TN	2019-09-11
DAVID RALIN	South Pasadena, CA	2019-09-11
Luis Chavez	Los Angeles, CA	2019-09-11
Justina Campbell	Los Angeles, CA	2019-09-11
Steven watkins	Tupelo, US	2019-09-11
Lizbeth Diaz	Phoenix, US	2019-09-11
Felicia Lee	Van Nuys, CA	2019-09-11



<b>Name</b>	<b>Location</b>	<b>Date</b>
Marie Leong	Los Angeles, CA	2019-09-11
Pedro Lemus	Los Angeles, CA	2019-09-12
Natalie Hernandez	San Diego, CA	2019-09-12
David Wint	Windermere, US	2019-09-12
Emily Sulcas	Sylmar, US	2019-09-12
F Fukuyama	Laie, US	2019-09-12
Amanda Marino	Burlington, US	2019-09-12
Jennifer Rodriguez	Los Angeles, CA	2019-09-12
Liliana Lopez	Los Angeles, CA	2019-09-12
Jonathan Gomez	Los Angeles, CA	2019-09-12
michelle plochere	Los angeles, CA	2019-09-12
Moises Garcia	Lancaster, CA	2019-09-12
Jasmine Corona	Hawthorne, CA	2019-09-12
Jasmin Alfaro	Los Angeles, CA	2019-09-12
Zoe Alfaro	Los Angeles, CA	2019-09-12
Juana Alfaro	Los Angeles, CA	2019-09-12
Olga Andrade	Camarillo, CA	2019-09-12
jasmin garcia	Los Angeles, CA	2019-09-12
Diana Garcia	Los Angeles, CA	2019-09-12
Reyana Ali	Los Angeles, CA	2019-09-12
Michael Friedmann	Bronx, US	2019-09-12
Scarlett Rodriguez	Los Angeles, CA	2019-09-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Noe Ramirez	Los Angeles, CA	2019-09-13
Julian Garcia	Los Angeles, CA	2019-09-13
Siria Castaneda	Canoga Park, CA	2019-09-13
Marie Diaz	Los Angeles, CA	2019-09-13
Joel Garcia	Phoenix, AZ	2019-09-13
Tristen Fontenelle	Aberdeen, US	2019-09-13
Don Withers	Los Angeles, CA	2019-09-13
Niki Anguiano	Los Angeles, CA	2019-09-14
Michelle Morales	Los Angeles, CA	2019-09-14
Ana Vazquez Alvarado	Los Angeles, CA	2019-09-14
Jocelyne Zavala	US	2019-09-15
Laura Vela	Long Beach, CA	2019-09-15
Mark Gonzalez	Los Angeles, CA	2019-09-18
Leticia Gomez	Los Angeles, CA	2019-09-18
DeEtta Breitwieser	Manorville, NY	2019-10-04
Mireya Santos	El Segundo, CA	2019-10-11
PEGGY JONES	Chatsworth, US	2019-10-16
Pauleen Lorenzo	Glendale, US	2019-10-16
Shelby Gauthier-Owensby	Sacramento, US	2019-10-17
Robin Calhoun	San Jose, US	2019-10-18
Ines Du Cos De La Hitte	Chatsworth, US	2019-10-18
Kari Gordon	Philadelphia, US	2019-10-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
Chady Jalkh	Los Angeles, US	2019-10-18
Estela Hauser	US	2019-10-18
Trevor Heaton	San Diego, US	2019-10-18
BARRY WIELERT	Long Beach, US	2019-10-21
Patricia Gerald	Chatsworth, US	2019-10-22
Taylor Samsel	Austin, US	2019-10-22
Adriano Sassola	Van Nuys, US	2019-10-23
Dennis Renzelman	Granada Hills, US	2019-10-24
Gloria Demuri	Chatsworth, US	2019-10-24
Penny Dunn	Las Vegas, US	2019-10-24
Melissa Birchfield Gonzalez	West Hills, US	2019-10-24
Chantelle Kirk	Post Falls, US	2019-12-05
Khambia Clarkson	Marshalltown, US	2019-12-09
Susanna Railey	Little Elm, US	2020-01-05
Javier Baez	Boston, US	2020-01-08
Pamela moore	Mattapan, US	2020-01-08
Arlene Zuckerman	Jamaica, US	2020-01-10
Leandro Jean	Malden, US	2020-01-22
Rsul Alfaro	Los Angeles, CA	2020-02-11
Omar Perlera	East boston, US	2020-02-13
Emily Guerrero	Los Angeles, CA	2020-02-15
Leanne Wood	Los Angeles, CA	2020-02-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
Debbie Slater	Los Angeles, CA	2020-02-17
Katherine barnes	Colton, US	2020-02-17
Marissa Montoya	San Luis Obispo, US	2020-02-17
Austin H	Beverly Hills, US	2020-02-17
Addrianna Christianson	US	2020-02-17
Denise Tarvins	Bay Point, US	2020-02-17
Emilio Rengifo	Hagerstown, US	2020-02-17
Ash Potter	Azle, US	2020-02-17
Trevor Holtz	Madison, US	2020-02-17
Jeremy Haney	Oklahoma City, US	2020-02-17
ZMT Infinite	Bend, US	2020-02-17
Sandra Larios	Los Angeles, CA	2020-02-17
Diego Avalos	Los Angeles, CA	2020-02-17
Lorraine Arellano	Los Angeles, CA	2020-02-17
Maria Mejia	Los Angeles, CA	2020-02-17
Joaquin Quiroz	Los Angeles, CA	2020-02-17
Jesli Gonzales	Los Angeles, US	2020-02-17
Losalini Vueti	Rohnert Park, US	2020-02-17
Chris Millar	Seattle, US	2020-02-17
Kelley White	Pittsburgh, US	2020-02-17
Paul Joseph C.	Los Angeles, US	2020-02-17
Chelsea Irwin	Horn Lake, US	2020-02-17



<b>Name</b>	<b>Location</b>	<b>Date</b>
KELLYCOLLEEN KELLY	SUMMERFIELD, US	2020-02-17
Kathleen Goldstein	Los Angeles, CA	2020-02-17
Rebecca Crowell	Jackson, US	2020-02-17
Thomas Lowe	Kula, US	2020-02-17
Lizbeth Manzo	Los Angeles, CA	2020-02-17
K Coplen	Los Angeles, CA	2020-02-17
Oscar Gongora	Los Angeles, CA	2020-02-17
Todd Frankel	Los Angeles, CA	2020-02-17
Jessica Benton	Los Angeles, CA	2020-02-17
Ronsld Wilson	Indianapolis, US	2020-02-17
Peter Mussoni	Charlotte, US	2020-02-17
Angela Thornton	Cleveland, US	2020-02-17
Brad Hornsby	Bessemer, US	2020-02-17
Josh Weigel	Oceanside, US	2020-02-17
Stephen Lykins	Duluth, US	2020-02-17
Rebecca Jenkins	Charleston, US	2020-02-17
Nick Rogers	San Mateo, US	2020-02-17
Rachel Suddarth	Asheville, US	2020-02-17
Emma Scott	Shelton, US	2020-02-17
Julie Mayfield	Boston, US	2020-02-17
Jessica Farquhar	Fort Worth, US	2020-02-17
Wyatt Dean	Ellwood City, US	2020-02-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
Abbey Young	McComb, US	2020-02-17
Sue Torres	Chicago, US	2020-02-17
McFadden McFadden	Beaver Falls, US	2020-02-17
Jamie Durbin	Chula Vista, US	2020-02-17
Nalee Yang	Merced, US	2020-02-17
Sasha Rodriguez	Los Angeles, CA	2020-02-17
Rosalia Cerros	Los Angeles, CA	2020-02-17
Victoria Alsabery	Pasadena, CA	2020-02-17
Ewa Zielinski	Los Angeles, CA	2020-02-17
Lucy Hunt	Los Angeles, CA	2020-02-17
Leigh Golterman	Brooklyn, NY	2020-02-18
Laura Rayo	Los Angeles, CA	2020-02-18
Lauryn Harrow	Denver, US	2020-02-18
Sarah Slaughter	Magna, US	2020-02-18
Tammy Reuss	Wurtsboro, NY	2020-02-18
Kim Wright	Ionia, US	2020-02-18
Sandra Wertz	Cheyenne, US	2020-02-18
Rozeta Atlas	garden city, US	2020-02-18
Erica Ellert	Auburn, US	2020-02-18
vanessa carrasco	Los Angeles, CA	2020-02-18
JAROSLAW BIEDA	Los Angeles, CA	2020-02-18
Kim Roberson	Los Angeles, CA	2020-02-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jenna Blaustein	Los Angeles, CA	2020-02-18
Jennifer Emerick	Los Angeles, CA	2020-02-18
Jennifer Anderson	Corona, CA	2020-02-18
Amy Rowles	Kansas City, MO	2020-02-18
Elvia Espinal	Sunland, CA	2020-02-18
Julie Van Dyke	Griffin, GA	2020-02-18
Jessica Perez	La Puente, CA	2020-02-18
Bonnie Perez	Los Angeles, CA	2020-02-18
Vivian Aguirre	La Puente, CA	2020-02-18
Michael Abbasfard	Fullerton, CA	2020-02-18
Jessica Hinkle	Los Angeles, CA	2020-02-18
dan guerrero	San Francisco, CA	2020-02-18
Troy Canady	Burbank, CA	2020-02-18
Jill Masters	Los Angeles, CA	2020-02-18
Christy Sumner	Los Angeles, CA	2020-02-18
Ben Van Cleave	Los Angeles, CA	2020-02-18
Larry Branman	Los Angeles, CA	2020-02-18
Lucas Nathan	Los Angeles, CA	2020-02-18
Patrick Rios	Los Angeles, CA	2020-02-18
SHAY TROY	Los Angeles, CA	2020-02-18
Ryan Fenchel	Los Angeles, CA	2020-02-18
Ashley Anguiano	Pomona, CA	2020-02-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
sonya rojas	Palmdale, CA	2020-02-18
Ayako Yamasaki	Los Angeles, CA	2020-02-18
Grace Garcia	Tijuana, Mexico	2020-02-18
Yvonne Sarceda	Pasadena, CA	2020-02-18
Martina Ramirez	Burbank, CA	2020-02-18
Dennis Lumpkin	Los Angeles, CA	2020-02-18
Richard Polanco	Los Angeles, CA	2020-02-18
Randy Gallegos	Los Angeles, CA	2020-02-18
Julia Griswold	Los Angeles, CA	2020-02-18
Derek Ryder	LOS ANGELES, CA	2020-02-18
Dave Holzman	Los Angeles, CA	2020-02-18
Kathy Browning	Los Angeles, CA	2020-02-18
tony cu	Seattle, WA	2020-02-18
JOHN Cordova	Los Angeles, CA	2020-02-18
elaine yarish	Los Angeles, CA	2020-02-18
Denise Eberle	Los Angeles, CA	2020-02-18
timothy gruse	Santa Ana, CA	2020-02-18
Alicia Van Covering	Los Angeles, CA	2020-02-18
Bruce Moreland	Los Angeles, CA	2020-02-18
Maricela Flores	Los Angeles, US	2020-02-18
Josie Martus	Littleton, US	2020-02-18
Mikayla Gaukel	Kansas City, US	2020-02-18



<b>Name</b>	<b>Location</b>	<b>Date</b>
Bree'a Daugherty	Alamogordo, US	2020-02-18
CHRISTINE RASHA	Los Angeles, CA	2020-02-18
Angela Connolly	US	2020-02-18
Lydia Corral	Los Angeles, CA	2020-02-18
Kathleen Metcalf	Los Angeles, CA	2020-02-18
jonathan metcalf	Los Angeles, CA	2020-02-18
Curtis Orthmann	Los Angeles, CA	2020-02-18
Julie Ho	Los Angeles, CA	2020-02-18
Keith J. Varadi	Los Angeles, CA	2020-02-18
HANNAH BYUN	Los Angeles, CA	2020-02-18
Alexis Schultz	Los Angeles, CA	2020-02-18
Laura Glendinning	Los Angeles, CA	2020-02-18
Alyce Steiner	Blythe, CA	2020-02-18
Donna Jimeno	Los Angeles, CA	2020-02-18
Kris Nagle	Fairburn, GA	2020-02-19
April Avila	Fresno, US	2020-02-19
Virginia Quintero	Waterbury, US	2020-02-19
John Bob esteem	Ocean City, US	2020-02-19
Marilyn Perna	Los Angeles, CA	2020-02-19
Logan MacCuish	Los Angeles, CA	2020-02-19
Jon von Leden	Los Angeles, CA	2020-02-19
Julie Broadfoot	Los Angeles, CA	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mary Allan	Los Angeles, CA	2020-02-19
Carl Harders	Santa Monica, CA	2020-02-19
Alison Lloyd	Los Angeles, CA	2020-02-19
Peter Hess	Los Angeles, CA	2020-02-19
Aida Thomas	Ca, CA	2020-02-19
Rebecca Gutierrez	Los Angeles, CA	2020-02-19
Kathy Abouabsi	Bastrop, US	2020-02-19
Richard Valencia	Pasadena, CA	2020-02-19
Bryant Achee	Friendswood, US	2020-02-19
Quinn McLendon	US	2020-02-19
Kitty Kat J.	Oakland, US	2020-02-19
James Middleton	Paso Robles, US	2020-02-19
Ana Graciela Roca	Key West, US	2020-02-19
Nina Yates	Los Angeles, CA	2020-02-19
Lula Fotis	Los Angeles, CA	2020-02-19
Rogelio Marquez	Los Angeles, US	2020-02-19
Gurudev Khalsa	Los Angeles, CA	2020-02-19
Geoff Thais	lincoln heights, CA	2020-02-19
Nanni Jacobson	Los angeles, CA	2020-02-19
Ellie Rodriguez	Murrieta, CA	2020-02-19
Rebecca Castaneda	Los Angeles, CA	2020-02-19
Kimi Reichenberg	US	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
christopher howard	Los Angeles, CA	2020-02-19
Kalle Tompros	Los Angeles, CA	2020-02-19
Robert Moss	Los Angeles, CA	2020-02-19
bonita makuch	Los Angeles, CA	2020-02-19
Sheila Traviss	Los Angeles, Bosnia	2020-02-19
John aguilar	Los Angeles, CA	2020-02-19
Jeanmarie Latini	North Hollywood, CA	2020-02-19
Veronica Smith	Los Angeles, CA	2020-02-19
Leanne Harriett	Los Angeles, CA	2020-02-19
Heather Angel	Los Angeles, CA	2020-02-19
Ian Collin	Los Angeles, CA	2020-02-19
Susan Miller	Los Angeles, CA	2020-02-19
Myrna Marroquin	Los Angeles, CA	2020-02-19
Diego Paredes	glendale, CA	2020-02-19
Jennifer Hurdle	Los Angeles, CA	2020-02-19
Lorin Hart	Los Angeles, CA	2020-02-19
Mariam Woodlin	Pomona, CA	2020-02-19
Justin Kaufman	Fort Wayne, US	2020-02-19
Robert Moore	Los Angeles, CA	2020-02-19
Nick Santana	Goodyear, US	2020-02-19
Rob Gallinger	Los Angeles, CA	2020-02-19
Kevin McMahon	Los Angeles, CA	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sonia Ramirez	Los Angeles, CA	2020-02-19
Pamela Wegner	Altadena, CA	2020-02-19
Shelly Wattenbarger	Los Angeles, CA	2020-02-19
jennfier gainey	Los Angeles, CA	2020-02-19
Melissa Sachs	Los Angeles, CA	2020-02-19
Carolina Forni	Los Angeles, CA	2020-02-19
Elizabeth Pace	Los Angeles, CA	2020-02-19
Amanda Woodward	Colorado Springs, US	2020-02-19
Deborah Lachney	New Orleans, US	2020-02-19
donald abeita	granite city, US	2020-02-19
Jessica Noble	Atlanta, US	2020-02-19
Sam Riley	Los Angeles, CA	2020-02-19
Reshma Gajjar	Ontario, CA	2020-02-19
Mary Perkins	Los Angeles, CA	2020-02-19
Andrea Aguilar	Los Angeles, CA	2020-02-19
Brian Lang	Los Angeles, CA	2020-02-19
Bria T	Los Angeles, CA	2020-02-19
Ann Bostich	Los Angeles, CA	2020-02-19
Gillian Claycomb	Los Angeles, CA	2020-02-19
Liz Bjornen	Los Angeles, CA	2020-02-19
Marlene Carmona	Studio City, CA	2020-02-19
Sarah Derba	Los Angeles, CA	2020-02-19



<b>Name</b>	<b>Location</b>	<b>Date</b>
Andrew Claycomb	Los Angeles, CA	2020-02-19
Johanna Demetrakas	Los Angeles, CA	2020-02-19
Roland Peters	Los Angeles, CA	2020-02-19
Josie Roth	Los Angeles, CA	2020-02-19
Tom Brace	Los Angeles, CA	2020-02-19
Salvador Reyes	Highland Park, CA	2020-02-19
Luis Rodriguez	Huntington Beach, CA	2020-02-19
Esteban Romero	Los Angeles, CA	2020-02-19
Victor Najera	Los Angeles, CA	2020-02-20
Desiree Jimenez	Los Angeles, CA	2020-02-20
Daisy Galindo	Whittier, CA	2020-02-20
Bryan Najera	Huntington Beach, CA	2020-02-20
Jeff Boynton	Los Angeles, CA	2020-02-20
Byron Arreola	Los Angeles, CA	2020-02-20
Bruh Moment	New York, NY	2020-02-20
Via Trujillo	Los Angeles, CA	2020-02-20
Katie Herrera	Los Angeles, CA	2020-02-20
Darryl Tewes	Glendale, CA	2020-02-20
Irma Rodriguez	West covina, CA	2020-02-20
Vic Perez	Charlotte, NC	2020-02-20
Brittany Herrera	Sylmar, CA	2020-02-20
Aung Ze Ya	Fort Wayne, IN	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lily Martinez	Los Angeles, CA	2020-02-20
Alicia Gold	Los Angeles, CA	2020-02-20
Linda Kaye	Los Angeles, CA	2020-02-20
Daniela Gonzalez	Los Angeles, CA	2020-02-20
Arianna Deleon	Los Angeles, CA	2020-02-20
Kristen Chamberlain	Chicago, US	2020-02-20
leon boyd	Allen, US	2020-02-20
LaVonne Carver	Gray, US	2020-02-20
Ken Mak	Lake Forest, US	2020-02-20
Msrk Bsrry	Marion, US	2020-02-20
tazz devil	US	2020-02-20
Stephanie Camba	Los Angeles, CA	2020-02-20
K. Scibetta	Shadow Hills, CA	2020-02-20
grace Maldonado	Victorville, CA	2020-02-20
Richard Ruiz	Los Angeles, CA	2020-02-20
Neddy Franquez	Los Angeles, CA	2020-02-20
Erika Paniagua	Los Angeles, CA	2020-02-20
Michael Gershberg	Los Angeles, CA	2020-02-20
Carol Cetrone	LA, CA	2020-02-20
Nicole Panter	Valenica, CA	2020-02-20
christina padilla	Los Angeles, CA	2020-02-20
Laura Trujillo	Los Angeles, CA	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jody Garcia	Los Angeles, CA	2020-02-20
Eddie Garcia	Marco Island, FL	2020-02-20
Vicki Redman	Los Angeles, CA	2020-02-20
Kathryn schaivone	annapolis, MD	2020-02-20
Jessica Ceballos	Los Angeles, CA	2020-02-20
Anthony Thymiakos	Alhambra, CA	2020-02-20
Martin Cox	Los Angeles, CA	2020-02-20
Shakti Maisen	Northridge, CA	2020-02-20
Aaron Herrera	Hayward, CA	2020-02-20
Michael Hochman	Los Angeles, CA	2020-02-20
Ric Zimmerman	Los Angeles, CA	2020-02-20
claudia rivera	tujunga, CA	2020-02-20
Veronica Gabaldon	Covina, CA	2020-02-20
Stephanie Duarte	Los Angeles, CA	2020-02-20
JESSE RAMON	Los Angeles, CA	2020-02-20
Deseret Rodriguez	los angeles, CA	2020-02-20
Hector Rodriguez	US	2020-02-20
edin barrientos	Los Angeles, CA	2020-02-20
Shane Mar	Los Angeles, CA	2020-02-20
ROSEMARY VARGAS	Los Angeles, CA	2020-02-20
Diana Luna	Tampa, FL	2020-02-20
Rene Pena	Los Angeles, CA	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Antonette Santiago	Los Angeles, CA	2020-02-20
Rebecca Lopez	Los Angeles, CA	2020-02-20
David Ozinga	Los Angeles, CA	2020-02-20
maria pineres	los angeles, CA	2020-02-20
Christopher Hernandez	Los Angeles, CA	2020-02-20
andrew aparicio	Diamond Bar, CA	2020-02-20
Danielle Davis	Los Angeles, CA	2020-02-20
Silvia Duarte	Los Angeles, CA	2020-02-20
Matthew Castellanos	Los Angeles, CA	2020-02-20
Anel Romero	Los Angeles, CA	2020-02-20
Shawn Longino	Los Angeles, CA	2020-02-20
Robert Ford	Los Angeles, CA	2020-02-20
Anna Flores	malibu, CA	2020-02-21
MARCO ROMERO	Los Angeles, CA	2020-02-21
Ricardo Ventura	Los Angeles, CA	2020-02-21
Kayleigh Rocheck	Los Angeles, CA	2020-02-21
Heera Kapoor	Los Angeles, CA	2020-02-21
Jan Kudas	Los Angeles, CA	2020-02-21
Deborah Hernandez	los angeles, CA	2020-02-21
Lisa Dott	Los Angeles, CA	2020-02-21
Randy Uribe	Alhambra, CA	2020-02-21
David Crosby	Los Angeles, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Pamela Briano	Los Angeles, CA	2020-02-21
Moises Gomez	Los Angeles, CA	2020-02-21
Rocio Soto	Los Angeles, CA	2020-02-21
Leticia Zavala	LA, CA	2020-02-21
Robbi Krueger	Las Vegas, NV	2020-02-21
Judith Ponce	Los Angeles, CA	2020-02-21
Rey Castillo	Los Angeles, CA	2020-02-21
cynthia galvez	Los Angeles, CA	2020-02-21
Nancy Lowry	Los Angeles, CA	2020-02-21
Maija Augusts	Los Angeles, CA	2020-02-21
Monica Chavez	Los Angeles, CA	2020-02-21
Alberto Nyssen	Los Angeles, CA	2020-02-21
cesar sanchez	Glendale, CA	2020-02-21
Shanna Naja	Valley Springs, CA	2020-02-21
Arlene Siordia	Los Angeles, CA	2020-02-21
Leigh Breslin	Sylmar, CA	2020-02-21
Anna Santiago	Los Angeles, CA	2020-02-21
Nicole Snyder	Los Angeles, CA	2020-02-21
Mynor Alvarez	Pomona, CA	2020-02-21
Alissa Newton	Los Angeles, CA	2020-02-21
Carl Biel	Los Angeles, CA	2020-02-21
Luis Cruz	Los angeles, CA	2020-02-21



