



DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: May 23, 2024
Time: After 8:30 a.m.
Place: Van Nuys City Hall
14410 Sylvan Street Room 201
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information at: <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: Required
Appeal Status: Not Further Appealable
Expiration Date: May 23, 2024

Case No.: DIR-2022-6462-TOC-VHCA-1A
CEQA No.: ENV-2022-6463-CE
Incidental Cases: None
Related Cases: None
Council No.: 10 – Hutt
Plan Area: West Adams - Baldwin Hills – Leimert
Specific Plan: None
Certified NC: West Adams
GPLU: Medium Residential
Zone: R3-1
Applicant/Owner: Joshua Perttula
AEI Expo OZ Fund, LLC
Representative: Alix Wisner
Armbruster Goldsmith & Delvac LLP
Appellant: Mindy Zhao

PROJECT LOCATION: 4101 – 4119 Exposition Boulevard

PROPOSED PROJECT: The project is for the construction of a new five-story, 62-foot 6-inch tall residential development with 36 dwelling units (including four (4) units for Extremely Low Income Household occupancy, and one (1) unit for Very Low Income Household occupancy. The project will have a Floor Area Ratio (“FAR”) of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 parking spaces and involves the export of approximately 500 cubic yards of soil. There is one (1) non-protected tree on the subject site proposed to be removed as a part of the project.

APPEAL: A partial appeal of the Director of Planning’s February 5, 2024 Determination that:

1. Determined, pursuant to California Environmental Quality Act (“CEQA”) Guidelines, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Approved, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.22.A.31, a Transit Oriented Communities Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project totaling 36 dwelling units, reserving 3 units for Extremely Low Income Household occupancy, 1 unit for Very Low Income Household occupancy, and 1 unit for Low Income Household occupancy, for a period of 55 years, with the following requested Additional Incentives:

- a. **Yards/Setbacks.** A reduction in the required side yard setbacks, allowing 5 feet 7 inches in lieu of the 8-foot east side yard; and a reduction in the required rear yard setback to allow 10 feet instead of the 15 feet otherwise required in the R3-1 Zone.
- b. **Height.** A 22-foot increase in building height, allowing a maximum building height of 67-feet in lieu of the 45 feet otherwise allowed in the R3-1 Zone.
- c. **Open Space.** A 25-percent reduction in the required open space, allowing 3,150 square-feet of open space in lieu of the 4,200 square feet otherwise required per LAMC Section 12.21.G.

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal in part, **grant** the appeal in part, and **sustain** the remainder of the Planning Director's Determination;
3. **Approve**, pursuant to LAMC Section 12.22.A.31, a Transit Oriented Communities Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project totaling 36 dwelling units, reserving four (4) units for Extremely Low Income Household occupancy, and 1 unit for Very Low Income Household occupancy, for a period of 55 years, with the following requested Additional Incentives:
 - a. **Yards/Setbacks.** A reduction in the required side yard setbacks, allowing 5 feet 7 inches in lieu of the 8-foot east side yard; and a reduction in the required rear yard setback to allow 10 feet 6 inches instead of the 15 feet otherwise required in the R3-1 Zone.
 - b. **Height.** A 22-foot increase in building height, allowing a maximum building height of 67-feet in lieu of the 45 feet otherwise allowed in the R3-1 Zone.
 - c. **Open Space.** A 25-percent reduction in the required open space, allowing 3,150 square-feet of open space in lieu of the 4,200 square feet otherwise required per LAMC Section 12.21.G.
4. **Adopt** the attached modified Conditions of Approval; and
5. **Adopt** the attached modified Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Theodore L. Irving

Theodore L. Irving, AICP
Principal City Planner

Connie Chauv

Connie Chauv,
Senior City Planner

Kyle Winston

Kyle Winston,
City Planner

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission Secretariat, 200 North Spring Street, Room 272, 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 agendaized 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 this 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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- Exhibit C – Director of Planning’s Determination (DIR-2022-6462-TOC-VHCA)
- Exhibit D – CEQA Clearance (ENV-2022-6463-CE)
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PROJECT ANALYSIS

PROJECT SUMMARY

The project is for the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including four (4) units for Extremely Low Income Household occupancy, and one (1) unit for Very Low Income Household occupancy. The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. There are no (0) protected trees on site. There is one (1) non-protected tree on the subject site proposed to be removed as a part of the project. There are three (3) non-protected trees in the public right-of-way along Exposition Boulevard and Buckingham Road, proposed to remain. The project will require the export of approximately 500 cubic yards of soil.

On February 5, 2024, the Director issued a Determination (Exhibit "C") to approve a qualifying Tier 3 project, totaling 36 dwelling units, reserving three (3) units for Extremely Low Income Household occupancy, one (1) unit for Very Low Income Household occupancy, and one (1) unit for Low Income Household occupancy. The approved plans are provided in Exhibit "A", and the environmental clearance is provided in Exhibit "D". The appeal period ended on February 20, 2024.

On February 20, 2024, an appeal was filed by an abutting property owner (Mindy Zhao), represented by this case. The appeal documents are provided as Exhibit "B" herein.

BACKGROUND

Subject Property

The project site is located in the West Adams – Baldwin Hills – Leimert Community Plan and is comprised of three (3) lots located at the northwest corner of Exposition Boulevard and Buckingham Road. The property is a level, rectangular-shaped lot that comprises approximately 16,507 square feet or approximately 0.381 acres. The site has a street frontage of approximately 128 feet along the north side of Exposition Boulevard and approximately 130 feet along the west side of Buckingham Road. The project site is located within 2.36 kilometers (1.5 miles) from the Newport - Inglewood Fault Zone but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, BOE Special Grading Area, Very High Fire Hazard Severity Zone, Flood Zone, landslide, or tsunami inundation zone. The site is in a liquefaction zone.

The project site is currently comprised of a multi-family residential dwelling. There are no (0) protected trees on site. There is one (1) non-protected tree on the subject site proposed to be removed as a part of the project. There are three (3) non-protected trees in the public right-of-way along Exposition Boulevard and Buckingham Road, proposed to remain. The 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 of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

The West Adams – Baldwin Hills – Leimert Community Plan Map designates the site for Medium Residential land uses with a corresponding zone of R3. The site is zoned R3-1 which is consistent with the land use designation. The R3-1-O Zone allows for a base density of one dwelling unit per

800 square feet of lot area, a maximum building height of 45 feet and unlimited stories and a 3:1 FAR. The site is also located within a Transit Priority Area (Zoning Information "ZI" File No. 2452), and State Enterprise Zone (ZI File No. 2374). The property is also located in the Transit Oriented Communities ("TOC") Tier 3 Affordable Housing Incentive Area, and the applicant has requested a TOC Compliance Review using Tier 3 TOC Incentives.

Surrounding Properties

The surrounding area is developed with residential uses. The property adjacent to the north is zoned RD1.5 and improved with a single-story residential use. The lot to the east across Buckingham Road is zoned R3-1 and is developed with a two-story multi-family dwelling. The property to the south across Exposition Boulevard is zoned PF-1 and is developed as the right-of-way for Metro's E-line lite rail train. Properties adjacent to the west are zoned R3 and improved with a two-story residential use.

Streets

Exposition Boulevard is designated Modified Collector. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 40 feet, with sidewalk, curb, and gutter.

Buckingham Road is designated Collector. The Mobility Plan 2035 designates a right-of-way width of 66 feet and a designated roadway width of 40 feet, with sidewalk, curb, and gutter.

Environmental Clearance

The Project application was filed on September 8, 2022, seeking a Director's approval of a qualifying Tier 3 TOC residential development. The CEQA clearance, ENV-2022-6463-CE determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

TECHNICAL CORRECTIONS

Affordability

The Director's Determination listed 3 units for Extremely Low Income Household occupancy, 1 unit for Very Low Income Household occupancy, and 1 unit for Low Income Household occupancy in both the grant clause and conditions.

However, the project will provide four (4) Extremely Low Income units and one (1) Very Low Income units. This is reflected in the TOC Referral Form (Exhibit "F1"), and the approved project plans (Exhibit "A"). The project site qualifies as a Tier 3 Affordable Housing Incentive Area. Tier 3 requires at least 10 percent of the 36 total units, or 4 units, to be set aside for Extremely Low Income Households. The project reserves 4 units for Extremely Low Income Households and, as such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

Furthermore, the Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act (SB 8) Amended Replacement Unit Determination, dated November 16, 2023 (Exhibit "F2"), that ten (10) units exists/existed on the property within the last five (5) years. Ten (10) Rent Stabilization Ordinance (RSO) units are subject to replacement pursuant to the requirements of California Government Code Section 66300, as "protected units" with five (5) of the ten (10) units subject to replacement as affordable "protected units". The replacement requirements will consist of four (4) units restricted to Extremely Low Income Households, and one (1) unit restricted to

Very Low Income Households. For the five (5) remaining units that are presumed to or have/had been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO). The LAHD housing replacement requirements are satisfied by four (4) Extremely Low Income units, and one (1) Very Low Income unit provided through this Transit Oriented Communities Affordable Housing Incentives Program.

Therefore, a technical correction was made to the project description, grant clause, and conditions herein to reflect the affordable units proposed. The technical corrections for the affordability are minor corrections to the language in the Director's Determination to the project description, grant clause, and conditions herein, and do not result in any changes to project plans or environmental analysis.

Rear Yard

The Director's Determination listed a reduction in the required rear yard setback to allow 10 feet in both the grant clause and conditions.

However, as provided in Exhibit "A", the project proposes a 10 foot 6 inch rear yard, which is consistent with the allowable yard requirements of the TOC Guidelines. The RD1.5 zone requires a 15-foot rear yard for the subject site. The Additional Incentive would allow utilization of up to a 30 percent reduction to allow 10 foot 6 inch rear yard in lieu of the otherwise required 15 feet. Therefore, a technical correction was made to the grant clause and condition to reflect the rear yard proposed. The technical corrections for the rear yard are minor corrections to the language in the Director's Determination to the grant clause and conditions herein, and do not result in any changes to the project description, project plans, or environmental analysis.

Environmental

The Director's Determination utilized a Class 32 categorical exemption as the environmental clearance for the purposes of the California Environmental Quality Act ("CEQA"). The Categorical Exemption was prepared based on technical environmental studies that were previously submitted to the case file however were not referenced in the Director's Determination. They are provided in Exhibit "D" to the Staff Report and include:

- Department of Transportation Referral Form dated August 23, 2022
- Air Quality Technical Report prepared by Ramboll, dated November 2023
- Noise Impact Study prepared by Acoustical Engineering Services, Inc. dated November 2023

The technical studies and environmental analysis indicated that there would be no significant impacts related to traffic, air quality, or noise. Therefore, technical corrections were made to incorporate the environmental studies to reflect the whole of the administrative record.

PUBLIC COMMENTS

Public comments were received from neighbors expressing concerns about environmental review; impacts related to light and glare, traffic, and health and safety; and demolition and asbestos abatement being conducted on-site (Exhibit "G").

APPEAL ANALYSIS

APPEAL AND APPELLATE BODY

One appeal was filed by Mindy Zhao, an abutting property owner. The following statements are summarized from the appeals submitted by the appellant. The appeal in its entirety is attached for reference (see Exhibit “B”).

Pursuant to LAMC Sections 12.22 A.31, 12.22 A.25, and 13B.2.5.G, City Planning Commission is the appellate decision maker for projects seeking approval pursuant to LAMC Section 12.22 A.25 for a TOC Affordable Housing Incentive Program appeal. The decision of the City Planning Commission is not further appealable.

Pursuant to LAMC Section 13A.2.8.E.1 of Chapter 1A, unless otherwise required by a specific process, the appellate body shall hear the matter de novo, considering the whole of the project with no deference given to the decision of the initial decision maker. The appellate body shall make its decision based on the record before the initial decision maker and any other evidence or testimony presented at or before the appellate body’s hearing. In making a decision to grant a project approval, the appellate body shall make the same findings as required to be made by the initial decision maker, supported by substantial evidence.

APPEAL POINTS AND STAFF RESPONSE

1) On-Site Restricted Affordable Units

Appeal point 1:

“The Director’s designation of the project as an eligible Housing Development for the Transit Oriented Communities (TOC) Affordable Housing Incentive Program is contrary to the TOC Guidelines and not supported by the record.”

- *The Director’s Letter of Determination (LOD) Findings do not meet the eligibility requirements laid out by the TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines)*
- *For the total of 36 units, the Tier 3 TOC Guidelines require the following number of affordable units: ELI households (3.5 rounded to 4), VL income households (4.9 rounded to 5), or Lower income households (8.1 rounded to 9).*

Staff Response 1:

On February 5, 2024, the Director of Planning approved with conditions a qualifying Tier 3 project, totaling 36 dwelling units. The Director’s Determination listed 3 units for Extremely Low Income Household occupancy, 1 unit for Very Low Income Household occupancy, and 1 unit for Low Income Household occupancy in both the grant clause and conditions.

However, as noted in the Technical Corrections, the project will provide four (4) Extremely Low Income units, and one (1) Very Low Income unit. This is reflected in the TOC Referral Form (Exhibit “F1”), and the approved project plans (Exhibit “A”). The project site qualifies as a Tier 3 Affordable Housing Incentive Area. Tier 3 requires at least 10 percent of the 36 total units, or 4 units, to be set aside for Extremely Low Income Households. The project

reserves 4 units for Extremely Low Income Households and, as such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

Therefore, a technical correction was made to the project description, grant clause, and conditions herein to reflect the affordable units proposed. The technical corrections for the affordability are minor corrections to the language in the Director's Determination to the project description, grant clause, and conditions herein, and do not result in any changes to project plans or environmental analysis. Therefore, with the corrected conditions and findings, the project is in compliance with the affordability requirements of the TOC Guidelines.

2) Rear Yard

Appeal Point 2:

"The TOC Tier 3 Additional Incentives allow for "up to a 30% decrease in the required width or depth of two individual yards or setbacks."6 However, the LOD Findings "allow utilization of up to a 30 percent reduction in required side yards of 5.6 feet in lieu of the otherwise required 8 foot side yards and a 10 foot rear yard in lieu of the otherwise required 15 feet. This constitutes a 33% reduction in the rear yard, exceeding the up to 30% decrease stated in the TOC Guidelines and LOD Findings."

Staff Response 2:

The Director's Determination listed a reduction in the required rear yard setback to allow 10 feet in both the grant clause and conditions.

However, as provided in Exhibit "A", the project proposes a 10 foot 6 inch rear yard, which is consistent with the allowable yard requirements of the TOC Guidelines. The RD1.5 zone requires a 15-foot rear yard for the subject site. The Additional Incentive would allow utilization of up to a 30 percent reduction to allow 10 foot 6 inch rear yard in lieu of the otherwise required 15 feet. Therefore, a technical correction was made to the grant clause and condition to reflect the rear yard proposed. The technical corrections for the rear yard are minor corrections to the language in the Director's Determination to the grant clause and conditions herein, and do not result in any changes to the project description, project plans, or environmental analysis. Therefore, with the corrected conditions and findings, the project is in compliance with the yard provisions of the TOC Guidelines.

3) Height: Shade - Shadow

Appeal Point 3:

"The approval of the requested Additional Incentives will directly impact our property as the project's structure will cause significant shade and shadow."

Staff Response 3:

The applicant was granted an Additional Incentive under the TOC Guidelines for a 22-foot increase in building height, allowing a maximum building height of 67-feet in lieu of the 45 feet otherwise allowed in the R3-1 Zone. The list of on-menu incentives in the TOC Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing

costs because the incentives by their nature increase the scale of the project. The requested incentives are necessary to provide the affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

Furthermore, the subject property is located less than a half mile from the intersection of Exposition Boulevard and Farmdale Avenue, which includes a Major Transit Stop served by the Los Angeles County Metropolitan Transit Authority ("Metro") E light rail line, as indicated on the TOC Referral Form dated May 4, 2022. Therefore, the site is within a Transit Priority Area (TPA) as defined by Senate Bill 743 and provided in Zoning Information ("ZI") File No. 2452, which limited the extent to which aesthetics and parking are defined as impacts under CEQAr. Public Resources Code Section 21099(d) states: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment." As the Project is a 36-unit residential project and is located within a TPA, the Project impacts associated with aesthetics would be less than significant. No further action is needed for the elimination of aesthetics and parking for infill projects, defined herein to take effect as part of the City's impact evaluations pursuant to CEQA. Therefore, visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA.

4) Loss of Affordable Housing Units

Appeal Point 4:

"The DIR-2022-6462-TOC-VHCA project application submitted by the project applicant indicates that the Housing and Community Investment Department determined that the project has 7 existing affordable housing units. However, the proposed project only has five (5) additional units be replaced in compliance with the City's Rent Stabilization Ordinance (RSO)."

Staff Response 4:

The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act (SB 8) Amended Replacement Unit Determination, dated November 16, 2023 (Exhibit "F2"), that ten (10) units exists/existed on the property within the last five (5) years. Ten (10) Rent Stabilization Ordinance (RSO) units are subject to replacement pursuant to the requirements of California Government Code Section 66300, as "protected units" with five (5) of the ten (10) units subject to replacement as affordable "protected units". The replacement requirements will consist of three (3) units restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. For the five (5) remaining units that are presumed to or have/had been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO). The LAHD housing replacement requirements are satisfied by four (4) Extremely Low Income units, and one (1) Very Low Income unit provided through this Transit Oriented Communities Affordable Housing Incentives Program.

In addition to the technical corrections provided under Appeal Point No. 1, a standard condition is also included under Corrected Condition No. 7, which reads:

7. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO Units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided to City Planning for inclusion in the case file.

The technical corrections for the replacement requirements are minor corrections to the language in the Director's Determination to the conditions herein, and do not result in any changes to project plans. Therefore, with the corrected conditions, the project is in compliance with the replacement requirements of the Replacement Unit Determination.

5) Cumulative Impacts of Successive Similar Projects

Appeal Point 5:

"The LOD determined that "there is no evidence to show a cumulative impact of successive projects of the same type in the same places of the proposed project, with the justification that there are no similar cases proposed within 1,000 feet of the subject property. However, there are 3 TOC Affordable Housing Incentive Projects within 1,150."

Staff Response 5:

The categorical exemption for the proposed project was prepared in accordance with the CEQA Statute and Guidelines. The Department of City Planning determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-6463-CE is provided as Exhibit "D" to the Staff Report.

The proposed project qualifies for the Class 32 categorical exemption given it is developed on an infill site and meets the following criteria: (a) consistency with the General Plan designation, policies, and zoning regulations; (b) occurrence within city limits on a project site of no more than 5 acres substantially surrounded by urban uses; (c) no value as a habitat for endangered, rare, or threatened species; (d) no significant effects related to traffic, noise, air quality, or water quality; and (e) service by all required utilities and public services. In addition, the project does not meet any of the exceptions to the use of Categorical Exemptions with regards to (i) cumulative impacts, (ii) significant effect due to unusual circumstances, (iii) scenic highways, (iv) hazardous waste sites, and (v) historical resources.

Each case within 1,150 feet mentioned by the appellant utilized a Class 32 (Infill Development) exemption from CEQA, meaning that each of their projects were found to create a less than significant impact individually. Despite appellant's list of identified development projects in a 1,150 foot radius, there is no substantial evidence of a fair

argument that any of these projects will actually result in a significant or cumulative impact. From its experience, the City typically uses a 500-foot threshold to reflect the auditory and visual range of potential impacts, typically associated with new construction projects of the same type. Here, none of the identified projects fall within this range. Planning Staff reviewed up to 1,000 feet and found no impact. Thus, it can be reasonably found that the addition of the subject project, which has also be found to have a less than significant impact individually, combined with the other 3 less than significant projects would collectively have a less than significant impact. Lastly, while there could potentially be projects of a similar type in the same place, all projects would be subject to the citywide Regulatory Compliance Measures. There is no evidence to conclude that significant impacts will occur based on past project approvals or that the proposed Project's impacts are cumulatively considerable when evaluating any cumulative impacts in the surrounding area.

6) Methane Hazard Zone

Appeal Point 6:

"The Director's LOD does not note that the project site is in a Methane Buffer Zone as documented in the ZIMAS database. Since the site is in a Methane Buffer Zone it is subject to Sec. 2. Division 71 of Article 1, Chapter IX of the Los Angeles Municipal Code which sets forth the minimum requirements of the City of Los Angeles for control of methane intrusion emanating from geologic formations. In the Administrative Conditions section of the Letter of Determination, it should be expressly stated that compliance with the methane mitigation system requirement, as mandated by the Los Angeles Department of Building and Safety, is obligatory for this site, unless the results of methane testing dictate otherwise."

Staff Response 6:

The site is within a Methane Buffer Zone as shown in the ZIMAS Parcel Profile Report (Exhibit "C"). These areas have a risk of methane intrusion emanating from geologic formations, and have developmental regulations that are required by the City of Los Angeles pertaining to ventilation and methane gas detection systems depending on designation category. These are standard Regulatory Compliance Measures that are regulated by the Los Angeles Department of Building and Safety who administer the City of Los Angeles Building Code, Chapter 71 for construction requirements. Therefore, with mandatory requirements as implemented by the Department of Building and Safety, the project will adhere with methane requirements of the Building Code.

CONCLUSION

For the reasons stated herein, and per the findings of the Director's Determination, the proposed project complies with the applicable provisions of the Transit Oriented Communities Program, the West Adams - Baldwin Hills - Leimert Community Plan, and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the findings to approve a TOC Development and that the project qualifies for a Class 32 Categorical Exemption. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, staff has determined that the project meets the required findings.

Therefore, staff recommends that the City Planning Commission take the following actions: determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; deny in part and grant in part the appeal filed by Mindy Zhao; and sustain the remainder of the decision of the Director; and adopt the attached corrected Conditions of Approval and Findings.

CORRECTED CONDITIONS OF APPROVAL

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, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 36 residential units per Exhibit "A".
3. **On-Site Restricted Affordable Units.** The project shall provide a minimum of five (5) On-Site Restricted Affordable units, consisting of ~~three (3)~~ **four (4)** units for Extremely Low Income Household occupancy **as defined in Section 50106 of the California Health and Safety Code to the satisfaction of the Los Angeles Housing Department (LAHD),** **and** one (1) unit for Very Low Income Household occupancy, ~~and one (1) unit for Low Income as defined in Section 50106 of the California Health and Safety Code to the satisfaction of the Los Angeles Housing Department (LAHD).~~ In the event the SB 8 Replacement Unit consideration requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated November 16, 2023, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
5. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.31 and comply with the Transit Oriented Communities Affordable Housing Incentive Program Guidelines adopted by the City Planning Commission.
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute and record a covenant and agreement running with the land to the satisfaction of the Los Angeles Housing Department (LAHD) to make of ~~three (3)~~ **four (4)** units for Extremely Low Income Household occupancy, **and** one (1) unit for Very Low Income Household occupancy, ~~and one (1) unit for Low Income Household occupancy~~ for rental as determined to be affordable to such households by LAHD for a period of 55 years. ~~5 additional units shall be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).~~ 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. 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 Incentive Program adopted by the City Planning Commission and any monitoring requirements established by the LAHD.
7. **Rent Stabilization Ordinance (RSO). Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from**

the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO Units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided to City Planning for inclusion in the case file.

- ~~7~~ **8.** **Floor Area Ratio (“FAR”).** The project shall be limited to a Floor Area Ratio (FAR) of 3.6:1 or approximately 40,306 square feet per Exhibit “A”.
- ~~8~~ **9.** **Height. (Incentive)** The project shall be limited to a maximum 67 feet in height as measured from grade to the highest point of the roof parapet, as shown in Exhibit “A”.
- ~~9~~ **10.** **Side Yard. (Incentive)** The eastern side yard setback shall be no less than 5 feet 7 inches per Exhibit “A”.
- ~~10~~ **11.** **Rear Yard. (Incentive)** The rear yard setback shall be no less than 10 feet **6 inches** per Exhibit “A”.
- ~~11~~ **12.** **Open Space. (Incentive)** Consistent with TOC Tier 3 open space reduction which allows up to a 25% reduction of required open space, a minimum of 3,150 square feet of open space in lieu of the 4,200 square feet otherwise required per LAMC Section 12.21.G.
- ~~12~~ **13.** **Automobile Parking.** Based upon the number of dwelling units proposed, a minimum of 18 residential automobile parking spaces shall be provided for the project. Automobile parking shall be provided consistent with TOC Guidelines. Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half (0.5) space per unit. The project proposes 28 residential parking spaces as provided in Exhibit “A”.
- ~~13~~ **14.** **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), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be recalculated by the Department of Building and Safety, based upon the ratios set forth ratios set forth in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines).
- ~~14~~ **15.** **Parking Per AB 2097.** The project shall be permitted to provide a minimum of zero parking space pursuant to AB 2097. 28 parking spaces are provided.
- ~~15~~ **16.** **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
- ~~16~~ **17.** **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance “Guidelines O”. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation

system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.

- ~~17~~ **18. Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards.
- ~~18~~ **19. Street Trees.** Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
- ~~19~~ **20. Lighting.** All pedestrian walkways and vehicle access points will be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
- ~~20~~ **21. Rooftop Equipment.** Screen all roof top equipment and building appurtenances from view of adjacent properties by architecturally integrating them into the design of the building.

Administrative Conditions

- ~~21~~ **22. Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
- ~~22~~ **23. Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
- ~~23~~ **24. 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.
- ~~24~~ **25. 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.
- ~~25~~ **26. Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the

Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

~~26~~ **27. Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

~~27~~ **28. Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any

obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

CORRECTED FINDINGS

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

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director 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) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:**
 - a. ***The incentives are not required 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 for the affordable units.***

The record does not contain substantial evidence 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 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 predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in the TOC Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Increased Height: The applicant has requested an increase for an additional 17 feet 6 inches to allow for a 62-foot 6-inch building height, in lieu of the otherwise permitted 45 foot building height in the R3-1 Zone. Per the TOC Guidelines, the proposed project qualifies for the 22-foot height increase to a maximum building height of 67 feet. The limitation on the height could limit the ability to construct the residential dwelling units permitted by-right and the Restricted Affordable Units which are of a sufficient size. The building as proposed would have a maximum height of 62 feet 6 inches and five (5) stories. As proposed, the additional height would allow for the construction of the affordable residential units.

Reduced Yards/Setbacks: The requested reduction in the side yards is expressed in the Menu of Incentives in the TOC Guidelines. The Additional Incentive would allow utilization of up to a 30 percent reduction in required side yards of 5.6 feet in lieu of the otherwise required 8 foot side yards and a 10 foot **6 inch** rear yard in lieu of the otherwise required 15 feet. The requested incentives will allow the developer to reduce setback requirements so the area reserved for affordable housing can be constructed and the overall space dedicated to residential uses is increased. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside ~~three (3)~~ **four (4)** dwelling units for Extremely Low Income Households, **and one (1) unit for Very Low Income Household occupancy.**

Reduced Open Space: TOC Guidelines allow eligible housing developments up to a 25% decrease in required open space per LAMC 12.22 A.25(f)(6). The project is proposing 3,157 square feet of open space in lieu of the 4,200 square feet otherwise required.

The requested incentives are necessary to provide the affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

- 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 is no evidence in the record that the proposed incentive will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22.A.25(b)). 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 project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project’s proposed incentives 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.

CEQA FINDINGS

As the designee of the Director of Planning, I have determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project is the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including ~~three~~ **four (4)** units for Extremely Low Income Household occupancy, **and one (1) unit for Very Low Income Household occupancy**). The project will have a proposed Floor Area Ratio (“FAR”) of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. There are no (0) protected trees on site. There is one (1) non-protected tree on the subject site proposed to be removed as a part of the project. There are three (3) non-protected trees in the public right-of-way along Exposition Boulevard and Buckingham Road, proposed to remain. The project will require the export of approximately 500 cubic yards of soil.

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

- a. **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.**

The subject site is located within the West Adams – Baldwin Hills - Leimert Community Planning Area and is designated for Medium Residential, with corresponding zones of R3. The site is zoned R3-1. The proposed project is for the construction of a new five-story, 62-foot 6-inch-tall residential development with 36 residential dwelling units (including ~~three (3)~~ **four (4)** units for Extremely Low Income Household occupancy, **and** one (1) unit for Very Low Income Household occupancy, ~~and one (1) unit for Low Income~~). The project will have a proposed Floor Area Ratio (“FAR”) of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. As such, the project is consistent with the applicable West Adams – Baldwin Hills - Leimert Community Planning Area designation and policies and all applicable zoning designations 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.**

The subject site consists of a level, rectangular site measuring 0.381 acres and is wholly within the City of Los Angeles. The property adjacent to the north is zoned RD1.5 and improved with a single-story residential use. The lot to the east across Buckingham Road is zoned R3-1 and is developed with a two-story multi-family dwelling. The property to the south across Exposition Boulevard is zoned PF-1 and is developed as the right-of-way for Metro’s E-line lite rail train. Properties adjacent to the west are zoned R3 and improved with a two-story residential use.

- c. **The project site has no value as habitat for endangered, rare or threatened species.**

The subject site is currently developed with multi-family residential structures proposed to be demolished. Further, the subject site is surrounded by existing residential properties. Therefore, the subject site is not, and has no value as a 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**

Regulatory Compliance Measures - The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff.

Traffic - Furthermore, as noted in the Los Angeles Department of Transportation (LADOT) Assessment form dated August 23, 2022 **and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 176 which is under the threshold of 250 or more daily vehicle trips to require VMT analysis.** **Therefore,** the project does not exceed the threshold criteria established by the LADOT

for preparing a traffic study. As such, the project will not have any significant impacts to traffic.