<b>Name</b>	<b>Location</b>	<b>Date</b>
Stephanie Figueroa	Sylmar, CA	2020-02-21
Marin Gonzalez	los angeles, CA	2020-02-21
anthony g	Whittier, CA	2020-02-21
Troy Lambert	Los Angeles, CA	2020-02-21
jennifer jimenez	la, CA	2020-02-21
Mayra Estrada	Los Angeles, CA	2020-02-21
Bijan Ghaemi	San Fernando, CA	2020-02-21
uwe bald	Los Angeles, CA	2020-02-21
Anne Huynh	Los Angeles, CA	2020-02-21
Bobbie Eller	Los Angeles, CA	2020-02-21
miki berman	Los Angeles, CA	2020-02-21
Maria Velazquez	Los Angeles, CA	2020-02-21
MIGUEL Angel	Los Angeles, CA	2020-02-21
Rochelle Saucillo	Los Angeles, CA	2020-02-21
Cynthia Moreno	El Paso, TX	2020-02-21
Tamara Detamer	Santa Clarita, CA	2020-02-21
Victor Saenz	Los Angeles, CA	2020-02-21
Rob Rodriguez	Los Angeles, CA	2020-02-21
Renee Patoni	Los Angeles, CA	2020-02-21
Craig Coddling	Glendale, CA	2020-02-21
Liliana Garcia	Los Angeles, CA	2020-02-21
Susana Verduzco	Los Angeles, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ceasar Aguirre	Alhambra, CA	2020-02-21
Cyrus Tehrani	Las Vegas, NV	2020-02-21
Sandi Parra	Los Angeles, CA	2020-02-21
Joe Chalé	Los Angeles, CA	2020-02-21
Emma Boland	Los Angeles, CA	2020-02-21
Marie A. Finen	Cypress, US	2020-02-21
Brenda de River	Los Angeles, CA	2020-02-21
Jasmine Cortez	Los Angeles, CA	2020-02-21
Karen Barranco	Los Angeles, CA	2020-02-21
Catherine Couoh	Los Angeles, CA	2020-02-21
David Cagan	West Hills, CA	2020-02-21
Marisela Calvillo	Los Angeles, CA	2020-02-21
Sadie Valadez	Los Angeles, CA	2020-02-21
Stephanie Hampl	Valencia, CA	2020-02-21
Andres Freyre	Rosemead, CA	2020-02-21
George Christopher	Los Angeles, CA	2020-02-21
Ashleigh Thomoff	Littleton, CO	2020-02-21
Rocio Blanco	Los Angeles, CA	2020-02-21
carmen perez	pasadena, CA	2020-02-21
Stanley Williams	Eagle Rock, CA	2020-02-21
Dawn Recor	Azusa, CA	2020-02-21
Alicia Partida	Alhambra, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jeff Chapman	Los Angeles, CA	2020-02-21
Robert Flores	Los Angeles, CA	2020-02-21
Armando Ortiz	Los Angeles, CA	2020-02-21
Ron Quinonez	Los Angeles, CA	2020-02-21
Krystal Wameling	Cathedral City, CA	2020-02-21
Brittney Vasquez	Azusa, CA	2020-02-21
Adelia Nunn	Los Angeles, CA	2020-02-21
Rafael Moran	Los Angeles, CA	2020-02-21
Ryan Rivera-Montez	South Pasadena, CA	2020-02-21
Sandra Alzate	Los Angeles, CA	2020-02-21
Cristal Mendez	Los Angeles, CA	2020-02-21
Jasmine Mariscal	Los Angeles, CA	2020-02-21
Marilyn Nerenberg	South Pasadena, CA	2020-02-21
Janil Hernandez	Los Angeles, CA	2020-02-21
Rosa Hernandez	Los Angeles, CA	2020-02-21
Magdalena Y	Pasadena, CA	2020-02-21
Jess Ayon	Los Angeles, CA	2020-02-21
Barbara Porter	Los Angeles, CA	2020-02-21
Brandon Villarreal	Santa Barbara, CA	2020-02-21
Carla Fallberg	Los Angeles, CA	2020-02-21
M. Browning	Chandler, US	2020-02-21
Elizabeth Zamot	Bronx, US	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Michael Shapiro	GOLETA, US	2020-02-21
HAWKEN BERG	US	2020-02-21
Mary Hernandez	Los Angeles, CA	2020-02-21
Alan Sandoval	Oakland, US	2020-02-21
Erick Hernandez	San Pablo, CA	2020-02-21
john u	los angeles, CA	2020-02-21
Mia Recio	Los Angeles, CA	2020-02-21
Moira Gomez	Los Angeles, CA	2020-02-21
Johanna Jiménez	Los Angeles, CA	2020-02-21
Matthew Gomez	Los Angeles, CA	2020-02-21
Jessica Lacayo	Chatsworth, CA	2020-02-21
Roberto Vielma	Los Angeles, CA	2020-02-21
Donna Rodriguez	Los Angeles, CA	2020-02-21
Cinthia Arce	Los Angeles, CA	2020-02-21
Jesica Vasquez	Los Angeles, CA	2020-02-22
Leticia duggan	Los Angeles, CA	2020-02-22
Daniel lopez	Los Angeles, CA	2020-02-22
Ricardo Garcia	Orange, CA	2020-02-22
Michelle To	Los Angeles, CA	2020-02-22
Koreen Cea	Los Angeles, CA	2020-02-22
Joanna Chun	Los Angeles, CA	2020-02-22
Bhav Patel	Eagle rock, CA	2020-02-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kris Cleere	Los Angeles, CA	2020-02-22
Adrian Aguilar	Los Angeles, CA	2020-02-22
Michael Flores	Los Angeles, CA	2020-02-22
Mireya Gonzalez	Panorama City, CA	2020-02-22
Rebecca Sanchez	Van Nuys, CA	2020-02-22
Esther Soliman	Los Angeles, CA	2020-02-22
Israel Villar	Highland Park, CA	2020-02-22
Noe Duran	Los Angeles, CA	2020-02-22
Patricia Quezada	LA, CA	2020-02-22
michelle chin	los angeles, CA	2020-02-22
Edgar Newman	Santa Ana, CA	2020-02-22
Janet Campos	Covina, CA	2020-02-22
Alma Duran	Los Angeles, CA	2020-02-22
Francisca Castro	Chino, CA	2020-02-22
Cristian Monterroso	Los Angeles, CA	2020-02-22
Pearl Contreras	Los Angeles, CA	2020-02-22
Julie Pena	Los Angeles, CA	2020-02-22
Vicky Guzman	Los Angeles, CA	2020-02-22
Natalia Ferraro	Covina, CA	2020-02-22
Kate WEINBERG	Los Angeles, CA	2020-02-22
Aurora Guerrero	L.A., CA	2020-02-22
Andrea Hirujo	Los Angeles, CA	2020-02-22



Name	Location	Date
Agustin Valdez	Long Beach, CA	2020-02-22
Patricia Moran	Los Angeles, CA	2020-02-22
Edgar Arciniega	Los Angeles, CA	2020-02-22
Gina Amodeo	los angeles, CA	2020-02-22
liza beltran	Los Angeles, CA	2020-02-22
Miranda Hirujo	Los Angeles, CA	2020-02-22
Jimmy Hernandez	Ontario, CA	2020-02-22
Alexis Arambula	Las Vegas, NV	2020-02-22
Luis Arango	Arcata, CA	2020-02-22
Antonio Hayes	Los Angeles, CA	2020-02-22
Cesar Mena	Los Angeles, CA	2020-02-22
Jorman Jorge	Miami, US	2020-02-22
Brittany Bates	Gilbert, US	2020-02-22
Genesis Ochoa	Los Angeles, CA	2020-02-22
Marina Williams	Palo Alto, CA	2020-02-22
Marcine McBride	West Babylon, NY	2020-02-22
John Avery	Montville, US	2020-02-22
Shawn Brown	Columbus, US	2020-02-22
maddie montgomery	Port Orange, US	2020-02-22
Kathy Honeycutt	Elizabethton, US	2020-02-22
Shena smith	Norfolk, US	2020-02-22
Apuuuuuuuu 42	Hutchinson, US	2020-02-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kim Abelman	San Diego, US	2020-02-22
Renee McKinley	bloomfield, US	2020-02-22
evelyn melendez	davis, CA	2020-02-22
Eric Rasco	Los Angeles, CA	2020-02-22
Angel Luna	Los Angeles, CA	2020-02-22
max pittman	Manhattan Beach, CA	2020-02-22
Hamid Sanjabi	Los Angeles, CA	2020-02-23
Alex M	Los Angeles, CA	2020-02-23
Andrea Morales	Santa Clarita, CA	2020-02-23
Benjamin Greenlea	San Francisco, CA	2020-02-23
claudia acevedo	Los Angeles, CA	2020-02-23
Quinn Oelke	Minneapolis, MN	2020-02-23
Christine Zardeneta	Los Angeles, CA	2020-02-23
Ashley Anguiano	Los Angeles, CA	2020-02-23
Debra Mendez	Azusa, CA	2020-02-23
Luz Magallanes	Los Angeles, CA	2020-02-23
Gemma Lurie	Los Angeles, CA	2020-02-23
Leida Untoria	Riverside, CA	2020-02-23
Joshua Topete	Los Angeles, CA	2020-02-23
Frank Le Doux	Los Angeles, CA	2020-02-23
Michelle Litchfield	Los Angeles, CA	2020-02-23
Jessica Mateo	Los Angeles, CA	2020-02-23

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ben Mook	Los Angeles, CA	2020-02-23
Merie Mesa	Los Angeles, CA	2020-02-23
Pablo Olivas	Los Angeles, CA	2020-02-24
Cassius Kemp	Denver, US	2020-02-24
Chelsea Conley	Novato, US	2020-02-24
Evan McVey	Denver, US	2020-02-24
Natasha Vigil	Colorado Springs, US	2020-02-24
Rhonda Bradley	Crossville, TN	2020-02-24
David Gallardo	Los Angeles, CA	2020-02-24
Lisa Pace	Los Angeles, CA	2020-02-24
Ángel Alie	Pomona, CA	2020-02-24
jim tucker	Los Angeles, CA	2020-02-24
Sherry Ziegelmeyer	Canoga Park, CA	2020-02-24
Tiana Casanova	Los Angeles, CA	2020-02-25
Nancy Lilly	Los Angeles, CA	2020-02-25
Sara Selevitch	Los Angeles, CA	2020-02-25
Sam Campbell	Los Angeles, CA	2020-02-25
Marilyn Gladle	Los Angeles, CA	2020-02-25
Karen Felts	Noblesville, US	2020-02-25
annamarie jones	alturas, US	2020-02-25
Jenny Martinez	Hesperia, US	2020-02-25
Tina God love	Meridian, US	2020-02-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Abigail Emery	North Tonawanda, US	2020-02-25
Haleigh Sharpe	North Carolina, US	2020-02-25
Anu Buragapu	Dublin, US	2020-02-25
Jennifer Dominguez	Bloomington, US	2020-02-25
Shobhana Thattacherry	Dublin, CA	2020-02-25
Saaren Ghazi	Glendale, CA	2020-02-25
Susie Stevens	Ireland	2020-02-25
Mary Timmer	Pasadena, CA	2020-02-25
Dianne Lawrence	Los Angeles, CA	2020-02-25
Mona Cedar	Los Angeles, CA	2020-02-25
Ilsa Gonzalez	Fort Myers, FL	2020-02-25
Eric Diaz	Gardena, CA	2020-02-26
Dave Bedrosian	Altadena, CA	2020-02-26
Steven Clark	Las Vegas, NV	2020-02-26
Vanessa Gutierrez	Los Angeles, CA	2020-02-26
Sally Arscott	Los Angeles, CA	2020-02-26
ROSALIA CASTILLO	Los angeles, CA	2020-02-26
Brittany Bogan	Los Angeles, CA	2020-02-27
derek saucedo	Los Angeles, CA	2020-02-27
Kevin D'Amato	Los Angeles, CA	2020-02-27
Jenna Blaustein	Los Angeles, CA	2020-02-27
Gail Craven	Los Angeles, CA	2020-02-27

Name	Location	Date
Debbie McAfee	Pinon Hills, CA	2020-02-28
elizabeth mccann	los angeles, CA	2020-02-28
Molly Hale	Los Angeles, CA	2020-02-28
Alicia Encarnacion	Los Angeles, CA	2020-02-28





Recipient: Gil Cedillo, Michelle Carter, Shana Bonstein, Eric Garcetti, Los Angeles  
Department of City Planning, Los Angeles OFFICE OF HISTORIC RESOURCES

Letter: Greetings,

HISTORIC ARROYO SECO neighborhood:  
NO 4/5/6/7 story Condos by Beverly Hills Developers!

# Signatures

Name	Location	Date
Arroyo Seco	California	2019-08-25
Jose Rodriguez	Downey, US	2019-08-27
Elizabeth Ramirez	los angeles, CA	2019-08-27
AdriNa Garcia	Los Angeles, CA	2019-08-27
Maria Menchaca	Los Angeles, US	2019-08-27
Scott Rubel	Los Angeles, CA	2019-08-27
Dave Chapple	Los Angeles, US	2019-08-27
Manuel Montenegro	Los Angeles, US	2019-08-27
Erika Adolphus	San Diego, US	2019-08-27
Claudia Agraz	Los Angeles, US	2019-08-27
Juan Sepulveda	Los Angeles, US	2019-08-27
nick lucking	Los Angeles, US	2019-08-27
Curtis Hill	Los Angeles, US	2019-08-27
Erika Gallo	Los Angeles, CA	2019-08-27
Michael montes	Los Angeles, US	2019-08-27
jordan dominguez	Los angeles, US	2019-08-27
Roy Payan	Los Angeles, US	2019-08-27
Karla Garcia	Los Angeles, US	2019-08-27
leslie diaz	Los Angeles, CA	2019-08-27
Ashley Rizo	Los Angeles, US	2019-08-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
martha gomes	Los Angeles, CA	2019-08-27
Emely Prieto	Los Angeles, US	2019-08-27
Robert Sanchez	Los Angeles, US	2019-08-27
Yolanda Ramos	Los Angeles, US	2019-08-27
Danielle Salazar	Los Angeles, CA	2019-08-27
Jasmine Gomez	Whittier, US	2019-08-27
Arthur Hale	Los Angeles, US	2019-08-27
Timothy Wager	Los Angeles, CA	2019-08-27
Estefany R	Van Nuys, US	2019-08-27
Gina Ruiz	los angeles, CA	2019-08-27
Paul Mendoza	Los Angeles, US	2019-08-27
Daniel Durazo	Los Angeles, US	2019-08-27
El Banks-Gabriel	Brooklyn, NY	2019-08-27
Adriana Mandujano	Los angeles, US	2019-08-27
Michelle Salazar	Los Angeles, CA	2019-08-27
Jonathan Escobar	Los Angeles, US	2019-08-27
Desiree Lopez	Los Angeles, CA	2019-08-27
Justine Juarez	Los Angeles, US	2019-08-27
Rosa Ruiz	Los Angeles, US	2019-08-27
Braxton Cordova	Van Nuys, US	2019-08-27
Carina Mondragon	Los Angeles, US	2019-08-27
Yvette Najera	Los angeles, US	2019-08-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kate Mayfield	Los Angeles, CA	2019-08-27
Orlando Salazar	Los Angeles, US	2019-08-27
Paco Castro	Chesapeake, US	2019-08-27
Jose Bernal	San Diego, US	2019-08-27
Erika Rodriguez	Los Angeles, US	2019-08-27
Sara Flores	Los Angeles, US	2019-08-27
Cornell Womack	Los Angeles, US	2019-08-27
Carolina Diaz	Los Angeles, US	2019-08-27
Sandy Frias	Pasadena, US	2019-08-27
Roxy Garcia	Los Angeles, CA	2019-08-27
Eduardo Castillo	Los Angeles, CA	2019-08-27
Monica Martinez	Los Angeles, US	2019-08-27
Christina Garcia	Los Angeles, US	2019-08-27
Crystal McDougall	Palmdale, CA	2019-08-27
Pricilla Magallanes	Cleveland, US	2019-08-27
Gabriela Galindo	Bell, US	2019-08-27
DARRYL DURAN	Los Angeles, US	2019-08-28
Charlie Deleon	Los Angeles, US	2019-08-28
Regina Cortez	Los Angeles, US	2019-08-28
Juan Guerrero	Los Angeles, US	2019-08-28
sonia marissa	san diego, CA	2019-08-28
Jesus Maldonado	Los Angeles, CA	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Pamela Morales	Los Angeles, US	2019-08-28
SANDRA M	Los Angeles, US	2019-08-28
Adele Satori	Los Angeles, US	2019-08-28
Adabel Milanes	Los Angeles, US	2019-08-28
Christian Melesio	Los Angeles, US	2019-08-28
Robyn Brahinsky	Los Angeles, CA	2019-08-28
Vanessa Giannini	Los Angeles, US	2019-08-28
Tracy Casadio	Los Angeles, US	2019-08-28
Ester Petschar	Los Angeles, CA	2019-08-28
Manuel Pena	Los Angeles, US	2019-08-28
Vera Anguiano	Los Angeles, CA	2019-08-28
Jasmine Wong	Los Angeles, US	2019-08-28
Valerie Switzer	Los Angeles, CA	2019-08-28
Ismael Martinez	Los Angeles, CA	2019-08-28
Jesus Figueroa	Los Angeles, CA	2019-08-28
Charlie Tatham	Portland, US	2019-08-28
Anthony Diaz	Los Angeles, CA	2019-08-28
Bertha Duarte	Los Angeles, US	2019-08-28
Michelle Castro-Rodriguez	US	2019-08-28
Rian Seeley	Los Angeles, CA	2019-08-28
Anita Martinez	Los Angeles, US	2019-08-28
jeff martinez	los angeles, CA	2019-08-28



<b>Name</b>	<b>Location</b>	<b>Date</b>
Eduardo Aleman	Los Angeles, US	2019-08-28
alicia robles	los angeles, CA	2019-08-28
Luis Nava Jr	Los Angeles, CA	2019-08-28
Jackie Alvarez	Los Angeles, CA	2019-08-28
rachel Rodriguez	Pasadena, CA	2019-08-28
Grace Ruiz	Los Angeles, US	2019-08-28
Dylan Smith	Carthage, US	2019-08-28
Kate Costello	Los Angeles, US	2019-08-28
Katharine Pinney	Los Angeles, US	2019-08-28
elizabeth birkenbuel	los angeles, CA	2019-08-28
lisabeth shiner	la canada, US	2019-08-28
Liza Mancia	Los Angeles, US	2019-08-28
Pablo Rodriguez	Los Angeles, US	2019-08-28
Jaime Jimenez	Los Angeles, US	2019-08-28
Theresa Flores	Los Angeles, US	2019-08-28
Sarah Tower	Los Angeles, CA	2019-08-28
Carolina Gomez	Los Angeles, US	2019-08-28
Ofelia Renteria pastor	San Diego, US	2019-08-28
Teresa Cordero	Los Angeles, CA	2019-08-28
Oscar Rodriguez	Los Angeles, US	2019-08-28
Wendy Canizalez	Los Angeles, US	2019-08-28
Cassandra Garcia	Los Angeles, US	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
moo willie	Los Angeles, US	2019-08-28
Gina Martinez	West Covina, CA	2019-08-28
Lilly Martinez	Los Angeles, CA	2019-08-28
Audra Freeman	League City, US	2019-08-28
MELANIE MCARTOR	Los Angeles, US	2019-08-28
Mary Tokita	Los Angeles, CA	2019-08-28
Elias R	Raleigh, US	2019-08-28
Jorge Oliden	Los Angeles, CA	2019-08-28
Candace Goodwin	stamford, US	2019-08-28
N A	Los Angeles, CA	2019-08-28
Samantha Gould	Humble, TX	2019-08-28
Reuben Rivera	Los Angeles, CA	2019-08-28
Rosalba Mendez	South Pasadena, US	2019-08-28
Paul Meeker	Los Angeles, US	2019-08-28
Angelica Martinez-Oropez	Pacoima, US	2019-08-28
Peter Avanzino	Long Beach, US	2019-08-28
Art Berber	Los Angeles, US	2019-08-28
Ashley Tejeda	Los Angeles, US	2019-08-28
Jose Covarrubias	Los Angeles, US	2019-08-28
Lucy Cueavs	Los Angeles, US	2019-08-28
Christopher Cano	Los Angeles, US	2019-08-28
Rosaura Lamas	San Diego, US	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sharon Mackley	Vancouver, WA	2019-08-28
Jack SANCHEZ	Los Angeles, US	2019-08-28
Cid Lowery	Los Angeles, US	2019-08-28
Elizabeth Manns	Montecito Heights, US	2019-08-28
Steve Wills	Kagel Canyon, CA	2019-08-28
Michael Divic	Los angeles, US	2019-08-28
Eric Sotelo	Los Angeles, CA	2019-08-28
Ana Moreno	Los Angeles, US	2019-08-28
Deborah Vicario	Alabama	2019-08-28
maria bautista	Los Angeles, CA	2019-08-28
Sheffer Bruton	Los Angeles, CA	2019-08-28
JULIE VELDERRAIN	los angeles, US	2019-08-28
Simon Morales	Los Angeles, US	2019-08-28
Keauna Garcia	Los Angeles, US	2019-08-28
Robert Agozino	Lake Forest, CA	2019-08-28
Betty Romero	Texarkana, US	2019-08-28
Cindy Olnick	Los Angeles, US	2019-08-28
Gregory franco	Los Angeles, US	2019-08-28
Rich Riggs	North Liberty, US	2019-08-28
Anthony Bernal	Los Angeles, US	2019-08-28
Judith Delgado	Los Angeles, CA	2019-08-28
Sara Ross	Los Angeles, CA	2019-08-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alyssa Pickering	West Covina, US	2019-08-28
Louis Valdez	Los Angeles, US	2019-08-28
Rae Chairez	Los Angeles, CA	2019-08-28
Barbara Almario	South Pasadena, US	2019-08-28
Tia Madkins	Berkeley, CA	2019-08-28
Angie Morua	Los Angeles, US	2019-08-28
Alfred Beltran	Los Angeles, US	2019-08-28
Brianna Nathaniel	Arlington, US	2019-08-28
Rocio Ramos	US	2019-08-28
Edward Rivera	Los Angeles, CA	2019-08-28
Aryanna Siler	Gig Harbor, US	2019-08-28
Consuelo Lopez	Garden Grove, US	2019-08-28
A B	Miami, US	2019-08-28
Cisco Deluna	Los angeles, US	2019-08-28
McKenna Smith	Philadelphia, US	2019-08-28
Rosa Bender	South Pasadena, CA	2019-08-29
Carlos Castro	Los Angeles, US	2019-08-29
TW Shiver	US	2019-08-29
Diane Douglas Quinn	Smithsburg, US	2019-08-29
Lilly Cook	Plainfield, US	2019-08-29
selena garcia	Austin, US	2019-08-29
Daniela Hernandez	Los Angeles, CA	2019-08-29

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kygo H	US	2019-08-29
Eddie Flores	Anaheim, US	2019-08-29
Monica Sanchez	Los Angeles, US	2019-08-29
Greg Hicks	Los Angeles, CA	2019-08-29
Claudia Lara Vargas	Rosemead, US	2019-08-29
Dee Anaya	Los Angeles, US	2019-08-29
Darlene Brown	Los Angeles, CA	2019-08-29
Thomas Diehl	Safety Harbor, US	2019-08-29
Antonio Mondragon	Los Angeles, US	2019-08-29
Catherine Stafford	Ponchatoula, LA	2019-08-29
Soraya Sanchez	Los Angeles, US	2019-08-29
Carla Hernandez	Los Angeles, US	2019-08-29
Chelsea Carmona	Los Angeles, US	2019-08-29
Armida Hernandez	Los Angeles, US	2019-08-29
Mario Avila	Los Angeles, US	2019-08-29
Clara Avila	Los Angeles, US	2019-08-29
Yiqun Ma	Fresh Meadows, US	2019-08-29
Mary Morgan	Evansville, US	2019-08-29
Corinne Simon-Duneau	Los Angeles, US	2019-08-29
Domonique Lark	US	2019-08-29
Jeff Gilley	Omaha, US	2019-08-29
Cal Phoenix	Minneapolis, US	2019-08-29