Noise – The Project must comply with the adopted City of Los Angeles Noise Ordinances No. 144,331 and 161,574 and LAMC Section 41.40 as indicated above in RC-NO-1, LAMC Section 112.05, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. The Project does not exceed the threshold criteria for preparing a noise study. As a result of this mandatory compliance, the proposed Project will not result in any significant noise impacts. Furthermore, the Noise Impact Study prepared by Acoustical Engineering Services, Inc. dated November 2023, confirmed that the Project would not result in construction-related or operational noise impacts on the environment. The analysis took into account noise from construction activities, vibration, operational noise sources from building services mechanical equipment, outdoor uses, parking facilities, and off-site traffic, as well as impacts to sensitive receptors. The analysis concluded that the project would result in less than significant impacts relating to noise.

Air Quality - In regards to Air Quality, interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The Project does not exceed the threshold criteria for preparing an air quality study; at 63 dwelling units, the Project is well under the screening criteria of 80 units for air quality studies. The Project's potential air quality effects were evaluated by estimating the potential construction and operations emissions of criteria pollutants, and comparing those levels to significance thresholds provided by the Southern California Air Quality Management District (SCAQMD). In the Air Quality Technical Report prepared by Ramboll, dated November 2023, the Project's emissions were estimated using the CalEEMod 2022.1 model (output October 25, 2023) for the purposes of evaluating air quality impacts of proposed project. The analysis took into account construction activity emissions during demolition, site preparation, grading, building construction, paving, and architectural coating, as well as operational emissions. The analysis confirms that neither construction nor operation of the project would result in significant air quality impacts. In addition, there are several Regulatory Compliance Measures which regulate air quality-related impacts for projects citywide. As a result of this mandatory compliance, the proposed Project will not result in any significant air quality impacts.

- e. **The site can be adequately served by all required utilities and public services.**

The project site is currently developed. The subject site will be adequately served by all public utilities and services given that the construction of a 5-story, residential building with 36 dwelling units is in a highly urbanized area with existing utilities and public services and is on a parcel zoned for such a use and density. Therefore, the Project meets the qualifications of the Class 32 Exemption.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

- a. Cumulative Impacts.** *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.*

There are no similar cases proposed within 1,000 feet of the subject property. Therefore, there is no evidence to show a cumulative impact of successive projects of the same type in the same place as the proposed project.

- b. Significant Effect Due to Unusual Circumstances.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project is for the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including ~~three (3)~~ **four (4)** units for Extremely Low Income Household occupancy, **and** one (1) unit for Very Low Income Household occupancy, ~~and one (1) unit for Lower Income~~). The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage, on an approximately 16,507 square foot lot in the R3-1 zone. All surrounding properties are developed with residential buildings. There are no known unusual circumstances which may lead to a significant effect on the environment.

- c. Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as 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, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 22 miles from the subject site. Therefore the subject site will not create any impacts within a highway designated as a state scenic highway.

- d. Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

- e. Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource*

The project site is developed with a commercial property and 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 of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historical resource and this exception does not apply.



4101 EXPOSITION BLVD
4101 EXPOSITION BLVD
LOS ANGELES, CA

4101 EXPOSITION BLVD

ISSUE DATE
03.28.2024

SHEET TITLE
COVER SHEET

SHEET NUMBER

A00

PARKING CALCULATIONS	
REQUIRED PARKING STALLS:	
NO PARKING REQUIRED PER AB 2097	
REQUIRED ACCESSIBLE PARKING:	
2019 CBC SECTION 1109A.3: REQUIRED STALLS X 2% OF UNITS = 36 X 2% = .72 (ROUND UP) = 1 ACCESSIBLE STALL	
REQUIRED EV STALLS:	
SUBSECTION 99.04.106.4.2 OF SECTION 99.04.106, DIVISION 4, ARTICLE 9, CHAPTER IX OF THE LAMC:	
PROVIDED STALLS X 30% OF STALLS = 28 X 30% = 8.4 (ROUND UP) = 9 EV STALLS (1 VAN ACCESSIBLE)	
STALL TYPE	# OF STALLS
ACCESSIBLE VAN	1
EV	2
EVCS	7
COMPACT	5
STACKER	9
STANDARD	5
GRAND TOTAL:	28 STALLS

BIKE PARKING	
BIKE PARKING REQUIRED - RESIDENTIAL	
SHORT TERM	
1 SPACE PER 10 UNITS: UNITS 1-25 = 25/10 = 2.5	
1 SPACE PER 15 UNITS: UNITS 26-36 = 11/15 = 7.3	
TOTAL SHORT TERM REQ'D = 3.23 (ROUND DOWN) = 3	
LONG TERM	
1 SPACE PER 1 UNIT: UNITS 1-25 = 25/1 = 25	
1 SPACE PER 1.5 UNIT: UNITS 26-36 = 11/1.5 = 7.3	
TOTAL LONG TERM REQ'D = 32.3 (ROUND DOWN) = 32	
BIKE PARKING PROVIDED	
32 - RESIDENTIAL LONG TERM	
3 - RESIDENTIAL SHORT TERM	

GROSS BUILDING AREA		
LEVEL	TYPE	AREA
1ST FLOOR	TYPE I-A	11478 SF
TYPE I-A		11478 SF
2ND FLOOR	TYPE V-A	10138 SF
3RD FLOOR	TYPE V-A	10142 SF
4TH FLOOR	TYPE V-A	10141 SF
5TH FLOOR	TYPE V-A	9739 SF
TYPE V-A		40159 SF
GRAND TOTAL		51636 SF

BUILDING CODES USED	
<ul style="list-style-type: none"> 2020 LOS ANGELES BUILDING CODE (LABC), PART 2, TITLE 24 C.C.R. AND AMENDMENTS 2020 LOS ANGELES ELECTRICAL CODE (LAEC), PART 3, TITLE 24 C.C.R. AND AMENDMENTS 2020 LOS ANGELES MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. AND AMENDMENTS 2020 LOS ANGELES PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R. AND AMENDMENTS 2020 LOS ANGELES FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. AND AMENDMENTS 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R. 2020 LOS ANGELES GREEN BUILDING CODE, TITLE 24, PART 6 	

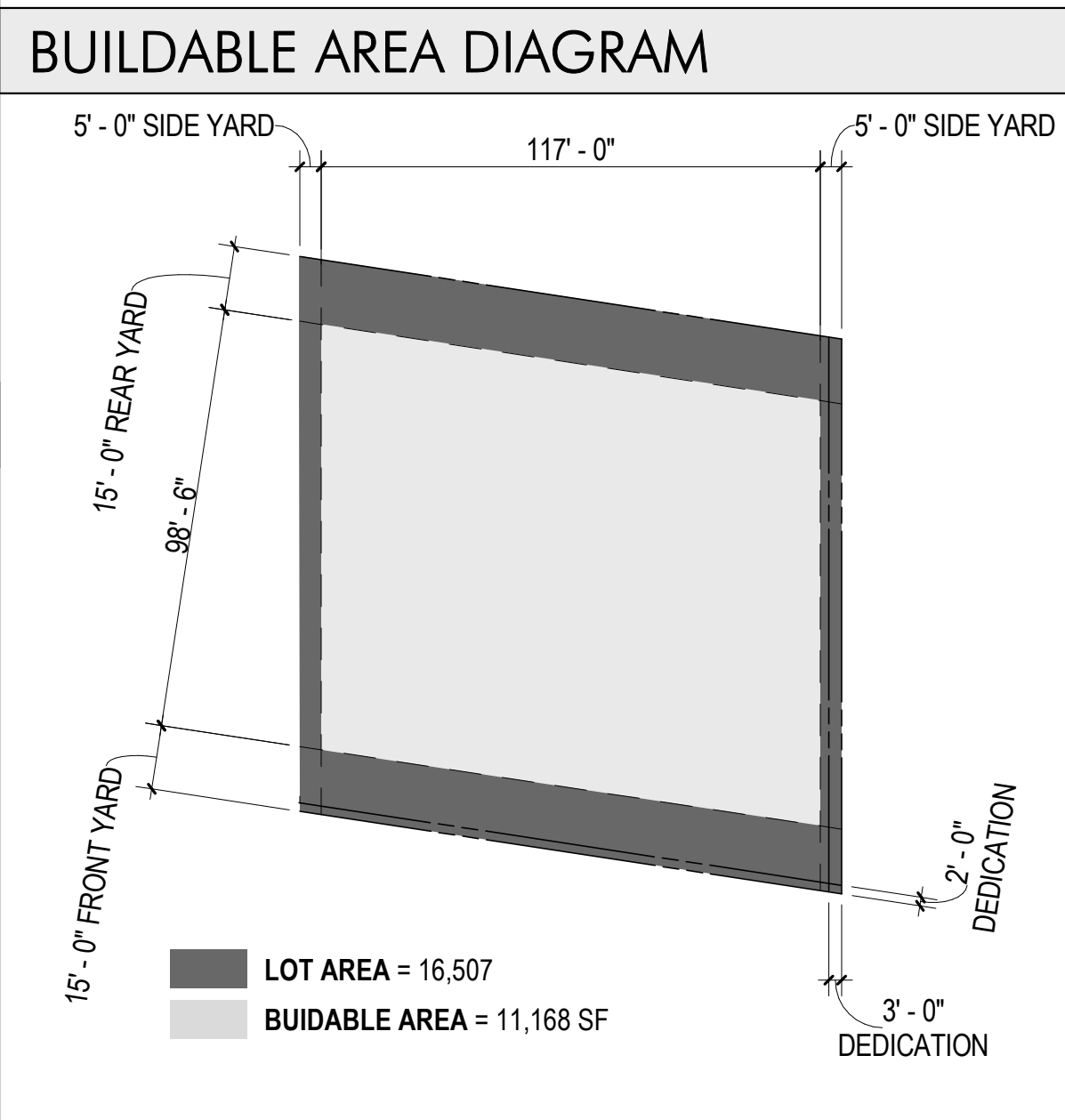
UNIT COUNT		
UNIT MIX		
NAME	QTY	AVG. AREA
STUDIO	4	347 SF
1 BR	8	589 SF
2 BR	24	875 SF
GRAND TOTAL	36	
AFFORDABLE UNITS PROPOSED:		
EXTREMELY LOW INCOME:	4 UNITS	
VERY LOW INCOME:	1 UNITS	
TOTAL:	5 UNITS	

OPEN SPACE		
REQUIRED OPEN SPACE PER LAMC 12.21.G.2		
100 SF OPEN SPACE REQUIRED FOR DWELLING UNITS HAVING LESS THAN THREE HABITABLE ROOMS: STUDIO / 1 BEDROOM		
125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS: 2 BEDROOMS		
UNIT TYPE	QTY	REQ'D OPEN SPACE
STUDIO (LESS THAN 3 HABITABLE RMS)	4	400 SF
1 BR (LESS THAN 3 HABITABLE RMS)	8	800 SF
2 BR (3 HABITABLE RMS)	24	3000 SF
GRAND TOTAL	36	4200 SF
25% OPEN SPACE REDUCTION =		-1,050 SF
TOTAL REQUIRED	=	3,150 SF
PER LAMC 12.03 DEFINITIONS		
ROOM, HABITABLE: A KITCHEN AS DEFINED HEREIN SHALL NOT BE CONSIDERED A HABITABLE ROOM		
OPEN SPACE PROVIDED		
NAME	QTY	AREA (SF)
COMMON OPEN SPACE: COURTYARD	1	800
COMMON OPEN SPACE: ROOF DECK	4	1607
PRIVATE BALCONY (50 SF)	15	750
GRAND TOTAL		3157

LANDSCAPED AREA REQUIRED		
COMMON SPACE = REQUIRED OPEN SPACE - PRIVATE OPEN SPACE = 3,150 SF - 750 SF = 2,400 SF		
LANDSCAPE AREA REQUIRED = 25% X COMMON SPACE = 2,400 X 25% = 600 SF		
LANDSCAPED AREA PROVIDED : 672 SF		
TREES REQUIRED: 36 UNITS / 4 = 9 TREES		
TREES PROVIDED: 9		

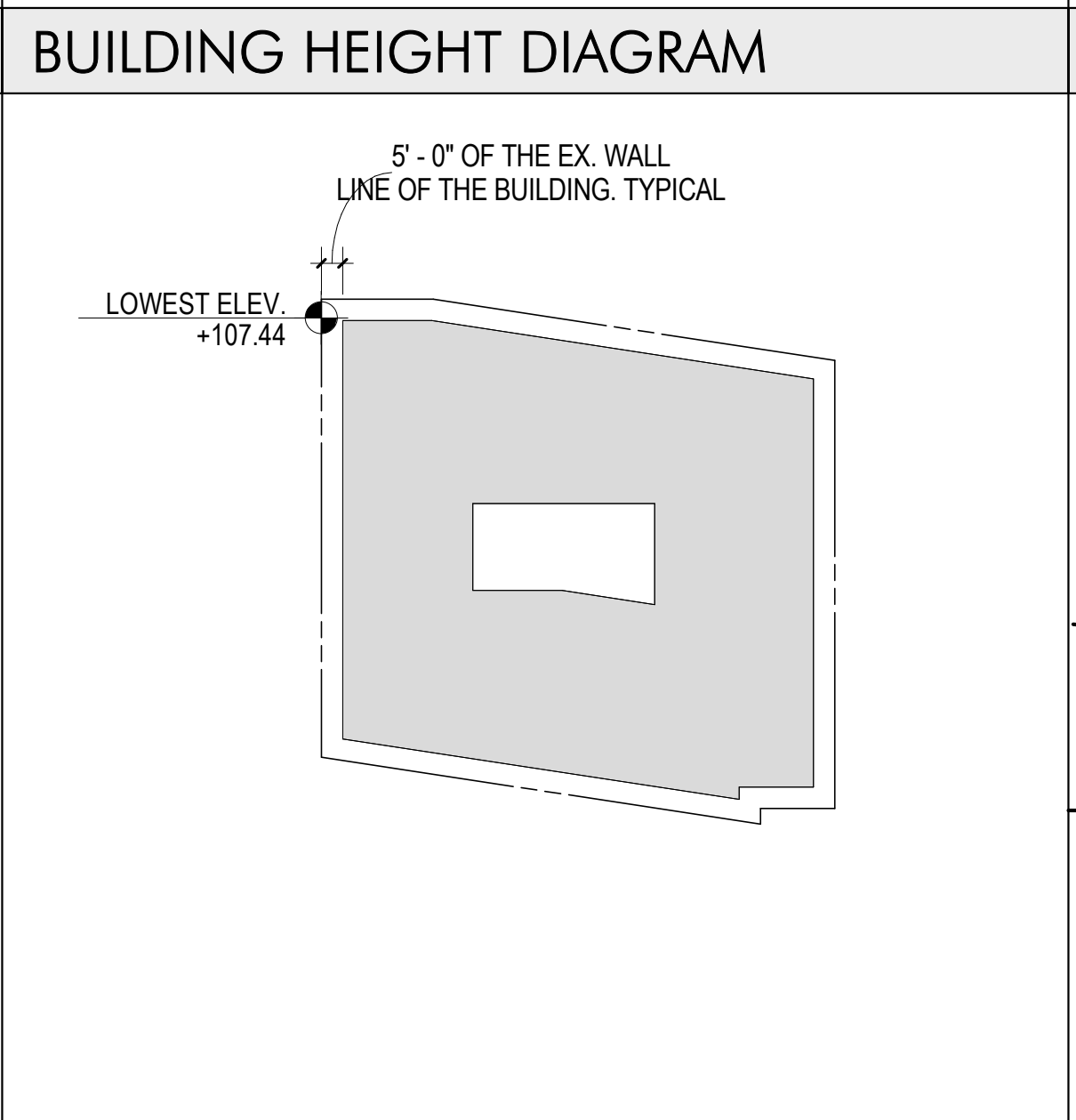
TOC INCENTIVES	
TOC TIER 3	
TOC TIER 3 BASE INCENTIVES:	
- INCREASE IN NUMBER OF RESIDENTIAL DENSITY UP TO 70%	
- FLOOR AREA RATIO: INCREASE OF UP TO 50%	
-AUTOMOBILE PARKING: RESIDENTIAL PARKING NOT TO EXCEED .5 SPACES PER UNIT	
TOC TIER 3 ADDITIONAL INCENTIVES USED:	
1. YARD SETBACK: 30% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF TWO INDIVIDUAL YARDS OR SETBACKS	
2. OPEN SPACE 25% REDUCTION	
3. TOTAL HEIGHT: HEIGHT INCREASE OF UP TO 22'	

ZONING DATA		
ZONING:	R3-1	
LOT SIZE:	16,507 SF	
BUILDABLE AREA:		
BUILDABLE AREA = LOT AREA - 3' STREET DEDICATIONS AND SETBACKS (15' FRONT YARD, 15' REAR YARD, 5' SIDE YARDS) 16,507 SF - 5,339 SF = 11,168 SF		
ALLOWABLE DENSITY:		
16,507 SF / 800 = 20.6 (ROUND UP) BASE DENSITY		
21 X 1.7 DENSITY INCREASE PER TOC TIER 3 = 35.7 (ROUND UP) = 36 UNITS TOTAL		
ALLOWABLE FAR:		
3.0 : 1 BASE FAR		
3 X 50% = 4.5 : 1 (PER TOC TIER 3)		
4.5 X BUILDABLE AREA = 4.5 X 11,168 SF		
ALLOWABLE FLOOR AREA: 50,256 SF		
PROJECT FLOOR AREA:		
LEVEL	FAR	AREA (SF)
1ST FLOOR	RESIDENTIAL	2471
2ND FLOOR	RESIDENTIAL	9482
3RD FLOOR	RESIDENTIAL	9451
4TH FLOOR	RESIDENTIAL	9451
5TH FLOOR	RESIDENTIAL	9451
GRAND TOTAL		40306
TOTAL PROJECT FLOOR AREA: 40,306 SF		
FAR PROVIDED:		
PROJECT AREA / BUILDABLE AREA		
40,306 / 11,168 = 3.60 FAR		
MEASUREMENT PER LAMC 12.03:		
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.		
SETBACKS:		
PER TOC GUIDELINES SECTION VII.1.A		
R-3 ZONE UTILIZING 30% (TOC TIER 3) SETBACKS REDUCTION ON EAST SIDE YARD AND REAR YARD:		
FRONT YARD: 15'		
EAST SIDE YARD: 5' + 1' OVER 2 STORIES = 8'		
TIER 3 INCENTIVE: 8' X 30% REDUCTION = 2'-5"		
ALLOWABLE SIDE YARD: 8' - 2'-5" = 5'-7"		
REAR YARD: 15'		
TIER 3 INCENTIVE: 15' X 30% REDUCTION = 4'-6"		
ALLOWABLE REAR YARD: 15' - 4'-6" = 10'-6"		
WEST SIDE YARD: 5' + 1' OVER 2 STORIES = 8'		



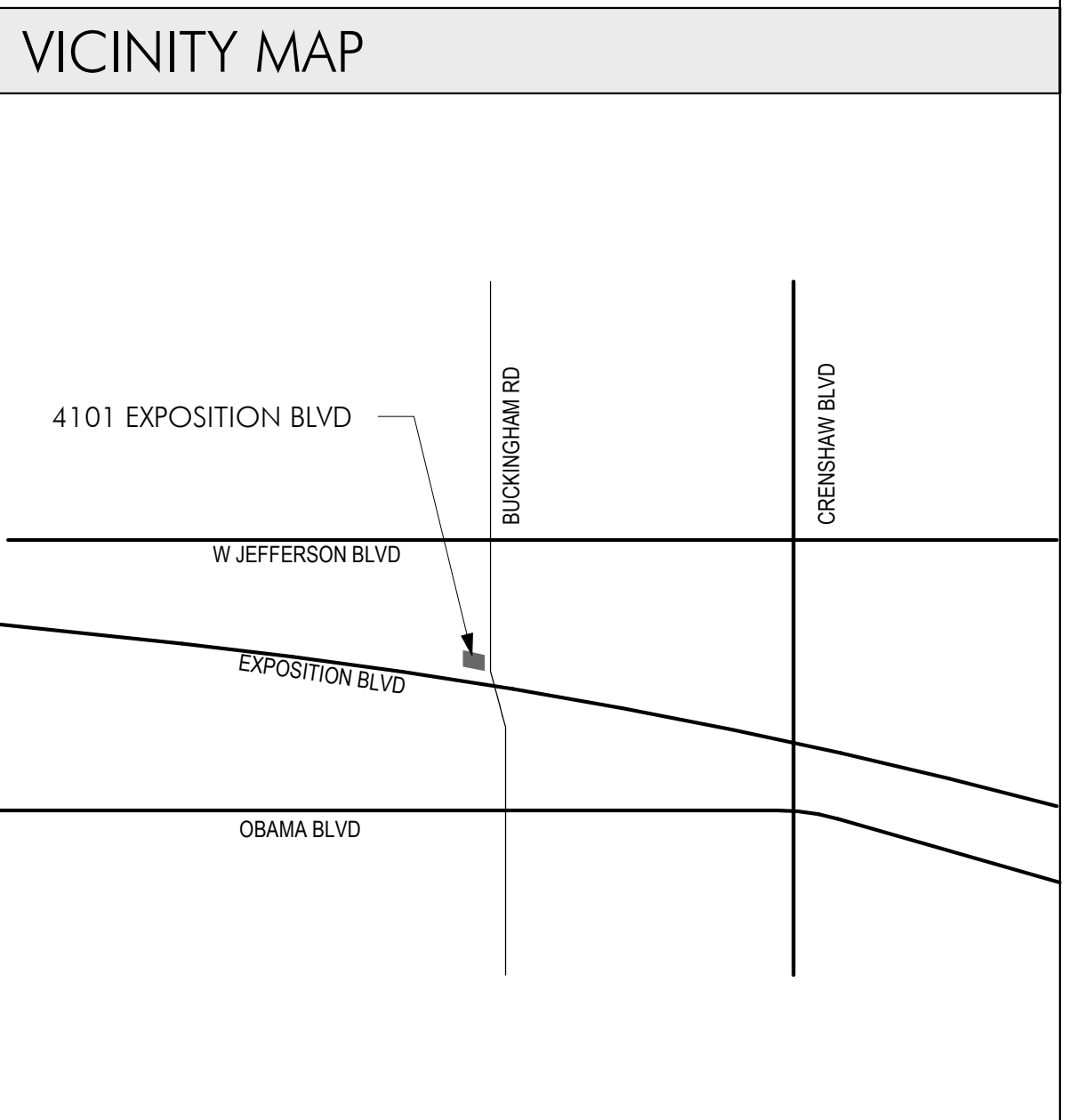
PROJECT INFORMATION	
PROJECT NAME:	4101 EXPOSITION
ADDRESS:	4101-4115 EXPOSITION BLVD
OWNER:	AEI EXPO OZ FUND, LLC
PROJECT DESCRIPTION:	NEW 5-STORY RESIDENTIAL BUILDING WITH 36 UNITS. THE PROJECT CONTAINS 28 PARKING SPACES AT THE GROUND LEVEL.
CONSTRUCTION TYPE:	TYPE VA (4 STORIES) TYPE IA (FIRST FLOOR)
FLOOD ZONE:	NO
SITE AREA:	16,507 SF (PER SURVEY)
PROJECT DENSITY:	36 UNITS
ALLOWABLE BLDG HEIGHT:	45 FT + 22 FT PER TOC TIER 3 ADDITIONAL INCENTIVE FOR HEIGHT = 67 FT
PROPOSED BLDG HEIGHT:	62' - 6"
OCCUPANCY TYPE:	R-2 RESIDENTIAL S-2 PARKING GARAGE
LOT AREA:	16,507 SF
BLDNG FOOTPRINT:	10,889 SF = 66%
HARDSCAPE:	2,960 SF = 18%
LANDSCAPE:	2,658 SF = 16%

LEGAL DESCRIPTION	
LOTS 161 OF TRACT NO. 7823 M.B. 84/79-81	
LOTS 162 OF TRACT NO. 7823 M.B. 84/79-81	
LOTS 163 OF TRACT NO. 7823 M.B. 84/79-81	



SHEET INDEX	
ARCHITECTURAL	
A00	COVER SHEET
A01	PROJECT INFO
A02	FAR CALCULATIONS
A03	OPEN SPACE CALCULATIONS
A04	GROSS BUILDING AREA
A05	SURVEY
A10	SITE PLAN
A11	FIRST FLOOR PLAN
A12	SECOND FLOOR PLAN
A13	THIRD FLOOR PLAN
A14	FOURTH FLOOR PLAN
A15	FIFTH FLOOR PLAN
A16	ROOF PLAN
A20	RENDERING
A21	ELEVATIONS
A22	ELEVATIONS
A23	MATERIAL BOARD
A40	BUILDING SECTIONS
A41	BUILDING SECTIONS
LANDSCAPE	
L101	1ST FLOOR LANDSCAPE PLAN
L102	2ND FLOOR LANDSCAPE PLAN
L103	ROOF FLOOR LANDSCAPE PLAN
L104	INSPIRATION IMAGES
L105	PLANTING PALETTE

PROJECT TEAM	
OWNER	
AEI EXPO OZ FUND	
11100 SANTA MONICA BLVD. SUITE 260	
LOS ANGELES, CA 90025	
310.893.0651	
CONTACT: JOSHUA PERTTULA	
ARCHITECT	
OTTINGER ARCHITECTS	
1117 VENICE BLVD	
LOS ANGELES, CA 90015	
323.250.2820	
CONTACT: JESSE OTTINGER	
LANDSCAPE ARCHITECT	
HONGJOO KIM LANDSCAPE ARCHITECTS	
714 W OLYMPIC BLVD	
LOS ANGELES, CA 90015	
213.293.3474 EXT. 101	
CONTACT: HONGJOO KIM	
LAND USE	
ARMBRUSTER, GOLDSMITH & DEVAC LLP	
12100 WILSHIRE BLVD, SUITE 1600	
LOS ANGELES, CA 90025	
310.209.8800	
CONTACT: ALIX WISNER	



OTTINGER ARCHITECTS

1117 VENICE BLVD
LOS ANGELES, CA 90015
T: 323.250.2820

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CLIENT INFORMATION
AEI EXPO OZ FUND, LLC
11100 SANTA MONICA BLVD, SUITE 260
LOS ANGELES, CA 90025