<b>Name</b>	<b>Location</b>	<b>Date</b>
Sarah S. Forth, PhD	Los Angeles, CA	2019-08-29
Taylor Salamone	Mira Loma, US	2019-08-29
Daisy Tapia	Los Angeles, US	2019-08-29
David Marsh	Los Angeles, US	2019-08-30
Suzanne Jett	US	2019-08-30
laura levinson	Los Angeles, US	2019-08-30
Dolores Stewart	Los Angeles, CA	2019-08-30
Angie Licea	Alhambra, US	2019-08-30
sara clendening	Los Angeles, US	2019-08-30
Jessica Cruz	Azusa, CA	2019-08-30
Arlene Alfaro	Los Angeles, CA	2019-08-30
Janet Lorenz	Los Angeles, CA	2019-08-30
Len Tower	Fullerton, US	2019-08-30
Kai Joa	Houston, US	2019-08-30
Marcy A	Los Angeles, US	2019-08-30
Christine Minnig	Alhambra, CA	2019-08-30
Lashonda Thomas	Griffin, US	2019-08-30
Alejandrina Romero	Los Angeles, US	2019-08-30
Lilian Crespo	Los Angeles, US	2019-08-30
Soad Erian	Los Angeles, US	2019-08-30
Rahmat Syed	Alpharetta, US	2019-08-30
William Holden	Thousand Oaks, US	2019-08-30

<b>Name</b>	<b>Location</b>	<b>Date</b>
Adriana rincon	Los Angeles, CA	2019-08-30
Monica Melgoza's	Los angeles, US	2019-08-30
Erica Silverman	LA, CA	2019-08-31
Paula Vargas	Los Angeles, CA	2019-08-31
Agnes Braga	Perris, US	2019-08-31
Nancy Serrano	Los Angeles, US	2019-08-31
Sofia Alvarado	Pasadena, US	2019-08-31
Irene Barron	El Paso, US	2019-08-31
Stacie Stewart	Los Angeles, US	2019-09-01
Michelle Suarez	Los Angeles, US	2019-09-01
martha guerrero	Los Angeles, CA	2019-09-01
jill abatemarco	Valley Village, CA	2019-09-01
Nathalie Chapple	Los Angeles, CA	2019-09-02
Gail Castro	Los Angeles, US	2019-09-02
Stephenie Bin	Los Angeles, US	2019-09-05
Lisa Ayala	Los Angeles, CA	2019-09-05
Mario Bartolo	Los Angeles, CA	2019-09-05
Rocio Elena Vela	Los Angeles, CA	2019-09-05
Dania Gomez	Los Angeles, CA	2019-09-05
Ember Banaga	Los Angeles, CA	2019-09-05
Daniela Covarrubias	Los Angeles, CA	2019-09-05
Andrew Velez	Los Angeles, CA	2019-09-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Elaine Velez	Los Angeles, CA	2019-09-05
Rudy Velez	Los Angeles, CA	2019-09-05
Vivian Baig	Los Angeles, CA	2019-09-06
Marlene Parra	Glendora, CA	2019-09-06
Leilani Magaleon	Los Angeles, CA	2019-09-06
Andrea Guardado	Los Angeles, CA	2019-09-06
Manuel Méndez	Los Angeles, CA	2019-09-06
Jennifer Stovall	Los Angeles, CA	2019-09-06
Manuel Martinez	Van Nuys, CA	2019-09-06
susie bravo	Los Angeles, CA	2019-09-06
Francisco Pena	Los Angeles, US	2019-09-06
Gabriel Wrye	Los Angeles, CA	2019-09-07
Dulce Guzman	Los Angeles, CA	2019-09-07
Lisa Alanis	Los Angeles, CA	2019-09-07
Steve Munguia	Los Angeles, CA	2019-09-07
John Gonzalez	Los Angeles, CA	2019-09-07
alma berber	Los Angeles, CA	2019-09-08
Ernesto Ramirez	Los Angeles, CA	2019-09-08
Elizabeth Cruz	Los Angeles, CA	2019-09-08
David Bloom	Los Angeles, CA	2019-09-08
Guadalupe Jimenez	Los Angeles, CA	2019-09-08
Diana Aguilar	California	2019-09-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ingrid Forero	South Gate, CA	2019-09-09
Vincent Jaramillo	La Puente, CA	2019-09-09
Michelle Do	Los Angeles, CA	2019-09-09
Crystal Andrade	Highland Park, CA	2019-09-09
Gilbert Gonzales	Highland Park, CA	2019-09-09
Samuel Flores	Los Angeles, CA	2019-09-09
Vicky Martinez	Los Angeles, CA	2019-09-09
Stephanie Mendez	Los Angeles, CA	2019-09-09
Valerie Ruiz	Los Angeles, CA	2019-09-09
Jaime Chacon	Los Angeles, CA	2019-09-09
Monica Chacon	US	2019-09-09
Johnny Alvarez	cypress park, CA	2019-09-09
Linette Woron	Los Angeles, CA	2019-09-09
Ysenia Araujo	Los Angeles, CA	2019-09-09
Jessica Huebner	Los Angeles, CA	2019-09-09
ALBERTO SALAZAR	Los Angeles, CA	2019-09-09
Nicole C	Los Angeles, CA	2019-09-09
Vicky Rios	Wayne, US	2019-09-09
Gloria Leiva	Los Angeles, CA	2019-09-09
Kimberly Vazquez	Los Angeles, CA	2019-09-09
Monica Shelly	Sierra Madre, CA	2019-09-09
Samanta Garcia	Bellflower, CA	2019-09-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
April Mendoza	Los Angeles, CA	2019-09-09
Stephen Galvan	Los Angeles, CA	2019-09-09
Alice Hartwell	South Pasadena, CA	2019-09-09
ella wright	Towson, US	2019-09-09
Joseph Meltzer	Lakewood, US	2019-09-09
Sergio Vizcarra	Los Angeles, CA	2019-09-09
Nicholas Nungaray	Los Angeles, CA	2019-09-09
Erick Cardoza	Los Angeles, CA	2019-09-09
Gabriela Barajas	Los Angeles, CA	2019-09-09
Jen R	Pasadena, US	2019-09-09
Jacke Leon	Los Angeles, CA	2019-09-09
Scareltt Holguin	Los angeles, CA	2019-09-10
Aurora Ramirez	Los Angeles, CA	2019-09-10
Natalie Bracero	Costa Mesa, CA	2019-09-10
Brenda Perez	Los Angeles, CA	2019-09-10
Londi Gomez	Los Angeles, CA	2019-09-10
Marilyn Robles	Los Angeles, CA	2019-09-10
angela ruiz	Los Angeles, CA	2019-09-10
Benny Alvarado	Los Angeles, CA	2019-09-10
Will Valdez	West Covina, CA	2019-09-10
Rosa Romero	Los Angeles, CA	2019-09-10
Josephina Erentreich	Los Angeles, CA	2019-09-10



<b>Name</b>	<b>Location</b>	<b>Date</b>
Desiree Mora	Los Angeles, US	2019-09-10
Jailine Noriega	Vista, CA	2019-09-10
Julie Matsinger	Clifton Heights, US	2019-09-10
angela olivarez	west covina, CA	2019-09-10
Leticia Lopez	Los Angeles, CA	2019-09-10
Jeffrey Ojeda	Walnut, CA	2019-09-10
Maziar Rostamian	Los Angeles, CA	2019-09-10
Vickie Rodriguez	Los Angeles, CA	2019-09-10
Diana Gomez Lopez	Bellflower, CA	2019-09-10
Ben G	Los Angeles, CA	2019-09-10
Cheryl Scroggs	Los Angeles, CA	2019-09-10
Maria Delgado	Los Angeles, CA	2019-09-10
Renée Quinn Quinn	US	2019-09-10
Jen Vaughn	Las Cruces, US	2019-09-10
Ruth lopez	Los Angeles, CA	2019-09-10
Corey Sago	Farmington, MO	2019-09-10
Hope Urban	Los Angeles, CA	2019-09-10
Maria Contreras	Los angeles, CA	2019-09-10
mary hollingsworth	pasadena, CA	2019-09-10
Linda Gamboa	Los Angeles, CA	2019-09-10
Christine Ortiz	Pearblossom, CA	2019-09-10
Deanna Ontiveros	Los Angeles, CA	2019-09-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
John Herr	NELA, CA	2019-09-10
Amanda Rosas	Los Angeles, CA	2019-09-10
Marcia Madeira	Bernard, ME	2019-09-10
Elizabeth Meza	Los Angeles, CA	2019-09-10
Robert Estrada	Burbank, CA	2019-09-10
Kimberly Rogers	Los Angeles, CA	2019-09-10
john Mijares	LINCOLN HEIGHTS, CA	2019-09-10
Lizbeth Sanchez	Los Angeles, CA	2019-09-10
Rocio Ramos	Los Angeles, CA	2019-09-10
Olga Martinez	La Puente, CA	2019-09-10
Justine Orona	Los Angeles, CA	2019-09-10
Marcia Velis	Los Angeles, CA	2019-09-10
Gajayra Martinez	Losangeles, CA	2019-09-11
Rene ruiz	Los Angeles, CA	2019-09-11
Thomas Hall	Springfield, VT	2019-09-11
Diane Navarro	Los Angeles, CA	2019-09-11
Lidia Gutierrez	Los Angeles, CA	2019-09-11
Ruben Anguiano	Stanford, CA	2019-09-11
Stella Gusman	Los Angeles, CA	2019-09-11
jason hadley	los angeles, CA	2019-09-11
Omar Uribe	Los Angeles, CA	2019-09-11
Clarissa Hernandez	Los Angeles, CA	2019-09-11

<b>Name</b>	<b>Location</b>	<b>Date</b>
Priscilla Mendoza	Los Angeles, CA	2019-09-11
Graciela Chavez	Los Angeles, CA	2019-09-11
Monica Graham	Pasadena, CA	2019-09-11
alejandrina chavez	Los Angeles, CA	2019-09-11
Ricardo Ortega	Los Angeles, CA	2019-09-11
Elly Calero	Eagle Rock, CA	2019-09-11
Natalie Resendiz	Los Angeles, CA	2019-09-11
Fatima Austin	Los Angeles, CA	2019-09-11
Rita Kassak	Los Angeles, CA	2019-09-11
Sum Fool	US	2019-09-11
Albert Ontiveros	Los Angeles, CA	2019-09-11
Michelle Ontiveros	Glendora, CA	2019-09-11
Katherine Montgomery	Los Angeles, CA	2019-09-11
Gustavo Lopez	Gardena, CA	2019-09-11
Sam BM	Los Angeles, CA	2019-09-11
Tracey Williams	tullahoma, TN	2019-09-11
DAVID RALIN	South Pasadena, CA	2019-09-11
Luis Chavez	Los Angeles, CA	2019-09-11
Justina Campbell	Los Angeles, CA	2019-09-11
Steven watkins	Tupelo, US	2019-09-11
Lizbeth Diaz	Phoenix, US	2019-09-11
Felicia Lee	Van Nuys, CA	2019-09-11

<b>Name</b>	<b>Location</b>	<b>Date</b>
Marie Leong	Los Angeles, CA	2019-09-11
Pedro Lemus	Los Angeles, CA	2019-09-12
Natalie Hernandez	San Diego, CA	2019-09-12
David Wint	Windermere, US	2019-09-12
Emily Sulcas	Sylmar, US	2019-09-12
F Fukuyama	Laie, US	2019-09-12
Amanda Marino	Burlington, US	2019-09-12
Jennifer Rodriguez	Los Angeles, CA	2019-09-12
Liliana Lopez	Los Angeles, CA	2019-09-12
Jonathan Gomez	Los Angeles, CA	2019-09-12
michelle plochere	Los angeles, CA	2019-09-12
Moises Garcia	Lancaster, CA	2019-09-12
Jasmine Corona	Hawthorne, CA	2019-09-12
Jasmin Alfaro	Los Angeles, CA	2019-09-12
Zoe Alfaro	Los Angeles, CA	2019-09-12
Juana Alfaro	Los Angeles, CA	2019-09-12
Olga Andrade	Camarillo, CA	2019-09-12
jasmin garcia	Los Angeles, CA	2019-09-12
Diana Garcia	Los Angeles, CA	2019-09-12
Reyana Ali	Los Angeles, CA	2019-09-12
Michael Friedmann	Bronx, US	2019-09-12
Scarlett Rodriguez	Los Angeles, CA	2019-09-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Noe Ramirez	Los Angeles, CA	2019-09-13
Julian Garcia	Los Angeles, CA	2019-09-13
Siria Castaneda	Canoga Park, CA	2019-09-13
Marie Diaz	Los Angeles, CA	2019-09-13
Joel Garcia	Phoenix, AZ	2019-09-13
Tristen Fontenelle	Aberdeen, US	2019-09-13
Don Withers	Los Angeles, CA	2019-09-13
Niki Anguiano	Los Angeles, CA	2019-09-14
Michelle Morales	Los Angeles, CA	2019-09-14
Ana Vazquez Alvarado	Los Angeles, CA	2019-09-14
Jocelyne Zavala	US	2019-09-15
Laura Vela	Long Beach, CA	2019-09-15
Mark Gonzalez	Los Angeles, CA	2019-09-18
Leticia Gomez	Los Angeles, CA	2019-09-18
DeEtta Breitwieser	Manorville, NY	2019-10-04
Mireya Santos	El Segundo, CA	2019-10-11
PEGGY JONES	Chatsworth, US	2019-10-16
Pauleen Lorenzo	Glendale, US	2019-10-16
Shelby Gauthier-Owensby	Sacramento, US	2019-10-17
Robin Calhoun	San Jose, US	2019-10-18
Ines Du Cos De La Hitte	Chatsworth, US	2019-10-18
Kari Gordon	Philadelphia, US	2019-10-18



<b>Name</b>	<b>Location</b>	<b>Date</b>
Chady Jalkh	Los Angeles, US	2019-10-18
Estela Hauser	US	2019-10-18
Trevor Heaton	San Diego, US	2019-10-18
BARRY WIELERT	Long Beach, US	2019-10-21
Patricia Gerald	Chatsworth, US	2019-10-22
Taylor Samsel	Austin, US	2019-10-22
Adriano Sassola	Van Nuys, US	2019-10-23
Dennis Renzelman	Granada Hills, US	2019-10-24
Gloria Demuri	Chatsworth, US	2019-10-24
Penny Dunn	Las Vegas, US	2019-10-24
Melissa Birchfield Gonzalez	West Hills, US	2019-10-24
Chantelle Kirk	Post Falls, US	2019-12-05
Khambia Clarkson	Marshalltown, US	2019-12-09
Susanna Railey	Little Elm, US	2020-01-05
Javier Baez	Boston, US	2020-01-08
Pamela moore	Mattapan, US	2020-01-08
Arlene Zuckerman	Jamaica, US	2020-01-10
Leandro Jean	Malden, US	2020-01-22
Rsul Alfaro	Los Angeles, CA	2020-02-11
Omar Perlera	East boston, US	2020-02-13
Emily Guerrero	Los Angeles, CA	2020-02-15
Leanne Wood	Los Angeles, CA	2020-02-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
Debbie Slater	Los Angeles, CA	2020-02-17
Katherine barnes	Colton, US	2020-02-17
Marissa Montoya	San Luis Obispo, US	2020-02-17
Austin H	Beverly Hills, US	2020-02-17
Addrianna Christianson	US	2020-02-17
Denise Tarvins	Bay Point, US	2020-02-17
Emilio Rengifo	Hagerstown, US	2020-02-17
Ash Potter	Azle, US	2020-02-17
Trevor Holtz	Madison, US	2020-02-17
Jeremy Haney	Oklahoma City, US	2020-02-17
ZMT Infinite	Bend, US	2020-02-17
Sandra Larios	Los Angeles, CA	2020-02-17
Diego Avalos	Los Angeles, CA	2020-02-17
Lorraine Arellano	Los Angeles, CA	2020-02-17
Maria Mejia	Los Angeles, CA	2020-02-17
Joaquin Quiroz	Los Angeles, CA	2020-02-17
Jesli Gonzales	Los Angeles, US	2020-02-17
Losalini Vueti	Rohnert Park, US	2020-02-17
Chris Millar	Seattle, US	2020-02-17
Kelley White	Pittsburgh, US	2020-02-17
Paul Joseph C.	Los Angeles, US	2020-02-17
Chelsea Irwin	Horn Lake, US	2020-02-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
KELLYCOLLEEN KELLY	SUMMERFIELD, US	2020-02-17
Kathleen Goldstein	Los Angeles, CA	2020-02-17
Rebecca Crowell	Jackson, US	2020-02-17
Thomas Lowe	Kula, US	2020-02-17
Lizbeth Manzo	Los Angeles, CA	2020-02-17
K Coplen	Los Angeles, CA	2020-02-17
Oscar Gongora	Los Angeles, CA	2020-02-17
Todd Frankel	Los Angeles, CA	2020-02-17
Jessica Benton	Los Angeles, CA	2020-02-17
Ronsld Wilson	Indianapolis, US	2020-02-17
Peter Mussoni	Charlotte, US	2020-02-17
Angela Thornton	Cleveland, US	2020-02-17
Brad Hornsby	Bessemer, US	2020-02-17
Josh Weigel	Oceanside, US	2020-02-17
Stephen Lykins	Duluth, US	2020-02-17
Rebecca Jenkins	Charleston, US	2020-02-17
Nick Rogers	San Mateo, US	2020-02-17
Rachel Suddarth	Asheville, US	2020-02-17
Emma Scott	Shelton, US	2020-02-17
Julie Mayfield	Boston, US	2020-02-17
Jessica Farquhar	Fort Worth, US	2020-02-17
Wyatt Dean	Ellwood City, US	2020-02-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
Abbey Young	McComb, US	2020-02-17
Sue Torres	Chicago, US	2020-02-17
McFadden McFadden	Beaver Falls, US	2020-02-17
Jamie Durbin	Chula Vista, US	2020-02-17
Nalee Yang	Merced, US	2020-02-17
Sasha Rodriguez	Los Angeles, CA	2020-02-17
Rosalia Cerros	Los Angeles, CA	2020-02-17
Victoria Alsabery	Pasadena, CA	2020-02-17
Ewa Zielinski	Los Angeles, CA	2020-02-17
Lucy Hunt	Los Angeles, CA	2020-02-17
Leigh Golterman	Brooklyn, NY	2020-02-18
Laura Rayo	Los Angeles, CA	2020-02-18
Lauryn Harrow	Denver, US	2020-02-18
Sarah Slaughter	Magna, US	2020-02-18
Tammy Reuss	Wurtsboro, NY	2020-02-18
Kim Wright	Ionia, US	2020-02-18
Sandra Wertz	Cheyenne, US	2020-02-18
Rozeta Atlas	garden city, US	2020-02-18
Erica Ellert	Auburn, US	2020-02-18
vanessa carrasco	Los Angeles, CA	2020-02-18
JAROSLAW BIEDA	Los Angeles, CA	2020-02-18
Kim Roberson	Los Angeles, CA	2020-02-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jenna Blaustein	Los Angeles, CA	2020-02-18
Jennifer Emerick	Los Angeles, CA	2020-02-18
Jennifer Anderson	Corona, CA	2020-02-18
Amy Rowles	Kansas City, MO	2020-02-18
Elvia Espinal	Sunland, CA	2020-02-18
Julie Van Dyke	Griffin, GA	2020-02-18
Jessica Perez	La Puente, CA	2020-02-18
Bonnie Perez	Los Angeles, CA	2020-02-18
Vivian Aguirre	La Puente, CA	2020-02-18
Michael Abbasfard	Fullerton, CA	2020-02-18
Jessica Hinkle	Los Angeles, CA	2020-02-18
dan guerrero	San Francisco, CA	2020-02-18
Troy Canady	Burbank, CA	2020-02-18
Jill Masters	Los Angeles, CA	2020-02-18
Christy Sumner	Los Angeles, CA	2020-02-18
Ben Van Cleave	Los Angeles, CA	2020-02-18
Larry Branman	Los Angeles, CA	2020-02-18
Lucas Nathan	Los Angeles, CA	2020-02-18
Patrick Rios	Los Angeles, CA	2020-02-18
SHAY TROY	Los Angeles, CA	2020-02-18
Ryan Fenchel	Los Angeles, CA	2020-02-18
Ashley Anguiano	Pomona, CA	2020-02-18



<b>Name</b>	<b>Location</b>	<b>Date</b>
sonya rojas	Palmdale, CA	2020-02-18
Ayako Yamasaki	Los Angeles, CA	2020-02-18
Grace Garcia	Tijuana, Mexico	2020-02-18
Yvonne Sarceda	Pasadena, CA	2020-02-18
Martina Ramirez	Burbank, CA	2020-02-18
Dennis Lumpkin	Los Angeles, CA	2020-02-18
Richard Polanco	Los Angeles, CA	2020-02-18
Randy Gallegos	Los Angeles, CA	2020-02-18
Julia Griswold	Los Angeles, CA	2020-02-18
Dave Holzman	Los Angeles, CA	2020-02-18
Kathy Browning	Los Angeles, CA	2020-02-18
tony cu	Seattle, WA	2020-02-18
JOHN Cordova	Los Angeles, CA	2020-02-18
elaine yarish	Los Angeles, CA	2020-02-18
Denise Eberle	Los Angeles, CA	2020-02-18
timothy gruse	Santa Ana, CA	2020-02-18
Alicia Van Couvering	Los Angeles, CA	2020-02-18
Bruce Moreland	Los Angeles, CA	2020-02-18
Maricela Flores	Los Angeles, US	2020-02-18
Josie Martus	Littleton, US	2020-02-18
Mikayla Gaukel	Kansas City, US	2020-02-18
Bree'a Daugherty	Alamogordo, US	2020-02-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
CHRISTINE RASHA	Los Angeles, CA	2020-02-18
Angela Connolly	US	2020-02-18
Lydia Corral	Los Angeles, CA	2020-02-18
Kathleen Metcalf	Los Angeles, CA	2020-02-18
jonathan metcalf	Los Angeles, CA	2020-02-18
Curtis Orthmann	Los Angeles, CA	2020-02-18
Julie Ho	Los Angeles, CA	2020-02-18
Keith J. Varadi	Los Angeles, CA	2020-02-18
HANNAH BYUN	Los Angeles, CA	2020-02-18
Alexis Schultz	Los Angeles, CA	2020-02-18
Laura Glendinning	Los Angeles, CA	2020-02-18
Alyce Steiner	Blythe, CA	2020-02-18
Donna Jimeno	Los Angeles, CA	2020-02-18
Kris Nagle	Fairburn, GA	2020-02-19
April Avila	Fresno, US	2020-02-19
Virginia Quintero	Waterbury, US	2020-02-19
John Bob esteem	Ocean City, US	2020-02-19
Marilyn Perna	Los Angeles, CA	2020-02-19
Logan MacCuish	Los Angeles, CA	2020-02-19
Jon von Leden	Los Angeles, CA	2020-02-19
Julie Broadfoot	Los Angeles, CA	2020-02-19
Mary Allan	Los Angeles, CA	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Carl Harders	Santa Monica, CA	2020-02-19
Alison Lloyd	Los Angeles, CA	2020-02-19
Peter Hess	Los Angeles, CA	2020-02-19
Aida Thomas	Ca, CA	2020-02-19
Rebecca Gutierrez	Los Angeles, CA	2020-02-19
Kathy Abouabsi	Bastrop, US	2020-02-19
Richard Valencia	Pasadena, CA	2020-02-19
Bryant Achee	Friendswood, US	2020-02-19
Quinn McLendon	US	2020-02-19
Kitty Kat J.	Oakland, US	2020-02-19
James Middleton	Paso Robles, US	2020-02-19
Ana Graciela Roca	Key West, US	2020-02-19
Nina Yates	Los Angeles, CA	2020-02-19
Lula Fotis	Los Angeles, CA	2020-02-19
Rogelio Marquez	Los Angeles, US	2020-02-19
Gurudev Khalsa	Los Angeles, CA	2020-02-19
Geoff Thais	lincoln heights, CA	2020-02-19
Nanni Jacobson	Los angeles, CA	2020-02-19
Ellie Rodriguez	Murrieta, CA	2020-02-19
Rebecca Castaneda	Los Angeles, CA	2020-02-19
Kimi Reichenberg	US	2020-02-19
christopher howard	Los Angeles, CA	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kalle Tompros	Los Angeles, CA	2020-02-19
Robert Moss	Los Angeles, CA	2020-02-19
bonita makuch	Los Angeles, CA	2020-02-19
Sheila Traviss	Los Angeles, Bosnia	2020-02-19
John aguilar	Los Angeles, CA	2020-02-19
Jeanmarie Latini	North Hollywood, CA	2020-02-19
Veronica Smith	Los Angeles, CA	2020-02-19
Leanne Harriett	Los Angeles, CA	2020-02-19
Heather Angel	Los Angeles, CA	2020-02-19
Ian Collin	Los Angeles, CA	2020-02-19
Susan Miller	Los Angeles, CA	2020-02-19
Myrna Marroquin	Los Angeles, CA	2020-02-19
Diego Paredes	glendale, CA	2020-02-19
Jennifer Hurdle	Los Angeles, CA	2020-02-19
Lorin Hart	Los Angeles, CA	2020-02-19
Mariam Woodlin	Pomona, CA	2020-02-19
Justin Kaufman	Fort Wayne, US	2020-02-19
Robert Moore	Los Angeles, CA	2020-02-19
Nick Santana	Goodyear, US	2020-02-19
Rob Gallinger	Los Angeles, CA	2020-02-19
Kevin McMahon	Los Angeles, CA	2020-02-19
Sonia Ramirez	Los Angeles, CA	2020-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Pamela Wegner	Altadena, CA	2020-02-19
Shelly Wattenbarger	Los Angeles, CA	2020-02-19
jennfier gainey	Los Angeles, CA	2020-02-19
Melissa Sachs	Los Angeles, CA	2020-02-19
Carolina Forni	Los Angeles, CA	2020-02-19
Elizabeth Pace	Los Angeles, CA	2020-02-19
Amanda Woodward	Colorado Springs, US	2020-02-19
Deborah Lachney	New Orleans, US	2020-02-19
donald abeita	granite city, US	2020-02-19
Jessica Noble	Atlanta, US	2020-02-19
Sam Riley	Los Angeles, CA	2020-02-19
Reshma Gajjar	Ontario, CA	2020-02-19
Mary Perkins	Los Angeles, CA	2020-02-19
Andrea Aguilar	Los Angeles, CA	2020-02-19
Brian Lang	Los Angeles, CA	2020-02-19
Bria T	Los Angeles, CA	2020-02-19
Ann Bostich	Los Angeles, CA	2020-02-19
Gillian Claycomb	Los Angeles, CA	2020-02-19
Liz Bjornen	Los Angeles, CA	2020-02-19
Marlene Carmona	Studio City, CA	2020-02-19
Sarah Derba	Los Angeles, CA	2020-02-19
Andrew Claycomb	Los Angeles, CA	2020-02-19