4101 EXPOSITION BLVD

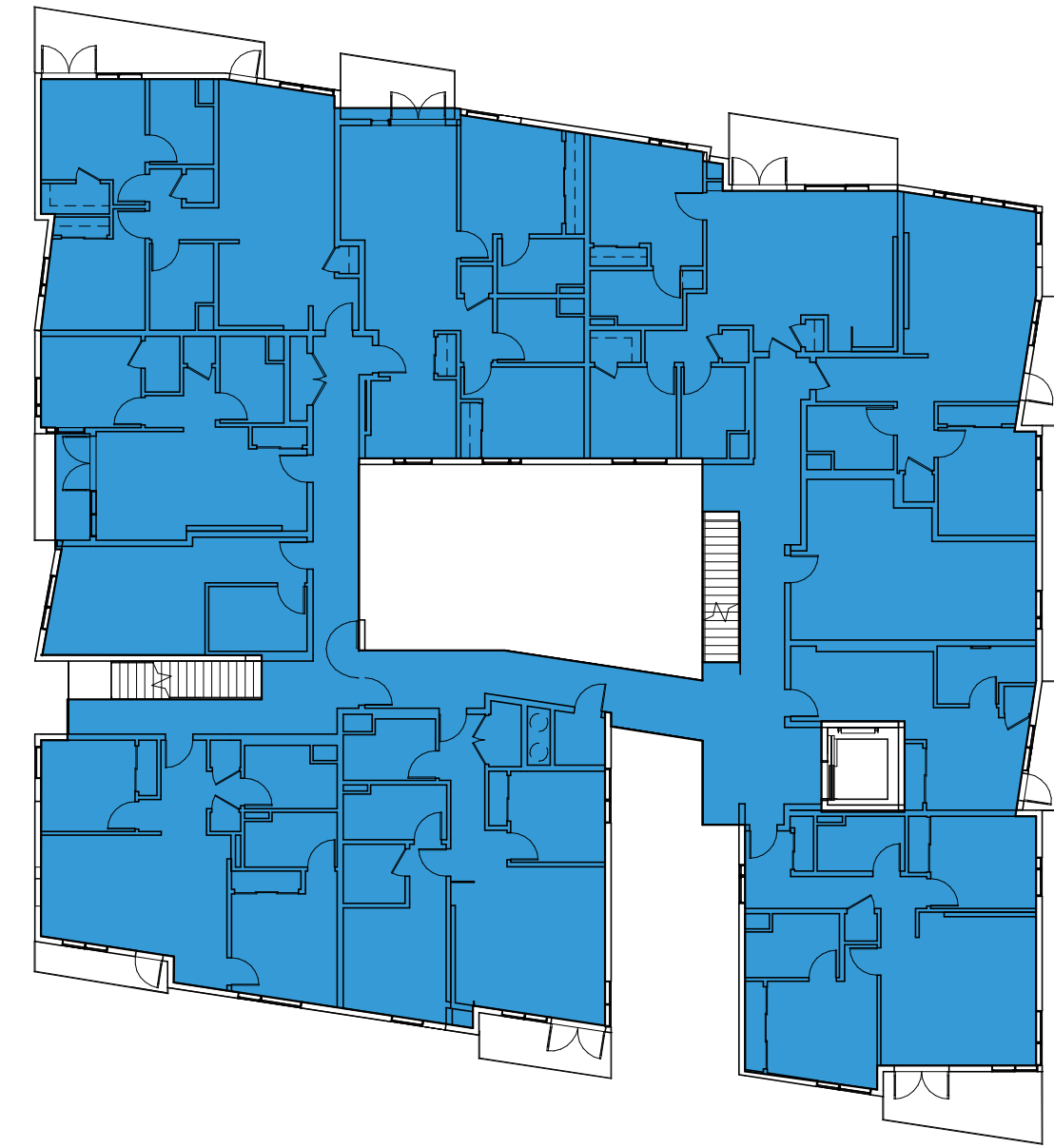
4101 EXPOSITION BLVD
LOS ANGELES, CA

ISSUE DATE
03.28.2024

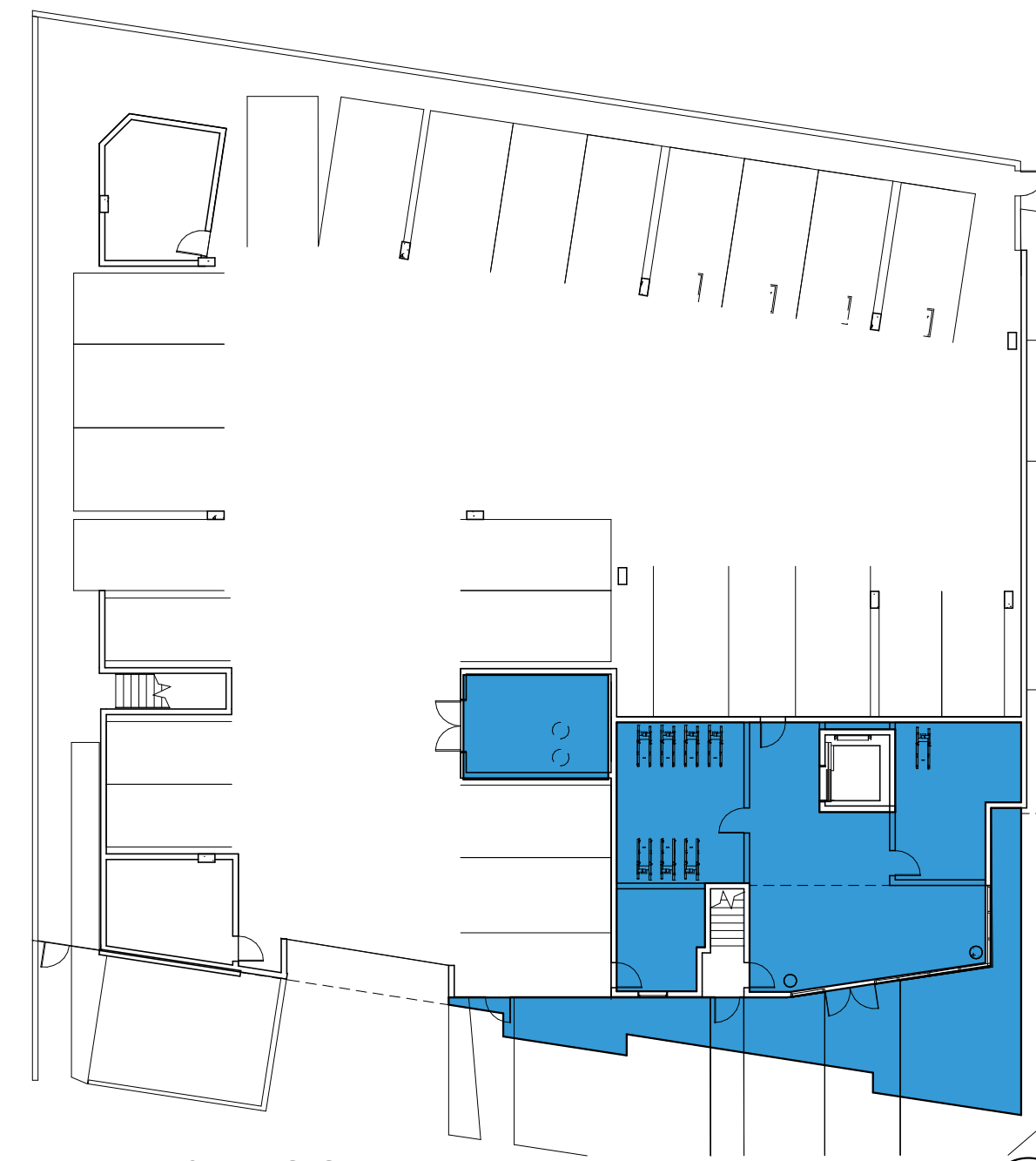
SHEET TITLE
PROJECT INFO

SHEET NUMBER
A01

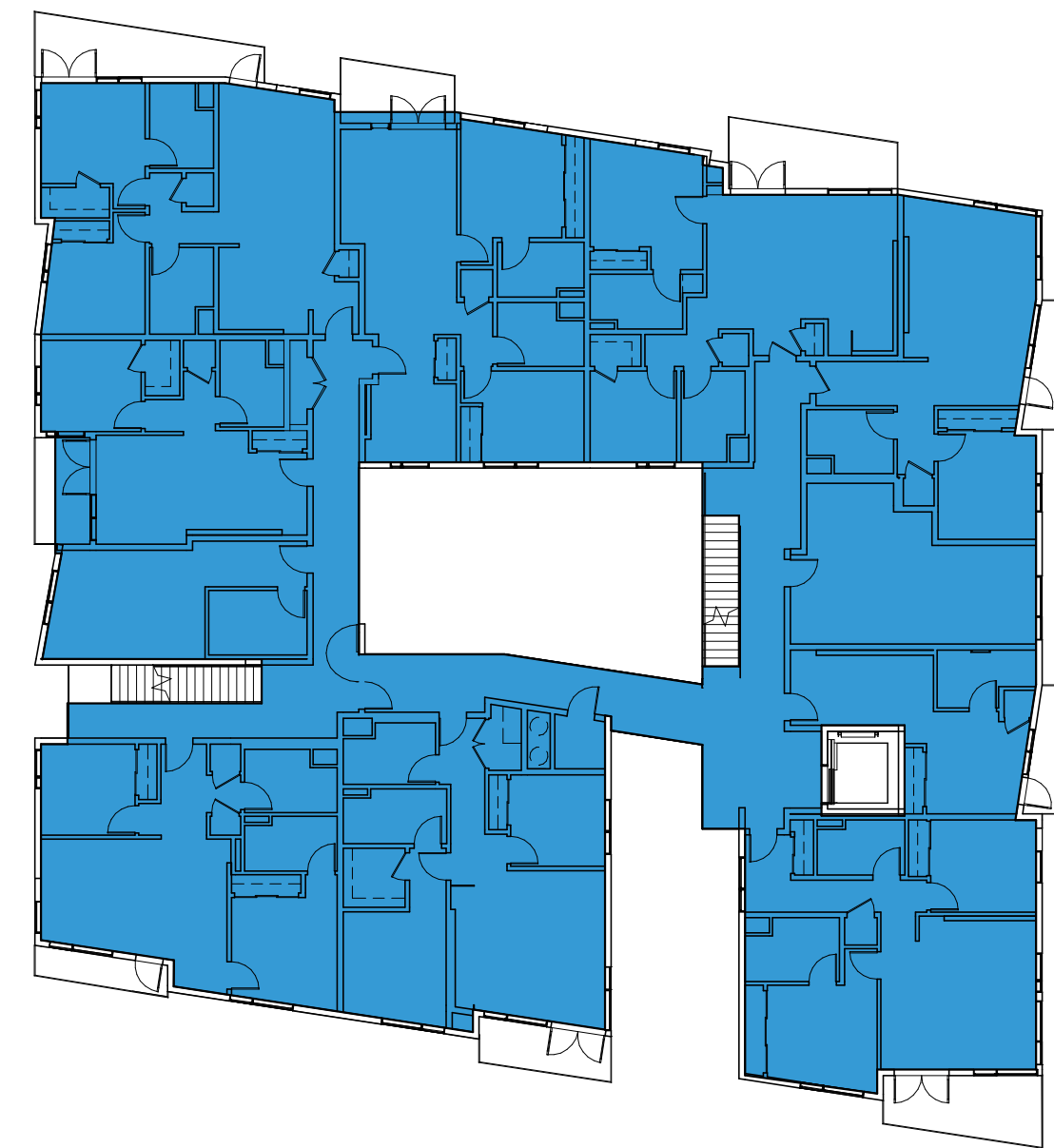
01/2022-14/4/24



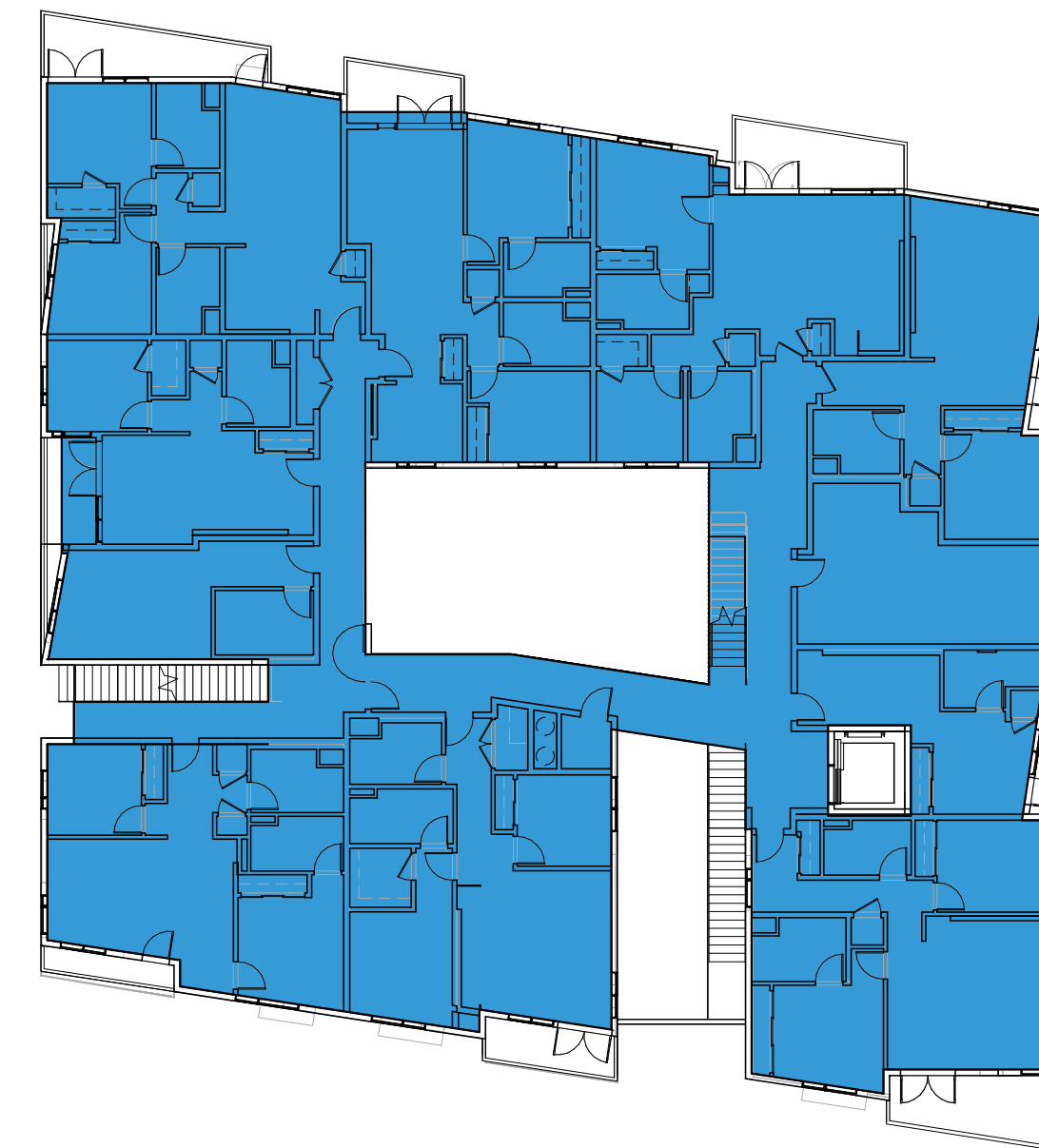
4TH FLOOR
1" = 20'-0" ④



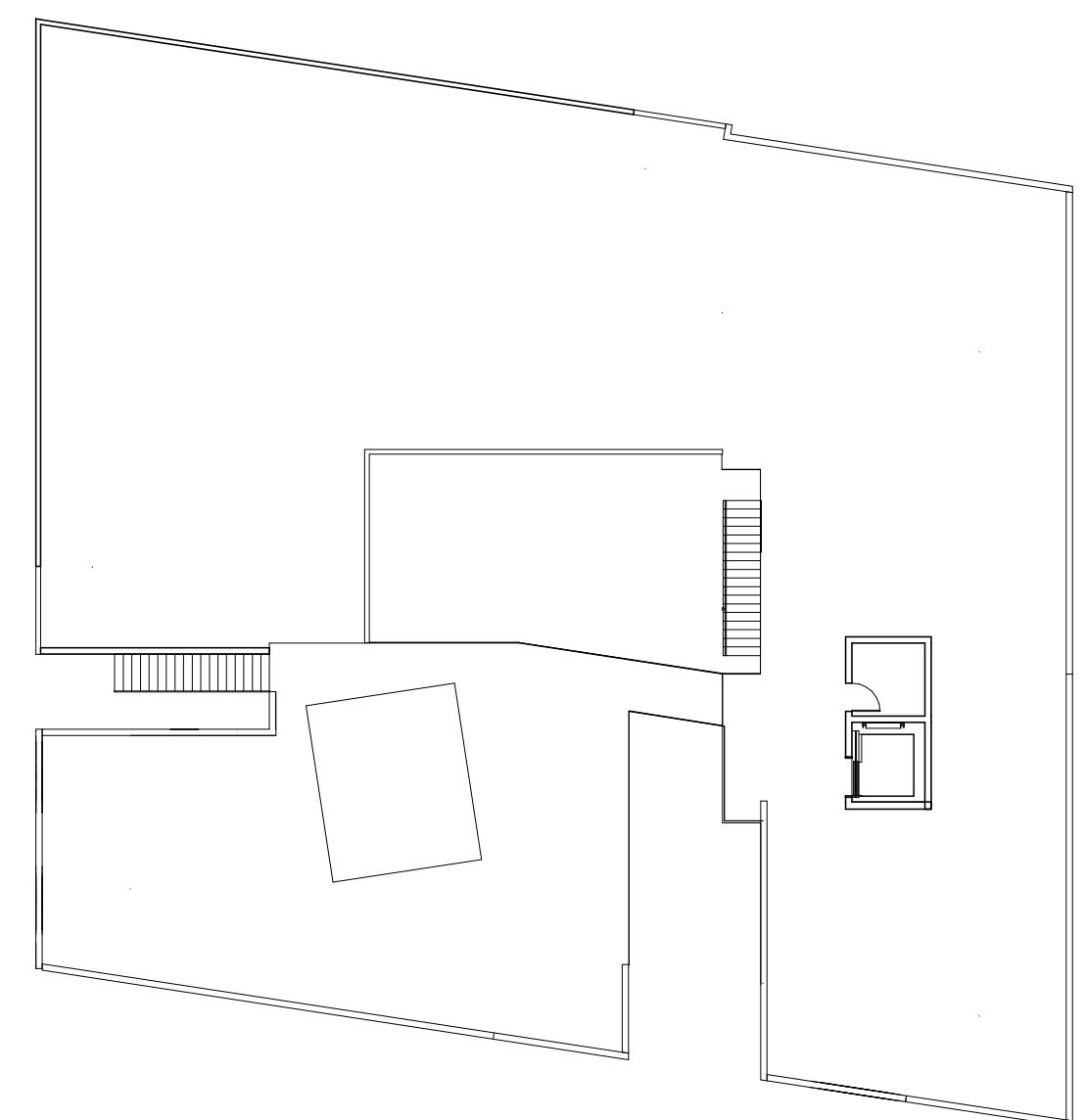
1ST FLOOR
1" = 20'-0" ①



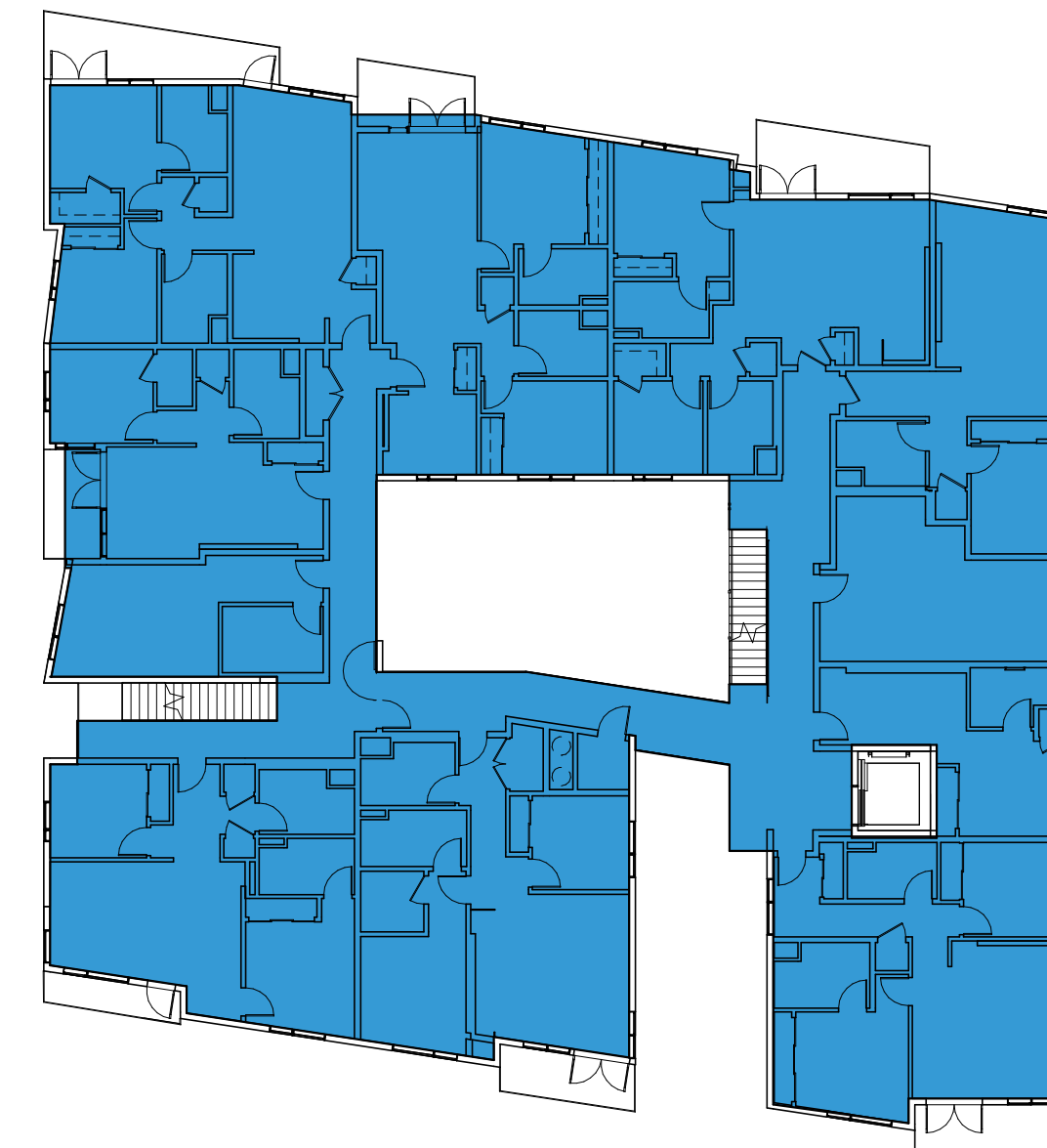
5TH FLOOR
1" = 20'-0" ⑤



2ND FLOOR
1" = 20'-0" ②



ROOF
1" = 20'-0" ⑥



3RD FLOOR
1" = 20'-0" ③

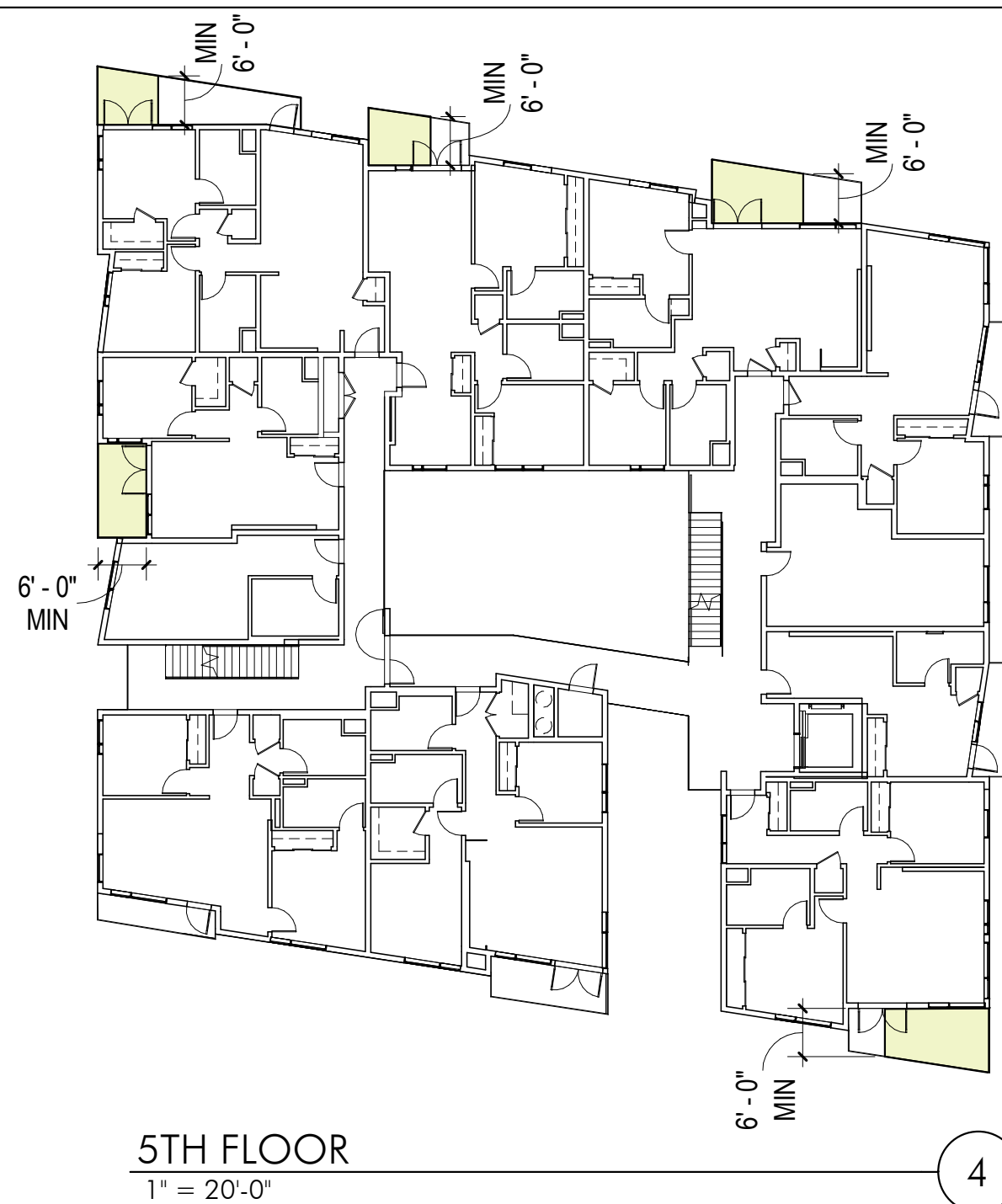
FLOOR AREA PROVIDED

LEVEL	FAR	AREA (SF)
1ST FLOOR	RESIDENTIAL	2471
2ND FLOOR	RESIDENTIAL	9482
3RD FLOOR	RESIDENTIAL	9451
4TH FLOOR	RESIDENTIAL	9451
5TH FLOOR	RESIDENTIAL	9451
GRAND TOTAL		40306

* PER LAMC 12.03 FLOOR AREA IS THE AREA CONFINED WITHIN THE EXTERIOR WALLS OF THE BUILDING. THEREFOR PRIVATE BALCONIES ARE NOT COUNTED AS FAR.

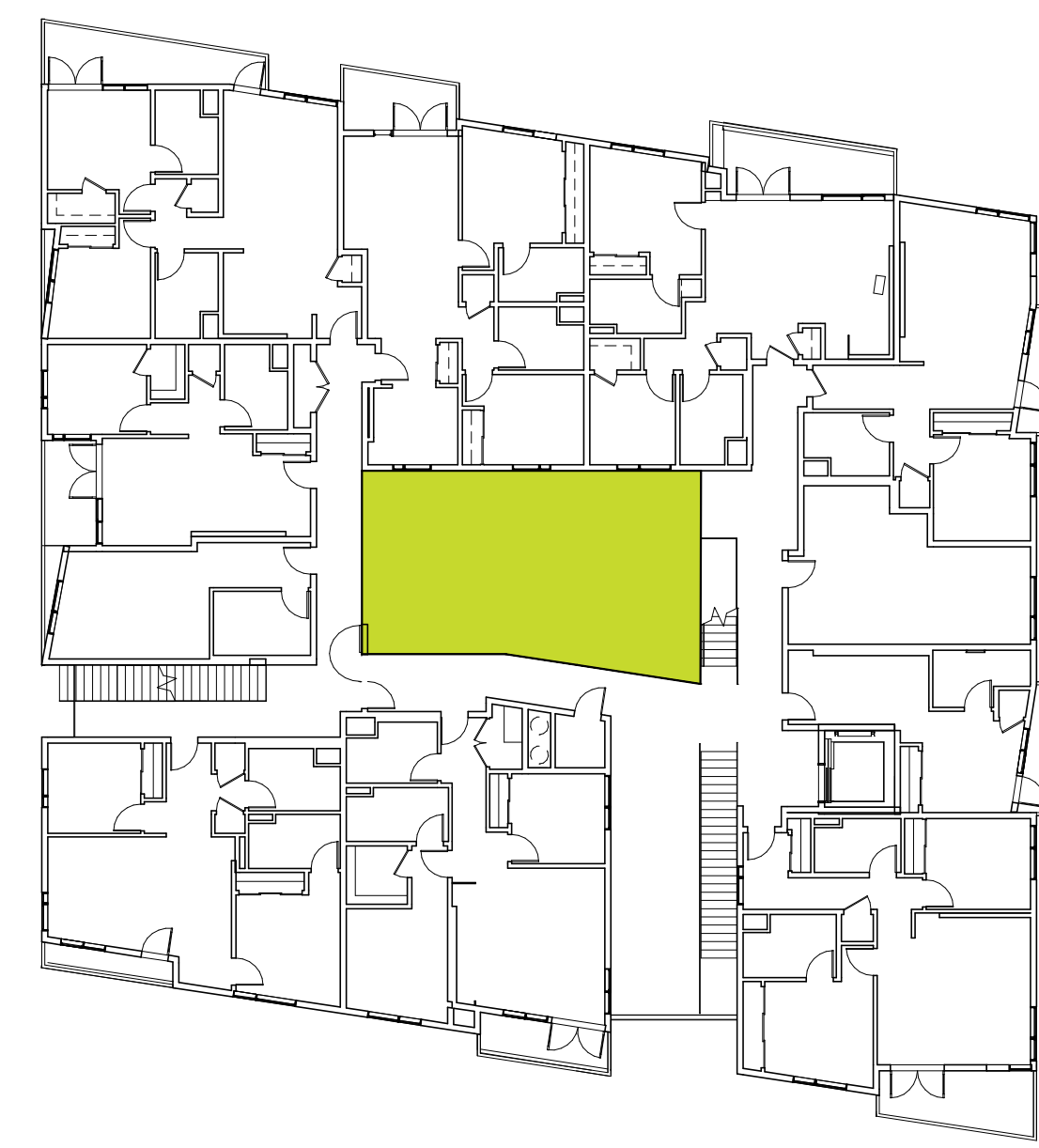
LEGEND

RESIDENTIAL



5TH FLOOR
1" = 20'-0"

4



2ND FLOOR
1" = 20'-0"

1



ROOF
1" = 20'-0"

5



3RD FLOOR
1" = 20'-0"

2



4TH FLOOR
1" = 20'-0"

3

OPEN SPACE

REQUIRED OPEN SPACE PER LAMC 12.21.G.2

100 SF OPEN SPACE REQUIRED FOR DWELLING UNITS HAVING LESS THAN THREE HABITABLE ROOMS:
STUDIO / 1 BEDROOM

125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS:
2 BEDROOMS

UNIT TYPE	QTY	REQ'D OPEN SPACE
STUDIO (LESS THAN 3 HABITABLE RMS)	4	400 SF
1 BR (LESS THAN 3 HABITABLE RMS)	8	800 SF
2 BR (3 HABITABLE RMS)	24	3000 SF
GRAND TOTAL	36	4200 SF

25% OPEN SPACE REDUCTION = -1,050 SF

TOTAL REQUIRED = 3,150 SF

PER LAMC 12.03 DEFINITIONS

ROOM, HABITABLE: A KITCHEN AS DEFINED HEREIN SHALL NOT BE CONSIDERED A HABITABLE ROOM

OPEN SPACE PROVIDED

NAME	QTY	AREA (SF)
COMMON OPEN SPACE: COURTYARD	1	800
COMMON OPEN SPACE: ROOF DECK	4	1607
PRIVATE BALCONY (50 SF)	15	750
GRAND TOTAL		3157