<b>Name</b>	<b>Location</b>	<b>Date</b>
Johanna Demetrakas	Los Angeles, CA	2020-02-19
Roland Peters	Los Angeles, CA	2020-02-19
Josie Roth	Los Angeles, CA	2020-02-19
Tom Brace	Los Angeles, CA	2020-02-19
Salvador Reyes	Highland Park, CA	2020-02-19
Luis Rodriguez	Huntington Beach, CA	2020-02-19
Esteban Romero	Los Angeles, CA	2020-02-19
Victor Najera	Los Angeles, CA	2020-02-20
Desiree Jimenez	Los Angeles, CA	2020-02-20
Daisy Galindo	Whittier, CA	2020-02-20
Bryan Najera	Huntington Beach, CA	2020-02-20
Jeff Boynton	Los Angeles, CA	2020-02-20
Byron Arreola	Los Angeles, CA	2020-02-20
Bruh Moment	New York, NY	2020-02-20
Via Trujillo	Los Angeles, CA	2020-02-20
Katie Herrera	Los Angeles, CA	2020-02-20
Darryl Tewes	Glendale, CA	2020-02-20
Irma Rodriguez	West covina, CA	2020-02-20
Vic Perez	Charlotte, NC	2020-02-20
Brittany Herrera	Sylmar, CA	2020-02-20
Aung Ze Ya	Fort Wayne, IN	2020-02-20
Lily Martinez	Los Angeles, CA	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alicia Gold	Los Angeles, CA	2020-02-20
Linda Kaye	Los Angeles, CA	2020-02-20
Daniela Gonzalez	Los Angeles, CA	2020-02-20
Arianna Deleon	Los Angeles, CA	2020-02-20
Kristen Chamberlain	Chicago, US	2020-02-20
leon boyd	Allen, US	2020-02-20
LaVonne Carver	Gray, US	2020-02-20
Ken Mak	Lake Forest, US	2020-02-20
Msrk Bsrry	Marion, US	2020-02-20
tazz devil	US	2020-02-20
Stephanie Camba	Los Angeles, CA	2020-02-20
K. Scibetta	Shadow Hills, CA	2020-02-20
grace Maldonado	Victorville, CA	2020-02-20
Richard Ruiz	Los Angeles, CA	2020-02-20
Neddy Franquez	Los Angeles, CA	2020-02-20
Erika Paniagua	Los Angeles, CA	2020-02-20
Michael Gershberg	Los Angeles, CA	2020-02-20
Carol Cetrone	LA, CA	2020-02-20
Nicole Panter	Valenica, CA	2020-02-20
christina padilla	Los Angeles, CA	2020-02-20
Laura Trujillo	Los Angeles, CA	2020-02-20
Jody Garcia	Los Angeles, CA	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Eddie Garcia	Marco Island, FL	2020-02-20
Vicki Redman	Los Angeles, CA	2020-02-20
Kathryn schaivone	annapolis, MD	2020-02-20
Jessica Ceballos	Los Angeles, CA	2020-02-20
Anthony Thymiakos	Alhambra, CA	2020-02-20
Martin Cox	Los Angeles, CA	2020-02-20
Shakti Maisen	Northridge, CA	2020-02-20
Aaron Herrera	Hayward, CA	2020-02-20
Michael Hochman	Los Angeles, CA	2020-02-20
Ric Zimmerman	Los Angeles, CA	2020-02-20
claudia rivera	tujunga, CA	2020-02-20
Veronica Gabaldon	Covina, CA	2020-02-20
Stephanie Duarte	Los Angeles, CA	2020-02-20
JESSE RAMON	Los Angeles, CA	2020-02-20
Deseret Rodriguez	los angeles, CA	2020-02-20
Hector Rodriguez	US	2020-02-20
edin barrientos	Los Angeles, CA	2020-02-20
Shane Mar	Los Angeles, CA	2020-02-20
ROSEMARY VARGAS	Los Angeles, CA	2020-02-20
Diana Luna	Tampa, FL	2020-02-20
Rene Pena	Los Angeles, CA	2020-02-20
Antonette Santiago	Los Angeles, CA	2020-02-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Rebecca Lopez	Los Angeles, CA	2020-02-20
David Ozinga	Los Angeles, CA	2020-02-20
maria pineres	los angeles, CA	2020-02-20
Christopher Hernandez	Los Angeles, CA	2020-02-20
andrew aparicio	Diamond Bar, CA	2020-02-20
Danielle Davis	Los Angeles, CA	2020-02-20
Silvia Duarte	Los Angeles, CA	2020-02-20
Matthew Castellanos	Los Angeles, CA	2020-02-20
Anel Romero	Los Angeles, CA	2020-02-20
Shawn Longino	Los Angeles, CA	2020-02-20
Robert Ford	Los Angeles, CA	2020-02-20
Anna Flores	malibu, CA	2020-02-21
MARCO ROMERO	Los Angeles, CA	2020-02-21
Ricardo Ventura	Los Angeles, CA	2020-02-21
Kayleigh Rocheck	Los Angeles, CA	2020-02-21
Heera Kapoor	Los Angeles, CA	2020-02-21
Jan Kudas	Los Angeles, CA	2020-02-21
Deborah Hernandez	los angeles, CA	2020-02-21
Lisa Dott	Los Angeles, CA	2020-02-21
Randy Uribe	Alhambra, CA	2020-02-21
David Crosby	Los Angeles, CA	2020-02-21
Pamela Briano	Los Angeles, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Moises Gomez	Los Angeles, CA	2020-02-21
Rocio Soto	Los Angeles, CA	2020-02-21
Leticia Zavala	LA, CA	2020-02-21
Robbi Krueger	Las Vegas, NV	2020-02-21
Judith Ponce	Los Angeles, CA	2020-02-21
Rey Castillo	Los Angeles, CA	2020-02-21
cynthia galvez	Los Angeles, CA	2020-02-21
Nancy Lowry	Los Angeles, CA	2020-02-21
Maija Augusts	Los Angeles, CA	2020-02-21
Monica Chavez	Los Angeles, CA	2020-02-21
Alberto Nyssen	Los Angeles, CA	2020-02-21
cesar sanchez	Glendale, CA	2020-02-21
Shanna Naja	Valley Springs, CA	2020-02-21
Arlene Siordia	Los Angeles, CA	2020-02-21
Leigh Breslin	Sylmar, CA	2020-02-21
Anna Santiago	Los Angeles, CA	2020-02-21
Nicole Snyder	Los Angeles, CA	2020-02-21
Mynor Alvarez	Pomona, CA	2020-02-21
Alissa Newton	Los Angeles, CA	2020-02-21
Carl Biel	Los Angeles, CA	2020-02-21
Luis Cruz	Los angeles, CA	2020-02-21
Stephanie Figueroa	Sylmar, CA	2020-02-21



<b>Name</b>	<b>Location</b>	<b>Date</b>
Marin Gonzalez	los angeles, CA	2020-02-21
anthony g	Whittier, CA	2020-02-21
Troy Lambert	Los Angeles, CA	2020-02-21
jennifer jimenez	la, CA	2020-02-21
Mayra Estrada	Los Angeles, CA	2020-02-21
Bijan Ghaemi	San Fernando, CA	2020-02-21
uwe bald	Los Angeles, CA	2020-02-21
Anne Huynh	Los Angeles, CA	2020-02-21
Bobbie Eller	Los Angeles, CA	2020-02-21
miki berman	Los Angeles, CA	2020-02-21
Maria Velazquez	Los Angeles, CA	2020-02-21
MIGUEL Angel	Los Angeles, CA	2020-02-21
Rochelle Saucillo	Los Angeles, CA	2020-02-21
Cynthia Moreno	El Paso, TX	2020-02-21
Tamara Detamer	Santa Clarita, CA	2020-02-21
Victor Saenz	Los Angeles, CA	2020-02-21
Rob Rodriguez	Los Angeles, CA	2020-02-21
Renee Patoni	Los Angeles, CA	2020-02-21
Craig Coddling	Glendale, CA	2020-02-21
Liliana Garcia	Los Angeles, CA	2020-02-21
Susana Verduzco	Los Angeles, CA	2020-02-21
Ceasar Aguirre	Alhambra, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Cyrus Tehrani	Las Vegas, NV	2020-02-21
Sandi Parra	Los Angeles, CA	2020-02-21
Joe Chalé	Los Angeles, CA	2020-02-21
Emma Boland	Los Angeles, CA	2020-02-21
Marie A. Finen	Cypress, US	2020-02-21
Brenda de River	Los Angeles, CA	2020-02-21
Jasmine Cortez	Los Angeles, CA	2020-02-21
Karen Barranco	Los Angeles, CA	2020-02-21
Catherine Couoh	Los Angeles, CA	2020-02-21
David Cagan	West Hills, CA	2020-02-21
Marisela Calvillo	Los Angeles, CA	2020-02-21
Sadie Valadez	Los Angeles, CA	2020-02-21
Stephanie Hampl	Valencia, CA	2020-02-21
Andres Freyre	Rosemead, CA	2020-02-21
George Christopher	Los Angeles, CA	2020-02-21
Ashleigh Thomoff	Littleton, CO	2020-02-21
Rocio Blanco	Los Angeles, CA	2020-02-21
carmen perez	pasadena, CA	2020-02-21
Stanley Williams	Eagle Rock, CA	2020-02-21
Dawn Recor	Azusa, CA	2020-02-21
Alicia Partida	Alhambra, CA	2020-02-21
Jeff Chapman	Los Angeles, CA	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Robert Flores	Los Angeles, CA	2020-02-21
Armando Ortiz	Los Angeles, CA	2020-02-21
Ron Quinonez	Los Angeles, CA	2020-02-21
Krystal Wameling	Cathedral City, CA	2020-02-21
Brittney Vasquez	Azusa, CA	2020-02-21
Adelia Nunn	Los Angeles, CA	2020-02-21
Rafael Moran	Los Angeles, CA	2020-02-21
Ryan Rivera-Montez	South Pasadena, CA	2020-02-21
Sandra Alzate	Los Angeles, CA	2020-02-21
Cristal Mendez	Los Angeles, CA	2020-02-21
Jasmine Mariscal	Los Angeles, CA	2020-02-21
Marilyn Nerenberg	South Pasadena, CA	2020-02-21
Janil Hernandez	Los Angeles, CA	2020-02-21
Rosa Hernandez	Los Angeles, CA	2020-02-21
Magdalena Y	Pasadena, CA	2020-02-21
Jess Ayon	Los Angeles, CA	2020-02-21
Barbara Porter	Los Angeles, CA	2020-02-21
Brandon Villarreal	Santa Barbara, CA	2020-02-21
Carla Fallberg	Los Angeles, CA	2020-02-21
M. Browning	Chandler, US	2020-02-21
Elizabeth Zamot	Bronx, US	2020-02-21
Michael Shapiro	GOLETA, US	2020-02-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
HAWKEN BERG	US	2020-02-21
Mary Hernandez	Los Angeles, CA	2020-02-21
Alan Sandoval	Oakland, US	2020-02-21
Erick Hernandez	San Pablo, CA	2020-02-21
john u	los angeles, CA	2020-02-21
Mia Recio	Los Angeles, CA	2020-02-21
Moira Gomez	Los Angeles, CA	2020-02-21
Johanna Jiménez	Los Angeles, CA	2020-02-21
Matthew Gomez	Los Angeles, CA	2020-02-21
Jessica Lacayo	Chatsworth, CA	2020-02-21
Roberto Vielma	Los Angeles, CA	2020-02-21
Donna Rodriguez	Los Angeles, CA	2020-02-21
Cinthia Arce	Los Angeles, CA	2020-02-21
Jesica Vasquez	Los Angeles, CA	2020-02-22
Leticia duggan	Los Angeles, CA	2020-02-22
Daniel lopez	Los Angeles, CA	2020-02-22
Ricardo Garcia	Orange, CA	2020-02-22
Michelle To	Los Angeles, CA	2020-02-22
Koreen Cea	Los Angeles, CA	2020-02-22
Joanna Chun	Los Angeles, CA	2020-02-22
Bhav Patel	Eagle rock, CA	2020-02-22
Kris Cleere	Los Angeles, CA	2020-02-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Adrian Aguilar	Los Angeles, CA	2020-02-22
Michael Flores	Los Angeles, CA	2020-02-22
Mireya Gonzalez	Panorama City, CA	2020-02-22
Rebecca Sanchez	Van Nuys, CA	2020-02-22
Esther Soliman	Los Angeles, CA	2020-02-22
Israel Villar	Highland Park, CA	2020-02-22
Noe Duran	Los Angeles, CA	2020-02-22
Patricia Quezada	LA, CA	2020-02-22
michelle chin	los angeles, CA	2020-02-22
Edgar Newman	Santa Ana, CA	2020-02-22
Janet Campos	Covina, CA	2020-02-22
Alma Duran	Los Angeles, CA	2020-02-22
Francisca Castro	Chino, CA	2020-02-22
Cristian Monterroso	Los Angeles, CA	2020-02-22
Pearl Contreras	Los Angeles, CA	2020-02-22
Julie Pena	Los Angeles, CA	2020-02-22
Vicky Guzman	Los Angeles, CA	2020-02-22
Natalia Ferraro	Covina, CA	2020-02-22
Kate WEINBERG	Los Angeles, CA	2020-02-22
Aurora Guerrero	L.A., CA	2020-02-22
Andrea Hirujo	Los Angeles, CA	2020-02-22
Agustin Valdez	Long Beach, CA	2020-02-22



<b>Name</b>	<b>Location</b>	<b>Date</b>
Patricia Moran	Los Angeles, CA	2020-02-22
Edgar Arciniega	Los Angeles, CA	2020-02-22
Gina Amodeo	los angeles, CA	2020-02-22
liza beltran	Los Angeles, CA	2020-02-22
Miranda Hirujo	Los Angeles, CA	2020-02-22
Jimmy Hernandez	Ontario, CA	2020-02-22
Alexis Arambula	Las Vegas, NV	2020-02-22
Luis Arango	Arcata, CA	2020-02-22
Antonio Hayes	Los Angeles, CA	2020-02-22
Ceasar Mena	Los Angeles, CA	2020-02-22
Jorman Jorge	Miami, US	2020-02-22
Brittany Bates	Gilbert, US	2020-02-22
Genesis Ochoa	Los Angeles, CA	2020-02-22
Marina Williams	Palo Alto, CA	2020-02-22
Marcine McBride	West Babylon, NY	2020-02-22
John Avery	Montville, US	2020-02-22
Shawn Brown	Columbus, US	2020-02-22
maddie montgomery	Port Orange, US	2020-02-22
Kathy Honeycutt	Elizabethton, US	2020-02-22
Shena smith	Norfolk, US	2020-02-22
Apuuuuuuuuu 42	Hutchinson, US	2020-02-22
Kim Abelman	San Diego, US	2020-02-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Renee McKinley	bloomfield, US	2020-02-22
evelyn melendez	davis, CA	2020-02-22
Eric Rasco	Los Angeles, CA	2020-02-22
Angel Luna	Los Angeles, CA	2020-02-22
max pittman	Manhattan Beach, CA	2020-02-22
Hamid Sanjabi	Los Angeles, CA	2020-02-23
Alex M	Los Angeles, CA	2020-02-23
Andrea Morales	Santa Clarita, CA	2020-02-23
Benjamin Greenlea	San Francisco, CA	2020-02-23
claudia acevedo	Los Angeles, CA	2020-02-23
Quinn Oelke	Minneapolis, MN	2020-02-23
Christine Zardeneta	Los Angeles, CA	2020-02-23
Ashley Anguiano	Los Angeles, CA	2020-02-23
Debra Mendez	Azusa, CA	2020-02-23
Luz Magallanes	Los Angeles, CA	2020-02-23
Gemma Lurie	Los Angeles, CA	2020-02-23
Leida Untoria	Riverside, CA	2020-02-23
Joshua Topete	Los Angeles, CA	2020-02-23
Frank Le Doux	Los Angeles, CA	2020-02-23
Michelle Litchfield	Los Angeles, CA	2020-02-23
Jessica Mateo	Los Angeles, CA	2020-02-23
Ben Mook	Los Angeles, CA	2020-02-23

<b>Name</b>	<b>Location</b>	<b>Date</b>
Merie Mesa	Los Angeles, CA	2020-02-23
Pablo Olivas	Los Angeles, CA	2020-02-24
Cassius Kemp	Denver, US	2020-02-24
Chelsea Conley	Novato, US	2020-02-24
Evan McVey	Denver, US	2020-02-24
Natasha Vigil	Colorado Springs, US	2020-02-24
Rhonda Bradley	Crossville, TN	2020-02-24
David Gallardo	los Angeles, CA	2020-02-24
Lisa Pace	Los Angeles, CA	2020-02-24
Ángel Alie	Pomona, CA	2020-02-24
jim tucker	Los Angeles, CA	2020-02-24
Sherry Ziegelmeyer	Canoga Park, CA	2020-02-24
Tiana Casanova	Los Angeles, CA	2020-02-25
Nancy Lilly	Los Angeles, CA	2020-02-25
Sara Selevitch	Los Angeles, CA	2020-02-25
Sam Campbell	Los Angeles, CA	2020-02-25
Marilyn Gladle	Los Angeles, CA	2020-02-25
Karen Felts	Noblesville, US	2020-02-25
annamarie jones	alturas, US	2020-02-25
Jenny Martinez	Hesperia, US	2020-02-25
Tina God love	Meridian, US	2020-02-25
Abigail Emery	North Tonawanda, US	2020-02-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Haleigh Sharpe	North Carolina, US	2020-02-25
Anu Buragapu	Dublin, US	2020-02-25
Jennifer Dominguez	Bloomington, US	2020-02-25
Shobhana Thattacherry	Dublin, CA	2020-02-25
Saaren Ghazi	Glendale, CA	2020-02-25
Susie Stevens	Ireland	2020-02-25
Mary Timmer	Pasadena, CA	2020-02-25
Dianne Lawrence	Los Angeles, CA	2020-02-25
Mona Cedar	Los Angeles, CA	2020-02-25
Ilsa Gonzalez	Fort Myers, FL	2020-02-25
Eric Diaz	Gardena, CA	2020-02-26
Dave Bedrosian	Altadena, CA	2020-02-26
Steven Clark	Las Vegas, NV	2020-02-26
Vanessa Gutierrez	Los Angeles, CA	2020-02-26
Sally Arscott	Los Angeles, CA	2020-02-26
ROSALIA CASTILLO	Los angeles, CA	2020-02-26
Brittany Bogan	Los Angeles, CA	2020-02-27
derek saucedo	Los Angeles, CA	2020-02-27
Kevin D'Amato	Los Angeles, CA	2020-02-27
Jenna Blaustein	Los Angeles, CA	2020-02-27
Gail Craven	Los Angeles, CA	2020-02-27
Debbie McAfee	Pinon Hills, CA	2020-02-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
elizabeth mccann	los angeles, CA	2020-02-28
Molly Hale	Los Angeles, CA	2020-02-28
Alicia Encarnacion	Los Angeles, CA	2020-02-28
nicholas christensen	los angeles, CA	2020-02-28
Maria Medina	La Puente, CA	2020-02-28
Charleen Schuss	Oxnard, CA	2020-02-29
Thomas Hollihan	Los Angeles, CA	2020-03-01
Alyssa Acevedo	Bakersfield, US	2020-03-01
Fandom Encounters	US	2020-03-01
Sodden Grider	San Jose, US	2020-03-01
Shivani Bahl	Peoria, US	2020-03-01
Riley Hullett	Minneapolis, US	2020-03-01
jacob Blackner	Roy, US	2020-03-01
John Kao	Palm Beach Gardens, US	2020-03-01
William Marshall	Los Angeles, CA	2020-03-02
Lacey Friedman	Los Angeles, CA	2020-03-02
Rita Haft	Beverly Hills, CA	2020-03-03
Bryan Aguilar-Lopez	Morristown, US	2020-03-04
Melissa Heithaus	Mckinney, US	2020-03-04
Harrison Fleetwood	Morristown, US	2020-03-05
Karina Jones	Morristown, US	2020-03-05
joseph zephir	Edison, US	2020-03-05



<b>Name</b>	<b>Location</b>	<b>Date</b>
Kathryn Gibson	Chicago, US	2020-03-06
Ryan Myers	New Jersey, US	2020-03-06
kaan taneli	Boonton, US	2020-03-07
Robert Lyon	Los Angeles, CA	2020-03-08
Maria Hernandez	Los Angeles, CA	2020-03-10
Parker Todd Brooks	Los Angeles, CA	2020-03-10
Adi Sundar	Grovetown, US	2020-03-12
Andrew Graciano	Pelham, US	2020-03-12
Jenna Mackenroth	Woodhaven, US	2020-03-12
Noelya Patino	Los Angeles, US	2020-03-12
Ahaushvab Eisuhrbe	Chicago, US	2020-03-12
kassandra Gomez	McAllen, US	2020-03-12
Angalee Starshadow	West Valley City, US	2020-03-12
Ian Bartlett	Pasadena, US	2020-03-12
Gavin Morris	Long Island, US	2020-03-12
Kiel Aswel	Fire Island Pines, US	2020-03-12
Sandy Issak	El Cajon, US	2020-03-12
Abdelrahman Awad	Bayonne, US	2020-03-12
Adam Khater	Chicago, US	2020-03-12
Giovanni Camastra	Brooklyn, US	2020-03-12
Sam Sam	Rancho Mirage, US	2020-03-12
Jordan Cook	Lansdowne, US	2020-03-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alison Wright	Salisbury, US	2020-03-12
Alexis Corral	San Jose, US	2020-03-12
Arnel Flores	Pharr, US	2020-03-12
Bethzaida Ledesma	Anaheim, US	2020-03-12
Tina Beedle	Milton, US	2020-03-12
ben myat	Chicago, US	2020-03-12
Laith Samara	Arlington, US	2020-03-12
Alyssa Santell	Houston, US	2020-03-12
Gabriel Espino	Clarksville, US	2020-03-12
Erica Van Diepen	Lakewood, US	2020-03-12
Mandy D	Wilmette, US	2020-03-12
Frank Torrez	San Bernardino, US	2020-03-12
Patricio Gilchrist	Deerfield, US	2020-03-12
Ava Herrera	San Jose, US	2020-03-12
Mariah Santora	Los Angeles, US	2020-03-12
Aspen Sherman	Oak harbor, US	2020-03-12
Lucia Aguilar	Cleburne, US	2020-03-12
Nathan Rossi	Langhorne, US	2020-03-12
Congrats On David Carr And Garry Muratore Getting Married	Eterna, US	2020-03-12
jjeanette Stiffarm	Auburn, US	2020-03-12
Yihui Zhou	Ithaca, US	2020-03-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
bailee weston	Zachary, US	2020-03-12
Christian Chand	Forest Hills, US	2020-03-12
Shannon Bartley	Milwaukee, US	2020-03-12
Jake Denecour	Glastonbury, US	2020-03-12
Amritpal Singh	Redwood City, US	2020-03-12
Jocelyn Spairring	Renton, US	2020-03-12
shirui sun	Arlington, US	2020-03-12
Priyanka Agadi	Baltimore, US	2020-03-12
ZT G	West Covina, US	2020-03-12
Mark Latif	Alpharetta, US	2020-03-12
R Al	Erie, US	2020-03-12
Patrick Kopec	Glenview, US	2020-03-12
Kimberly Zuniga	Edinburg, US	2020-03-12
Amber Ferris	US	2020-03-12
Kimberly Jones	Parthenon, US	2020-03-12
Vanessa Guerrero	Houston, US	2020-03-12
Jason Gil	San Antonio, US	2020-03-12
Zach Mann	US	2020-03-12
Tristan Holmes	Agoura Hills, US	2020-03-12
Jane Gawthrop	Wheaton, US	2020-03-12
Siying Li	Storrs Mansfield, US	2020-03-12
Yan Lin	Cartersville, US	2020-03-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Arya Azari	San Jose, US	2020-03-12
Gabriela Rittley	Washington, US	2020-03-12
Yael Stein	Suffern, US	2020-03-12
Jasmine Wong	Hayward, US	2020-03-12
Kameron Spencer	Los Angeles, US	2020-03-12
Sheila Schnotala	Titusville, US	2020-03-12
Abel Zac	Pomona, US	2020-03-12
The Fortnite Community	Woodland Hills, US	2020-03-12
Megan Hughes	Philadelphia, US	2020-03-12
carter purvis	Hobbs, US	2020-03-12
Veonsay Hou	Revere, US	2020-03-12
Katie Chow	Burlingame, US	2020-03-12
JP Cross	Chesapeake, US	2020-03-12
Haley MacAllister	Van Nuys, US	2020-03-12
Sandi Mileham	Eugene, US	2020-03-12
Maria Luisa Miyakawa	Honolulu, US	2020-03-12
close the school	Natick, US	2020-03-12
Rocio Olmos	Dallas, US	2020-03-12
Madison Lazarus	Denton, US	2020-03-12
Gofuk Yourself	Westfield, US	2020-03-12
Sanjaya Pradhan	Atlanta, US	2020-03-12
Ethan Lewis	Irvine, US	2020-03-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Vincent Hoang	Westminster, US	2020-03-12
Eric Wilbert	Pittsburgh, US	2020-03-12
Julia Campbell	Raleigh, US	2020-03-12
Marvin Castillo	Canyon Country, US	2020-03-12
Jack Brand	New York, US	2020-03-12
Connor Rice	Los Angeles, US	2020-03-12
Marcus Rock	Twentynine Palms, US	2020-03-12
Victoria Ayyad	Capitola, US	2020-03-12
Lisa AllowitzThompson	Truckee, US	2020-03-12
Varsha Prasad	San Antonio, US	2020-03-12
Max Tucker	Monroe, US	2020-03-12
Ciara Ortiz	Holbrook, US	2020-03-12
Robert Rodriguez	Jersey City, US	2020-03-12
Rosa Salcedo	Los Angeles, CA	2020-03-15
Vanessa Hernandez	Los Angeles, CA	2020-03-15
Larry Wood	Los Angeles, US	2020-03-17
Kathryn Eyler	Los Angeles, CA	2020-04-06
Roselia Castillo	Los Angeles, US	2020-05-13
Christy Haimelin	Wesley Chapel, US	2020-05-13
Andy Hong	Los Angeles, US	2020-05-22
Efren Gutierrez	Ventura, CA	2020-05-23
Elda Cerrano	US	2020-05-25



<b>Name</b>	<b>Location</b>	<b>Date</b>
Daniela G	Los Angeles, CA	2020-05-29
Sheryl Powell	Houston, US	2020-06-10
Bill Lash	Grand Junction, US	2020-06-17
Georgina Munoz	North Hollywood, CA	2020-06-19
Ricardo Padilla	Round Lake, US	2020-06-26
Nicholas Manalo	Los Angeles, CA	2020-07-28
Collin Perez	Los Angeles, CA	2020-07-28
EVELYN Carpenter	Los Angeles, US	2020-07-31
Hanna Leace	Los Angeles, US	2020-07-31
Frederick Alschuler	Santa Monica, US	2020-07-31
Melanie Clendennen	Austin, US	2020-07-31
Molly Savard	Los Angeles, CA	2020-08-03
Liliette Pena	Los Angeles, CA	2020-08-03
Ilenia Parra	Mount Washington, CA	2020-08-03
Gretchen Guzman	Los Angeles, CA	2020-08-03
Jbarrie Turner	Stockton, CA	2020-08-03
mari mu	Los Angeles, CA	2020-08-03
Sean Fallon	Los Angeles, CA	2020-08-03
Viviana Baldarelli	Los Angeles, CA	2020-08-03
Tina Sage	Los Angeles, CA	2020-08-03
Sheila Richman	San Marino, CA	2020-08-03
Sophie Richman	Los Angeles, CA	2020-08-03

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ann Gottesman	Pasadena, CA	2020-08-03
Riley Richman	Los Angeles, CA	2020-08-03
Christina Guevara	los angeles, CA	2020-08-04
Nathana Schooler	Los Angeles, CA	2020-08-04
Jamie Wheeler	Los Angeles, CA	2020-08-04
Virginia Jackson-Reed	Los Angeles, CA	2020-08-04
Gemma Marquez	Los Angeles, CA	2020-08-04
Gail Crandall	Los Angeles, CA	2020-08-04
Elizabeth Strong	Los Angeles, CA	2020-08-04
Lisa Auerbach	Los Angeles, CA	2020-08-04
lori campos	Los Angeles, CA	2020-08-04
Sheryl Shoemaker	Los Angeles, CA	2020-08-04
Yolanda Castleberry	Los Angeles, CA	2020-08-04
Kim White	Los Angeles, CA	2020-08-04
Emma Kelly	Los Angeles, CA	2020-08-04
Margaret Pipo	Los Angeles, CA	2020-08-04
Kathryn Downing	Los Angeles, CA	2020-08-04
Sandra Guerrero	Los Angeles, CA	2020-08-04
Prisma Juarez	Los Angeles, CA	2020-08-04
veronica Contreras	Mesa, AZ	2020-08-04
Vincent Garcia	Los Angeles, CA	2020-08-04
Norberto Marquez	Los Angeles, CA	2020-08-04

<b>Name</b>	<b>Location</b>	<b>Date</b>
Linda Phelps	Los Angeles, CA	2020-08-04
Bo Wang	Los Angeles, CA	2020-08-04
Eliza Jones	Arroyo Grande, CA	2020-08-04
Katie Levine	Los Angeles, CA	2020-08-04
Eva Bencomo	Los Angeles, CA	2020-08-04
Trenton Whetstone	Los Angeles, CA	2020-08-04
Kathryn Smith	Los Angeles, CA	2020-08-04
Steve Crouch	Los Angeles, CA	2020-08-04
Matthew Calleros	Los Angeles, CA	2020-08-04
A Rivera	Los Angeles, CA	2020-08-04
Josephine Escobar	USA, US	2020-08-04
carol van beek	los angeles, CA	2020-08-04
Charles Marshall	San Diego, CA	2020-08-04
Cameron Duncan	Los Angeles, CA	2020-08-04
Christine Cerven	Los Angeles, CA	2020-08-04
Clare OCALLAGHAN	Los Angeles, CA	2020-08-04
maryam hosseinzadeh	Los Angeles, CA	2020-08-04
Okorochoa, Valerie Okorochoa	Pasadena, CA	2020-08-05
Emily Marmolejo	Los Angeles, CA	2020-08-05
Ed Brewer	Los Angeles, CA	2020-08-05
Candace Franco	Los Angeles, CA	2020-08-05
Krystal Macedo	Chula Vista, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Oswaldo Diaz	Hollywood, US	2020-08-05
Zoey Wells	New Smyrna Beach, US	2020-08-05
Macey Crowell	Grand Haven, US	2020-08-05
Jack Venegas	Bellflower, US	2020-08-05
Jocelyn Gonzalez	Orondo, US	2020-08-05
Marie Walker	Detroit, US	2020-08-05
Lexi Summers	Marshfield, US	2020-08-05
Aaliyah Navarro	Los Angeles, US	2020-08-05
Marc Hardan	Panorama City, US	2020-08-05
Layla Wallace	Brownsville, US	2020-08-05
Maya Rodriguez	Lynnwood, US	2020-08-05
Sabrina Huang	Hayward, US	2020-08-05
Vanessa Marentez	Santee, US	2020-08-05
Jaidyn Humphreys	Baltimore, US	2020-08-05
Raechel Bouchard	Newington, US	2020-08-05
Abby Reece	Taylorsville, US	2020-08-05
Erica De Los Santos	El Paso, US	2020-08-05
Kaitlin Schwemmer	Baltimore, US	2020-08-05
jennifer trujillo	Saint Petersburg, US	2020-08-05
Jessica Godinez	Melrose Park, US	2020-08-05
Emily Faer	Oceanside, US	2020-08-05
madison fonseca	Palos Hills, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Eric Castro	Yakima, US	2020-08-05
Aleyda Hurtado	New York, US	2020-08-05
Flori Aguilar	Falls Church, US	2020-08-05
Isabelle Simon	Castle Rock, US	2020-08-05
Allison Cordero	Wichita, US	2020-08-05
Nessa Diamante	San Jose, US	2020-08-05
Timothy Paich	Loveladies, US	2020-08-05
RealPoro King	Los Angeles, US	2020-08-05
Abigail Dowdy	Marysville, US	2020-08-05
Ellen Lee	Seattle, US	2020-08-05
Madison Macenat	Las Vegas, US	2020-08-05
Princess Aguinaldo	Waipahu, US	2020-08-05
Aisja Bishop	Rusk, US	2020-08-05
Laurel Schmaltz	Saint Louis, US	2020-08-05
Mariangel Sandoval	San Mateo, US	2020-08-05
ryan shepanski	Scottsville, US	2020-08-05
Jen Rivera	Brentwood, US	2020-08-05
Michele Schvarcz	Ewa Beach, US	2020-08-05
Stephanie Garace	Astoria, US	2020-08-05
Gabriella Shankman	Farmingville, US	2020-08-05
Alissa Letourneau	Sanford, US	2020-08-05
Sol Captor	alternia, US	2020-08-05



<b>Name</b>	<b>Location</b>	<b>Date</b>
shaley caba	Staten Island, US	2020-08-05
Dana T	Edmond, US	2020-08-05
Shannon Leitner	Edwardsville, US	2020-08-05
Abby Hall	Ottawa, US	2020-08-05
Emma Markham	Phoenix, US	2020-08-05
Monica Gonzalez	Ventura, US	2020-08-05
Julie Wiant	Los Angeles, CA	2020-08-05
kari katagiri	Los Angeles, CA	2020-08-05
Janet Gordon	Pasadena, CA	2020-08-05
jacqueline little	Palm Desert, CA	2020-08-05
Patricia Guttormsen	Los Angeles, CA	2020-08-05
Liza Maltez	Los Angeles, CA	2020-08-05
Christina Kusch	Glendale, CA	2020-08-05
Claudia Gil	Los Angeles, CA	2020-08-05
Judith Velasco	Los Angeles, CA	2020-08-05
Martha Zapata	los angeles, CA	2020-08-05
Tony Fonseca	Los Angeles, CA	2020-08-05
Frances Elizondo	Los Angeles, CA	2020-08-05
T Lopez	Fountain Valley, CA	2020-08-05
Andres Alcantar	San Diego, CA	2020-08-05
Veronica Garcia	Los Angeles, CA	2020-08-05
Leslie Macias	Los Angeles, CA	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lora Castro	Los Angeles, CA	2020-08-05
Roberto I Miranda Jr	Los Angeles, CA	2020-08-05
Trisha Gossett	Los Angeles, CA	2020-08-05
Leonard Delgado	Anaheim, CA	2020-08-05
Susana Marque	Los Angeles, CA	2020-08-05
Joseph Butler	Los Angeles, CA	2020-08-05
Michael Romero	Los Angeles, CA	2020-08-05
Armida Perez	Los Angeles, CA	2020-08-05
Mary Jo Vermeer	Pensacola, FL	2020-08-05
Mariam Ahmed	Dallas, US	2020-08-05
Lynn DiGennaro	Framingham, US	2020-08-05
Caroline Jouett	Fayetteville, US	2020-08-05
Olivia Toussaint	Chantilly, US	2020-08-05
Jonathan Hernandez	Los Angeles, US	2020-08-05
Courtney Adams	Santa Rosa, US	2020-08-05
Bailie Winchester	Long Beach, US	2020-08-05
dria johnson	Elkhorn, US	2020-08-05
Bianca LaValle	Brooklyn, US	2020-08-05
devina lopez	Killeen, US	2020-08-05
Setoria Dickson	Deltona, US	2020-08-05
Christina Tetz	Visalia, US	2020-08-05
Eli Strom	Cheney, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Emily Gilgoff	Circleville, US	2020-08-05
Jada Trimble	Chesapeake, US	2020-08-05
Kaylani Cortez	Burbank, US	2020-08-05
George Mitchell	Easton, US	2020-08-05
Jocelyn Nwazue	Grand Prairie, US	2020-08-05
Andie Hales	Munford, US	2020-08-05
Madeline Steele	Sacramento, US	2020-08-05
Caniyla Brown	Fort Pierce, US	2020-08-05
Lauryn Casey	Modesto, US	2020-08-05
Sherry Bidegain	Kearny, US	2020-08-05
Samantha Pearson	Long Beach, US	2020-08-05
Vanessa Pietracatello	Pittsburgh, US	2020-08-05
glenda maldonado	Los Angeles, US	2020-08-05
Aliyah Hall	Aldie, US	2020-08-05
grace benson	Gurnee, US	2020-08-05
Jalyn Gottschalk	New Orleans, US	2020-08-05
Orleana Cort	Linden, US	2020-08-05
Oscar Perez	Alpharetta, US	2020-08-05
amareah bead	Annapolis, US	2020-08-05
Kimberly Zaragoza	Hawthorne, US	2020-08-05
Candy Chavez	Simi Valley, US	2020-08-05
Olivia Moser	Lebanon, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Julie Payes	Arlington, US	2020-08-05
Gracie Compton	Houston, US	2020-08-05
Alan Cabrera	Ogden, US	2020-08-05
Phoebe Lin	Thousand Oaks, US	2020-08-05
Caroline Sanders	Arlington, US	2020-08-05
Scott Kelley	Oak Creek, US	2020-08-05
Golden Crockett	Los Angeles, US	2020-08-05
Tessa Condie	Magna, US	2020-08-05
Lacey Kiley	Santee, US	2020-08-05
Jessica Wycliffe	Santa Rosa, US	2020-08-05
Kaylee Knight	Charleston, US	2020-08-05
Isabel Valdes	Miami, US	2020-08-05
abbie wyckoff	Royal Oak, US	2020-08-05
Emma S	Cortland, US	2020-08-05
victoria ward	Decatur, US	2020-08-05
Victoria Shen	Davis, US	2020-08-05
Leah Marshall	Kyle, US	2020-08-05
Regina Kibodeaux	Eunice, US	2020-08-05
desiree dalton	Plymouth, US	2020-08-05
Rashell Williams	Philadelphia, US	2020-08-05
Sima Shirazi	Piscataway, US	2020-08-05
Mia Vazquez	Riverside, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Karla Luna	Kansas City, US	2020-08-05
Hannah Blevins	Lebanon, US	2020-08-05
caroline m	Hopewell, US	2020-08-05
sherry Taylor	Okeechobee, US	2020-08-05
Jess D	Hawthorne, US	2020-08-05
Sabrina Moses	Missouri City, US	2020-08-05
Ruby Esparza	Compton, US	2020-08-05
Christian Cruz	Miami, US	2020-08-05
Joseph Choperena	San Francisco, US	2020-08-05
Ahnika Rising	Hobbs, US	2020-08-05
April Luna	Houston, US	2020-08-05
Danna Sanchez	Gilbert, US	2020-08-05
Daniella Krankus	Havertown, US	2020-08-05
Ashley Oliva	Jersey City, US	2020-08-05
Salma Shokeri	Hoboken, US	2020-08-05
Paige Hoss	Pompano Beach, US	2020-08-05
night clo	Indianapolis, US	2020-08-05
Emma Kochheiser	Phoenix, US	2020-08-05
Isabel williams	Stockton, US	2020-08-05
Julia Chappell	Durham, US	2020-08-05
Natalya Onraet	Duluth, US	2020-08-05
Alana Carroll	Slatersville, US	2020-08-05



<b>Name</b>	<b>Location</b>	<b>Date</b>
Isabella Pimentel	Chicago, US	2020-08-05
Autumn Youngs	Paso Robles, US	2020-08-05
Jayla Bonilla	Ashburn, US	2020-08-05
Maggie Harper	East Hampton, US	2020-08-05
Jessica Schmid	Pittsburgh, US	2020-08-05
Ricardo Lopez Martinez	Turlock, US	2020-08-05
Estefany Gutierrez	Vallejo, US	2020-08-05
Ashanti Stills	Jacksonville, US	2020-08-05
Taya Tarquinio	Manchester, US	2020-08-05
Sydnee Blackhurst	Spring, US	2020-08-05
Jessica Greene	Belt, US	2020-08-05
Macie Clark	Fort Gibson, US	2020-08-05
Aurora Ingalls	Athens, US	2020-08-05
Makayla Elmore	Fort Worth, US	2020-08-05
Leslie Moran	Garner, US	2020-08-05
Katie Hernandez	Santa Ana, US	2020-08-05
Farjana Begum	Warren, US	2020-08-05
sydney luu	Hayward, US	2020-08-05
Alexander Angulo	Chula Vista, US	2020-08-05
Arianna Black	Chicago, US	2020-08-05
Jinessa Pacheco	Holt, US	2020-08-05
Teresa Jackson	Christine, US	2020-08-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Monica Gonzalez	Los Angeles, CA	2020-08-05
Obidio Martínez	San Diego, CA	2020-08-05
Roger Bethelmy	Los Angeles, CA	2020-08-05
gabe Alvarado	Los Angeles, CA	2020-08-05
Kathy Zelaya	Los Angeles, CA	2020-08-05
Amy Lamarra	Los Angeles, CA	2020-08-05
Jenny Menodza	Los Angeles, CA	2020-08-05
Candice Holman	Los Angeles, CA	2020-08-05
Ernie Castro	Los Angeles, CA	2020-08-05
Jose Barrera	Los Angeles, CA	2020-08-05
Miguel Navarro	Los Angeles, CA	2020-08-05
Joanna Rodriguez	Los Angeles, CA	2020-08-06
Tony Federico	Los Angeles, CA	2020-08-06
Kenneth Dolinger	Los Angeles, CA	2020-08-06
Frances Rodriquez	Los Angeles, CA	2020-08-06
Joyce Puckett	Los Angeles, CA	2020-08-06
George Baca	Tustin, CA	2020-08-06
Sarah Reyes	Los Angeles, CA	2020-08-06
Loren Escandon	Los Angeles, CA	2020-08-06

Recipient: Gil Cedillo, Michelle Carter, Shana Bonstein

Letter: Greetings,

We ask for the City of Los Angeles to respect this crossroads of our three communities, and to act to preserve the cohesion and the green spaces at this intersection.

To be clear: we are not opposing the construction of the condominium project itself.

We are asking is that this 9,600 sf of public green space:

- not be gifted to a private developer.
- be maintained, in its entirety, as a green buffer between the building and the intersection.

We believe that the preservation of this public green space will help to mitigate the enormous scale that this building presents to the surrounding communities, and the preservation of the mature Oaks and Sycamore will bring value to the future inhabitants of the development as well as the communities of Highland Park, Cypress Park and Mount Washington.

# Comments

Name	Location	Date	Comment
Virginia Espino	Los Angeles, CA	2019-06-19	"I do not want this public green space to be given to a developer. It belongs to the people and should remain a space for public use. This is an outrage!"
Annette Gutierrez	Los Angeles, CA	2019-06-19	"We need more green space, not less."
MARINOS PASCHALOUDES	Los Angeles, CA	2019-06-20	"I support more housing to be built but the density of this project is an overkill."
amy grey	toluca lake, CA	2019-06-20	" stop already with this over development. Please it's a disgrace we need our trees and green space"
Amber Mackay	Los Angeles, CA	2019-06-20	"I'm tired of our council members whoring out to private developers and building multi unit building in areas that are already heavily populated causing more traffic. The multi unit buildings being built are NOT affordable housing being made available. It's only putting corrupt money in the council members pockets!!!"
Rebecca Koppenhaver	Los Angeles, CA	2019-06-20	"We need more green space!"
Steve Zrucky	Los Angeles, CA	2019-06-20	"We need affordable housing now !"
Jennifer Prince	Los Angeles, CA	2019-06-21	"Keep public green spaces"
Jilene Dachtler	Santa Monica, CA	2019-06-21	"Developers: find a way to make money that doesn't ruin people's lives and is often the difference between being homeless or housed."
Nancy Serrano	Los Angeles, CA	2019-06-21	"We don't need more unaffordable housing that puts money into developers, landlords and corrupt council members pockets."
Nancy Hanover-Reyes	I.a., CA	2019-06-21	"Urban Density requires more public open spaces!"
Rita Kassak	Los Angeles, CA	2019-06-22	"Enough with the developers cashing in on EVERYTHING in our city. Can we please do something that isn't going to benefit a corporation?"
Jeff Cain	Los Angeles, CA	2019-06-24	"I support new housing, but market rate condos without affordable housing should not take away public green space. This project takes much more from the commons of our city than contributes to it, and the city should not give more away to support it."
Maria Mastroyannis	Los Angeles, CA	2019-07-12	"It is important to protect our open spaces as well as to build new housing. Both can be done here, by preserving this green space alongside the new condo project, which is plenty big enough without taking over additional valuable green space that we need in our community."
Goetz Wolff	Los Angeles, CA	2019-07-19	"We need to keep all the green space we can. Don't transfer public lands to private developers! Goetz Wolff 90065"

Name	Location	Date	Comment
Liz Johnson	LA, CA	2019-07-19	"The density proposed here is out of scale with the neighborhoods it will impact. It needs to be scaled back and include a higher number of affordable units"
Leland Estrada	Los Angeles, CA	2019-07-19	"100 units total. 10 qualify affordable. 10%! Math don't add up. Stop selling out Angelenos! Build somewhere else."
Robert Moss	Los Angeles, CA	2019-07-19	"This is NOT the type of development we need, especially providing public land for exclusively market-rate, non affordable housing"
Vicky Guzman	Los Angeles, CA	2019-07-19	"We need affordable housing too many seniors and Veterans can't afford living in HP the congestion on Figueroa is a terrible mess. If the City is donating this then it should serve the Community!"
Bronwen Chop	Los Angeles, CA	2019-07-19	"We need affordable housing and clean air (read: trees) not more high priced condos!"
TOPEY SCHWARZENBACH	South Pasadena, CA	2019-07-20	"Southern California needs its existing greens cape; especially its oaks."
Kathleen Metcalf	Los Angeles, CA	2019-07-20	"We need additional low income housing - but not high-rises without adequate parking. Everything must be taken into consideration. A "little" house with public green space would be a consideration. don't just build to say you did something - do something right"
Melissa Lippman	Los Angeles, CA	2019-07-20	"I would like to preserve precious green space in the neighborhood"
Jenna Blaustein	LOS ANGELES, CA	2019-07-22	"We need mixed use and low income housing here, not expensive, ugly development that doesn't fit in with the existing neighborhood."
Suzanne Jett	Dallas, TX	2019-07-23	"I'm signing because I was born and raised in southern California and lived in Mount Washington and still have property there. I would never want to see such a monstrosity built in the little green space that we have."
Lynn Sosa	Los Angeles, CA	2019-07-24	"I do not agree with giving up green space."
Robin Garcia	Bethany, OK	2019-07-28	"This is my home state I moved because there isn't any more nature.... stop the building!"
Jennifer Peterson	Los Angeles, CA	2019-07-28	"Hideous building. Get a better architect and start over, incorporating green space into the design. Whatever is built here will remain for decades after the \$\$ developer has scooped out their profits. Gee, it's almost like they care more about money than people."
Megan Bright	Los Angeles, CA	2019-08-02	"I'm signing because I prefer to maintain the green space"
Sabrina Maldonado	Los Angeles, US	2019-08-21	"There needs to be a ban on developing in Los Angeles entirely. I vote No for this building to further congest our city."