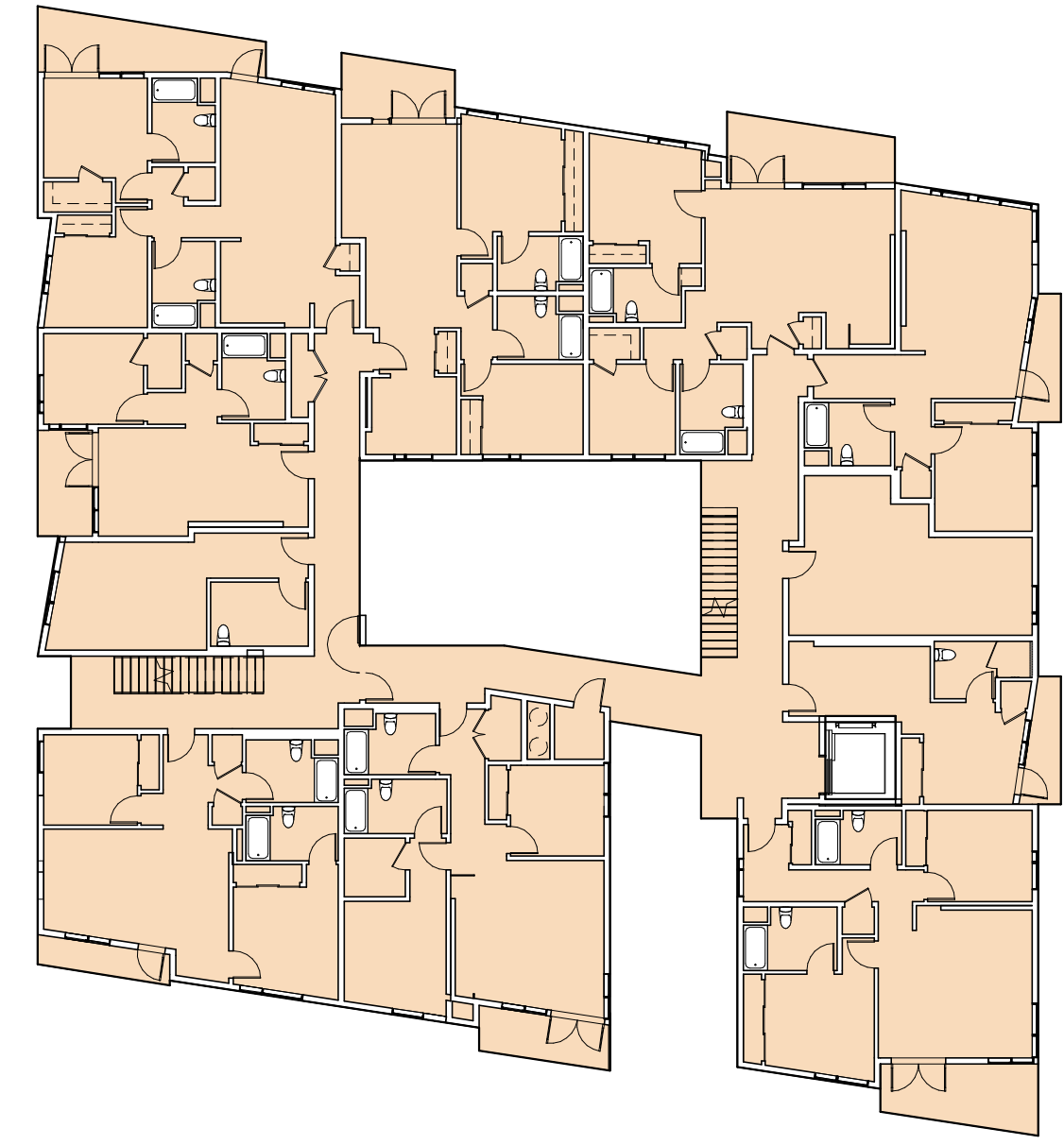
LANDSCAPED AREA REQUIRED

COMMON SPACE = REQUIRED OPEN SPACE - PRIVATE OPEN SPACE = 3,150 - 750 = 2,400 SF
LANDSCAPE AREA REQUIRED = 25% X COMMON SPACE = 2,400 X 25% = 600 SF

LANDSCAPED AREA PROVIDED : 672 SF
TREES REQUIRED: 36 UNITS / 4 = 9 TREES
TREES PROVIDED: 9

LEGEND

- COMMON OPEN SPACE: COURTYARD
- COMMON OPEN SPACE: ROOF DECK
- PRIVATE BALCONY



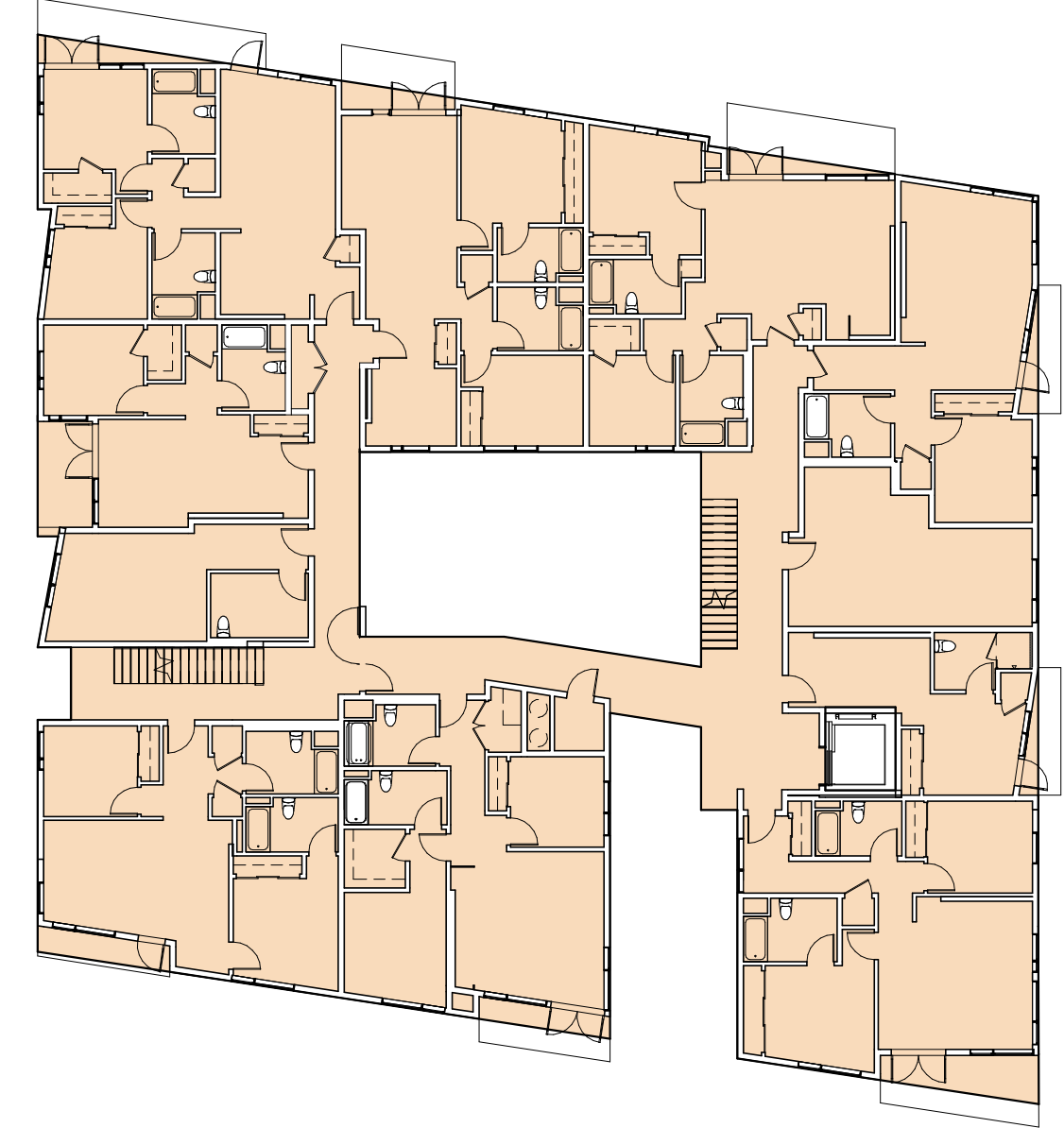
4TH FLOOR
1" = 20'-0"

4



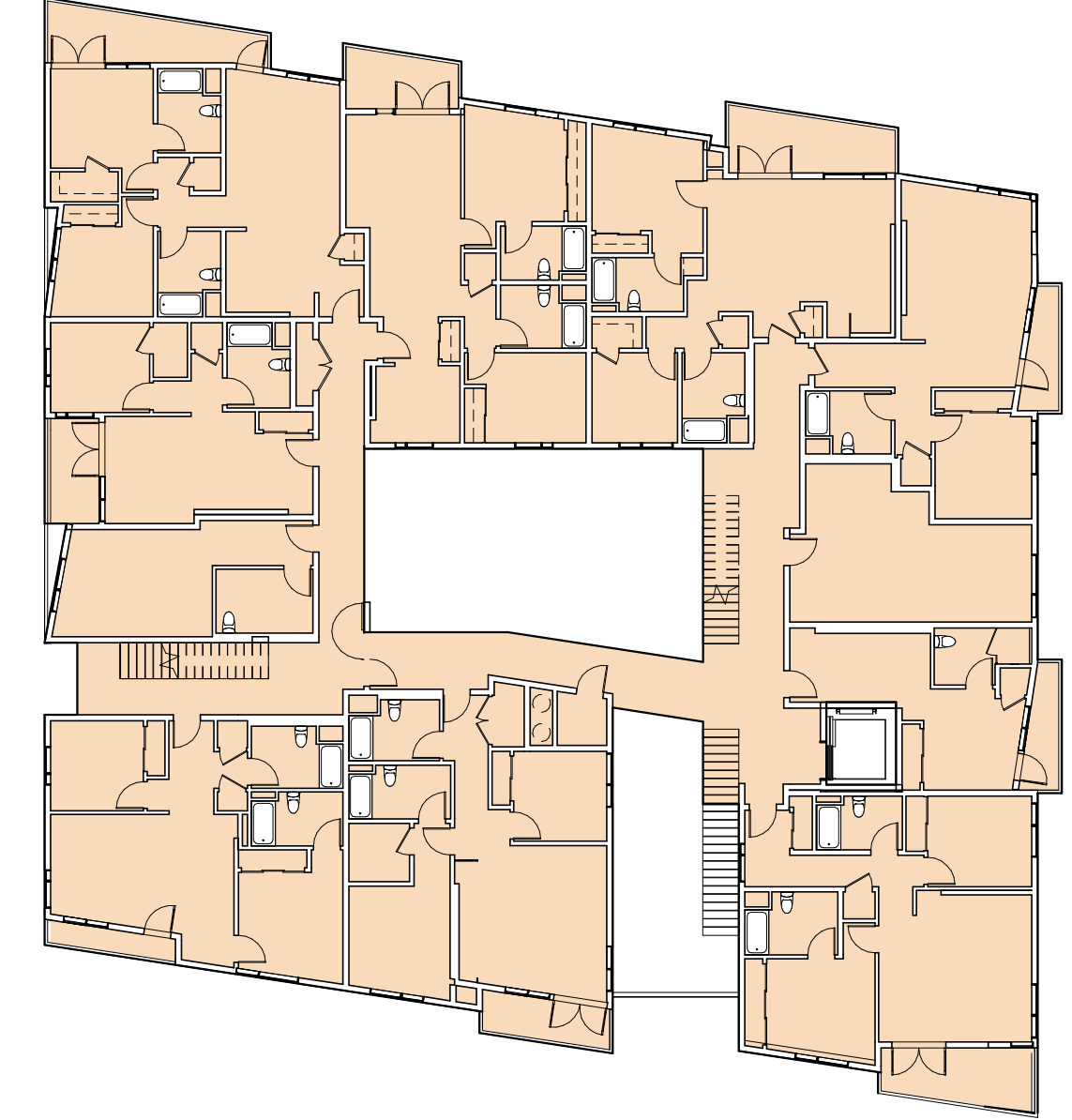
1ST FLOOR
1" = 20'-0"

1



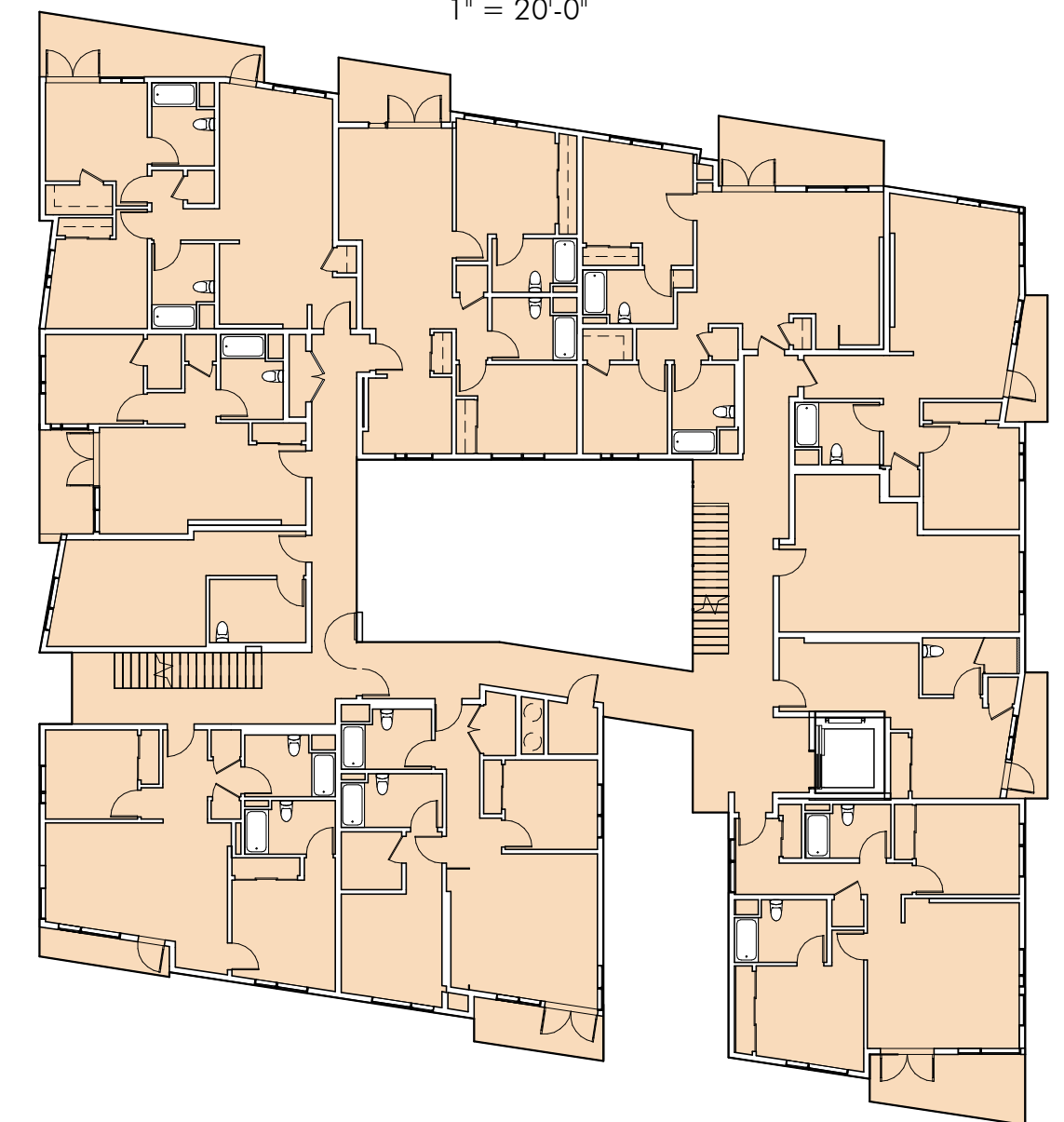
5TH FLOOR
1" = 20'-0"

5



2ND FLOOR
1" = 20'-0"

2



3RD FLOOR
1" = 20'-0"

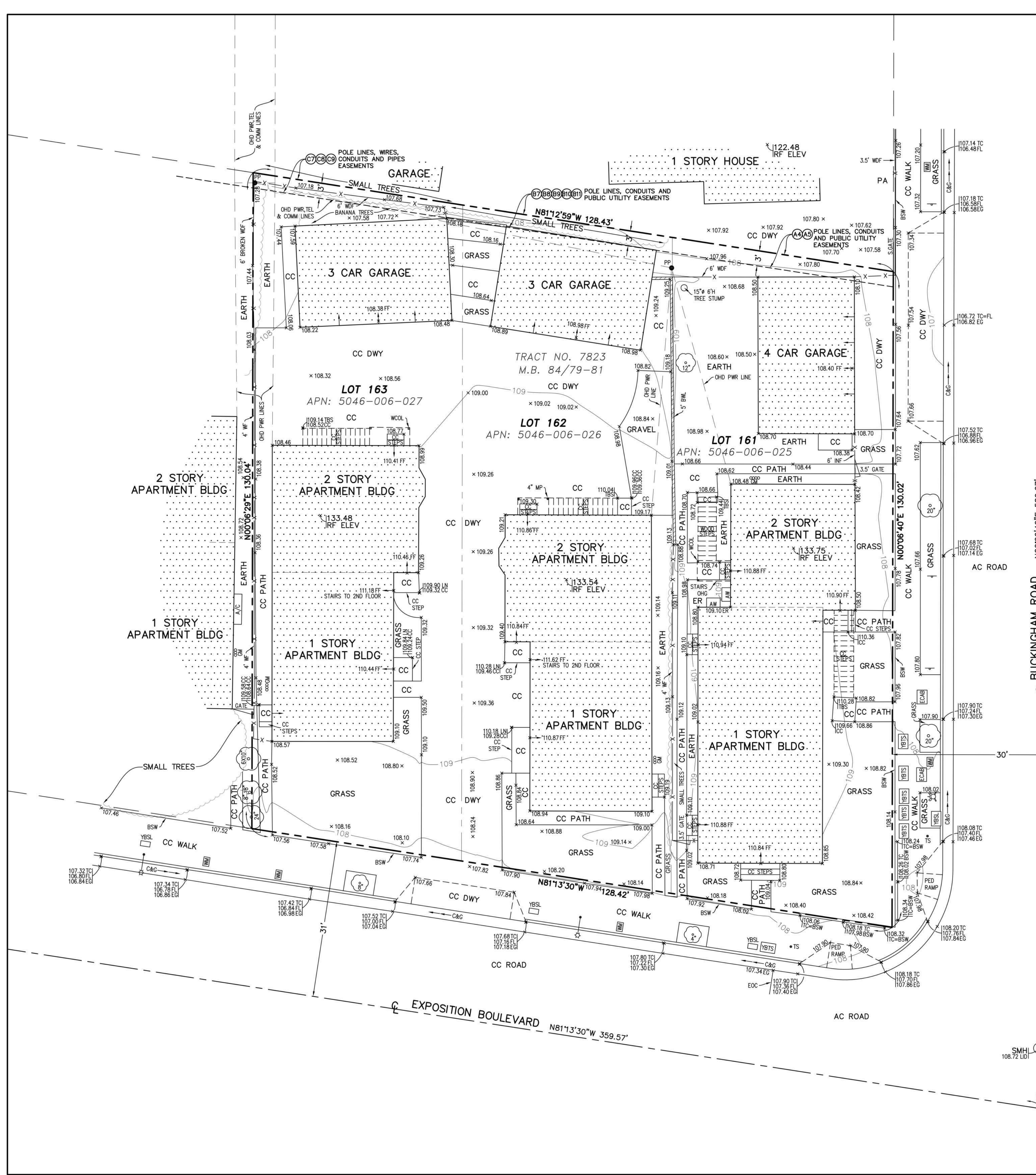
3

GROSS AREA

LEVEL	TYPE	AREA
1ST FLOOR	TYPE I-A	11478 SF
TYPE I-A		11478 SF
2ND FLOOR	TYPE V-A	10138 SF
3RD FLOOR	TYPE V-A	10142 SF
4TH FLOOR	TYPE V-A	10141 SF
5TH FLOOR	TYPE V-A	9739 SF
TYPE V-A		40159 SF
GRAND TOTAL		51636 SF

LEGEND

- TYPE I-A
- TYPE V-A



LEGEND

- CENTER LINE
- - - EASEMENT LINE
- PROPERTY LINE
- ==== CURB UNLESS OTHERWISE NOTED
- X — X — FENCE
- COLUMN
- FIRE HYDRANT
- POWER POLE
- POST
- STREET LIGHT
- TRAFFIC SIGNAL
- SURFACE DRAIN
- SIGN
- TREE WITH TRUNK DIAMETER
- ⓐ PRELIMINARY TITLE REPORT SCHEDULE B, ITEM NUMBER SEE EASEMENT NOTES.

ABBREVIATIONS

- A/C AIR CONDITION
- AC ASPHALT CONCRETE
- AW AIR WAY
- BLDG BUILDING
- BSW BACK OF SIDEWALK
- BWL BLOCK WALL
- C&G CURB & GUTTER
- CB CATCH BASIN
- CC CONCRETE
- DWY DRIVEWAY
- ECAB ELECTRICAL CABINET
- EG EDGE OF GUTTER
- ELEV ELEVATION
- ER EARTH
- FL FLOW LINE
- GM GAS METER
- LN LANDING
- IN- IRON FENCE
- M.B. MAP BOOK
- MP METAL POST
- OHD OVERHEAD
- PH PED
- PP POWER POLE
- PWR POWER
- RF RAMP
- S. GATE SLIDE GATE
- SMH SEWER MANHOLE
- TBS TOP OF BOTTOM STEP
- TC TOP OF CURB
- TS TRAFFIC SIGNAL
- WCBL WOOD COLUMN
- WDF WOOD FENCE
- WF WIRE FENCE
- WM WATER METER
- YBSL YARD BOX STREET LIGHT
- YBTS YARD BOX TRAFFIC SIGNAL

A. APN: 5046-006-025

NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: PRIORITY TITLE PRELIMINARY REPORT ORDER NO. L89034, DATED JANUARY 14, 2020.
- ASSESSOR'S PARCEL NUMBER: 5046-006-025.
- LAND AREA: 5,697 SQ. FT. 0.131 ACRE

BRIEF LEGAL DESCRIPTION

LOTS 161 OF TRACT NO. 7823 M.B. 84/79-81.

EASEMENT NOTES

- RIGHTS OR EASEMENTS FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15564, PAGE 76, OFFICIAL RECORDS. NOT PLOTTED, EASEMENT LOCATION NOT DESCRIBED.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 3, 1941 AS BOOK 18113, PAGE 86 OF OFFICIAL RECORDS. PLOTTED.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 7, 1941 AS BOOK 18114, PAGE 87 OF OFFICIAL RECORDS. PLOTTED.

B. APN: 5046-006-026

NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: PRIORITY TITLE PRELIMINARY REPORT ORDER NO. L92152, DATED JANUARY 14, 2020.
- ASSESSOR'S PARCEL NUMBER: 5046-006-026.
- LAND AREA: 5,405 SQ. FT. 0.124 ACRE

BRIEF LEGAL DESCRIPTION

LOTS 162 OF TRACT NO. 7823 M.B. 84/79-81.

EASEMENT NOTES

- RIGHTS OR EASEMENTS FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15564, PAGE 76, OFFICIAL RECORDS. NOT PLOTTED, EASEMENT LOCATION NOT DESCRIBED.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 18113, PAGE 86 OF OFFICIAL RECORDS. PLOTTED.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 21625, PAGE 188 OF OFFICIAL RECORDS. PLOTTED.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 21625, PAGE 188 OF OFFICIAL RECORDS. PLOTTED.
- EASEMENT FOR POLES, WIRES, PIPES AND INCIDENTAL PURPOSES, RECORDED JANUARY 7, 1941 AS BOOK 18114, PAGE 87 OF OFFICIAL RECORDS. PLOTTED.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 7, 1941 AS BOOK 18114, PAGE 87 OF OFFICIAL RECORDS. PLOTTED.

C. APN: 5046-006-025

NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: PRIORITY TITLE PRELIMINARY REPORT ORDER NO. L92153, DATED JANUARY 14, 2020.
- ASSESSOR'S PARCEL NUMBERS: 5046-006-027.
- LAND AREA: 5,405 SQ. FT. 0.124 ACRE

BRIEF LEGAL DESCRIPTION

LOTS 163 OF TRACT NO. 7823 M.B. 84/79-81.

EASEMENT NOTES

- EASEMENTS FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15564, PAGE 76, OFFICIAL RECORDS. NOT PLOTTED, EASEMENT LOCATION NOT DESCRIBED.
- AN EASEMENT FOR POLE LINES AND WIRES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 18113, PAGE 86 OF OFFICIAL RECORDS. PLOTTED.
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- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 21625, PAGE 188 OF OFFICIAL RECORDS. PLOTTED.

GENERAL NOTES

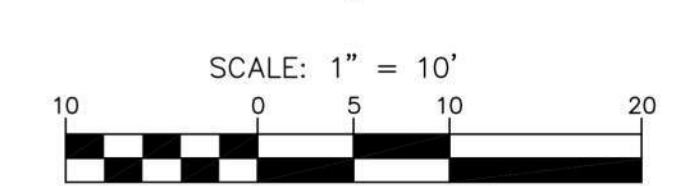
- TOTAL LAND AREA: 16,507 SQ. FT. 0.379 ACRE

BASIS OF BEARINGS

THE CENTERLINE OF EXPOSITION BOULEVARD, BEING N 81°13'30" W PER TRACT NO. 7823 M.B. 84/79-81.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 13-01931 ELEV=103.913 DATUM: NAVD 1988 YEAR: 2000 DESCRIPTION: SPK N CURB JEFFERSON BLVD; 9' E/O WEST BLVD. E END CB.



A05

Offer Shapira
 OFFER SHAPIRA
 LICENSE NO. L.S. 7123
 EXPIRES: 12/31/2022

Surveying & Drafting Services, Inc.
 901 Seward Street, Los Angeles, CA 90038
 Tel: (323) 366-2882 Fax: (323) 857-1079 Email: mailbox@surveyinganddrafting.com
 www.surveyinganddrafting.com

TOPOGRAPHIC SURVEY OF 4101, 4109 & 4115 EXPOSITION BLVD. LOS ANGELES, CALIFORNIA 90016

DATE: 8-18-20	DRAWN BY: A.S., J.C., V.L.
DATE OF SURVEY: 7-28-20	CHECKED BY: O.S.
JOB NAME: OMID/EXPOSITION	SHEET: 1 OF 1

PROJECT INFORMATION	
PROJECT NAME:	4101 EXPOSITION
ADDRESS:	4101-4115 EXPOSITION BLVD
OWNER:	AEI EXPO OZ FUND, LLC
PROJECT DESCRIPTION:	NEW 5-STORY RESIDENTIAL BUILDING WITH 36 UNITS. THE PROJECT CONTAINS 28 PARKING SPACES AT THE GROUND LEVEL.
CONSTRUCTION TYPE:	TYPE VA (4 STORIES) TYPE IA (FIRST FLOOR)
FLOOD ZONE:	NO
SITE AREA:	16,507 SF (PER SURVEY)
PROJECT DENSITY:	36 UNITS
ALLOWABLE BLDG HEIGHT:	45 FT + 22 FT PER TOC TIER 3 ADDITIONAL INCENTIVE FOR HEIGHT = 67 FT
PROPOSED BLDG HEIGHT:	62' - 6"
OCCUPANCY TYPE:	R-2 RESIDENTIAL S-2 PARKING GARAGE
LOT AREA:	16,507 SF
BLDNG FOOTPRINT:	10,889 SF = 66%
HARDSCAPE:	2,960 SF = 18%
LANDSCAPE:	2,658 SF = 16%

OPEN SPACE

REQUIRED OPEN SPACE PER LAMC 12.21.G.2
 100 SF OPEN SPACE REQUIRED FOR DWELLING UNITS HAVING LESS THAN THREE HABITABLE ROOMS: STUDIO / 1 BEDROOM
 125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS: 2 BEDROOMS

UNIT TYPE	QTY	REQ'D OPEN SPACE
STUDIO (LESS THAN 3 HABITABLE RMS)	4	400 SF
1 BR (LESS THAN 3 HABITABLE RMS)	8	800 SF
2 BR (3 HABITABLE RMS)	24	3000 SF
GRAND TOTAL	36	4200 SF

25% OPEN SPACE REDUCTION = -1,050 SF
TOTAL REQUIRED = 3,150 SF

PER LAMC 12.03 DEFINITIONS
ROOM, HABITABLE: A KITCHEN AS DEFINED HEREIN SHALL NOT BE CONSIDERED A HABITABLE ROOM

OPEN SPACE PROVIDED

NAME	QTY	AREA (SF)
COMMON OPEN SPACE: COURTYARD	1	800
COMMON OPEN SPACE: ROOF DECK	4	1607
PRIVATE BALCONY (50 SF)	15	750
GRAND TOTAL		3157

LANDSCAPED AREA REQUIRED
 COMMON SPACE = REQUIRED OPEN SPACE - PRIVATE OPEN SPACE = 3,150 SF - 750 SF = 2,400 SF
 LANDSCAPE AREA REQUIRED = 25% X COMMON SPACE = 2,400 X 25% = 600 SF

LANDSCAPED AREA PROVIDED : 672 SF
 TREES REQUIRED: 36 UNITS / 4 = 9 TREES
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ZONING DATA																							
ZONING:	R3-1																						
LOT SIZE:	16,507 SF																						
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PROJECT FLOOR AREA:	<table border="1"> <thead> <tr> <th>LEVEL</th> <th>FAR</th> <th>AREA (SF)</th> </tr> </thead> <tbody> <tr> <td>1ST FLOOR</td> <td>RESIDENTIAL</td> <td>2471</td> </tr> <tr> <td>2ND FLOOR</td> <td>RESIDENTIAL</td> <td>9482</td> </tr> <tr> <td>3RD FLOOR</td> <td>RESIDENTIAL</td> <td>9451</td> </tr> <tr> <td>4TH FLOOR</td> <td>RESIDENTIAL</td> <td>9451</td> </tr> <tr> <td>5TH FLOOR</td> <td>RESIDENTIAL</td> <td>9451</td> </tr> <tr> <td>GRAND TOTAL</td> <td></td> <td>40306</td> </tr> </tbody> </table>		LEVEL	FAR	AREA (SF)	1ST FLOOR	RESIDENTIAL	2471	2ND FLOOR	RESIDENTIAL	9482	3RD FLOOR	RESIDENTIAL	9451	4TH FLOOR	RESIDENTIAL	9451	5TH FLOOR	RESIDENTIAL	9451	GRAND TOTAL		40306
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MEASUREM PER LAMC 12.03:	AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.																						
SETBACKS:	PER TOC GUIDELINES SECTION VII.1.A R-3 ZONE UTILIZING 30% (TOC TIER 3) SETBACKS REDUCTION ON EAST SIDE YARD AND REAR YARD:																						
FRONT YARD:	15'																						
EAST SIDE YARD:	5' + 1' OVER 2 STORIES = 8' TIER 3 INCENTIVE: 8' X 30% REDUCTION = 2'-5" ALLOWABLE SIDE YARD: 8' - 2'-5" = 5'-7"																						
REAR YARD:	15' TIER 3 INCENTIVE: 15' X 30% REDUCTION = 4'-6" ALLOWABLE REAR YARD: 15' - 4'-6" = 10'-6"																						
WEST SIDE YARD:	5' + 1' OVER 2 STORIES = 8'																						