<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Meadow Carder	Los Angeles, CA	2020-01-15	"Our residents need and deserve access to public greenspace. We do NOT need another private developer building high priced homes that do not benefit the existing community."
Natalie Egnatchik	Los Angeles, CA	2020-01-31	"We need to preserve the few precious parks and green belts in Los Angeles"

Recipient: Gil Cedillo, Michelle Carter, Shana Bonstein

Letter: Greetings,

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# Signatures

Name	Location	Date
HP Community	Los Angeles, CA	2019-05-31
Daniela Gorny	Los Angeles, US	2019-06-19
Sherin Guirguis	Highland Park, US	2019-06-19
Carolina Rojas	Los Angeles, US	2019-06-19
Virginia Espino	Los Angeles, CA	2019-06-19
alice fung	Los Angeles, CA	2019-06-19
Michael Blatt	Los Angeles, CA	2019-06-19
Annette Gutierrez	Los Angeles, CA	2019-06-19
Wendy Adest	Los Angeles, US	2019-06-19
Ben Park	Los Angeles, US	2019-06-19
Colleen Corcoran	Los Angeles, US	2019-06-19
Hubert Schmalix	Los Angeles, US	2019-06-19
Treva Wurmfeld	Los Angeles, US	2019-06-19
Kai Blatt	Los Angeles, US	2019-06-19
Julia Gilmore	Lufkin, US	2019-06-19
Joshua Sibolboro	Lihue, US	2019-06-19
Maria Buchakjian	Clifton Park, US	2019-06-19
andrew chandler	Myrtle Beach, US	2019-06-19
Logan Childers	Portland, US	2019-06-19
MaryAnn Paradise	Mount Laurel, US	2019-06-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kevin Oreck	Los Angeles, US	2019-06-19
Scott Vaughan	Los Angeles, US	2019-06-19
Daisy Smith	Berlin, US	2019-06-19
Elizabeth Oreck	Los Angeles, US	2019-06-19
Stephanie Hernandez	Las vegas, US	2019-06-19
Dayday Takesover	Selden, US	2019-06-19
Michele Milner	Los Angeles, US	2019-06-20
Nimsi Diaz	Oklahoma city, US	2019-06-20
Karina Quintero	Ontario, US	2019-06-20
Izzi Rojas	Paramount, US	2019-06-20
scanlon gail	Los Angeles, CA	2019-06-20
Sohair Abdullah	Islamabad, Pakistan	2019-06-20
Cathy Olmeda	Covina, CA	2019-06-20
Renee Tajima-Pena	Los Angeles, CA	2019-06-20
MARINOS PASCHALOUDES	Los Angeles, CA	2019-06-20
Juliet Wong	Los Angeles, CA	2019-06-20
Erin Trefry	Los Angeles, US	2019-06-20
MELANIE MCARTOR	La Habra, US	2019-06-20
Daniel Wright	Los Angeles, US	2019-06-20
amy grey	toluca lake, CA	2019-06-20
Terri Minami	Los Angeles, US	2019-06-20
Erica Silverman	Los Angeles, US	2019-06-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Carroll Jo Palacio	Honolulu, US	2019-06-20
Vanessa Lee	Hicksville, US	2019-06-20
bronte stiles	Koloa, US	2019-06-20
John Wagner	Los Angeles, US	2019-06-20
Amber Mackay	Los Angeles, CA	2019-06-20
Cynthia Estrada	Los Angeles, US	2019-06-20
Pamela Cohen	Los Angeles, US	2019-06-20
Rebecca Koppenhaver	Los Angeles, CA	2019-06-20
Eduardo Castillo	Los Angeles, CA	2019-06-20
Sandy Jimenez	Dallas, US	2019-06-20
Deborah Mindry	Altadena, US	2019-06-20
Mitzi Spallas	Los Angeles, US	2019-06-20
Tabby Maddox	Hurricane, US	2019-06-20
Roman Hrab	New Paltz, US	2019-06-20
Cynthia Ramirez	Los Angeles, US	2019-06-20
Pamela Ash	Brundidge, US	2019-06-20
Jennifer Fong	Los Angeles, US	2019-06-20
Steve Zrucky	Los Angeles, CA	2019-06-20
Trina Cundieff	Toluca Lake, CA	2019-06-21
Karen Quintana	Los Angeles, US	2019-06-21
Nirupama Orona	Kollam, India	2019-06-21
dorothy christ	Los Angeles, CA	2019-06-21



<b>Name</b>	<b>Location</b>	<b>Date</b>
Nancy Ephron	Los Angeles, CA	2019-06-21
Kathy Coleman	Van Nuys, US	2019-06-21
Amos Dyson	Los Angeles, US	2019-06-21
Joliange Wright	Los Angeles, US	2019-06-21
Kaarina Koskinen	La Mesa, US	2019-06-21
Patricia Nava	Los Angeles, CA	2019-06-21
Jennifer Prince	Los Angeles, CA	2019-06-21
Mary Barber	Glendora, US	2019-06-21
Jilene Dachtler	Santa Monica, CA	2019-06-21
Kelsey Breshears	Lebanon, US	2019-06-21
Sonny Boiser	Lihue, US	2019-06-21
Kaitlyn Tofaute	Sparks, US	2019-06-21
Nancy Serrano	Los Angeles, CA	2019-06-21
Lexie Johnson	Montgomery, US	2019-06-21
Yreina D Cervantez	Los Angeles, CA	2019-06-21
Carolina Rivera	Los Angeles, US	2019-06-21
Nancy Hanover-Reyes	l.a., CA	2019-06-21
raychel shields	Upper Marlboro, US	2019-06-21
ARMAHN Smit	Chester, US	2019-06-21
Danielle Ryan	Austin, US	2019-06-21
Amber Moyer	Dayton, US	2019-06-21
Christine Honeycutt	San Diego, US	2019-06-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Deborah Kautz	Mayville, US	2019-06-21
Tom CHAMBERS	El Cajon, US	2019-06-21
Rita Kassak	Los Angeles, CA	2019-06-22
Adam Avila	Los Angeles, US	2019-06-22
Mary Allan	Los Angeles, US	2019-06-23
David Miller	Los Angeles, US	2019-06-23
Jeff Cain	Los Angeles, CA	2019-06-24
Kenny Valera	Los Angeles, US	2019-06-24
Catherine Pack	Los Angeles, US	2019-06-25
Poonam Sharma	Los Angeles, US	2019-06-25
Stephanie Sabo	Los Angeles, US	2019-06-25
Nando A	Los Angeles, US	2019-06-25
Scott Robinson	Los Angeles, US	2019-06-25
Melanie Campos	Los Angeles, CA	2019-06-26
Sidney Williams	Los Angeles, CA	2019-06-26
Maya Robbins	Los Angeles, CA	2019-06-26
Cascade Wilhelm	Los Angeles, CA	2019-06-26
Siobhan Furnary	Highland park, Los angeles, CA	2019-06-26
Hector Rodriguez	US	2019-06-27
Angelo Lombardi	Monrovia, US	2019-06-27
Brian Jacob	Los Angeles, US	2019-06-27
Alan Anderson	Los Angeles, US	2019-06-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Roberta Blatt	Los Angeles, CA	2019-06-27
Brandon Dixon	La Habra, US	2019-06-28
Heriberto Lemus	Murrieta, US	2019-06-28
haylie cox	Clovis, US	2019-06-28
Malia Gusman	Kapaa, US	2019-06-28
Alex Sanchez	Montebello, US	2019-06-28
Victor Davis	Albany, US	2019-06-28
ula obrien	Kaneohe, US	2019-06-28
Maggie Weng	Los Angeles, CA	2019-06-28
Cristian Uchiha	Mesquite, US	2019-06-28
George Hughbanks	Spokane, US	2019-06-28
Sebastian Garcia	Anniston, US	2019-06-28
sandy robles	yucca valley, US	2019-06-28
Cullen Mckay	Norfolk, US	2019-06-28
Andrew Minter	Simi Valley, US	2019-06-28
Victor Lemus	Carpinteria, US	2019-06-29
Kaitlin Schwemmer	Baltimore, US	2019-06-29
Karen Seeno	Providence, US	2019-06-29
Marilyn Whited	Seattle, US	2019-07-01
Robert Kelsey	US	2019-07-01
Martine Culty	pasadena, US	2019-07-02
Chad Rooney	La Crescenta, US	2019-07-03

<b>Name</b>	<b>Location</b>	<b>Date</b>
Bill Entz	Granada Hills, US	2019-07-03
Nicholas Charles	Seattle, US	2019-07-03
Jennifer A. Gill	Los Angeles, US	2019-07-03
Robert Hager	Shoreline, US	2019-07-03
Angelika Kappus	Germany	2019-07-03
anne doran	SKELMERSDALE, UK	2019-07-03
Natalie Luchtel	Renton, US	2019-07-03
Elizabeth Bracamontes	CDMX, Mexico	2019-07-03
Roy Nixon	Sutton, UK	2019-07-03
Kaitlyn Bostrom	Worland, US	2019-07-03
Eve Oishi	Los Angeles, US	2019-07-04
Nicole Facciuto	Queens, US	2019-07-04
Shakayla Thomas	Compton, US	2019-07-04
Tim Maurer	Anaheim, US	2019-07-04
Michelle Cooper	Cheshire, UK	2019-07-04
Angel Malerba	Los angeles, US	2019-07-04
Jennifer Truong	Duarte, US	2019-07-04
Lauren Sugay	Torrance, US	2019-07-04
Philip Cardy	Hatfield Peverel, UK	2019-07-04
Donna Miller	Seattle, US	2019-07-05
Utkarsh Nath	Fremont, US	2019-07-05
Christian Cole	Belleville, US	2019-07-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sarah McKnight	Valencia, US	2019-07-06
Leslie Frank	Los Angeles, US	2019-07-07
Melissa Heithaus	Mckinney, US	2019-07-08
Orpha Eget	Reseda, US	2019-07-08
Olivia Roberts	Chatsworth, US	2019-07-08
Tyler Wolfe	Los Angeles, US	2019-07-08
Janet Bennett	Liverpool, UK	2019-07-10
Emily Truman	Brighton, UK	2019-07-10
Joan Klatt	Kingwood, US	2019-07-11
Briana Mercado	New york, US	2019-07-11
Ben Judice	Brookline, US	2019-07-11
Liam Roberts	League city, US	2019-07-11
Gianna Zinnen	Downey, US	2019-07-11
Sophia Angelakis	Brooklyn, US	2019-07-11
Song Jiang	Fremont, US	2019-07-11
Max Russell	Nyack, US	2019-07-11
Darryl Walker	North Las Vegas, US	2019-07-11
chanita Alighieri	US	2019-07-11
Sarah Cadenhead	US	2019-07-11
Bryan Figueroa	Secaucus, US	2019-07-11
Cameron Dukes	Los Angeles, US	2019-07-11
Spider Man	Bronx, US	2019-07-11



<b>Name</b>	<b>Location</b>	<b>Date</b>
R Dolecki	Philadelphia, US	2019-07-11
Ciara Singleton	Satellite Beach, US	2019-07-11
John Williams	New Brunswick, US	2019-07-11
Ben Rosenbower	Dallas, US	2019-07-11
Charlotte Durkee	New York, US	2019-07-12
danny dominguez	mesa, US	2019-07-12
Belinda Schulgen	Dripping Springs, US	2019-07-12
Maria Mastroyannis	Los Angeles, CA	2019-07-12
Zara Scoville	Los Angeles, US	2019-07-14
Aparna Bakhle	Los Angeles, CA	2019-07-14
Alexander Hudnut	Los Angeles, CA	2019-07-15
Ben hudnut	Los Angeles, US	2019-07-15
Karla Tapps	Compton, US	2019-07-16
Jennifer Monroy	Los Angeles, US	2019-07-16
Javonne Sanders	US	2019-07-16
Larry SUTTLES	Bronx, US	2019-07-16
Noah Broussard	Lafayette, US	2019-07-17
Ava Craddolph	Los Angeles, US	2019-07-18
Luz Flores	los angeles, US	2019-07-18
KimMarie Johnson-Roussell	Los Angeles, US	2019-07-18
Adam Kaluba	Cincinnati, US	2019-07-18
Jerricho Habon	San Francisco, US	2019-07-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jay Espinoza	Oakland, US	2019-07-18
Rebecca Azersky	Union City, US	2019-07-18
Natalie Salvador	Los Angeles, US	2019-07-18
Olivia Catalano	Schenectady, US	2019-07-18
Javier Espinola	San Jose, US	2019-07-18
Ralph Burt	Los Angeles, US	2019-07-18
Anthony Martinez	San Jose, US	2019-07-19
Paula Sirola	Los Angeles, CA	2019-07-19
Goetz Wolff	Los Angeles, CA	2019-07-19
Lucky Williams	Honolulu, US	2019-07-19
kk utset	Lakeland, US	2019-07-19
Shaira Jalalon	Honolulu, US	2019-07-19
Tritia Gratiias	Orangevale, US	2019-07-19
ying xu	弗里蒙特, US	2019-07-19
Bridget Cope	Olive Branch, US	2019-07-19
Ari King	Makawao, US	2019-07-19
Bryan Ricablanca	Los Angeles, US	2019-07-19
Anh Nguyen	Los Angeles, US	2019-07-19
Nanni Jacobson	Los Angeles, US	2019-07-19
Maria Encarnacion	Los Angeles, US	2019-07-19
Thu Pham	Los Angeles, US	2019-07-19
Kathryn Eyler	Los Angeles, US	2019-07-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jake Watkins	Los Angeles, CA	2019-07-19
Samantha Columna	Los Angeles, US	2019-07-19
Nobuko Miyoshi	Los angeles, US	2019-07-19
Liz Johnson	Hilo, US	2019-07-19
Leland Estrada	Los Angeles, CA	2019-07-19
Tia Talgorn	Los Angeles, US	2019-07-19
Molly Talcott	Los Angeles, US	2019-07-19
Todd Frankel	Los Angeles, US	2019-07-19
Olivia Polanco	Los Angeles, US	2019-07-19
Luz Mercado	Los angeles, US	2019-07-19
Ruben Vidales	Los Angeles, US	2019-07-19
Lillian Travers	East Setauket, US	2019-07-19
Claudia Agraz	Los Angeles, CA	2019-07-19
Naomi Coronel	Logan, US	2019-07-19
Robert Moss	Los Angeles, CA	2019-07-19
Jonathan Jaquez	New York, US	2019-07-19
shyla fermin	Kaneohe, US	2019-07-19
Tyler Line	San Jose, US	2019-07-19
Sasha Valentene	los angeles, CA	2019-07-19
Gabby Zmudzinski	Cabot, US	2019-07-19
Aurora LeBlanc	Houston, US	2019-07-19
Kariz Cisneros	US	2019-07-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kayla Kastner	Leander, US	2019-07-19
Jose Rodriguez	Hayward, US	2019-07-19
Vicky Guzman	Los Angeles, CA	2019-07-19
Alex Nieto	Chino hills, US	2019-07-19
edwin marcos	Kahului, US	2019-07-19
Roland Peters	Los Angeles, CA	2019-07-19
Aloha Edayan	Waianae, US	2019-07-19
matthew napoleon	Kailua, US	2019-07-19
Ann Welsh	Los Angeles, US	2019-07-19
james fiocca	Huntingdon Valley, US	2019-07-19
Chance Gabriel	Vancouver, US	2019-07-19
Taeani Largusa	Kapaa, US	2019-07-19
Jonathan Rumford	Los Angeles, US	2019-07-19
Kahiwa Keaulana	Ho'olehua, US	2019-07-19
Timothy Duffy	Kapaa, US	2019-07-19
Dana Collins	Los Angeles, US	2019-07-19
Julie Suh	Los Angeles, US	2019-07-19
Alexis Lopez	Grover Beach, US	2019-07-19
Sheldon Medeiros	Provo, US	2019-07-19
Tanea Tavares	Kahului, US	2019-07-19
Itzel Parker	San Jose, US	2019-07-19
Steda Bass	Hilo, US	2019-07-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Anastasia Kaili	Hilo, US	2019-07-19
Erin Kruse	Pittsburg, US	2019-07-19
Katie-Lynn Roberts	Milford, US	2019-07-19
Mickey Rose	Austin, US	2019-07-19
Kari Vogel	La Habra, ID	2019-07-19
jade jackman	Kahului, US	2019-07-19
Kawaii Lockwood	Perris, US	2019-07-19
Kayli Kunzler	Wappingers Falls, US	2019-07-19
kylenr medeiros	Hilo, US	2019-07-19
Thomas Haleamau	Kapolei, US	2019-07-19
Vicky Dragneel	Miami, US	2019-07-19
j r	Santa Clara, US	2019-07-19
Barry Alan Levine	Los Angeles, US	2019-07-19
Pamela Briano	Los Angeles, US	2019-07-19
Lisa Ingalls	Los Angeles, US	2019-07-19
Kahalekipaokealohaokalani Asato	Hilo, US	2019-07-19
Luke Samante- paguyo	Honolulu, US	2019-07-19
Chase Brown	Waianae, US	2019-07-19
Sasha Fuentes	Los Angeles, CA	2019-07-19
Mariah Rosa	Port Angeles, US	2019-07-19
B A	Saint Helena, US	2019-07-19



<b>Name</b>	<b>Location</b>	<b>Date</b>
Bronwen Chop	Los Angeles, CA	2019-07-19
Clayton Faubion	Las Vegas Nevada, US	2019-07-19
Michael Shifflett	Los Angeles, CA	2019-07-19
Bryan Sison	Ewa Beach, US	2019-07-19
Kimo Wassman	Kapaa, US	2019-07-19
Jon Quitog	Hawaii, US	2019-07-19
Jennifer Rodriguez	Sacramento, US	2019-07-20
Kiana Hoopii	Kealakekua, US	2019-07-20
Kainka Chu	Honolulu, US	2019-07-20
Quenise McBride	Robbins, US	2019-07-20
Sarah Derba	Los Angeles, US	2019-07-20
Kayla Martens	Ammon, US	2019-07-20
Patricia Yamaguchi	Ashland, US	2019-07-20
Helava Maea	Honolulu, US	2019-07-20
Julia Seltz	Los Angeles, US	2019-07-20
Dakota Donalson	Albuquerque, US	2019-07-20
Melanie Bellomo	Los Angeles, CA	2019-07-20
Dana Loats	Los Angeles, US	2019-07-20
Jan Ducker	Los Angeles, US	2019-07-20
Denise Eberle	Los Angeles, CA	2019-07-20
Carol Armor	Tallahassee, US	2019-07-20
Pamela Beaver	Winfield, US	2019-07-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sophia Galarosa	Santa Cruz, US	2019-07-20
Getsemani Treviño	Mission, US	2019-07-20
Elyson Ramos	Honolulu, US	2019-07-20
Landon Davis	Clover, US	2019-07-20
Pilar Ramirez	Miami, US	2019-07-20
Ikjot Thind	Sacramento, US	2019-07-20
David Smith	Los Angeles, US	2019-07-20
Aaron Kim	Honolulu, US	2019-07-20
Marion Deleon	Fort Myers, US	2019-07-20
MaryJo Victorino	Hilo, US	2019-07-20
Melissa Pauole	Waipahu, US	2019-07-20
Faatele Tyrell	Battle Ground, US	2019-07-20
Brandie Elliott	Upper Sandusky, US	2019-07-20
Hugh Kenny	Los Angeles, US	2019-07-20
Maria Romo	Scottsdale, US	2019-07-20
Savannah Torres	Dallas, US	2019-07-20
Sara Spence	Chandler, US	2019-07-20
Rachel Lee	Brentwood, US	2019-07-20
Deborah Kanegsberg	US	2019-07-20
Ramisi Dilley	Los Angeles, US	2019-07-20
Ka'ilikea Gonzales	Las Vegas, US	2019-07-20
Donovan Briggs	Los Angeles, US	2019-07-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Denise Wright	Walterboro, SC	2019-07-20
Pohahawainani Lipe	Kaneohe, US	2019-07-20
Alex Harris	Winston-Salem, US	2019-07-20
sam wozniak	Leominster, US	2019-07-20
Sarah Forth	Los Angeles, US	2019-07-20
Mario Morales	Los Angeles, US	2019-07-20
Emmanuel Biscocho	Brea, US	2019-07-20
Nancy Gasper	Alexandria, US	2019-07-20
Eric Orozco	los angeles, CA	2019-07-20
Alan Narmore	Los Angeles, US	2019-07-20
Kate Winchell	Hendersonville, US	2019-07-20
Fernando Magana	Phoenix, US	2019-07-20
kim BISHOP	Muncy, US	2019-07-20
Meridith Marcial	San Jacinto, US	2019-07-20
Diane Houghtaling	Clovis, US	2019-07-20
Alyson Marin	Los Angeles, US	2019-07-20
Angela Tavete	Pleasanton, US	2019-07-20
Kimberly Cajabon	Los Angeles, US	2019-07-20
Eli Worsham	Springfield, US	2019-07-20
Alexandria Mahaney	Lithonia GA, US	2019-07-20
Dennis Johnsen	Phoenix, US	2019-07-20
Jacqueline Corona	Anaheim, US	2019-07-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Todd Greene	Pensacola, LA	2019-07-20
michelle zurek	Los Angeles, US	2019-07-20
Parker Williams	West Haven, US	2019-07-20
Michele LaPorte	Schaumburg, US	2019-07-20
Sophie Gentry	Louisville, US	2019-07-20
gabriela cristina	Pompano Beach, US	2019-07-20
Andrea Clark	Towanda, US	2019-07-20
Graydo Harriso	Houston, US	2019-07-20
TOPEY SCHWARZENBACH	South Pasadena, CA	2019-07-20
Mark Giuffrida	Huntigton, US	2019-07-20
Logan James	Las Vegas, US	2019-07-20
Kathleen Metcalf	Los Angeles, CA	2019-07-20
Mike Johnston	Leesburg, US	2019-07-20
Julia Jansen	Kihei, US	2019-07-20
Payton Bernett	Beaverton, US	2019-07-20
Blythe Robe	Los Angeles, CA	2019-07-20
Lucila Caro	Los Angeles, US	2019-07-20
Maya Bon	Los Angeles, US	2019-07-20
Dominique Matelson	Los Angeles, US	2019-07-20
Tammy Silva-Costley	Grand Prairie, US	2019-07-20
Ryan Albert	Los Angeles, US	2019-07-20
Peter Quinn	Los Angeles, US	2019-07-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Abbi Prior	Newnan, US	2019-07-20
Tony Federico	Los Angeles, CA	2019-07-20
Jessica Wang	Los Angeles, US	2019-07-20
Diana Pray	Los Angeles, US	2019-07-20
Melissa Lippman	Los Angeles, CA	2019-07-20
Rose Carr	Los Angeles, US	2019-07-20
Nanea Viggers	Kula, US	2019-07-20
Nadia Herman	Los Angeles, US	2019-07-20
Eric Holmgren	Los Angeles, US	2019-07-20
Kyle Brunner	Jacksonville, US	2019-07-21
Luis Cortes	Allentown, US	2019-07-21
Aliens_Are In_Area_51	Sykesville, US	2019-07-21
Kira Cho	Kailua, US	2019-07-21
Alexi Jenkins	Antelope, US	2019-07-21
Kristalyn Naill	Reston, US	2019-07-21
Milena Lakicevic	Hollywood, US	2019-07-21
Lori Valle	Los Angeles, US	2019-07-21
Kohen Lehman	Collingswood, NJ	2019-07-21
Lehiwa Hokoana-kulukulualani	Kahului, US	2019-07-21
Krin Asselta	Corinth, TX	2019-07-21
Michelle Heims	Palm Beach Gardens, US	2019-07-21
Saipele Manutai	Haleiwa, US	2019-07-21