UNIT COUNT

ALLOWABLE DENSITY (LOT AREA)
 R3-1:
 16,507 SF / 800 = 20.6 (ROUND UP)
 21 X 1.7 (TOC TIER 3 DENSITY INCENTIVE) = 35.7 (ROUND UP)
 = 36 UNITS TOTAL

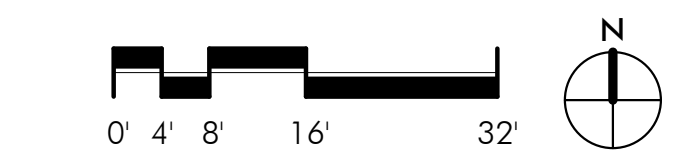
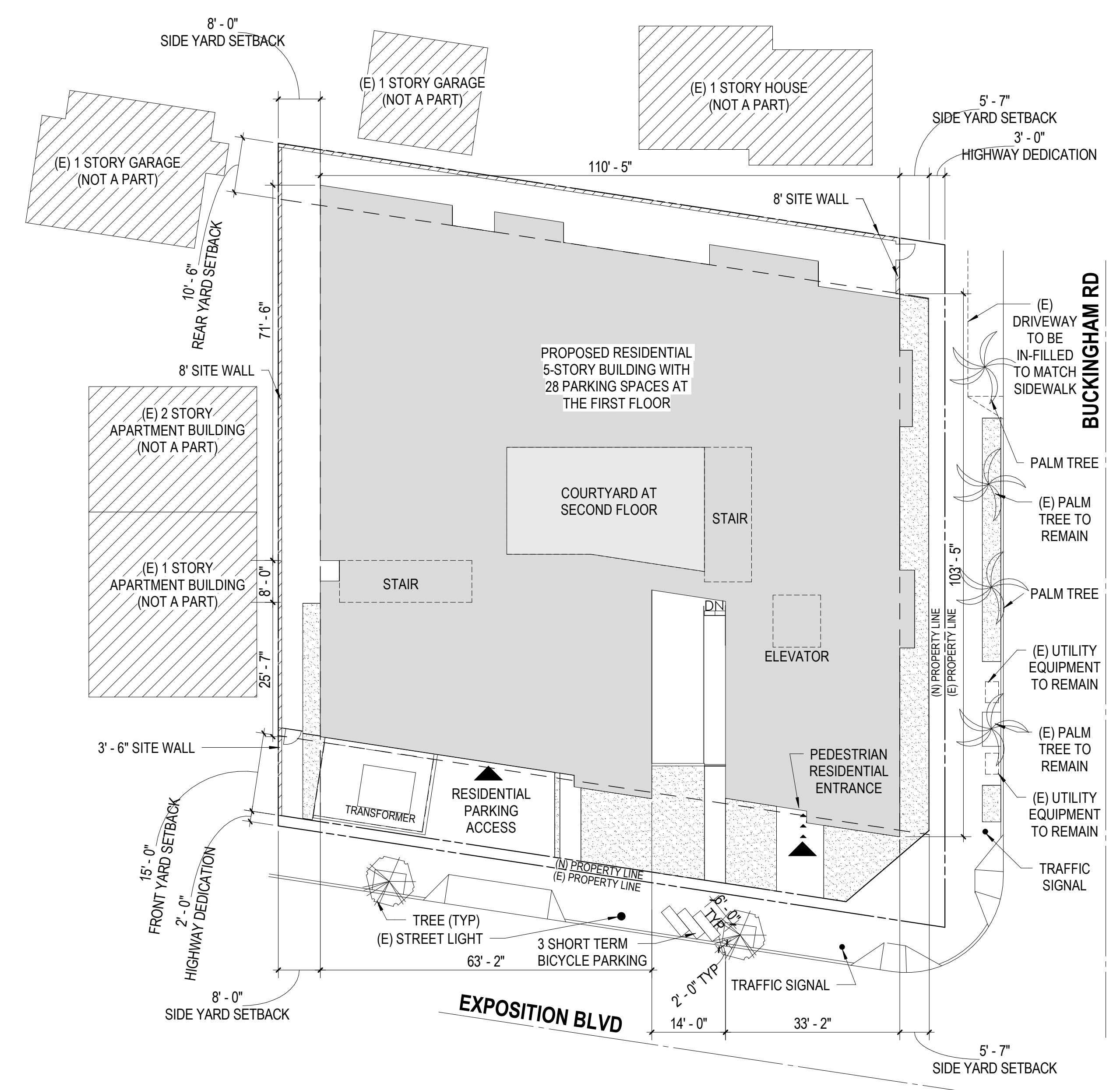
UNITS ALLOWED: 36 UNITS
UNITS PROPOSED: 36 UNITS

UNIT MIX		
NAME	QTY	AVG. AREA
STUDIO	4	347 SF
1 BR	8	589 SF
2 BR	24	875 SF
GRAND TOTAL	36	

PARKING CALCULATIONS	
REQUIRED PARKING STALLS:	NO PARKING REQUIRED PER AB 2097
REQUIRED ACCESSIBLE PARKING:	2019 CBC SECTION 1109A.3: REQUIRED STALLS X 2% OF UNITS = 36 X 2% = .72 (ROUND UP) = 1 ACCESSIBLE STALL
REQUIRED EV STALLS:	SUBSECTION 99.04.106.4.2 OF SECTION 99.04.106, DIVISION 4, ARTICLE 9, CHAPTER IX OF THE LAMC: PROVIDED STALLS X 30% OF STALLS = 28 X 30% = 8.4 (ROUND UP) = 9 EV STALLS (1 VAN ACCESSIBLE)
STALL TYPE	# OF STALLS
ACCESSIBLE VAN	1
EV	2
EVCS	7
COMPACT	5
STACKER	9
STANDARD	5
GRAND TOTAL:	28 STALLS

BIKE PARKING	
BIKE PARKING REQUIRED - RESIDENTIAL	
SHORT TERM	1 SPACE PER 10 UNITS: UNITS 1-25 = 25/10 = 2.5 1 SPACE PER 15 UNITS: UNITS 26-36 = 11/15 = .73 TOTAL SHORT TERM REQ'D = 3.23 (ROUND DOWN) = 3
LONG TERM	1 SPACE PER 1 UNIT: UNITS 1-25 = 25/1 = 25 1 SPACE PER 1.5 UNIT: UNITS 26-36 = 11/1.5 = 7.3 TOTAL LONG TERM REQ'D = 32.3 (ROUND DOWN) = 32
BIKE PARKING PROVIDED	32 - RESIDENTIAL LONG TERM 3 - RESIDENTIAL SHORT TERM

LEGAL DESCRIPTION	
LOTS 161 OF TRACT NO. 7823 M.B. 84/79-81	
LOTS 162 OF TRACT NO. 7823 M.B. 84/79-81	
LOTS 163 OF TRACT NO. 7823 M.B. 84/79-81	



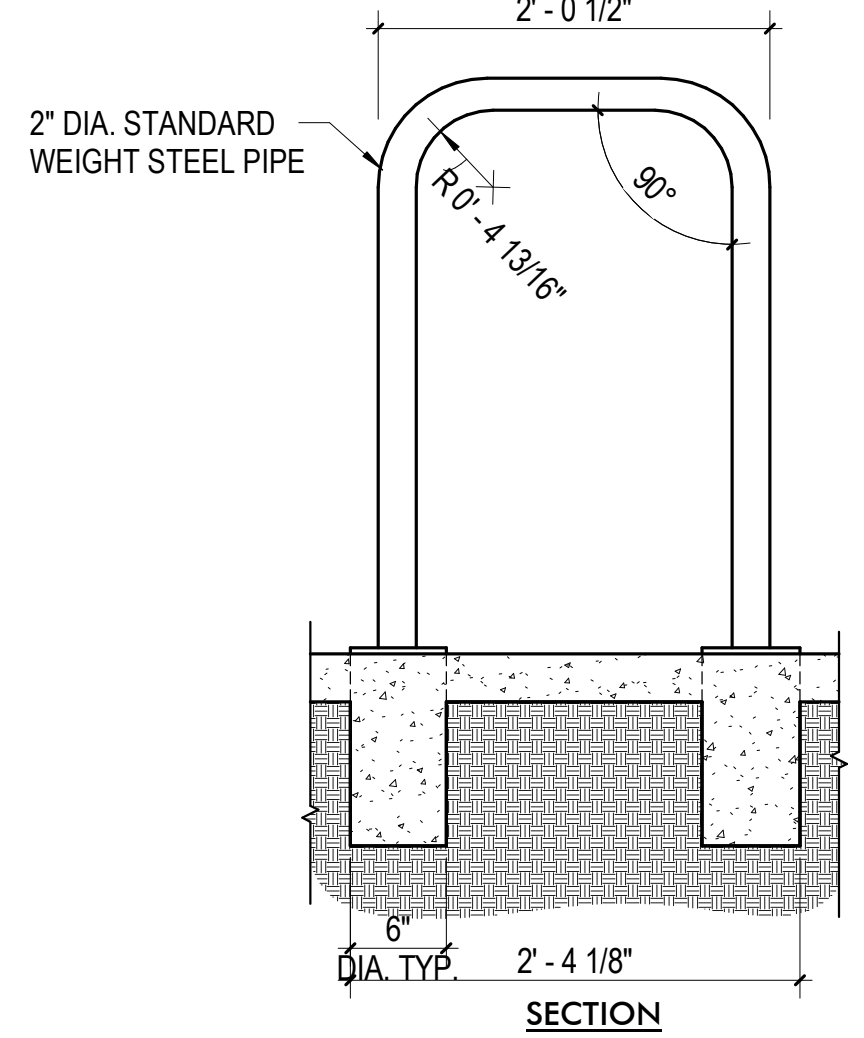
SITE PLAN
 1/16" = 1'-0"



PARKING STRIPPING PER LAMC 12.21A5(L) TYPICAL

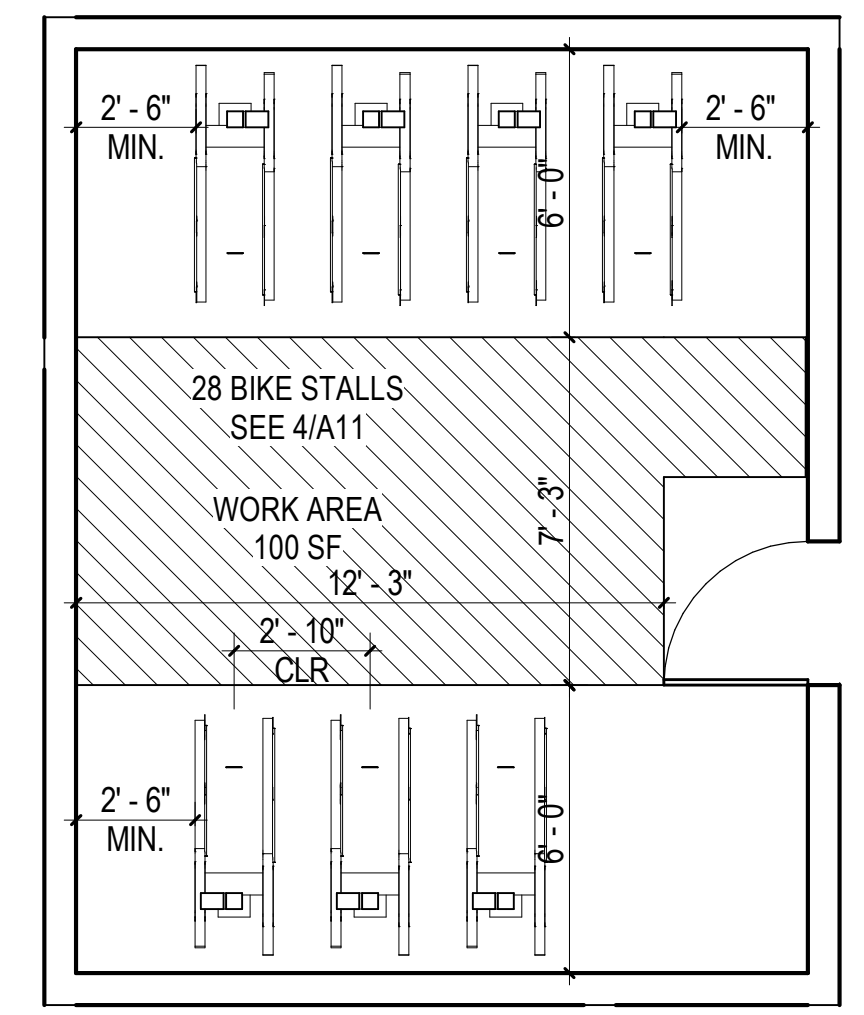
STANDARD	- 9 SPACES
STACKER	- 4 SPACES
COMPACT	- 5 SPACES
DAS	- 1 SPACES
EVCS	- 3 SPACES
EVSE	- 6 SPACES
TOTAL:	- 28 SPACES
(TOTAL STANDARD)	- 24 SPACES

1ST FLOOR PLAN
1/8" = 1'-0"



NOTE:
1. REFER TO CITY OF LOS ANGELES STANDARD PLAN S-671-0

SHORT TERM BICYCLE RACK
1" = 1'-0"



BIKE PARKING AND WORK AREA
1/4" = 1'-0"

MORE PARKING SPACES
LA Parking Lifts.com

LA PARKING LIFTS PL201 SPECIFICATION SHEET

PRODUCT DATA

Parking Lift Model: LA Parking Lifts PL201
L.A. Research Report #: 520547

Electrical Requirements:
20 Amps, 220-240 Volt / 150 Volt
2 Pole 2 Wire incoming power lines
Transformer 1 & 2: Primary 120 Volt / Secondary 240VDC
Transformer 3: Primary 120 Volt / Secondary 240VAC

Motor Requirements:
208-230V AC, 15-18 Amp, 1PH, 60HZ

LADBS Approved 2-Level Parking Lift
Free-standing design
Park forward or backward
Fast, hassle-free installation
All permits and approvals secured from LADBS
Engineered to meet California Building Code
Guaranteed to pass inspection
1-year warranty on parts and labor
Electrical parts are UL Listed and assembled in the USA

FOR MORE INFORMATION, CONTACT US AT:
O: +1 800.503.2764
C: +1 818.539.4887
info@lasparkinglifts.com
LAParkingLifts.com

PARKING LIFT
5

DERO DECKER
Installation Instructions – Setbacks, Single Sided

LT BIKE RACK

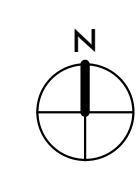
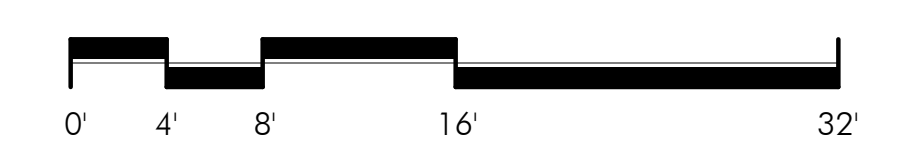
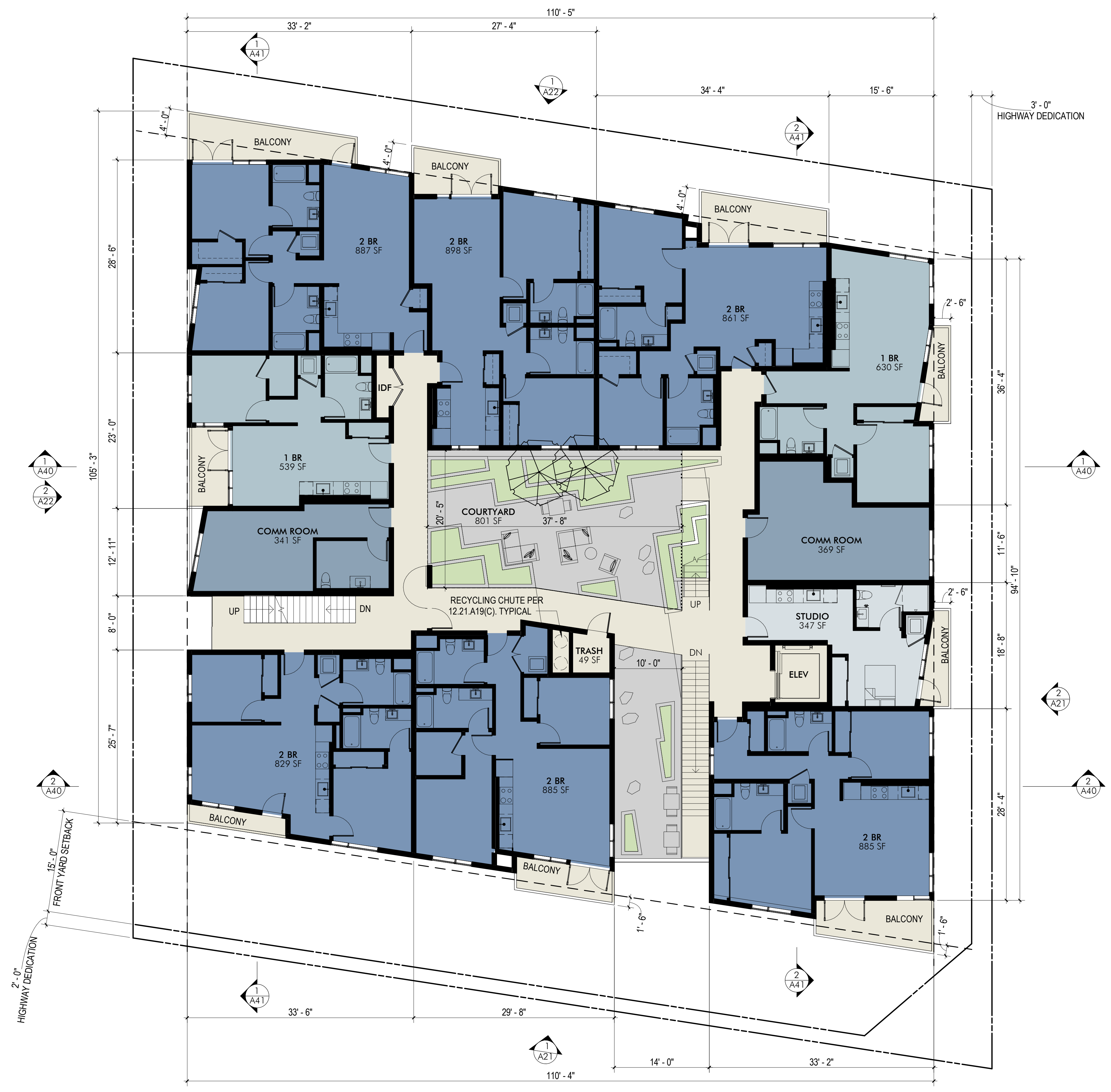
www.dero.com | 1-888-337-6729

LT BIKE RACK
4

- DESIGN OF PARKING FACILITIES.**
PER 12.21.A5(K).
- LIGHTING WITHIN THE PARKING AREAS SHOULD BE DESIGNED TO REFLECT AWAY FROM ADJACENT STREET AND NEIGHBORING PROPERTIES
- REQUIREMENTS FOR RECYCLING AREAS OR ROOMS IN A DEVELOPMENT PROJECT.**
PER LAMC 12.21.A19(c)(4)-(12)(i)
- (4) TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE;
 - (5) EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;
 - (6) NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;
 - (7) ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;
 - (8) ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;
 - (9) THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING;
 - (10) THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;
 - (11) RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;
 - (12) RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)
 - (i) RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.

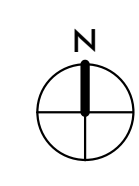
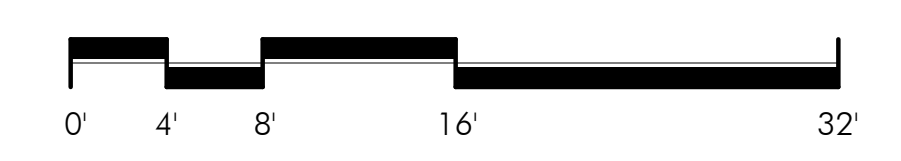
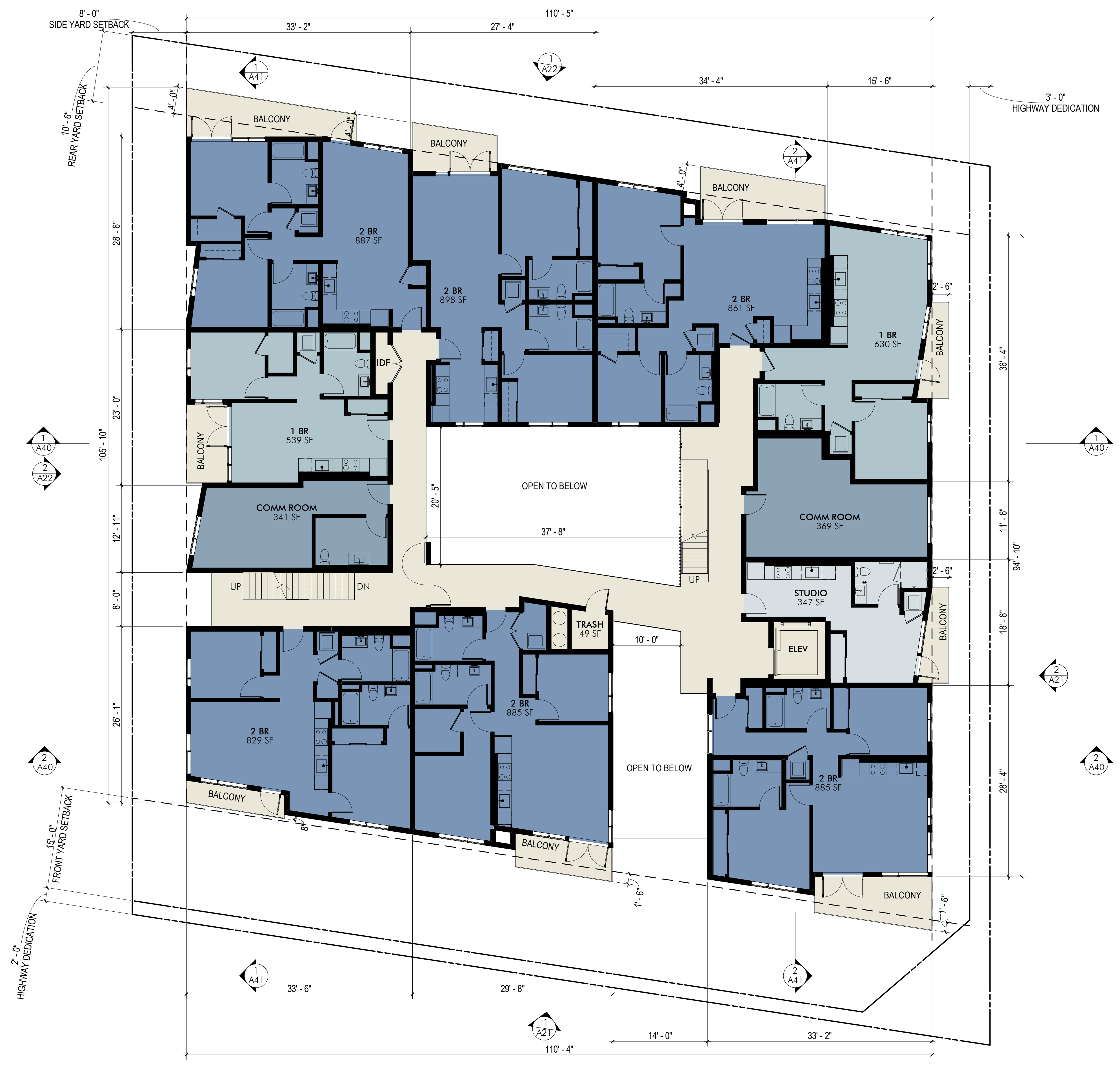
NOTES
6

4101 EXPOSITION BLVD
4101 EXPOSITION BLVD
LOS ANGELES, CA



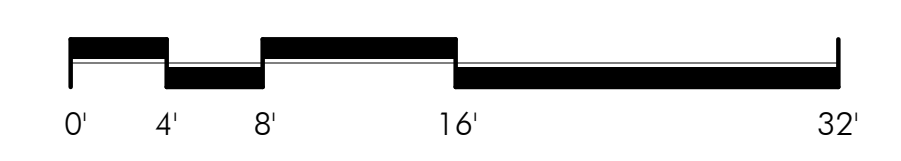
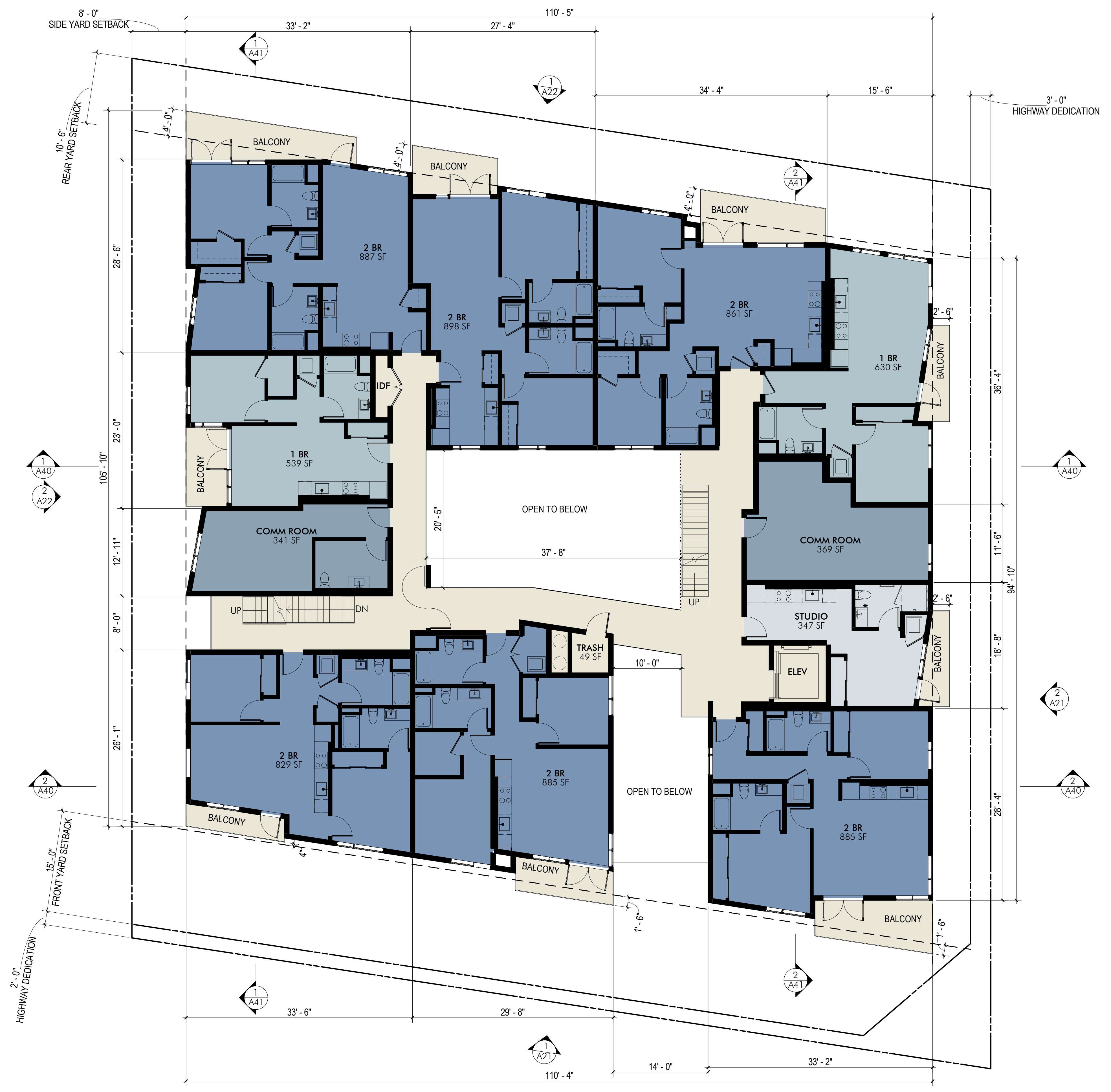
2ND FLOOR PLAN
1/8" = 1'-0"

1

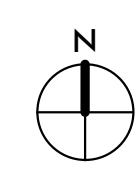


3RD FLOOR PLAN
1/8" = 1'-0"

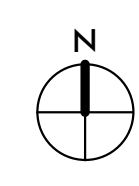
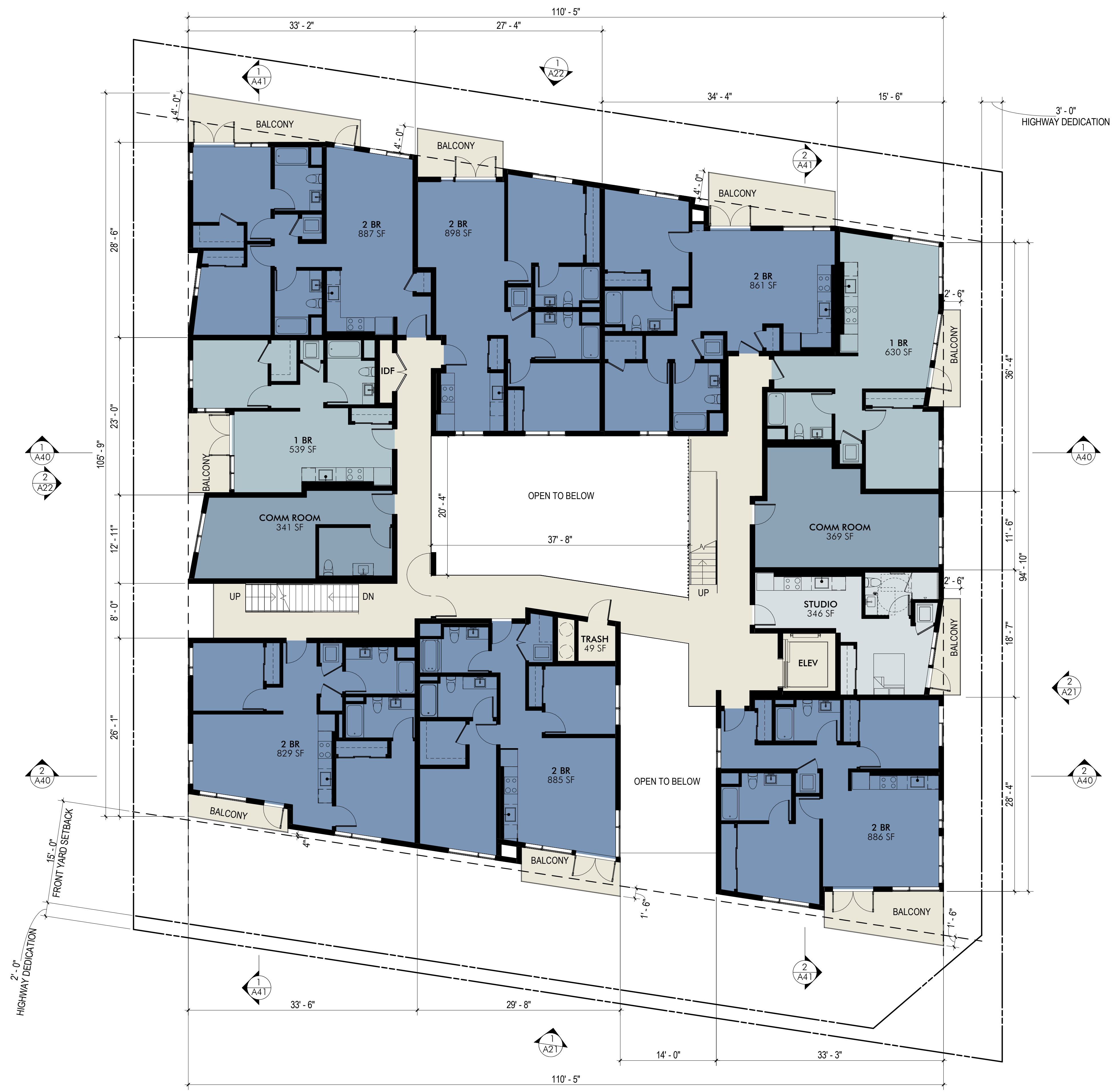
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4TH FLOOR PLAN
1/8" = 1'-0"

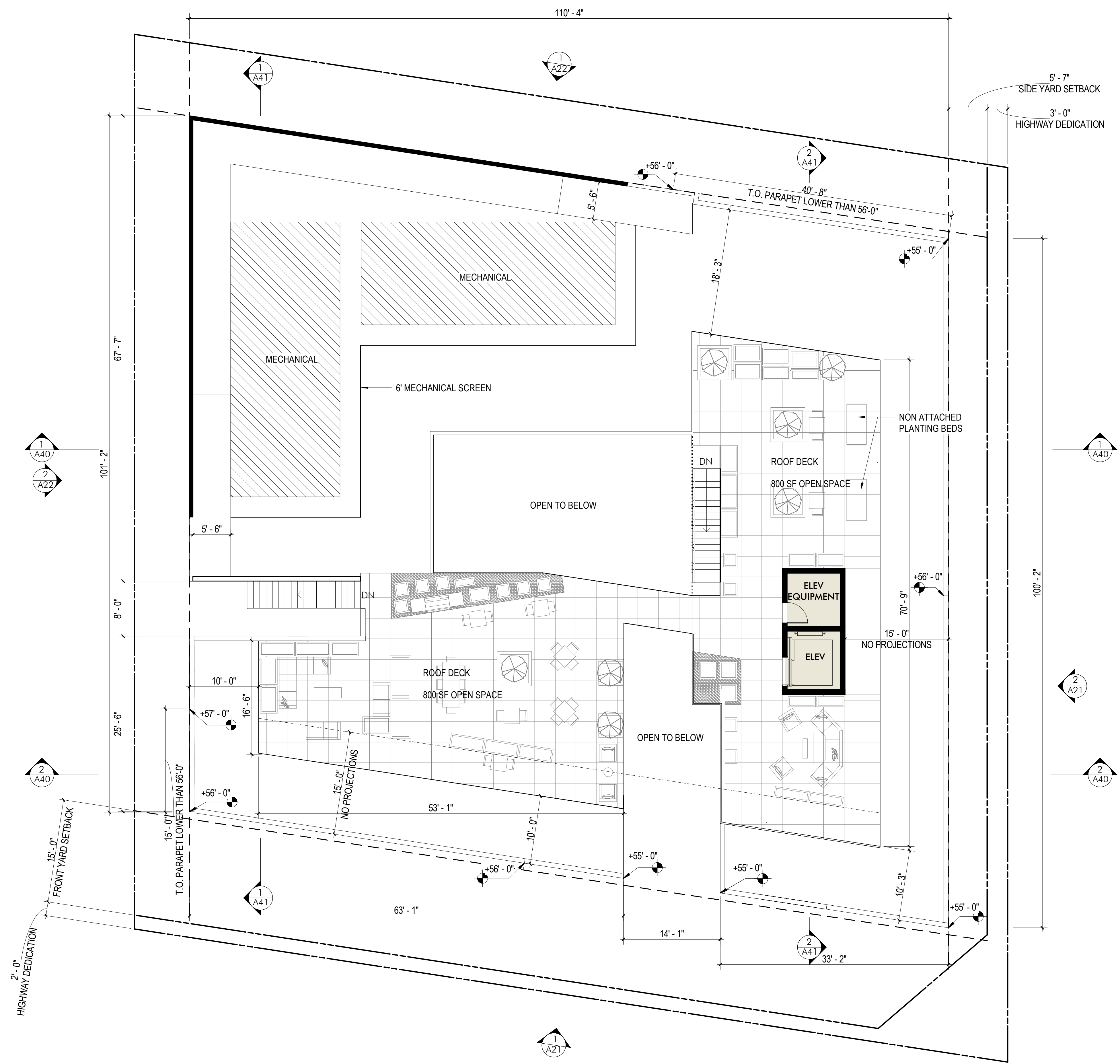


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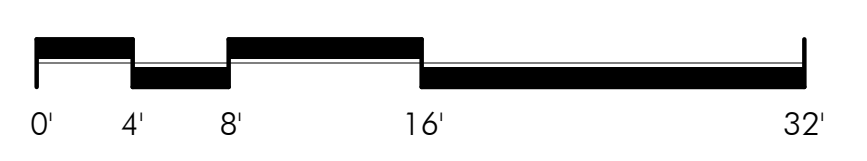


5TH FLOOR PLAN
1/8" = 1'-0"

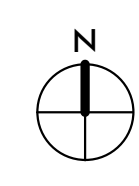
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NOTE: ALL STREET FACING FACADES ARE AT OR BELOW 56'-0" WITHIN 15'-0" OF THE FIRST FLOOR FACADE



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



1

ISSUE DATE
03.28.2024

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A16



4101 EXPOSITION BLVD
4101 EXPOSITION BLVD
LOS ANGELES, CA

ISSUE DATE
03.28.2024

SHEET TITLE
RENDERING

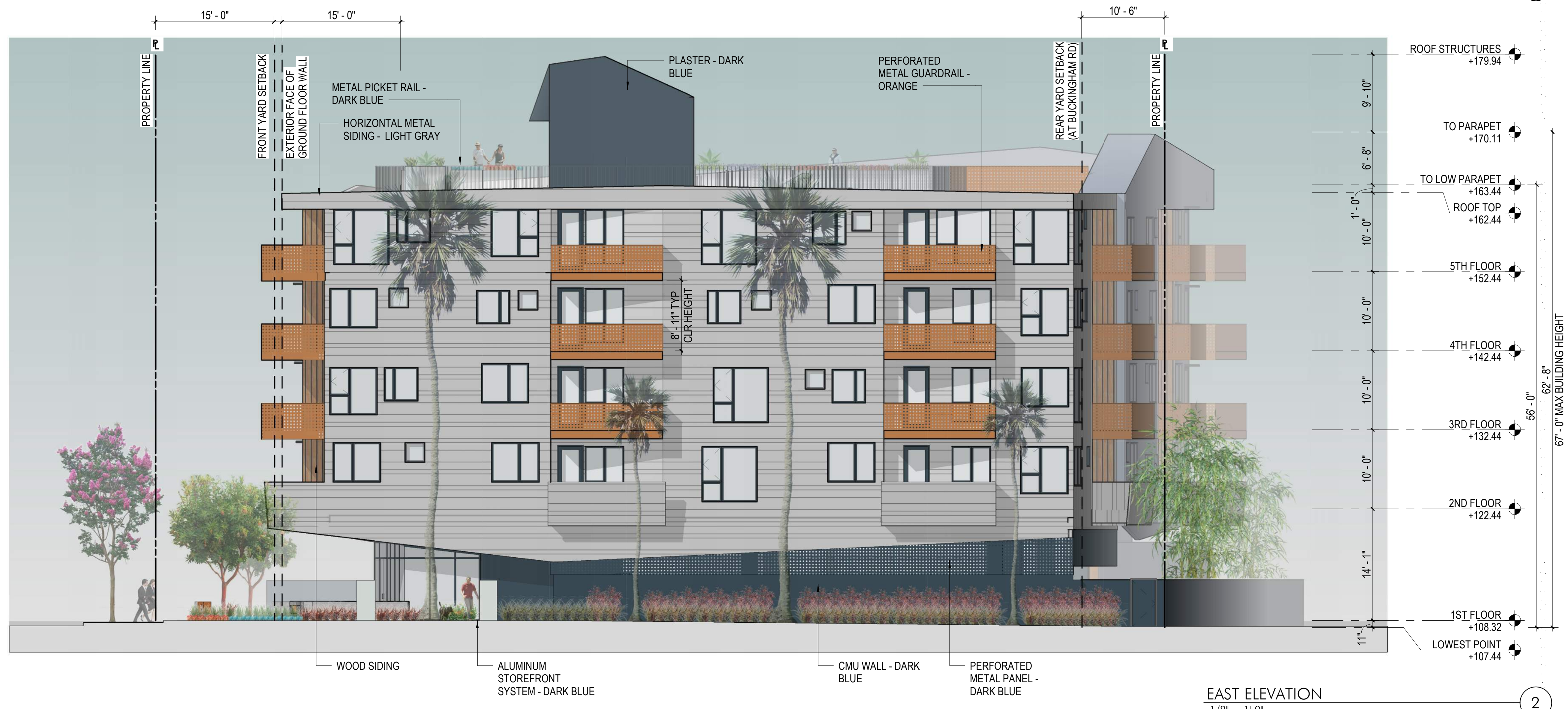
SHEET NUMBER

A20



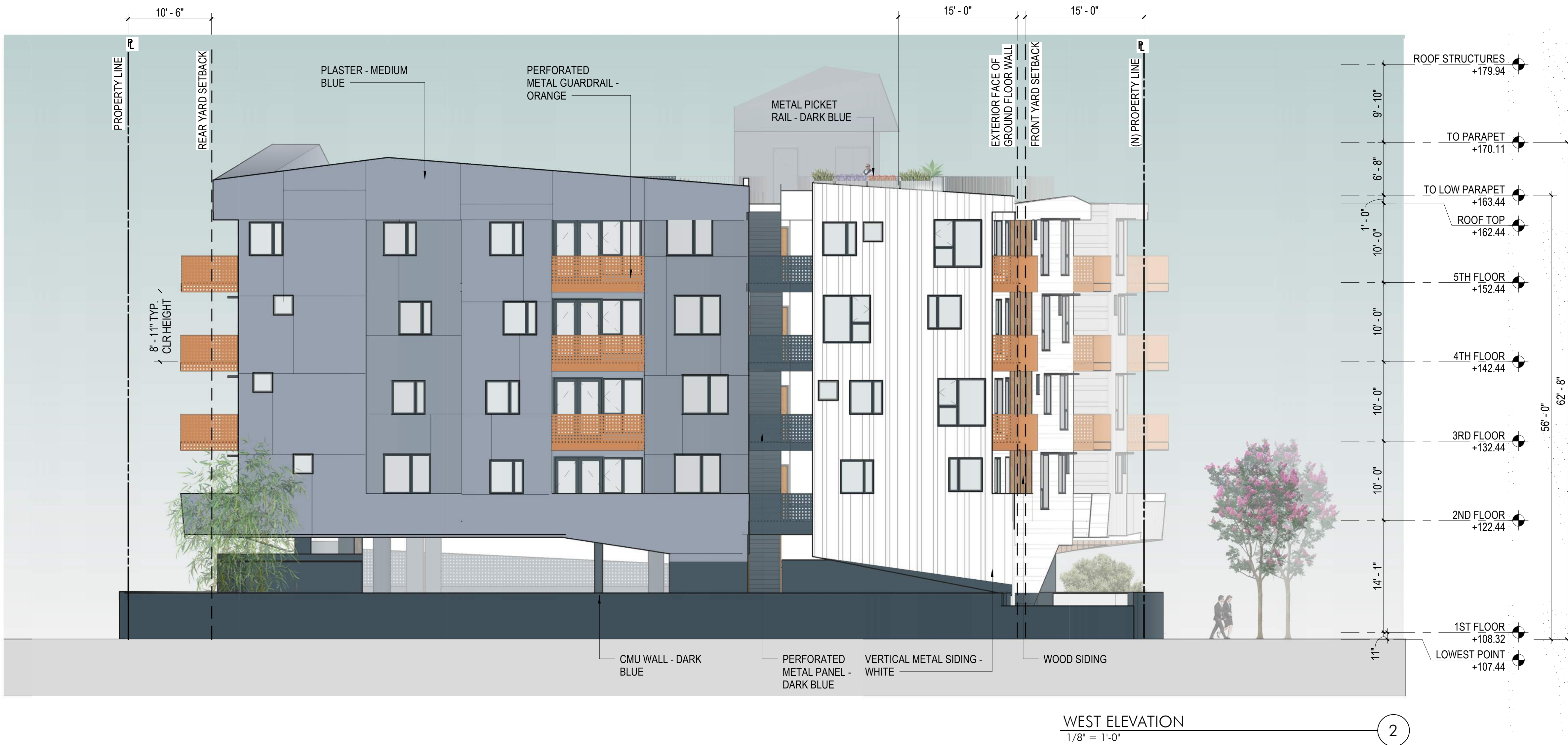
SOUTH ELEVATION
1/8" = 1'-0"

1



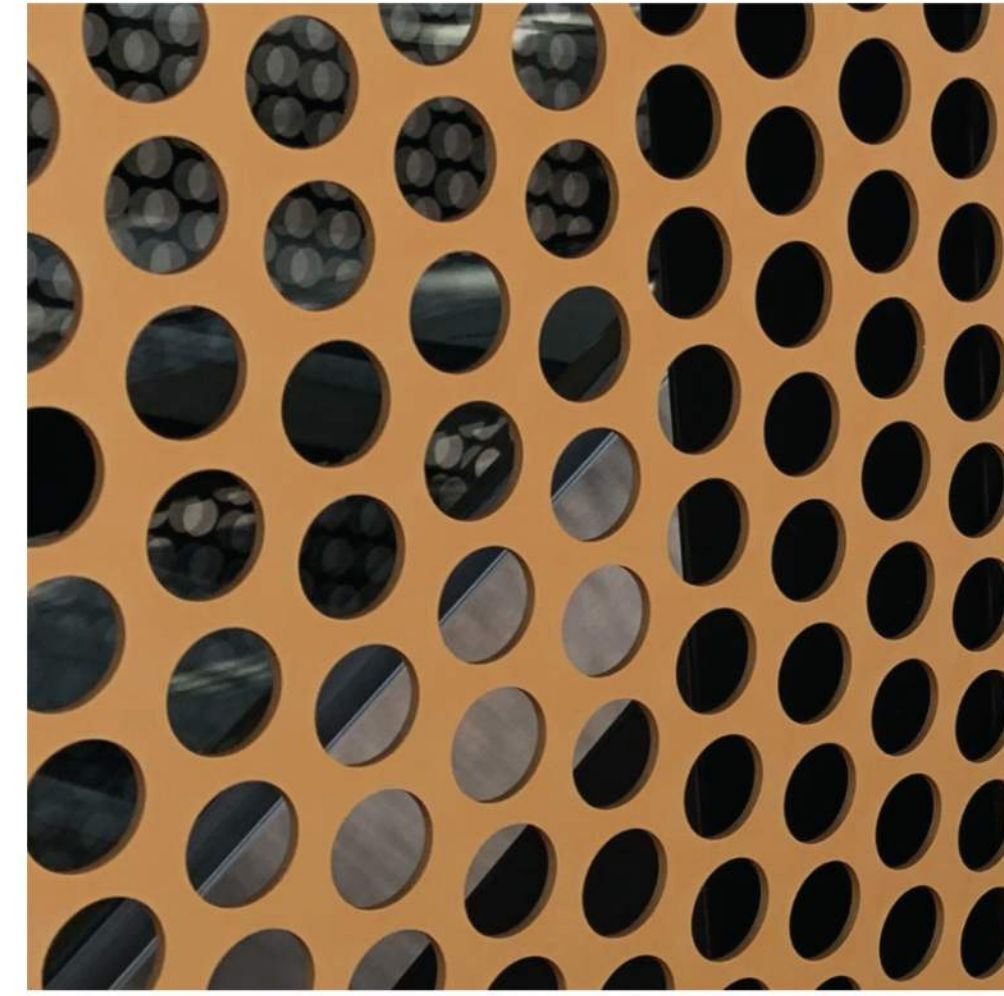
EAST ELEVATION
1/8" = 1'-0"

2





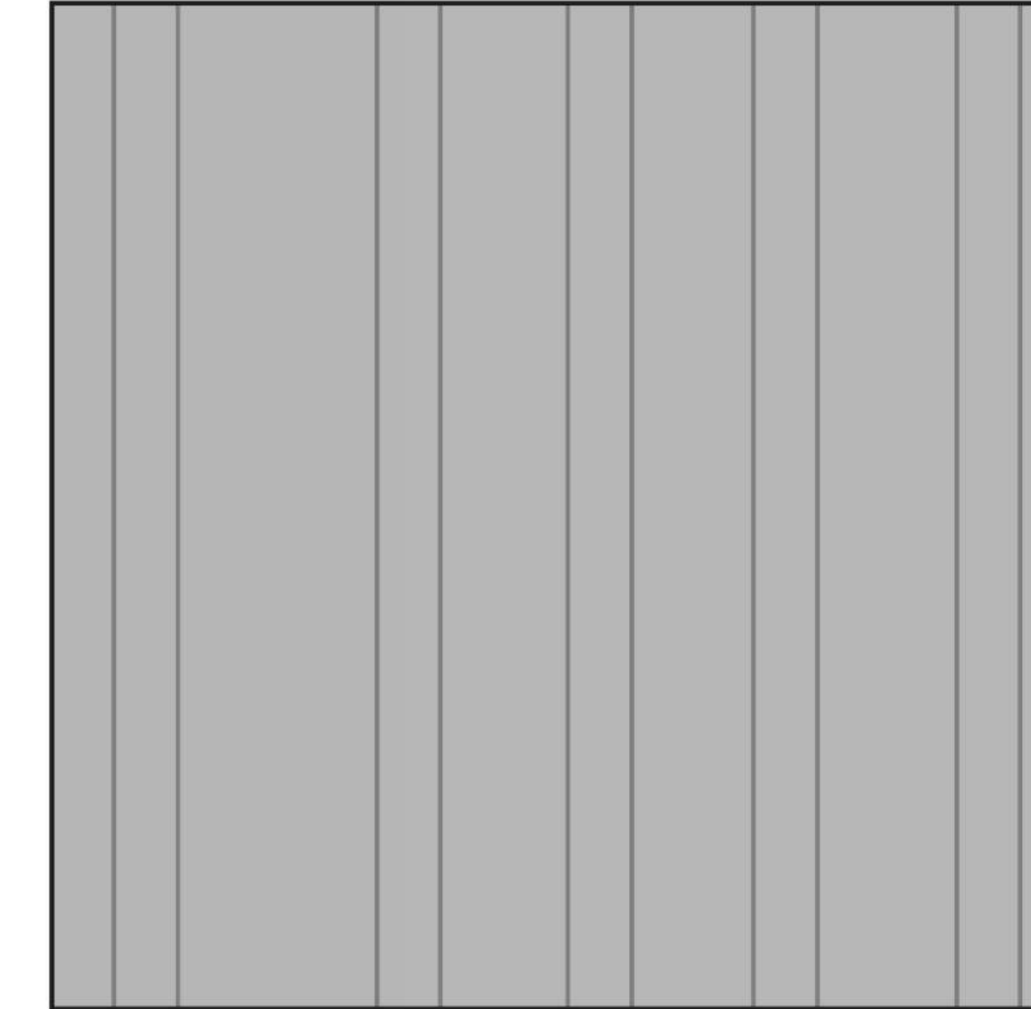
CMU
- DARK BLUE



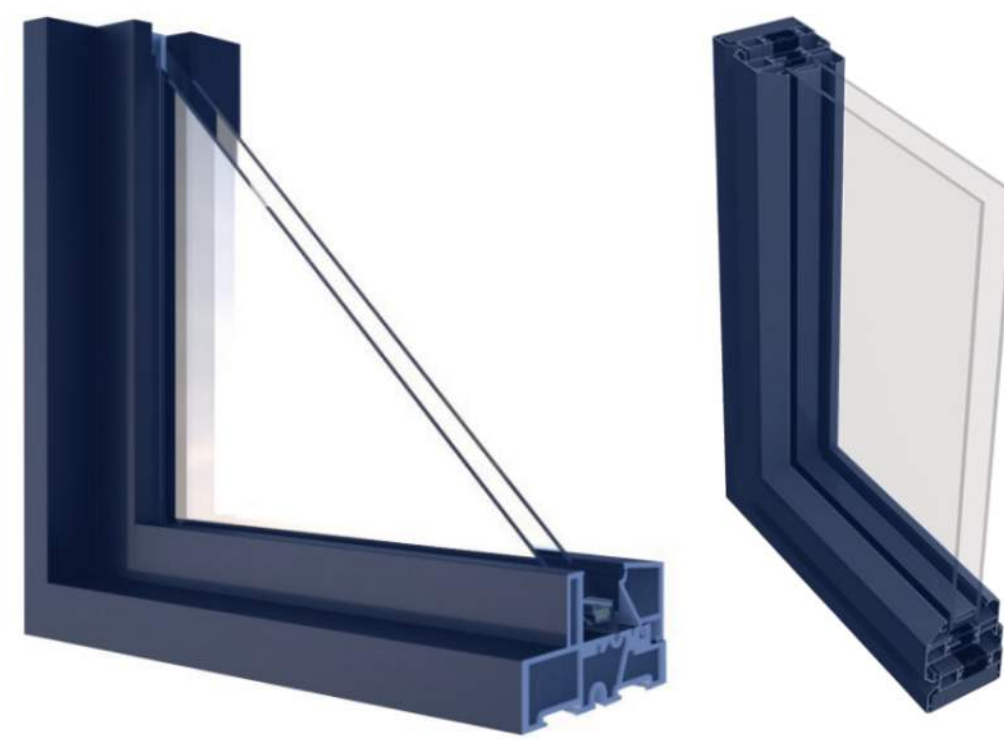
PERFORATED METAL RAILING -
ORANGE



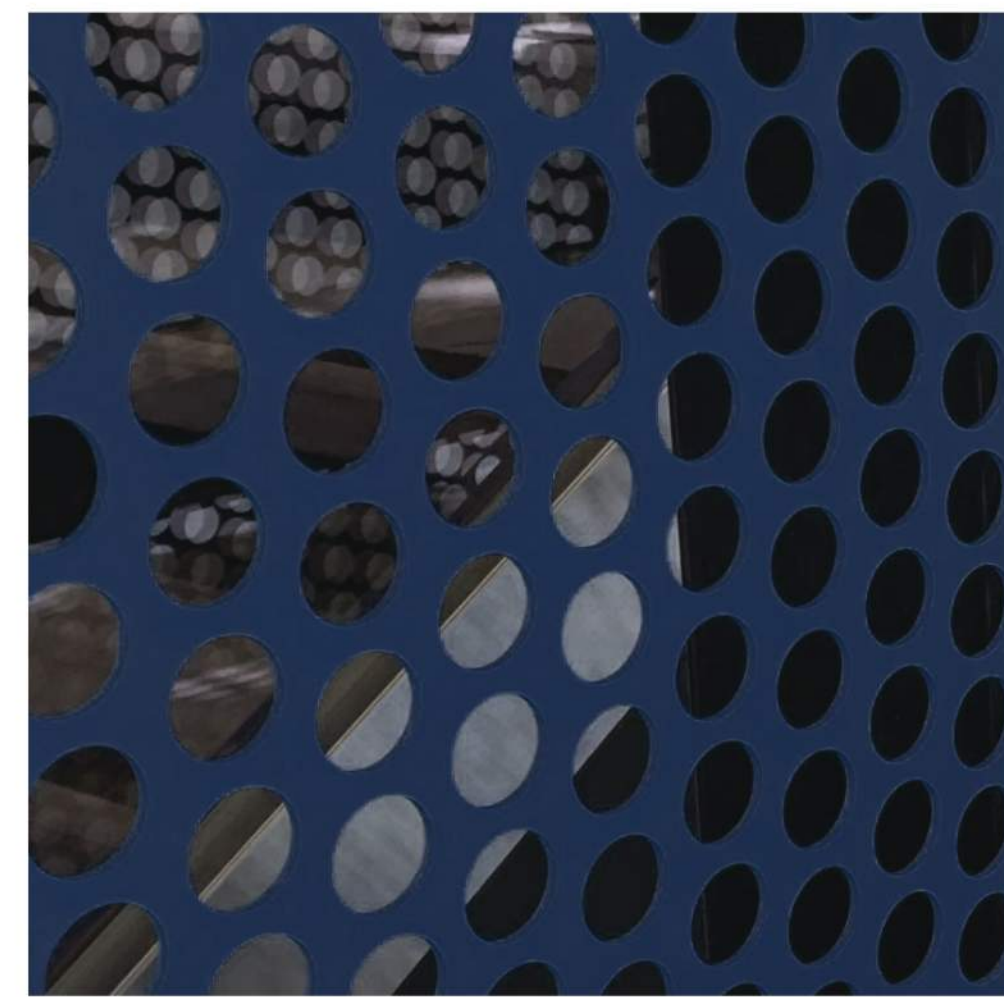
PLASTER-
MEDIUM BLUE



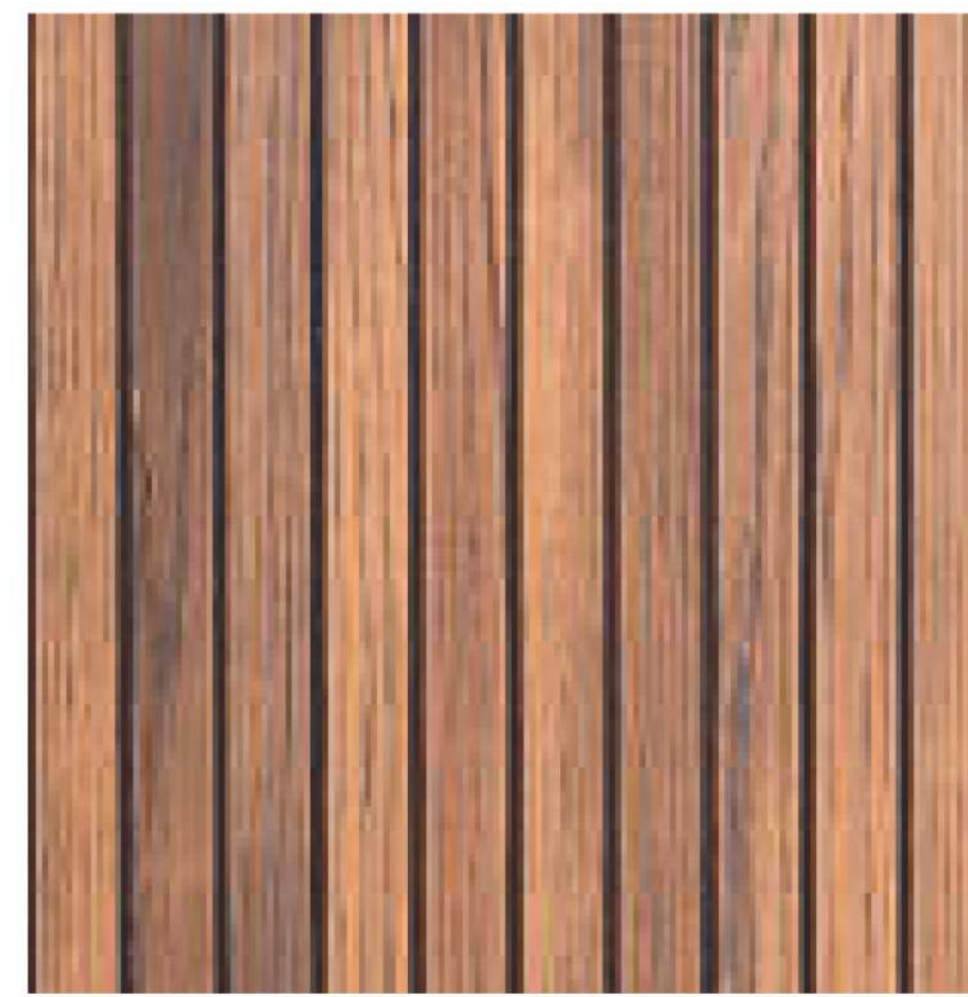
METAL SIDING -
LIGHT GRAY



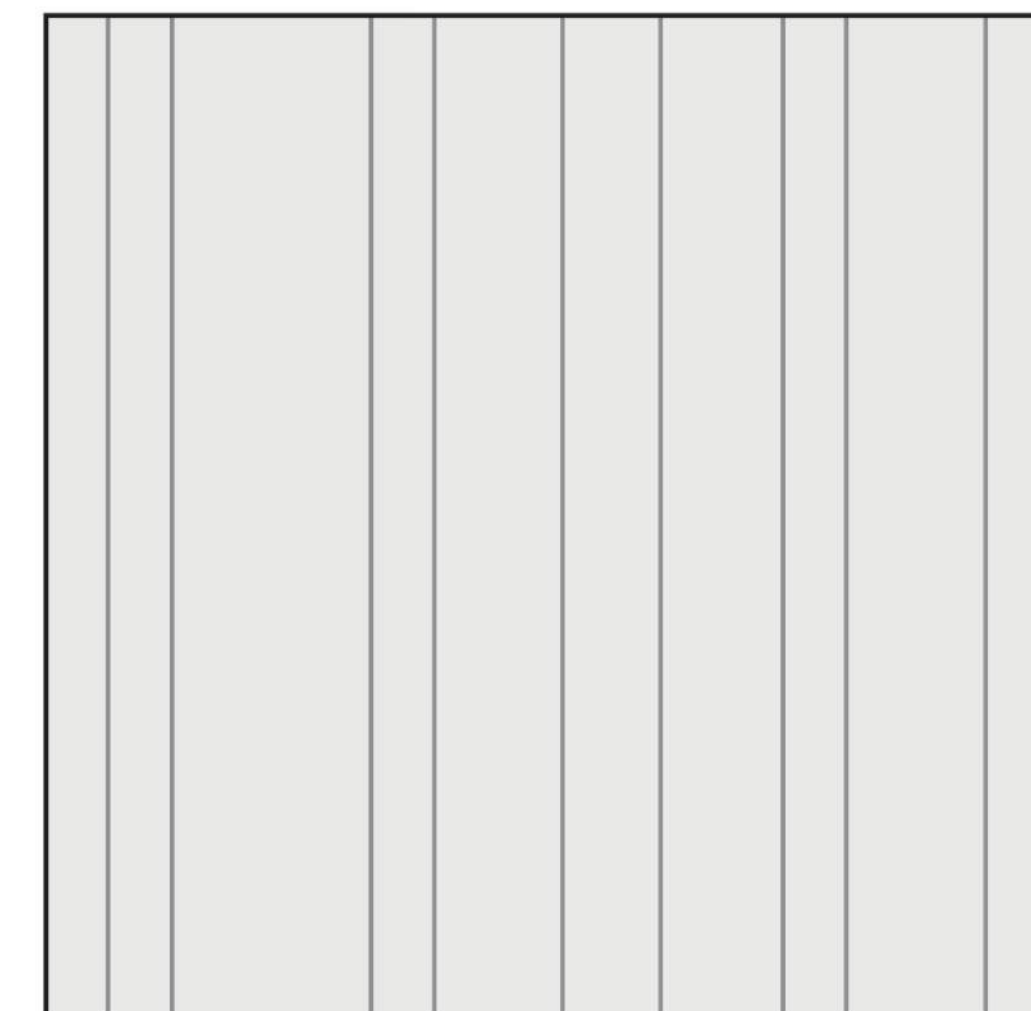
WINDOWS, STOREFRONT,
SUNSHADES, & RAILINGS -
DARK BLUE