<b>Name</b>	<b>Location</b>	<b>Date</b>
Yolene Tupai	Ewa beach, US	2019-07-21
Iris Rodriguez	Bronx, US	2019-07-21
Olivia Hanson	Austin, US	2019-07-21
Jeffrey Lara	Los Angeles, US	2019-07-21
Taylor Ekstrom	Salt Lake City, US	2019-07-21
Kahiau Barrozo	Waianae, US	2019-07-21
Jaloni Garner	Dallas, US	2019-07-21
Reshma Gajjar	Downey, US	2019-07-21
Faaua Siu	Stanton, US	2019-07-21
Albert OMalley	Los Angeles, US	2019-07-21
Arthur Scotti	Los Angeles, CA	2019-07-21
Heather Morales	Los Angeles, US	2019-07-21
Troy Dickerson	Los Angeles, US	2019-07-21
Donna Barati	Berkeley, US	2019-07-21
Natalie Gomez	San Jose, US	2019-07-22
nancy skorco	santa monica, US	2019-07-22
Jenna Blaustein	LOS ANGELES, CA	2019-07-22
Adriana Cortes-Kanter	Long Beach, US	2019-07-22
Benjamin Leventer	San Fernando, US	2019-07-22
Abrah Goddard	Tilton, US	2019-07-22
margo victor	Los Angeles, US	2019-07-22
Debbie McAfee	Los Angeles, US	2019-07-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Victoria Chang	Wrightwood, US	2019-07-23
Pat Winters	Los Angeles, CA	2019-07-23
Mia C	US	2019-07-23
Addie Kelley	Thomasville, US	2019-07-23
David Marsh	Los Angeles, US	2019-07-23
Timothy Nolan	Los Angeles, US	2019-07-23
Alejandro Nava	US	2019-07-23
Suzanne Jett	Dallas, TX	2019-07-23
Daniela De la fuente	Los Angeles, US	2019-07-23
Nicole Stone	Hillsboro, US	2019-07-23
Janet Perez	San Francisco, US	2019-07-23
Sameenia Adam	South Richmond Hill, US	2019-07-23
Nia Lucas	San Carlos, US	2019-07-23
Liz Ramirez	Los Angeles, US	2019-07-23
Michael Adellick	Honolulu, US	2019-07-23
Mary Hickey	chicago, US	2019-07-24
jill abatemarco	Valley Village, CA	2019-07-24
Giavanna Rea	San Antonio, US	2019-07-24
William Holden	Thousand Oaks, US	2019-07-24
Lisa Epstein	Long Branch, NJ	2019-07-24
Lynn Sosa	Los Angeles, CA	2019-07-24
Cardie Molina	Los Angeles, US	2019-07-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Roze O'Rourke	San Bruno, US	2019-07-25
elizabeth mccann	los angeles, CA	2019-07-25
Carol Tanzman	LA, US	2019-07-25
Nakea Brown	Hyattsville, US	2019-07-25
Nikki Johnson-Tyner	US	2019-07-25
enrique el	San Francisco, US	2019-07-25
Serena Caffrey	Los Angeles, US	2019-07-26
Jack Baker	Los Angeles, US	2019-07-26
Ai-Hsien Carreon	Los Angeles, US	2019-07-26
Michelle Vargas	Los Angeles, US	2019-07-26
AJ Lee	Los Angeles, US	2019-07-26
brown brown	Los Angeles, US	2019-07-26
Katy Crowe	Los Angeles, US	2019-07-27
Deanie Garcia	US	2019-07-27
Seth Long	Makawao, US	2019-07-27
Corinne Simon-Duneau	Los Angeles, US	2019-07-27
Rosemary Serna	Los Angeles, CA	2019-07-27
Adriana Kandaparow	Leland, US	2019-07-27
Doug Henry	Los Angeles, CA	2019-07-27
Martin Tzonev	Los Angeles, US	2019-07-27
Brenda de River	Los Angeles, US	2019-07-28
Vicky Park	Grayson, US	2019-07-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Robin Garcia	Bethany, OK	2019-07-28
Kenya Pertile	San Diego, US	2019-07-28
Jennifer Alvarez	Los Angeles, US	2019-07-28
Sarah Searls	Gresham, US	2019-07-28
Jennifer Henderson	Cedar Rapids, US	2019-07-28
Emma Leno	Grand Ronde, US	2019-07-28
Jennifer Peterson	Los Angeles, CA	2019-07-28
Luz Martinez	Orange, US	2019-07-28
Trenton Szewczyk	Los Angeles, US	2019-07-28
Cynthiailene Curry	US	2019-07-28
Michelle Suarez	Los Angeles, US	2019-07-28
Stephanie Fernandez	La Puente, CA	2019-07-29
Christopher Bollweg	Tarzana, US	2019-07-29
Jonathan Money	Brighton, US	2019-07-29
Darya Kalashnikova	Black Mountain, US	2019-07-29
Olivia Stammer	Inverness, US	2019-07-29
Andrew Grubowski	Palm City, US	2019-07-29
Michael Velo	Brooklyn, US	2019-07-29
Derek Ryder	Los Angeles, US	2019-07-29
Msrshay Franks	Paramount, US	2019-07-29
Oscar Marin	Los Angeles, US	2019-07-29
Andrea Ramirez	Los Angeles, US	2019-07-29

<b>Name</b>	<b>Location</b>	<b>Date</b>
Bryan Kochner	Los Angeles, US	2019-07-29
John Findlater	Los Angeles, US	2019-07-29
Corey Cano	Los Angeles, US	2019-07-29
Aimee Raver	Los Angeles, US	2019-07-29
Mailinda Moore	Los Angeles, US	2019-07-29
josefina valadez	Downey, US	2019-07-29
Brandon Rhoads	Los Angeles, US	2019-07-29
Samuel Schiffer	Lincoln Heights, US	2019-07-29
Thomas La Costa	Los Angeles, US	2019-07-29
Karley Sullivan	Los Angeles, US	2019-07-29
Marvin Aguon	La Habra, US	2019-07-30
Angie Volk	Reedsburg, US	2019-07-30
Miller Robinson	Los Angeles, US	2019-07-30
Alexander Kujawski	Los Angeles, US	2019-07-30
Christopher Irwin	Lancaster, US	2019-07-30
Eugene Hanrahan	Santa Monica, US	2019-07-30
Justin Andrews	Los Angeles, US	2019-07-30
Megan Botel	Los Angeles, US	2019-07-30
Laura Del Toro	Los Angeles, US	2019-07-30
McKenna Mills	Niceville, US	2019-07-31
Linette Woron	Los Angeles, US	2019-07-31
cathy rupp	Pittsburgh, US	2019-07-31



<b>Name</b>	<b>Location</b>	<b>Date</b>
Daniela Rivero	Miramar Beach, US	2019-07-31
Mary e Jones	Santa Rosa Beach, US	2019-07-31
Peggy Darwin	Destin, US	2019-07-31
Donna Trammell	Santa Rosa Beach, US	2019-07-31
Noemi Munoz	London, UK	2019-07-31
Troy Page	Miramar Beach, US	2019-07-31
Larry Murpny	Miramar beach, US	2019-08-01
Brent Bowles	El Paso, US	2019-08-01
Amber Ahad	Mission Viejo, US	2019-08-01
Alondra Alonso	Hanover, US	2019-08-01
Luis Arevalo	Los Angeles, US	2019-08-02
Anjelica Cortes	Los Angeles, US	2019-08-02
Megan Bright	Los Angeles, CA	2019-08-02
merrill mcmanus	Santa Rosa Bch, US	2019-08-05
Jeff Hall	Auburn, US	2019-08-05
Michael Ferguson	Los Angeles, US	2019-08-05
Kathryn Gibson	Chicago, US	2019-08-05
Denise Lade	Miramar Beach, US	2019-08-06
Patricia Kent	Decatur, US	2019-08-06
Lyn arwood	Tallapoosa, US	2019-08-06
Lucas Johnson	Topanga, US	2019-08-07
Michelle Jimenez	Los Angeles, US	2019-08-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Brisa Sanchez	Long Bea, US	2019-08-07
Dena Contreras	Los Angeles, US	2019-08-07
Alegra vite	wailuku, US	2019-08-07
Nathaly Fernandez	Stone Mountain, US	2019-08-07
Jasmine Fenandez	Atlanta, US	2019-08-07
Jorge Hernandez	Miramar Beach, US	2019-08-07
Sarah Shakir	Los Angeles, US	2019-08-08
melanie lovelace	arden, US	2019-08-08
Laila Majidi	Atlanta, US	2019-08-08
Marlene Zamora	La Mirada, US	2019-08-08
Brian Garrity	Wilmington, US	2019-08-08
Erin Cain Jackson	Granite City, US	2019-08-09
Debbie Eping	Destin, US	2019-08-09
Monilade Walker	Los Angeles, US	2019-08-09
Graciana Lemos	Ventura, US	2019-08-09
stephan meeks	dallas, US	2019-08-09
Sophie Schneider	Midlothian, US	2019-08-10
Charlotte Bigelow	Beverly, US	2019-08-11
Stephanie Aguayo	Highland Park, US	2019-08-11
marilyn mcalister	Atlanta, US	2019-08-13
Em Williams	Sumter, US	2019-08-13
Susan Rogers	Toccoa, US	2019-08-14

<b>Name</b>	<b>Location</b>	<b>Date</b>
Natalie Martini	Levittown, US	2019-08-15
Jessica Perez	Los Angeles, US	2019-08-17
Khambia Clarkson	Marshalltown, US	2019-08-18
Jacob O'Leary	Westland, US	2019-08-20
Rita Costilow	Atlanta, US	2019-08-20
Allison Barkas	Atlanta, US	2019-08-20
Sabrina Maldonado	Los Angeles, US	2019-08-21
Wanda Alexander	Inglewood, US	2019-08-21
Ewdard Carreon	Los Angeles, US	2019-08-23
Breanna Allisson Abella	Artesia, US	2019-08-23
Solimar Gonzalez	Mandan, US	2019-08-23
CL Taylor	City, US	2019-08-23
jayden whitcome	Eau Claire, US	2019-08-23
William haskell	Sterling, US	2019-08-23
Sarah Vanessa	Mountain View, US	2019-08-23
Sus Mcnutt	Murfreesboro, US	2019-08-24
Calvin Laughlin	Los Angeles, US	2019-08-24
nicole munoz	San Jose, US	2019-08-24
Livia Andrzejczuk	Pittsburgh, US	2019-08-24
Catherine Zavala	Sacramento, US	2019-08-24
natalie and david rellick	Mentor, US	2019-08-24
Lisette Benitez	Davenport, US	2019-08-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lyssette Barahona	Hyattsville, US	2019-08-26
Tafari Dawkins	Columbia, US	2019-08-26
kendra sears	Denver, US	2019-09-01
Cris G	Hyattsville, US	2019-09-02
Thomas Lincoln	US	2019-09-02
bernie hobach	canonsburg, US	2019-09-03
Kimberly Tyree	Miramar beach, US	2019-09-04
Christine Irwin	Los Angeles, CA	2019-09-05
Ann Grogan, JD	San Francisco, US	2019-09-07
Philip Tackel	Brighton, US	2019-09-08
Marina Polyakov	Brighton, US	2019-09-11
Parker Patzer	Erie, US	2019-09-11
Taylor Samsel	Austin, US	2019-09-25
Josue Cerna	Westminster, US	2019-09-26
Mela Douangpanya	Westminster, US	2019-09-26
Steven Rodriguez	Denver, US	2019-09-26
Cynthia Long	Thornton, US	2019-09-26
Nelson Lau	Denver, US	2019-09-26
Nicolas White	Aurora, US	2019-09-26
Eutiquia Cerna	Westminster, US	2019-09-26
Jessica Hudak	US	2019-09-27
Hen Walters	Minneapolis, US	2019-09-28

<b>Name</b>	<b>Location</b>	<b>Date</b>
Hazel Perea	Denver, US	2019-09-28
Diana Norman	Westminster, US	2019-09-28
Shannon Ross	Westminster, US	2019-09-30
Daniel Collins	Denver, US	2019-09-30
Katheriena Boog Martin	Denver, US	2019-10-01
Sarah Martinez	Denver, US	2019-10-01
Tyler Delgado	Fort Morgan, US	2019-10-02
Jessie Martinez Martinez	Colorado Springs, US	2019-10-02
Amy Henslee	Denver, US	2019-10-03
Zachary Young	Westminster, US	2019-10-12
Sara Loveless	Loveland, US	2019-10-12
Regina Sanchez	Englewood, US	2019-10-12
Amenda Saint-louis	Orlando, US	2019-10-29
Linda Caban	Los Angeles, CA	2019-11-16
Elizabeth Strong	Los Angeles, CA	2019-11-16
marisa elliman	citrus heights, US	2019-11-16
val carlso	Maricopa, US	2019-11-16
Jaqueline Silva	Lake Forest, US	2019-11-16
Allison Donah	Champlain, US	2019-11-16
Ali Hanson	Los Angeles, CA	2019-11-16
Jesse Crawford	Los Angeles, CA	2019-11-17
Abbigail Herrera	Ferris, US	2019-11-17



<b>Name</b>	<b>Location</b>	<b>Date</b>
Pășteț Wøłfiē#	Rhinebeck, US	2019-11-17
Luke Ryan	Louisville, US	2019-11-18
sherri hodes	Phoenix, US	2019-12-04
Justin Truong	San Francisco, US	2019-12-20
Alejandra Cortez	Los Angeles, CA	2020-01-06
Justin Tang	Fountain valley, CA	2020-01-08
Sangeeth Alluri	US	2020-01-12
Michael Maier	Los Angeles, CA	2020-01-15
Meadow Carder	Los Angeles, CA	2020-01-15
Anastasia Maier	Los Angeles, CA	2020-01-15
Eric Vindel	Los Angeles, US	2020-01-15
Jennifer Sanchez	Los Angeles, CA	2020-01-15
Shira Barlas	Pico Rivera, CA	2020-01-15
Channa Grace	Los Angeles, CA	2020-01-15
Malik McPherson	Santa Monica, CA	2020-01-15
Linh Pham	Westminster, US	2020-01-15
Madeline Mikkelson	Los Angeles, CA	2020-01-16
Richard McConnell	Crown Point, US	2020-01-17
Tracy McDaniel	Los Angeles, US	2020-01-21
Beatrice DuPont	New York, US	2020-01-21
Latonya Irving	Chula Vista, US	2020-01-22
Lila Chu	Los Angeles, CA	2020-01-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Иван Шорохов	Барнаул, US	2020-01-24
Dexter Ray	Tennessee Ridge, US	2020-01-25
Linda Kline	Port Charlotte, US	2020-01-26
Lizzy Sanford	Los Angeles, CA	2020-01-28
Vivian Brady	Arlington, US	2020-01-29
Arlene Cuevas	Los Angeles, CA	2020-01-31
Natalie Egnatchik	Los Angeles, CA	2020-01-31
Michael Friedmann	Bronx, US	2020-02-05
Tiffani Richardson	Minneapolis, US	2020-02-09
Tasha Wogan	Minneapolis, US	2020-02-10
Cindy Mekari	Los Angeles, CA	2020-02-10
Casey Hughes	Los Angeles, CA	2020-02-10
Adam Rucker	Los Angeles, CA	2020-02-10
Aleigh Lewis	Los Angeles, CA	2020-02-10
Poonam Sharma	Ia, CA	2020-02-10
Julia Griswold	Los Angeles, CA	2020-02-11
Hannah Lee	Plymouth, US	2020-02-11
Nicholas Manalo	Los Angeles, CA	2020-02-11
Carmen Amaral	Kailua Kona, US	2020-02-14
Douglas Schweitzer	West Des Moines, US	2020-02-15
Nancy Thelot	East Orange, US	2020-02-17
O BR	US	2020-02-17

Name	Location	Date
Susan Hanke	Scottsdale, US	2020-02-17

February 15, 2021

From: Lisa Duardo, 1714 Albion St., L.A., CA 90031, email- [lisaduardo@gmail.com](mailto:lisaduardo@gmail.com)

To: Department of City Planning, 200 N. Spring St., Rm 1070, L.A., CA 90012

Michelle Carter, City Planning Associate, [michelle.carter@lacity.org](mailto:michelle.carter@lacity.org) . And please also forward to:

The Deputy Advisory Agency and The Hearing Officer

RE: Case No. VTT-74933-CN and DIR-2018-4190-TOC-SPR

Please add to the Administrative Record

I am writing to strongly oppose the Applicants request to The Deputy Advisory Agency items 1. And 2. ,

and The Hearing Officer's items 1., 2 (a)(b)&(c), and 3.

As Proposed:

The project involves the demolition of the existing structures and the construction, use and maintenance of a seven-story, mixed-use development with 100 residential condominium units (with 14 units set aside for Very Low Income Household), 14,180 square feet of commercial space and 118 automobile parking spaces.

In item 1. To The Deputy Advisory Agency, the applicant is requesting an Exemption from CEQA (Class 32) stating no substantial evidence demonstrating that an exception to a categorical exemption ...applies. Applicant states this without offering already knowable findings where CEQA would or could apply, and what evidence is already known to make any already known findings "not substantial". I do know that this proposed development is Over-Sized and Out of Character for the area/neighborhood in Density (both human and automobile) and Height. Our nearest structure of this size would be USC General Hospital or Mens Central County Jail. I know that this seven-story development sits between the Historic Route 66 and the Historic Arroyo Seco Parkway. It also in the Los Angeles River Watershed with the Arroyo Seco the second largest tributary to the LA River less than 750 feet away and the Goldline follows a smaller historical stream which intersects at the same intersection as this development (N. Figueroa St. & Pasadena Ave.). The Mass and Height of this development would despoil and/or destroy the Viewshed to our Open Space Corridors, the Southwest Museum from our homes, our streets, our parks and our designated scenic highways. These discoveries alone would disqualify the CEQA Class 32 Exemption.

In item 2. , I do not see how the applicant can request a Vesting Tentative Tract Map allowance before the development is passed the CEQA Initial Study. And I am strongly against "Gifting" the Applicant Public Open Space land. This is a corner of a small Pocket Park that also acts as a pedestrian buffer to the high traffic on N. Figueroa St. and Pasadena Ave.. Even with this Open Space buffer several pedestrians have lost their lives on this corner.

Request to The Hearing Officer:

Item 1., I repeat my statement on item 1. To The Deputy Advisory Agency. I would like to also quickly add the problems with a development too large for this area, would negatively effect Air, Water, Traffic, Vistas and general overall quality of health and life in the area surrounding and including Mt. Washingto, and Elysian Park. Montecito Heights.

Page 2 Case No. VTT-74933-CN , DIR-2018-4190-TOC-SPR

From: Lisa Duardo

Item 2., It is questionable if this development qualifies for a TOC. The development would be within the distance to a major bus line and the Heritage Square station, but this area / neighborhood is not Urban. We are near Downtown Los Angeles. But this area was once the suburb of Downtown and hold much of the

residential single family homes and one and two story commercial businesses- The Historical Character of the area. I have read that TOC are unproven for creating low affordable housing, reducing automobile use or fitting into the character of the areas that they are built in. In NELA, one only need to investigate the large development on Ave. 26 Goldline station.

For Item 2. (a)(b)&(c) and Item 3. , I am strongly opposed to permitting any reductions in setbacks, any dedication of street or alley inclusion or any increases in height to provide the Massing, Density or Height the Applicant requests.

This project would trigger a California Environmental Quality Act. It is the measure the Law provides its citizens in order to protect their neighborhoods, health and quality of life. Applicants come and go. But the community lives here and it is generational.

Thank you for reading, responding and placing into the Administrative Record.

Truly,

Lisa Duardo- Accept my printed signature as signed, 2/16/2021

Please print as many copies as required- sent via email.



**COMPLIANT  
SUBMISSIONS RECEIVED  
AND DISTRIBUTED  
PREVIOUS MEETINGS OF  
DECEMBER 15, 2022  
&  
February 9, 2023**



February 8, 2022

Dear Honorable Commissioners,

Our office is respectfully requesting a 30 day continuation of DIR-2018-4190-TOC-SPR-1A so that we may facilitate further discussions between the Applicant — Michael Naim, the Community and my office to work to identify a design and affordability program that better aligns with the vision of the community. We are grateful for Mr. Naim's willingness to continue these conversations with our team, and hope to identify a solution that is suitable for all stakeholders.

Should you have any questions, please reach out to my Deputy Chief of Staff, Helene Rotolo, at [helene.rotolo@lacity.org](mailto:helene.rotolo@lacity.org)

Thank you in advance for your consideration.