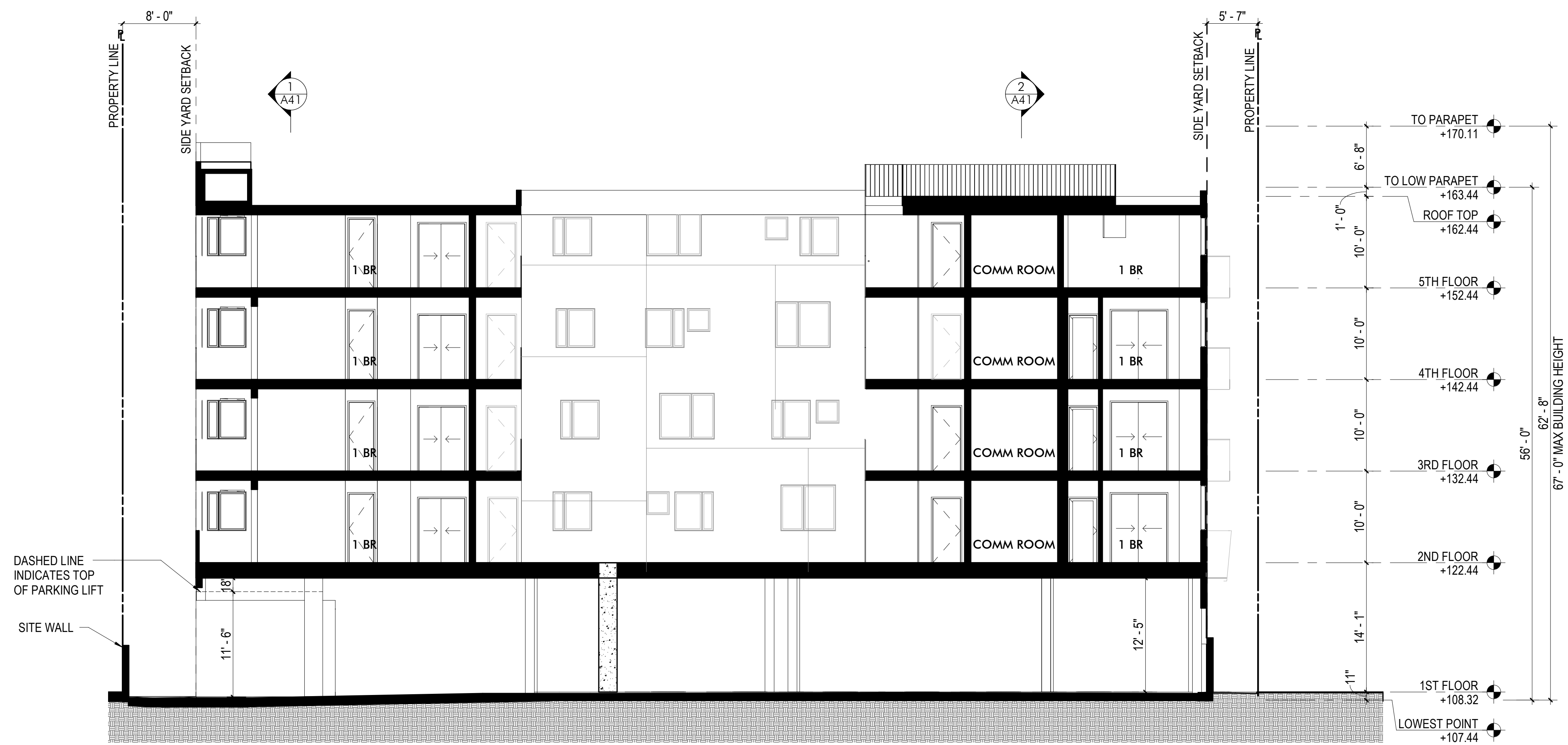
PERFORATED METAL SCREEN -
DARK BLUE



WOOD SIDING

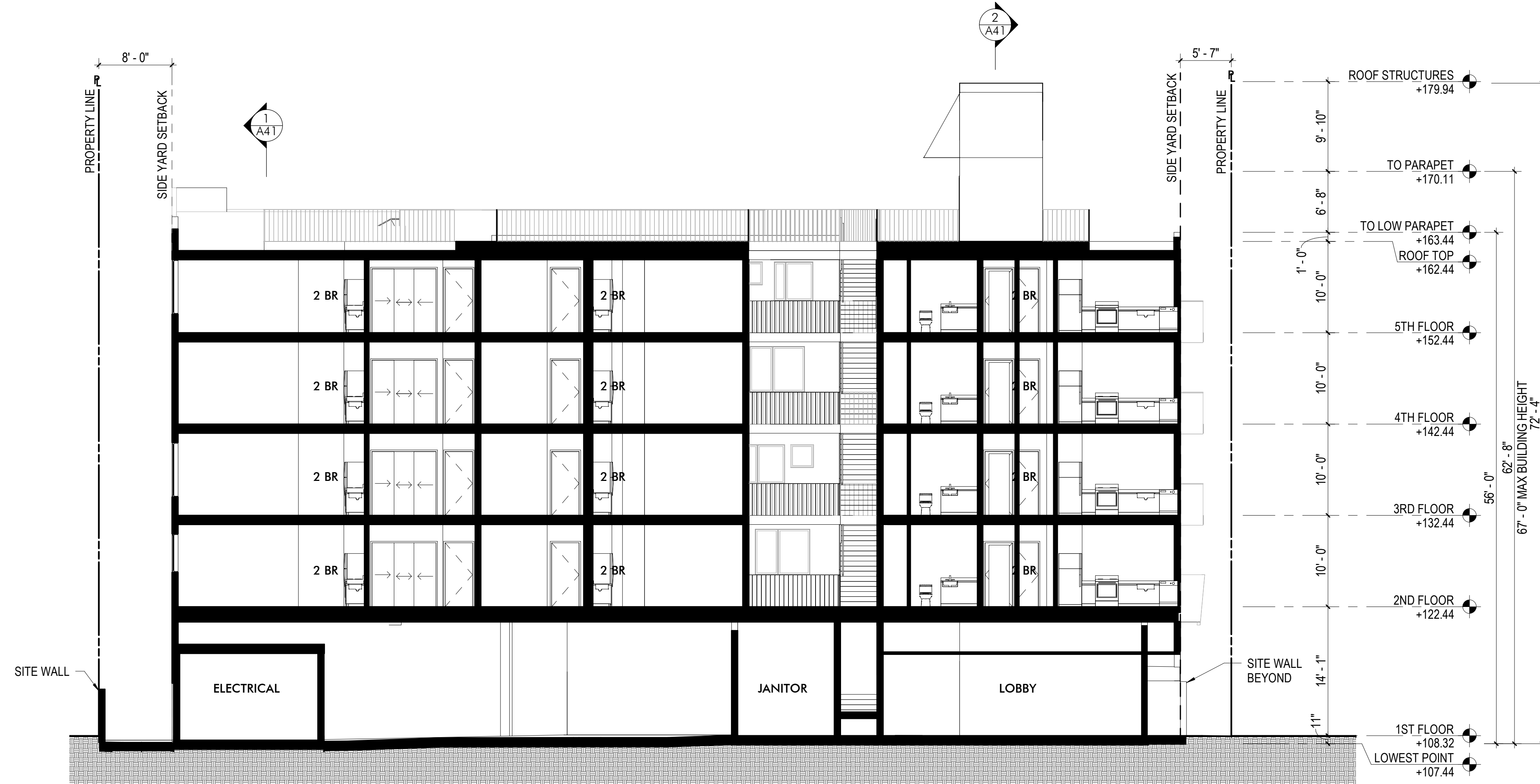


METAL SIDING -
WHITE



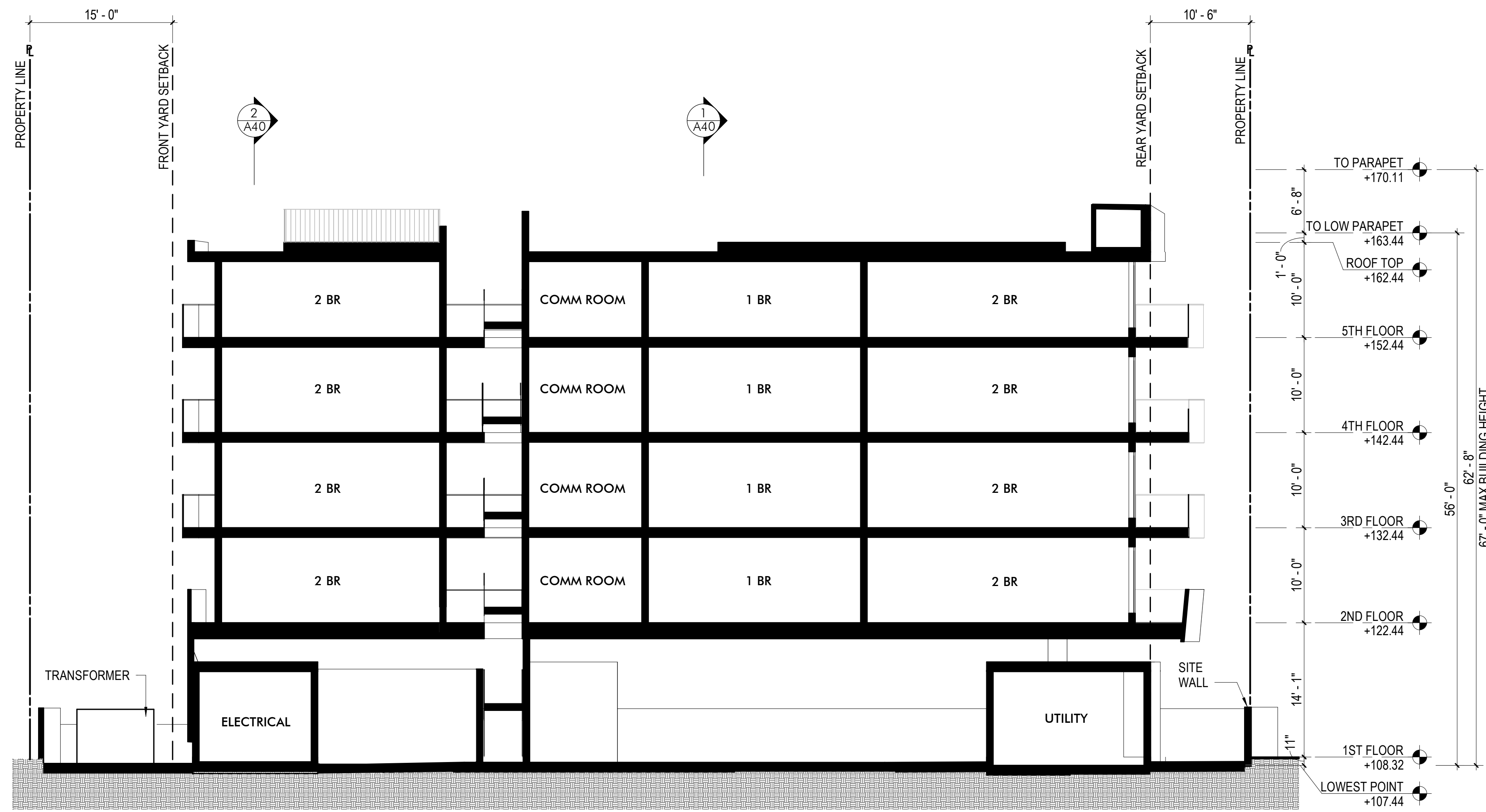
SECTION 1
1/8" = 1'-0"

1



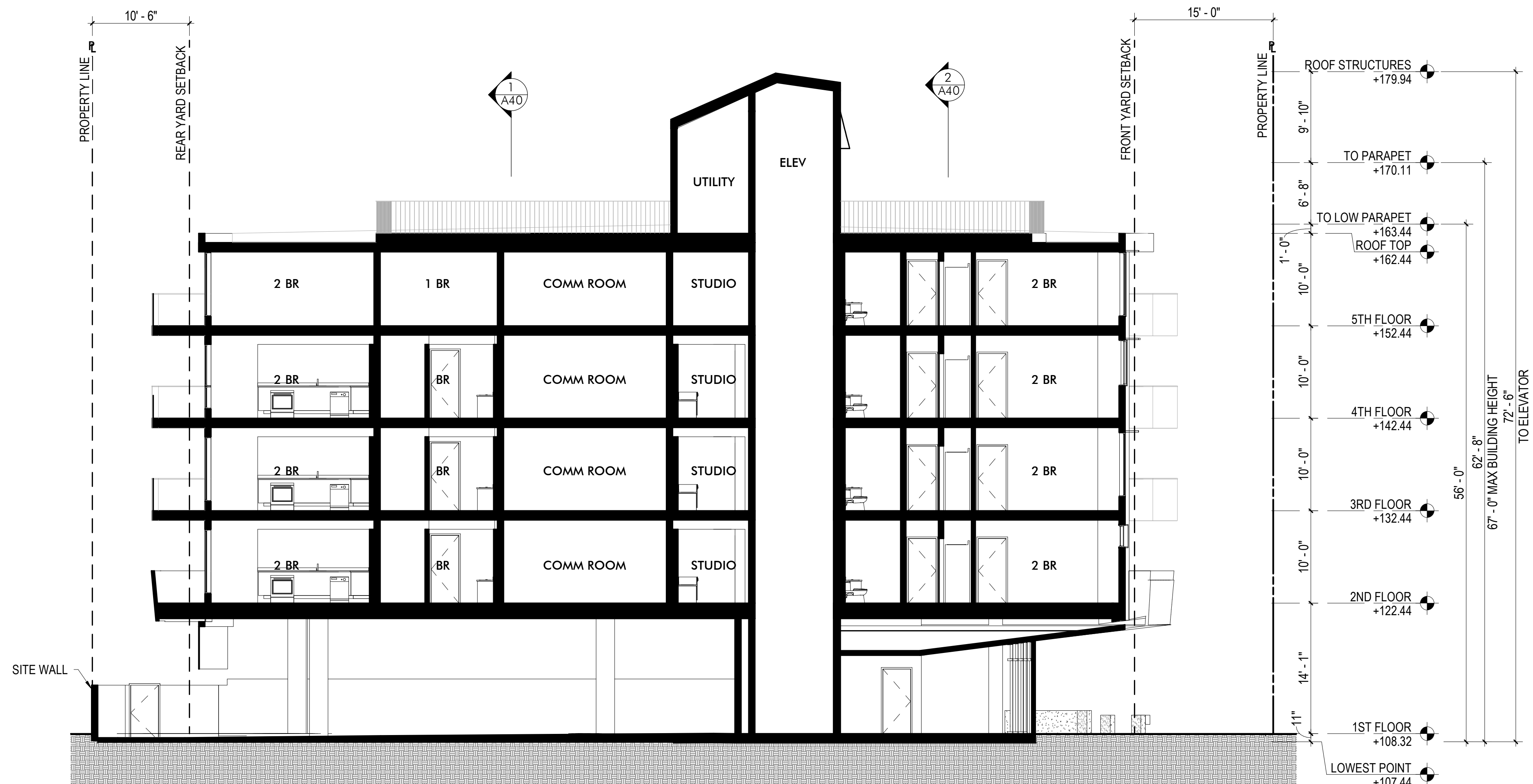
SECTION 2
1/8" = 1'-0"

2



SECTION 3
1/8" = 1'-0"

1



SECTION 4
1/8" = 1'-0"

2



LANDSCAPE ORDINANCE NO. 170,978 LANDSCAPE POINT SYSTEM

SQUARE FOOTAGE OF PROJECT SITE	POINTS REQUIRED
<7,500	10
7,501-15,000	15
15,001-40,000	20
40,001-86,000	30
86,001-120,000	50
120,001-150,000	60
> 150,000 SQUARE FEET OR FRACTION THEREOF	60 PER EACH 150,000 SQUARE FEET OR FRACTION THEREOF

PROJECT LOT AREA=16,507 SF POINTS REQUIRED=22 (10% MORE)

FEATURES/TECHNIQUES	POINTS AWARDED	CLAIMED POINTS	REFERENCE SHEET OR DETAIL
1. STREET TREES TO SHADE THE STREET • LARGE TREE, PER TREE (NO POINTS ARE AWARDED FOR PALMS, EXCEPT WHEN THAT PLANT CONTINUES AN EXITING PLANTING PATTERN) • STREET TREES PLANTED LARGER THAN 15 GALLON, 36" BOX TREE/ 3 POINT PER TREE • STREET TREE PATTERN CONTINUED IN THE MEDIAN, IN ADDITION TO POINTS EARNED ABOVE FOR EACH TREE	2	4	L101, LEGEND #20
9. SITE DESIGN • USE OF CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO®) IN A MAJORITY OF LANDSCAPE AREAS	3	6	L101, LEGEND #21
12. BONUS POINTS • IN AN R OR A ZONE, ANY DESIGN THAT PHYSICALLY PREVENTS THE PARKING OF ANY VEHICLE IN THE FRONTAGE, EXCEPT IN AN ALLOWED DRIVEWAY	1	2	L101, LEGEND #19, 20
	5	5	L101
	5	5	L101, LEGEND #9
TOTAL POINTS: 22			

PROJECT'S GUIDELINE 'O' POINTS REQUIRED: 20
 10% OR MORE THAN REQUIRED GUIDELINE 'O': 22
 PROJECT'S GUIDELINE 'O' POINTS PROVIDED: 22 (10% MORE)

LANDSCAPE POINTS FOR THE PROJECT IS MORE THAN OTHERWISE REQUIRED BY LAMC 12.40 AND LANDSCAPE ORDINANCE GUIDELINES 'O'

CONSTRUCTION LEGEND

- ① PROPERTY LINE
- ② EXISTING STREET TREE, PROTECT-IN-PLACE
- ③ EXISTING SIDEWALK
- ④ PLANTING AREA
- ⑤ PROPOSED TREE
- ⑥ MAIN ENTRANCE
- ⑦ MAIN ENTRANCE COURTYARD
- ⑧ 30" C.I.P DECORATIVE CONCRETE WALL
- ⑨ 30" HEIGHT SIGNAGE ON CONCRETE WALL
- ⑩ BIKE PARKING AREA
- ⑪ OUTDOOR FURNITURE
- ⑫ BUILDING OVERHAND, SEE ARCH DWGS
- ⑬ TRANSFORMER
- ⑭ EXISTING UTILITIES
- ⑮ DRIVEWAY
- ⑯ STREET LIGHTS
- ⑰ TRAFFIC SIGNAL
- ⑱ DEDICATION LINE
- ⑲ EXISTING PALM TREE, PROTECT-IN-PLACE
- ⑳ PROPOSED PALM TREE
- ㉑ PROPOSED 36" BOX STREET TREE

OUTDOOR COMMON OPEN SPACE CALCULATIONS:

TOTAL COMMON OPEN SPACE	2,400 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE (25%):	600 SF
LANDSCAPE PROVIDED @ COMMON OPEN SPACE	
• 2ND FLOOR	290 SF
• ROOF FLOOR	321 SF
TOTAL:	611 SF

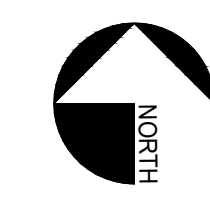
TREE REQUIRED PER LAMC SECTION 12.21 G.2:

TOTAL NUMBER OF UNITS	36
REQUIRED TREES (1 TREE/4 UNITS)	9
PROPOSED TREES	
• 1ST FLOOR	7
• 2ND FLOOR	2
TOTAL:	9

TREE LEGEND-1ST FLOOR

NAME	WUCOLS	QUANTITY
Lagerstroemia indica Crape Myrtle	M	2
Arbutus 'Marina' Strawberry Tree	L	3
Olea europaea Olive Tree	L	2
Parkinsonia florida Palo Verde	VL	2
Total:		9

1 LANDSCAPE PLAN - 1ST FLOOR
 SCALE: 1/8" = 1'-0"
 0 8' 16' 24'



**HONGJOO KIM
 LANDSCAPE
 ARCHITECTS**
 714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
 213.293.3474 | HKLA@HKLAINC.COM

714 W. Olympic Blvd.,
 STE 700,
 Los Angeles, CA 90015
 T: 213.293.3474

CLIENT INFORMATION
 AEI EXPO OZ FUND, LLC
 11100 SANTA MONICA
 BLVD. SUITE 2601
 LOS ANGELES, CA 90025

4101 EXPOSITION BLVD
 4101 EXPOSITION BLVD
 LOS ANGELES, CA

ISSUE DATE
 03.28.2024

SHEET TITLE
**1ST FLOOR
 LANDSCAPE
 PLAN**

SHEET NUMBER

L101

OUTDOOR COMMON OPEN SPACE CALCULATIONS:

TOTAL COMMON OPEN SPACE	2,400 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE (25%):	600 SF
LANDSCAPE PROVIDED @ COMMON OPEN SPACE	
• 2ND FLOOR	290 SF
• ROOF FLOOR	321 SF
TOTAL: 611 SF	





TREE REQUIRED PER LAMC SECTION 12.21 G.2:

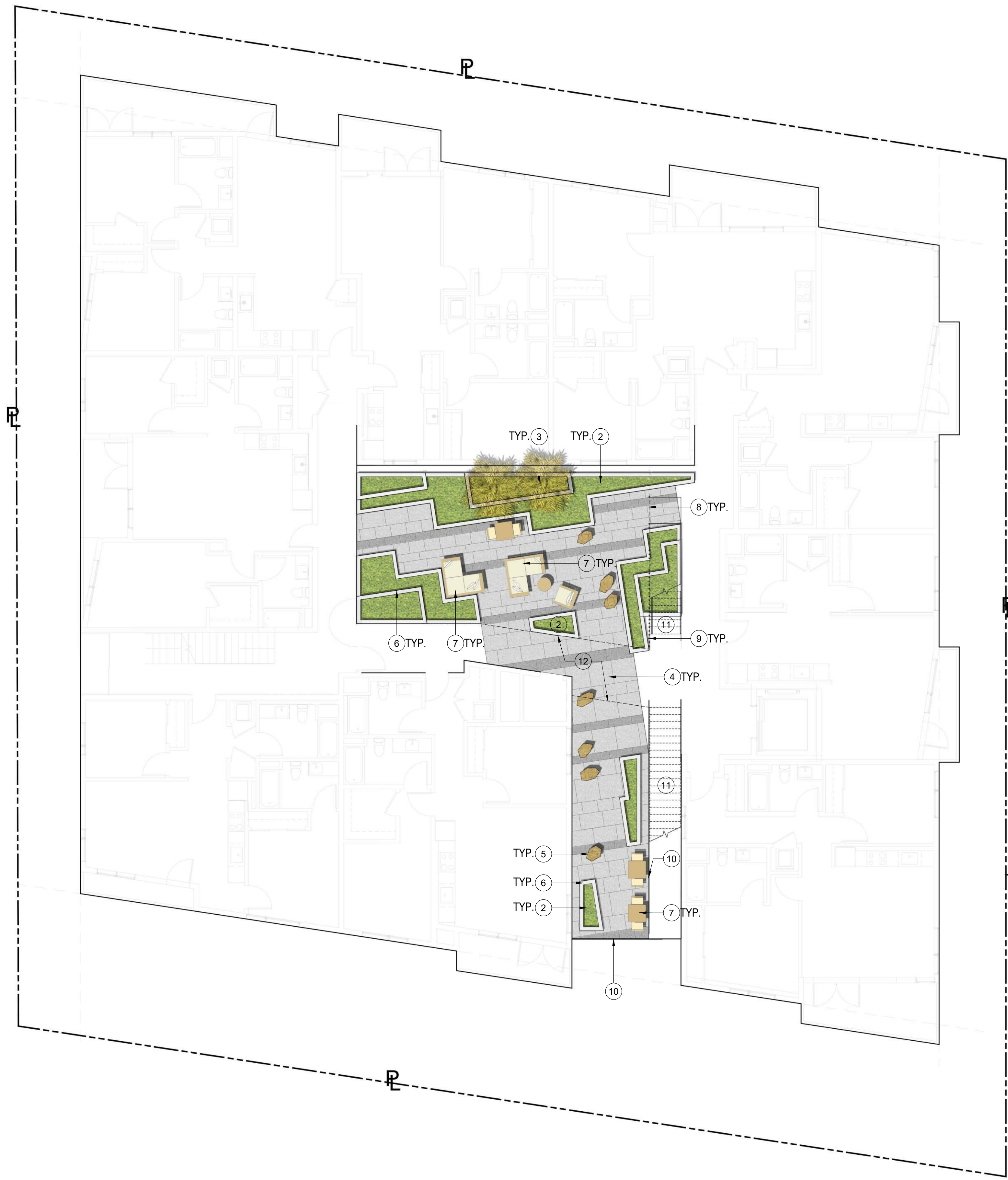
TOTAL NUMBER OF UNITS	36
REQUIRED TREES (1 TREE/4 UNITS)	9
PROPOSED TREES	
• 1ST FLOOR	7
• 2ND FLOOR	2
TOTAL: 9	

CONSTRUCTION LEGEND

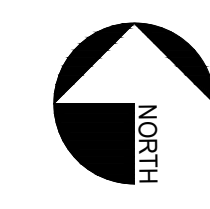
- ① PROPERTY LINE
- ② PLANTING AREA
- ③ PROPOSED TREE
- ④ DECORATIVE CONCRETE PAVER
- ⑤ DECORATIVE PRECAST BOULDER
- ⑥ PLANTER WALL
- ⑦ OUTDOOR LOUNGE FURNITURE
- ⑧ OVERHEAD STRUCTURE, SEE ARCH DWGS
- ⑨ POST, SEE ARCH DWGS
- ⑩ GUARDRAIL
- ⑪ STAIRS, SEE ARCH DWGS
- ⑫ OVERHEAD BRIDGE, SEE ARCH DWGS