Sincerely,

Eunisses Hernandez  
Councilmember, Los Angeles City Council District 1

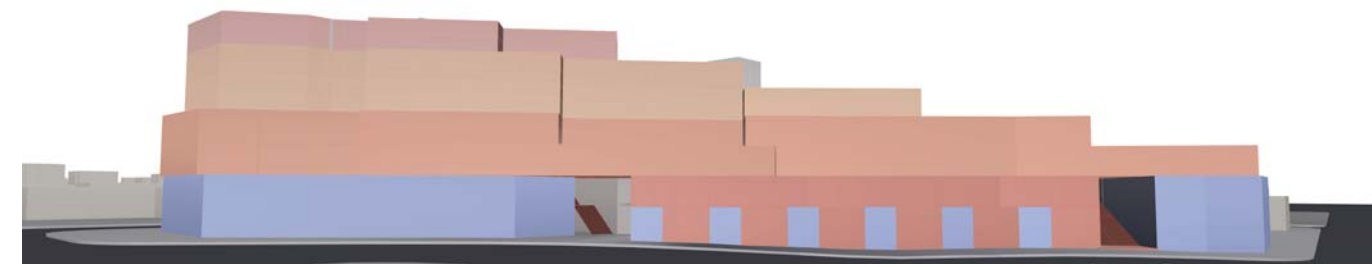
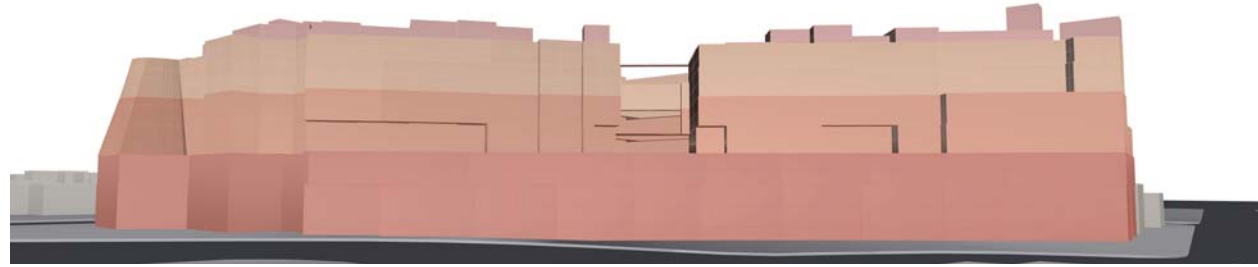
## DEVELOPER'S PROPOSED DESIGN

Overall Height = 72 ft  
No. of Condo Units = 100 units  
Parking spaces = 76 spaces

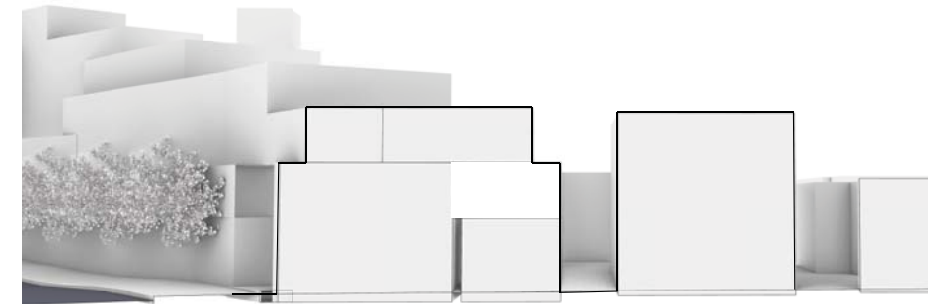
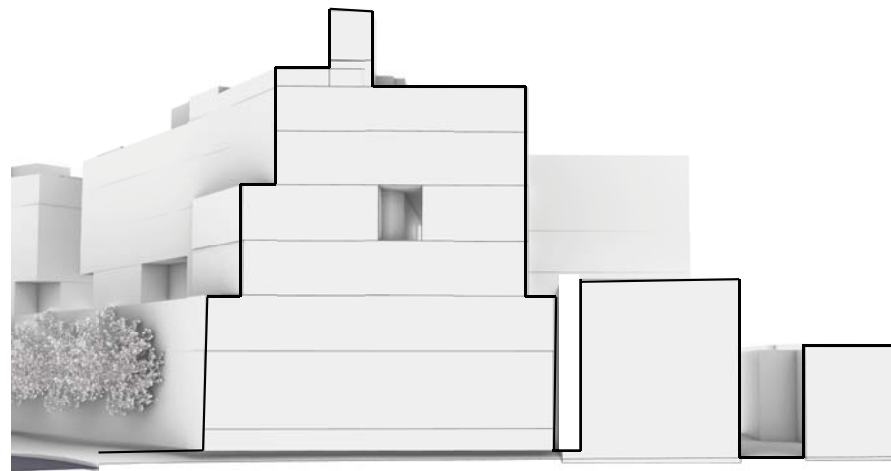
## ALTERNATIVE 1A (2A SIMILAR)

Overall Height = 72 ft  
No. of Condo Units = 76 (+6) units  
Parking spaces = 76 spaces

HEIGHT AT  
PASADENA AVE.  
FRONTAGE



HEIGHT AT  
NEIGHBOR'S  
PROPERTY  
(Ave. 38)



COURTYARD(S)  
SIZE & HEIGHT  
- How Residents  
Would Experience  
their Building





---

## Day of Hearing Submission RE: DIR-2018-4190-TOC-SRR-IA

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**Lynnette Kampe** <lynnette.kampe@gmail.com>  
To: "cpc@lacity.org" <cpc@lacity.org>

Wed, Feb 8, 2023 at 11:39 AM

Honorable Commissioners:

I strongly oppose the project as proposed.

Public land has been requested with loss of CEQA Mitigation required as part of the Goldline construction and no mitigation or concessions proposed.

The triangle of land adjacent to the right-of-way is not "left over" or "unused" land from the Metro Goldline Construction. It currently serves as CEQA required mitigation for native trees removed for construction of the Goldline.

Because these trees were planted as CEQA required mitigation for the Goldline construction impacts they have protected status under that CEQA determination..

(While trees planted from a nursery do not typically qualify for protected status, those planted as required mitigation do.)

The oaks and sycamores on this section of land are well-established and serve environmental and infra-structure functions.

Removal of these trees and the taking of the land for construction purposes violates the CEQA agreement for the Goldline Mitigation for the removal of the trees would require 4:1 replacements with trees of the same species and similar size or the largest size commercially available.

The replacement trees must also have protected status as required mitigation plantings.

Appropriate maintenance must be required until establishment or in perpetuity.

The land is currently open space and a resource to the community, biodiversity and a healthy environment.

Replacement for this open space should be considered as a requirement for the taking of the public land.

Vacant land is available nearby along Marmion Way adjacent to the Goldline.

The removal of the trees planted as required CEQA Mitigation requires satisfaction of that mitigation either onsite or elsewhere within the community.

Taking of public land should require a concession in return.

I favor a requirement of replacement with designated open space.

However the most frequent ask from the community has been for additional low-income housing.

For the 20 additional units that will be built as a result of the taking of public land I suggest the percentage of low-income housing be increased from 10% to 15%.

I have attended nearly every meeting related to this project and seen the community opposition.

I am a Certified Arborist, member of the ASNC Planning and Land Use Committee, member of the Community Forest Advisory Committee and a 40+ year resident of the community.

Thank you for your consideration of this submission in opposition of the project.

Lynnette Kampe



T 510.836.4200  
F 510.836.4205

1939 Harrison Street, Ste. 150  
Oakland, CA 94612

[www.lozeaudrury.com](http://www.lozeaudrury.com)  
[Amalia@lozeaudrury.com](mailto:Amalia@lozeaudrury.com)

*Via Email*

February 6, 2023

Los Angeles City Planning Commission  
Samantha Millman, President  
Caroline Choe, Vice President  
Helen Campbell, Commissioner  
Helen Leung, Commissioner  
Yvette Lopez-Ledesma, Commissioner  
Karen Mack, Commissioner  
Dana Perlman, Commissioner  
Renee Dake Wilson, Commissioner  
Cecilia Lamas, Commission Executive  
Assistant  
200 North Spring Street  
Los Angeles, CA 90012  
[cpc@lacity.org](mailto:cpc@lacity.org)

Oliver Netburn, City Planner  
Department of City Planning  
City of Los Angeles  
200 North Spring St., Room 763  
Los Angeles, CA 90012  
[Oliver.netburn@lacity.org](mailto:Oliver.netburn@lacity.org)

**Re: Supplemental Comment on Proposed CEQA Infill Exemption for Mixed-Use Project at 3800 North Pasadena Avenue  
February 9, 2023 City Planning Commission Hearing, Agenda Item 9**

Dear President Millman, Vice President Choe, Honorable Members of the Planning Commission, and Ms. Carter:

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the proposed Class 32 In-fill Development Categorical Exemption (“Exemption” or “Class 32 Exemption”) for a seven-story mixed use building with 100 dwelling units and 14,734 square feet of ground floor commercial space with 13 commercial condominium units, proposed in the City of Los Angeles (“Project”).

SAFER objects to the City of Los Angeles’ (“City”) decision to exempt the Project from review under the California Environmental Quality Act (“CEQA”) pursuant to Section 15332 of the CEQA Guidelines. CEQA review is required for the Project.

SAFER previously submitted comments on the Project on December 14, 2022, in which SAFER argued that the Project did not qualify for the Exemption because the Project proposed mitigation to render traffic impacts less than significant, and CEQA prohibits mitigated exemptions. SAFER incorporates those comments herein by reference.



As demonstrated below, the Exemption is further inapplicable because the Project will have significant air quality impacts, precluding use of the Class 32 Exemption. Since the Project is not exempt from CEQA, an initial study must be prepared to determine the appropriate level of CEQA review required.

## DISCUSSION

### **I. The City Incorrectly Applied CEQA's Class 32 In-Fill Development Categorical Exemption to the Project and Thus a Full CEQA Analysis Is Required.**

The proposed Project does not qualify for a Class 32 In-fill Development Categorical Exemption under CEQA because of the Project's potentially significant environmental impacts. The City must prepare an Initial Study to determine the appropriate level of CEQA review, be it a mitigated negative declaration or an environmental impact report.

#### **a. The Class 32 Exemption Does Not Apply on its Face.**

The Class 32 exemption provides:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately served by all required utilities and public services.

(14 CCR § 15332 [emph. added].)

One of the key limitations of the Exemption is that it does not apply if the project will have any significant effects relating to traffic, noise, air quality, or water quality. (14 CCR § 15332(d).) Here, the Exemption cannot apply because there is substantial evidence that the Project will have a significant impact on air quality.

**b. The Project will have significant indoor and outdoor air quality impacts, precluding reliance on the Class 32 Exemption.**

**i. The Project will have significant outdoor air quality impacts.**

Environmental chemist Dr. Paul Rosenfeld and certified hydrogeologist Matt Hagemann of the environmental consulting firm Soil Water Air Protection Enterprise (“SWAPE”) reviewed the Categorical Exemption document prepared in support of the Exemption. SWAPE’s comment letter is attached as Exhibit A and incorporated herein by reference.

SWAPE found that the Exemption incorrectly estimated the Project’s construction and operational emissions and therefore cannot be relied upon to determine the significance of the Project’s impacts on local and regional air quality. The Exemption relies on emissions calculated from the California Emissions Estimator Version 2016.3.1 (“CalEEMod”). (Exemption, p. 42.) This model, which is used to generate a project’s construction and operational emissions, relies on recommended default values based on site specific information related to a number of factors. (Ex. A, p. 4.) CEQA requires any changes to the default values to be justified by substantial evidence. (*Id.*)

SWAPE reviewed the Exemption’s CalEEMod output files and found that the values input into the model were inconsistent with information about the Project. (Ex. A, p. 4.) As a result, the Exemption’s air quality analysis cannot be relied upon to determine the Project’s emissions.

Specifically, SWAPE found that the following values used in the Exemption’s air quality analysis were either inconsistent with information provided elsewhere in the Exemption or otherwise unjustified:

1. Underestimated Land Use Sizes.
2. Underestimated Operational Daily Vehicle Trip Rates.

Due to the use of these incorrect parameters, the Exemption cannot be relied upon to determine the significance of the Project’s impacts.

SWAPE prepared a screening-level health risk assessment (“HRA”) to evaluate potential impacts from Project construction and operation using air quality dispersion model AERSCREEN. (*Id.* at 9.) SWAPE applied a sensitive receptor distance of 75 meters and analyzed impacts to individuals at different stages of life based on OEHHA and SCAQMD guidance utilizing age sensitivity factors. (*Id.* at 11-13.) SWAPE found that the excess cancer risk over the course of Project construction and operation is approximately 10.4 in one million for the 3rd trimester of pregnancy, 99.4 in one million for infants, and 18 in one million for children. (*Id.* at 12.) Moreover, SWAPE found that the excess cancer risk over the

course of a residential lifetime of 30 years is 130 in one million. (*Id.*) The cancer risks for the 3rd trimester of pregnancy, infants, children, and lifetime residents therefore exceed the SCAQMD threshold of 10 in one million. (*Id.*)

SWAPE also found that the GHG impacts of the Project were not adequately analyzed. (Ex. A, pp. 13-14.) Specifically, SWAPE found that the City's analysis of GHG impacts and the City's subsequent less-than-significant conclusion as to GHG impacts, is incorrect for three reasons:

- (1) The Exemption's quantitative GHG analysis relies on a flawed air model;
- (2) The Exemption's quantitative GHG analysis relies upon an outdated threshold; and
- (3) The Exemption fails to identify a potentially significant impact.

(*Id.*) Based on these inadequacies, SWAPE found that a full CEQA analysis is necessary to adequately assess the Project's potential GHG impacts.

SWAPE's analysis demonstrates potentially significant air quality and GHG impacts from the Project that necessitate mitigation. The Project therefore does not qualify for an infill exemption. A full CEQA analysis should be prepared which includes an updated air quality and GHG analysis and which proposes feasible measures to mitigate any significant impacts.

## **ii. The Project will have significant indoor air quality impacts.**

Certified Industrial Hygienist, Francis "Bud" Offermann, PE, CIH, conducted a review of the proposed Exemption and relevant documents regarding the Project's indoor air emissions. Indoor Environmental Engineering Comments (January 25, 2023). Mr. Offermann concludes that it is likely that the Project will expose residents and commercial employees of the Project to significant impacts related to indoor air quality, and in particular, emissions of the cancer-causing chemical formaldehyde. Mr. Offermann is a leading expert on indoor air quality and has published extensively on the topic. Mr. Offermann's expert comments and curriculum vitae are attached as Exhibit B.

Mr. Offermann explains that many composite wood products used in building materials and furnishings commonly found in offices, warehouses, residences, and hotels contain formaldehyde-based glues which off-gas formaldehyde over a very long time period. He states, "[t]he primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims." (Ex. B, p. 2-3.)

Formaldehyde is a known human carcinogen. Mr. Offermann states that future residents of the Project would be exposed to a 120 in one million cancer risk, and commercial employees of the Project would be exposed to a 17.7 in one million risk, *even assuming* all materials are compliant with the California Air Resources Board's formaldehyde airborne toxics control measure. (*Id.* at 4-5.) This potential exposure level exceeds the SCAQMD CEQA significance threshold for airborne cancer risk of 10 per million.

Mr. Offermann identifies mitigation measures that are available to reduce these significant health risks, including the installation of air filters and a requirement that the applicant use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins in the buildings' interiors. (*Id.* at 12-13.) These significant environmental impacts preclude the use of an infill exemption for the Project. These impacts should be considered in a full CEQA analysis and mitigation measures should be imposed to reduce the risk of formaldehyde exposure.

## **II. The Unusual Circumstances Exception Precludes Reliance on the Class 32 Exemption.**

A categorical exemption is inapplicable “where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” (14 CCR 15300.2(c).) Here, the Project does not present the same general risk of environmental impacts as other projects falling under Class 32 exemptions and therefore the exemption cannot apply.

In *Berkeley Hillside Preservation v. City of Berkeley*, the California Supreme Court explained that there are two ways a party may invoke the unusual circumstances exception. First, “a party may establish an unusual circumstance with evidence that the project *will* have a significant environmental effect. That evidence, if convincing, necessarily also establishes ‘a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.’” (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105 [emph. added].) Alternatively, “[a] party invoking the exception may establish an unusual circumstance without evidence of an environmental effect, by showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance.” (*Id.*)

As discussed above, we have submitted substantial evidence that the Project will have significant air quality impacts. The fact that these significant impacts will occur constitutes an unusual circumstance, precluding the City's reliance on an exemption.

## CONCLUSION

The City cannot rely on a Class 32 exemption because the Project does not meet the terms of the exemption and because the unusual circumstances exception to the exemption applies. Accordingly, the City must prepare an initial study to determine the appropriate level of environmental review to undertake pursuant to CEQA. Thank you for considering these comments.

Sincerely,

A handwritten signature in black ink that reads "Amalia Bowley Fuentes". The signature is written in a cursive, flowing style.

Amalia Bowley Fuentes  
Lozeau | Drury LLP



Clara M. Solis  
521 North Avenue 67  
Los Angeles CA 90042  
claramsolis@earthlink.net

December 14, 2022

City Planning Commission

Item 11. DIR-2018-4190-TOC-SPR-1A \* CEQA: ENV-2018-4189-CE – **SUPPORT APPEAL**

Dear City Planning Commissioners:

I support the appeal. This project does not meet the requirements for a CEQA exemption. There are exceptions.

**Project Removes Rent Stabilized Units so Extremely Low Income Units are reduced by two**

The project removes two rent stabilized units at 3800 N. Pasadena Avenue. There is no evidence that Housing Crisis Act Replacement Review was conducted. (Built 1907). Or if a replacement review was conducted then it was inadequate as it allows the owner to **reduce one extremely low income unit with one Very Low Income Unit**. If the developer was only providing Very Low Income Units, they would be required under the TOC guidelines to provide 14 percent or 14 units. Since one extremely low income unit is being eliminated and replaced with a very low income unit, the community is losing out.

The requirement was 10 percent for extremely low income units or .1 per unit. And .14 for very low income units. Since they are removing two units of RSO housing and providing only 9 percent extremely low income units, they are cheating the community. They should be required to provide three extra units of very low income housing. Two for the lost units and two extra for the change from an extremely low income unit to a very low income unit.

90 units at extremely low level =  $90 \times .1 = 9$  extremely low income units

10 units at very low level =  $10 \times .14 = 1.4$  round up to two = 2 Very Low Income Units

2 replacement units for the lost RSO units for a total of:

**9 Extremely Low-Income Units**

**And 4 Very Low-Income Units**

I am also concerned that if the developer sells the non-low income units, how will they maintain the low income units for 55 years. The city created the generous requirements so that the non-low income units help offset the low income unit cost. If the developer sells and leaves, how will the units be maintained and provided for?

**Will Impact Historic Resources.**

The project will impact Historic Resources: The project is adjacent to an HPOZ zone and 3830 N Pasadena Avenue is listed as a Historic Resource. Additionally, the view of Historic Resources and hillsides in this community will be impacted. The construction, vibration and noise impacts on these Historic resources have not been studied to mitigated. The probable original owner of 3800 Pasadena Avenue was Ethelda A Drake a teacher at Los Angeles schools. Mrs. Drake was quoted in a 1985 Caltech article as being critical of IQ tests and their cultural bias. She may have also wrote the Old Adobe. (unverified)

**Protected Tree Removed**

A California Sycamore was removed between 2019 and 2022. The California Sycamore (*Plantanus Racemosa*) Where is the tree permit. See photos below.

**Possible Toxic Substances on Site**

Recycling Centers often accept a variety of toxic substances. I have personally visited a number of these centers while brown-truthing and have observed leakage from recycled items which have included batteries, car parts, appliances and other items which may have toxic substances. I have observed fires and smoke at this type of facility. Has any testing been conducted of the soil for toxic substances.

**Unusual Circumstances**

This appears to be a co-living or dorm building. There are bathrooms in almost every bedroom and the co-living areas do not appear to support families. The project has not been evaluated as a co-living or dorm project. The city should evaluate this to see if there will be excessive strain to utilities and infrastructure in this old part of Los Angeles. Additionally, how will short term tenants and owners impact the community. Will it be destabilizing?



2022

Sycamore is gone.

2018 Sycamore is present



Thank you,

Clara Solis



T 510.836.4200  
F 510.836.4205

1939 Harrison Street, Ste. 150  
Oakland, CA 94612

www.lozeaudrury.com  
Amalia@lozeaudrury.com

*Via Email*

December 14, 2022

Los Angeles City Planning Commission  
Samantha Millman, President  
Caroline Choe, Vice President  
Helen Campbell, Commissioner  
Helen Leung, Commissioner  
Yvette Lopez-Ledesma, Commissioner  
Karen Mack, Commissioner  
Dana Perlman, Commissioner  
Renee Dake Wilson, Commissioner  
Cecilia Lamas, Commission Executive Assistant  
200 North Spring Street  
Los Angeles, CA 90012  
[cpc@lacity.org](mailto:cpc@lacity.org)

Michelle Carter, City Planner  
200 North Spring Street  
Los Angeles, CA 90012  
[Michelle.carter@lacity.org](mailto:Michelle.carter@lacity.org)

**Re: Comment on Proposed CEQA Infill Exemption for Mixed-Use Project at  
3800 North Pasadena Avenue (2-page version)  
December 15, 2022 City Planning Commission Hearing, Agenda Item 11**

Dear President Millman, Vice President Choe, Honorable Members of the Planning Commission, and Ms. Carter:

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the proposed Class 32 In-fill Development Categorical Exemption (“Exemption” or “Class 32 Exemption”) for a seven-story mixed use building with 100 dwelling units and 14,734 square feet of ground floor commercial space with 13 commercial condominium units, proposed in the City of Los Angeles (“Project”).

SAFER objects to the City of Los Angeles’ (“City”) decision to exempt the Project from review under the California Environmental Quality Act (“CEQA”) pursuant to Section 15332 of the CEQA Guidelines. As demonstrated below, the Exemption is inapplicable because the Project will have significant traffic impacts, precluding use of the Class 32 Exemption.

An agency may not rely on a categorical exemption if to do so would require the imposition of mitigation measures to reduce potentially significant effects. (*Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, 1108 (“*SPAWN*”); *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1198-1201.) If mitigation measures are necessary, then at a minimum, the agency must prepare a mitigated negative declaration to analyze the impacts, and to determine whether the mitigation measures are adequate to reduce the impacts to below significance. (*Id.*)

The City has improperly used a mitigation measure to render the Project's traffic impacts less than significant, therefore it cannot claim the Class 32 Exemption for the Project. The Categorical Exemption document ("CE") prepared for the Project contains an e-mail describing the Vehicle Miles Traveled (VMT) analysis prepared for the Project. The e-mail states: "To mitigate the significant VMT impact the project will incorporate unbundled parking as a TDM [transportation demand management] strategy . . . This will fully mitigate the project's significant impact." (CE; E-mail from Wes Pringle to Oliver Netburn re: "VTT74933 FIGUEROA AND PASADENA"; August 22, 2022; pdf p.112.) Additionally, the memorandum provided to the City by transportation planning and engineering firm "Transpogroup" contains a section entitled "Mitigation Measures" and states that "[a]dditional TDM measures are needed to mitigate the Project VMT impact . . . [a]ttachment A shows the Project VMT impact would be less than significant with the proposed TDM mitigation strategy." (CE; Memorandum from Transpogroup to City re: "Belvedere (3832-3836 N Figueroa Street) TIS Addendum (VTT 74933)"; August 18, 2022; pdf p.116.)

The CE admits a significant traffic impact above the Department of Transportation significance threshold. Therefore, it imposes a requirement for unbundled residential parking with a monthly fee of at least \$150 for all residential parking. As such, the City's decision to exempt the Project from CEQA was improper because the City evaluated the Project "as mitigated" rather than evaluating whether the Project could result in a significant impact *without* the mitigation proposed for VMT impacts. (See *SPAWN*, 125 Cal.App.4th at 1103-04, 1107-09.) Indeed, as determined by City staff, the failure to include additional TDM measures would result in a significant VMT impact.

Since the City had determined that the Project, if left unmitigated, could result in a significant impact, the Project cannot be subject to a categorical exemption from CEQA review. An MND or an EIR is required, which would allow the public to assess the adequacy of the proposed mitigation measures, would require a public and transparent environmental review process and would involve formal public notice to the public and other agencies.

The City cannot rely on a Class 32 exemption because the Project does not meet the terms of the exemption. Accordingly, the City must prepare an initial study to determine the appropriate level of environmental review to undertake pursuant to CEQA. Thank you for considering these comments.

Sincerely,



Amalia Bowley Fuentes  
Lozeau | Drury LLP



12/15/2022

Los Angeles Planning Commission  
201 N Figueroa St.  
Los Angeles, CA 90012

[cpc@lacity.org](mailto:cpc@lacity.org)  
Via Email

Re: 3836 North Figueroa Street; 3800-3830 North Pasadena Avenue; 3832-3836 North  
Figueroa Street; 110 East Avenue 39  
5451-005-001

Dear Los Angeles Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of a seven-story mixed-use building with 100 units, ten of which will be affordable at the Extremely Low Income level.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



*Sonja Trauss*

Sonja Trauss  
Executive Director  
YIMBY Law