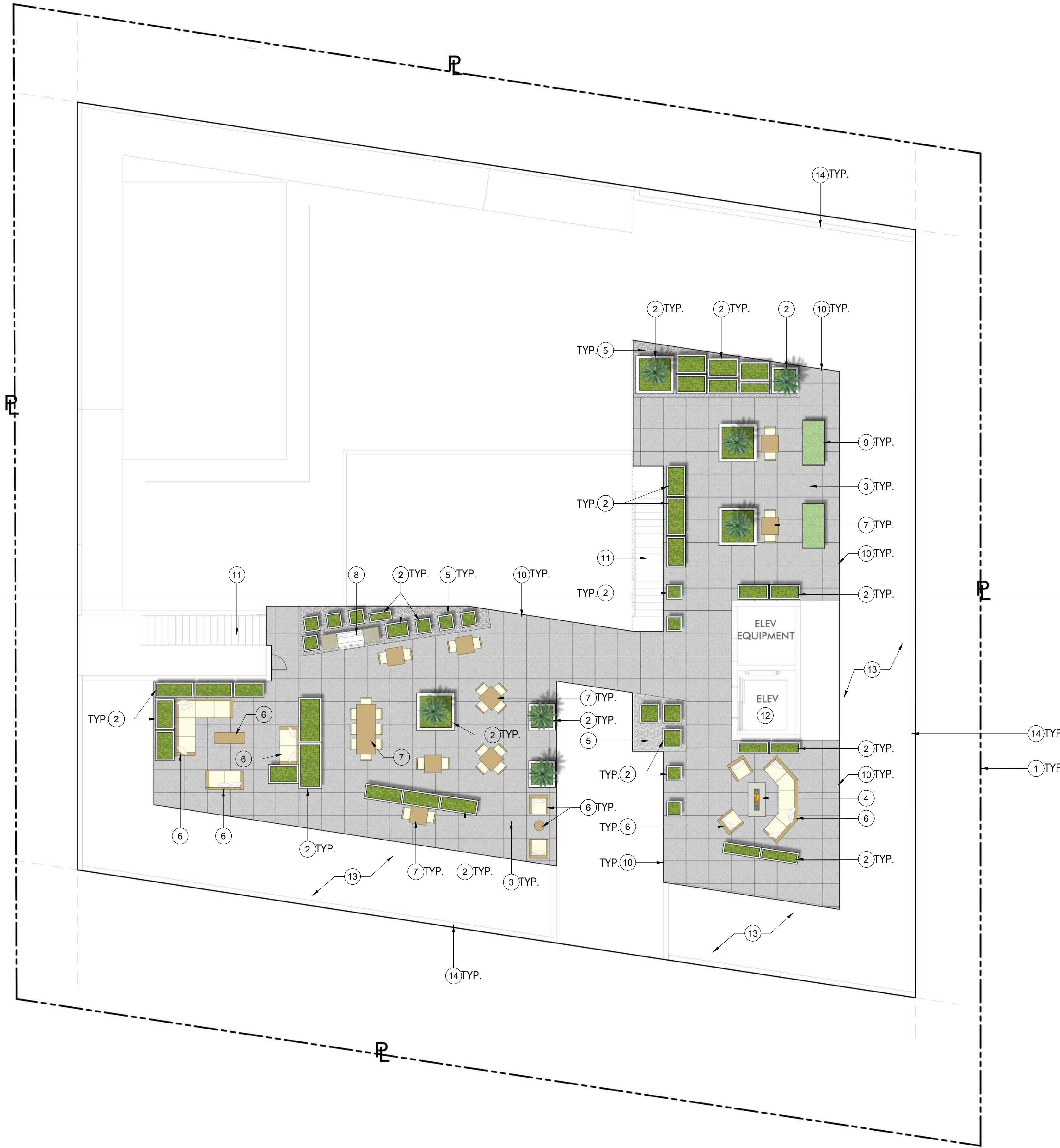
TREE LEGEND-1ST FLOOR

NAME	WUCOLS	QUANTITY
 <i>Lagerstroemia indica</i> Crape Myrtle	M	2
 <i>Arbutus 'Marina'</i> Strawberry Tree	L	3
 <i>Olea europaea</i> Olive Tree	L	2
 <i>Parkinsonia florida</i> Palo Verde	VL	2
Total:		9



1 LANDSCAPE PLAN - 2ND FLOOR
SCALE: 1/8" = 1'-0"
0 8' 16' 24'





OUTDOOR COMMON OPEN SPACE CALCULATIONS:

TOTAL COMMON OPEN SPACE	2,400 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE (25%):	600 SF
LANDSCAPE PROVIDED @ COMMON OPEN SPACE	
• 2ND FLOOR	290 SF
• ROOF FLOOR	321 SF
TOTAL: 611 SF	





TREE REQUIRED PER LAMC SECTION 12.21 G.2:

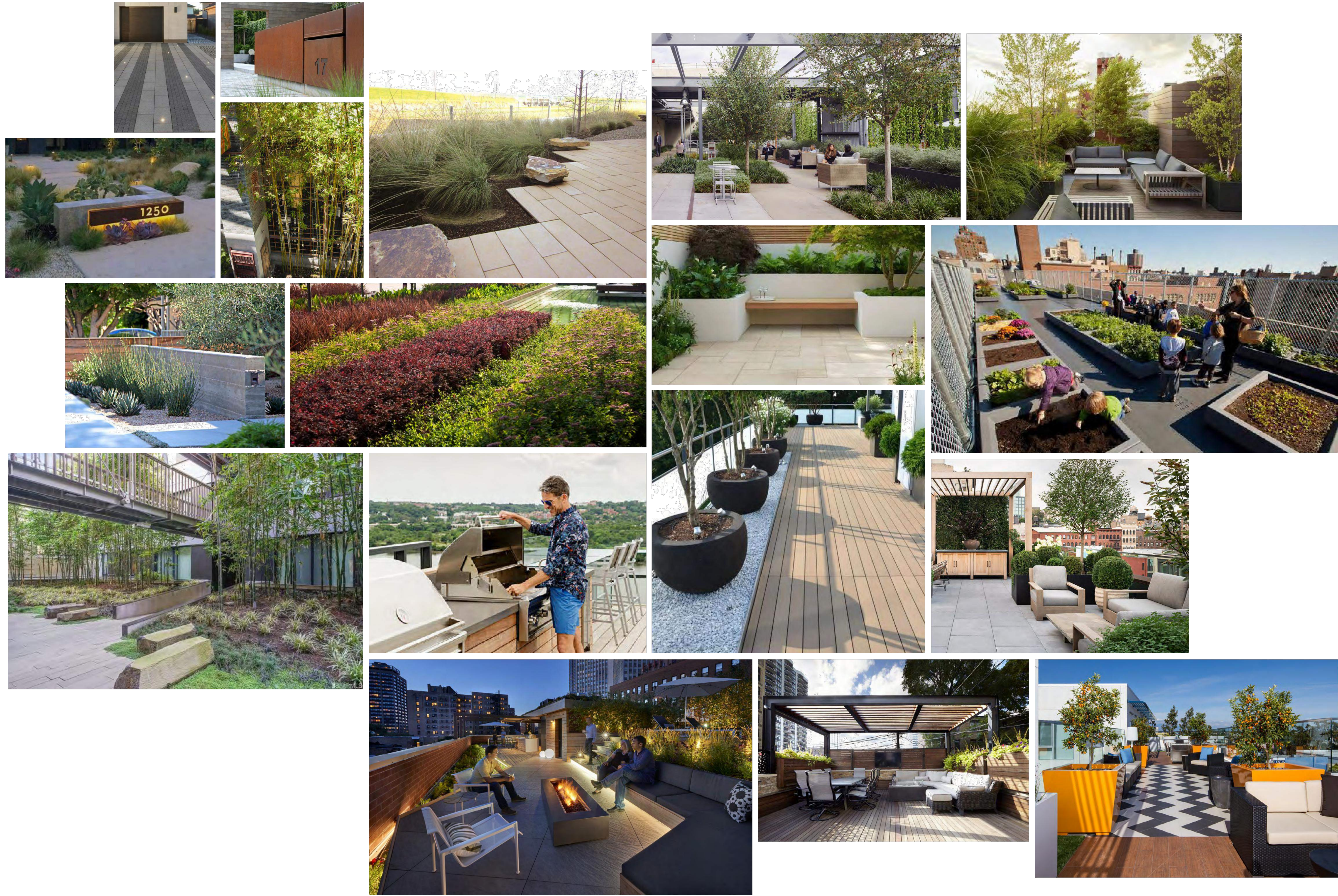
TOTAL NUMBER OF UNITS	36
REQUIRED TREES (1 TREE/4 UNITS)	9
PROPOSED TREES	
• 1ST FLOOR	7
• 2ND FLOOR	2
TOTAL: 9	

CONSTRUCTION LEGEND

- ① PROPERTY LINE
- ② FIBERGLASS PLANTER POT
- ③ DECORATIVE CONCRETE PAVER ON PEDESTAL SYSTEM
- ④ FIRE PIT
- ⑤ GRAVEL MUGH
- ⑥ OUTDOOR LOUNGE FURNITURE
- ⑦ OUTDOOR DINNING FURNITURE
- ⑧ BBQ W/ COUNTERTOP
- ⑨ COMMUNITY GARDEN
- ⑩ GUARDRAIL, SEE ARCH DWGS
- ⑪ STAIRS, SEE ARCH DWGS
- ⑫ ELEVATOR
- ⑬ FIRE ACCESS
- ⑭ PARAPET, SEE ARCH DWGS

TREE LEGEND-1ST FLOOR

	NAME	WUCOLS	QUANTITY
	<i>Lagerstroemia indica</i> Crape Myrtle	M	2
	<i>Arbutus 'Marina'</i> Strawberry Tree	L	3
	<i>Olea europaea</i> Olive Tree	L	2
	<i>Parkinsonia florida</i> Palo Verde	VL	2
Total:			9



**HONGJOO KIM
LANDSCAPE
ARCHITECTS**
714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 | HKLA@HKLAINC.COM

714 W. Olympic Blvd.,
STE 700,
Los Angeles, CA 90015
T: 213.293.3474

CLIENT INFORMATION
AEI EXPO OZ FUND, LLC
11100 SANTA MONICA
BLVD. SUITE 2601
LOS ANGELES, CA 90025

4101 EXPOSITION BLVD
4101 EXPOSITION BLVD
LOS ANGELES, CA

ISSUE DATE
03.28.2024

SHEET TITLE
**INSPIRATION
IMAGES**

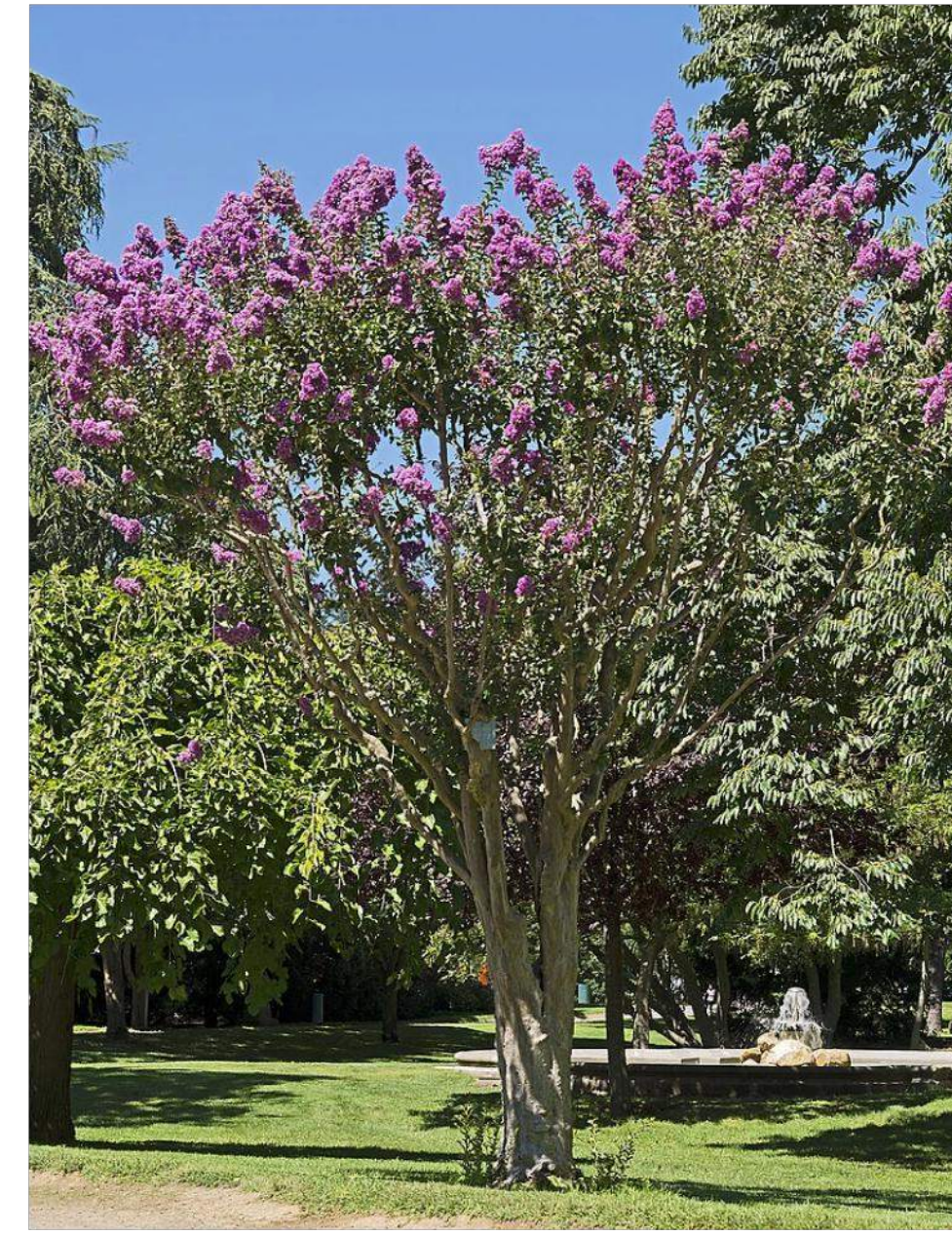
SHEET NUMBER
L104



Arbutus 'marina'
Strawberry Tree (3)



Olea europaea
Olive Tree (2)



Lagerstroemia in
Crape Myrtle (2)



Parkinsonia florida
Palo Verde (2)



Sedum kamtschaticum
Orange stonecrop



Kalanchoe oryaliis
Copper Spoons



Dianella tasmanica 'Silver Streak'
Silver Streak Flax Lily



Rosmarinus prostratus
Trailing rosemary



Euonymus japonicus 'Microphyllus Variegatus'
Variegated Boxleaf Euonymus



Grevillea noellii
Noell Grevillea



Clivia miniata 'Monya'
Flame Bush Lily



Agave 'Blue Glow'
Blue Glow Agave



Sempervivum 'Red Rubin'
Red Rubin Hens and Chicks



Echeveria 'Afterglow'
Afterglow Echeveria



Echeveria subrigida 'Fire and Ice'
Red Edge Echeveria



Senecio repens
Blue chalkstick



Rosmarinus officinalis 'Tuscan Blue'
Upright Rosemary



Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender



Kiwi Aeonium
Aeonium 'Kiwi'



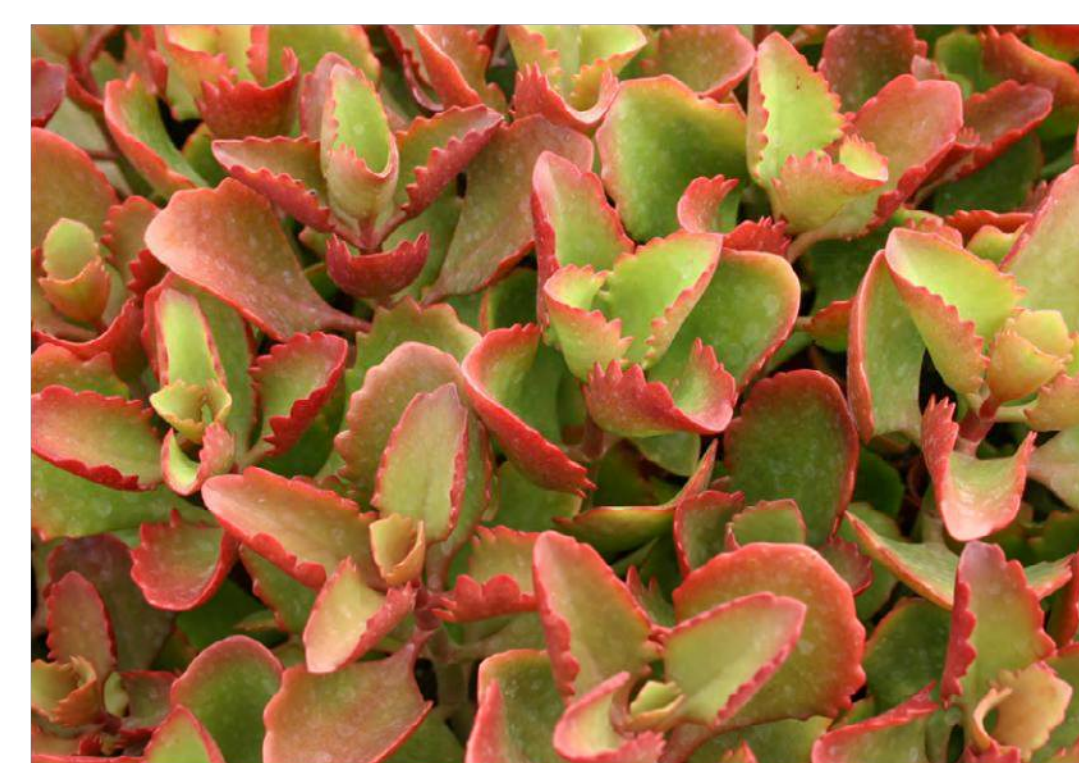
Xanadu Cut-Leaf Philodendron
Philodendron x 'Xanadu'



Sansevieria trifasciata
Snake Plant



Agave attenuata
Fox Tail Agave



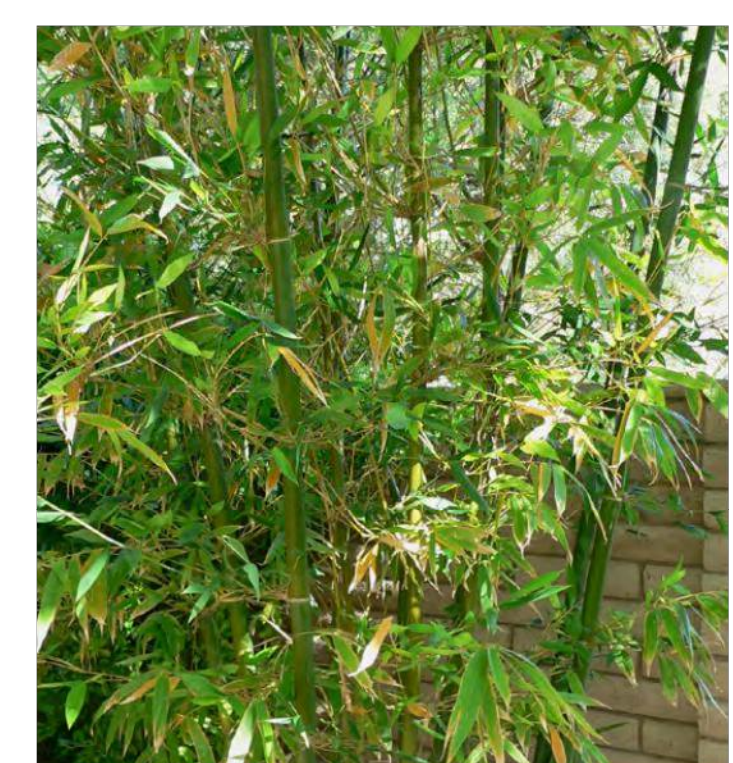
Kalanchoe thyrsiflora 'Desert Rose'
Desert Rose Paddle Plant



Fescuta glauca
Blue Fescue



Cercis canadensis 'Forest Pansy'
Forest pansy Redbud



Bambusa oldhamii
Timber Bamboo

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: _____

Project Address: _____

Final Date to Appeal: _____

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

- Person claiming to be aggrieved by the determination made by **Building and Safety**¹
 Representative Property Owner Applicant Operator of the Use/Site

¹ Pursuant to LAMC Section 13B.2.10.B.1 of Chapter 1A, Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 13B.10.3 of Chapter 1A, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2 of Chapter 1.

APPELLANT INFORMATION

Appellant Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

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

Self Other: _____

Is the appeal being filed to support the original applicant's position? YES NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? Entire Part

Are specific Conditions of Approval being appealed? YES NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

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

Appellant Signature: Mindy Zhao Date: _____

GENERAL 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.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles 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): _____

Receipt No.: _____ **Date :** _____

Determination authority notified Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
- Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., “Appeal Form”, “Justification/Reason Statement”, or “Original Determination Letter”). No file should exceed 70 MB in size.

3. Appeal Fee

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

4. Noticing Requirements (Applicant Appeals or Building and Safety Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. Appellants for BSAs are considered Original Applicants.
- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning’s mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 12.22 A.25(g) of Chapter 1.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
 - Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 17.54 A of Chapter 1.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

BUILDING AND SAFETY APPEAL

First Level Appeal

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 13B.10.2. of Chapter 1A.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

1. Appeal Fee

- Appeal fee shall be in accordance with LAMC Section 19.01 B.2 of Chapter 1 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable

LAMC Section(s). Original Applicants must provide noticing per LAMC Section 13B.10.2.C. of Chapter 1A. Appellants for BSAs are considered Original Applicants.

- BTC Receipt*. Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

Second Level Appeal

Procedures for a appeal of the Director's Decision on a BSA Appeal are pursuant to LAMC Section 13B.10.2.G. of Chapter 1A. The original Appellant or any other aggrieved person may file an appeal to the APC or CPC, as noted in the LOD.

1. Appeal Fee

- Original Applicant*. Fees shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1.

2. Noticing Requirement

- Copy of Mailing Labels*. All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 13B.10.2.C of Chapter 1A. Appellants for BSAs are considered Original Applicants.
- BTC Receipt*. Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 12.27.1 C.4 of Chapter 1. Nuisance Abatement/Revocations cases are only appealable to the City Council.

1. Appeal Fee

- Applicant (Owner/Operator)*. The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party*. The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1.

February 19, 2024
Los Angeles City Planning Commission Appeal
Case No. DIR-2022-6462-TOC-VHCA
Project Site: 4101 – 4119 Exposition Boulevard, Los Angeles

**RE: Appeal of the Director of Planning’s Transit Oriented Communities ("TOC")
Affordable Housing Incentive Program Compliance Review for Project Site 4101 – 4119
Exposition Boulevard (Case No. DIR-2022-6462-TOC-VHCA)**

Dear Members of the City Planning Commission,

I. Statement of Interest

As the owners of the one-story single-family residential property zoned RD1.5, which abuts lots 161, 162 & 153 at 4101 – 4119 Exposition Blvd., we, Mindy Zhao and Victor Oshita hereby submit this appeal to the Los Angeles City Planning Commission. Our appeal challenges the determination made by the Director of Planning regarding the project plan's compliance with the eligibility criteria outlined in the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, as stipulated in the Los Angeles Municipal Code (LAMC) Section 12.22 A.31. Specifically, the project's plan is a development with 36 residential dwelling units for which only three (3) units are designated for Extremely Low Income Household occupancy when TOC Guidelines requires a minimum of four (4) Extremely Low Income Household occupancy units for this project to be eligible for the TOC Affordable Housing Incentive Program. Additionally, we contest the approval of the Additional Incentives granted to the project applicant which allow for a reduction in the required rear yard setback to allow 10 feet instead of the 15 feet otherwise required in the R3 Zone and a 22-foot increase in building height, allowing a maximum building height of 67 feet in lieu of the 45 feet otherwise allowed in the R3-1 Zone. As a consequence of the decreased setback and heightened building structure, the design of the subject project's structure permits the obstruction of sunlight on nearly the entirety of our property for a majority of the year. This obstruction presents a direct environmental impact that has not been subject to review for mitigation measures.

The project does not meet the eligibility requirement for On-Site Restricted Affordable Units under the TOC Affordable Housing Incentive Program and therefore the approval incentives for increased building height and rear yard setback reduction should be denied and the request should be considered a variance to the Los Angeles Municipal Code SEC. 12.10. “R3” Multiple Dwelling Zone. Furthermore, in the event that the current LOD is amended to meet the TOC Affordable Housing Incentive Program requirements, the additional incentives should be reevaluated in the context of an environmental impact assessment.

II. Reasons for Appeal

1. The Director's designation of the project as an eligible Housing Development for the Transit Oriented Communities (TOC) Affordable Housing Incentive Program is contrary to the TOC Guidelines and not supported by the record.

The Director's Letter of Determination (LOD) Findings do not meet the eligibility requirements laid out by the TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines), which state:

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, or 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, or 12% VL or 21% Lower.
 - c. Tier 3 – 10% ELI, or 14% VL or 23% Lower.
 - d. Tier 4 – 11% ELI, or 15% VL or 25% Lower.¹

The total number of units permitted under the TOC Tier 3 Guidelines are a 70% increase² from the base density allowed for the approximated 16,507 square feet lot at one dwelling per 800 square feet.³ This allows for 35.1 units rounded up to 36 units per the TOC Guideline for rounding, stating “any numbers regarding parking, number of units (including base density), number of affordable units, or number of replacement housing units that result in a fraction shall be rounded up to the next whole number.”⁴

For the total of 36 units, the Tier 3 TOC Guidelines require the following number of affordable units: ELI households (3.5 rounded to 4), VL income households (4.9 rounded to 5), or Lower income households (8.1 rounded to 9). However, the TOC Guidelines are not met because the LOD states:

The project site qualifies as a Tier 3 Affordable Housing Incentive Area. Tier 3 requires at least 10 percent of the 36 total units, or 3 units, to be set aside for Extremely Low Income Households. The project reserves 3 units for Extremely Low Income Households and, as such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.⁵

¹ Transit Oriented Communities Affordable Housing Incentive Program Guidelines (February 26, 2018) page 7

² Transit Oriented Communities Affordable Housing Incentive Program Guidelines (February 26, 2018) page 9

³ Letter of Determination page 9

⁴ Transit Oriented Communities Affordable Housing Incentive Program Guidelines (February 26, 2018) page 9

⁵ Letter of Determination pages 11-12

Additionally, the LOD contains a miscalculation in the “Conditions of Approval”; the TOC Tier 3 Additional Incentives allow for “up to a 30% decrease in the required width or depth of two individual yards or setbacks.”⁶ However, the LOD Findings “allow utilization of up to a 30 percent reduction in required side yards of 5.6 feet in lieu of the otherwise required 8 foot side yards and a 10 foot rear yard in lieu of the otherwise required 15 feet.”⁷ This constitutes a 33% reduction in the rear yard, exceeding the up to 30% decrease stated in the TOC Guidelines and LOD Findings. In the event that the reduced rear yard setback is approved, the incentive should be corrected to a reduction to an 11-foot rear yard to meet the Tier 3 TOC Guidelines.

The project does not meet the eligibility requirement for On-Site Restricted Affordable Units under the Transit Oriented Communities ("TOC") Affordable Housing Incentive Program and therefore the approval of a rear yard setback reduction to allow 10 feet instead of the 15 feet should be denied and the request should be considered a variance to the Los Angeles Municipal Code SEC. 12.10. "R3" Multiple Dwelling Zone.

2. The approval of the requested Additional Incentives will directly impact our property as the project’s structure will cause significant shade and shadow.

In order to provide a scope of the shade and shadow impact on our property, this brief analysis will simplify the example to focus on the shadows cast by the proposed project with the sun at its highest point during the day on the equinox as a baseline. During the Winter months between the autumnal equinox (in September) and vernal equinox (in March), the sun will be lower and shadow will be longer. Similarly, during the Summer months between the vernal equinox and autumnal equinox, the sun will be higher and shadow will be shorter. Therefore, the sun’s position during equinox provides an approximate average of the sun’s position throughout the year.

The shadow length can be calculated from the tangent of the angle of the sun with respect to the horizon and the building height using equation (1) below:

$$\text{Shadow length} = \frac{62.5 \text{ ft}}{\tan(\text{angle of sun})} \quad (1)$$

The angle of the sun with respect to the horizon can be calculated using the location’s latitude, which is 34.0° North at 3453 Buckingham Road. The sun angle calculation is simplified on the equinox and solstice and the equation for the angle on the equinox and Winter solstice are shown below in equations (2) and (3):

$$\text{Equinox angle of the sun} = 90^\circ - \text{Latitude} \quad (2)$$

$$\text{Winter solstice angle of the sun} = 90^\circ - 23.5^\circ - \text{Latitude} \quad (3)$$

On the equinoxes, the sun’s peak position at 3453 Buckingham Rd is 56° above the horizon. At the base zoning regulation of 45 feet maximum height, the shadow cast by the building is

⁶ Transit Oriented Communities Affordable Housing Incentive Program Guidelines (February 26, 2018) page 12

⁷ Letter of Determination page 15

approximately 30 feet long and combined with the 15 feet rear yard depth, extends approximately 15 feet onto our property (**Figure 1A**). Due to the layout of the lot, this covers a majority of the open space on the lot, but allows for some areas of sunshine on the North side. When considering the proposed project in the LOD with a maximum rooftop height of 62.5 feet and reduced rear yard depth of 10 feet, this shadow becomes approximately 42 feet long and extends approximately 32 feet onto our property. This covers the entirety of our lot minus a small portion of the Northeast corner (**Figure 1B**).

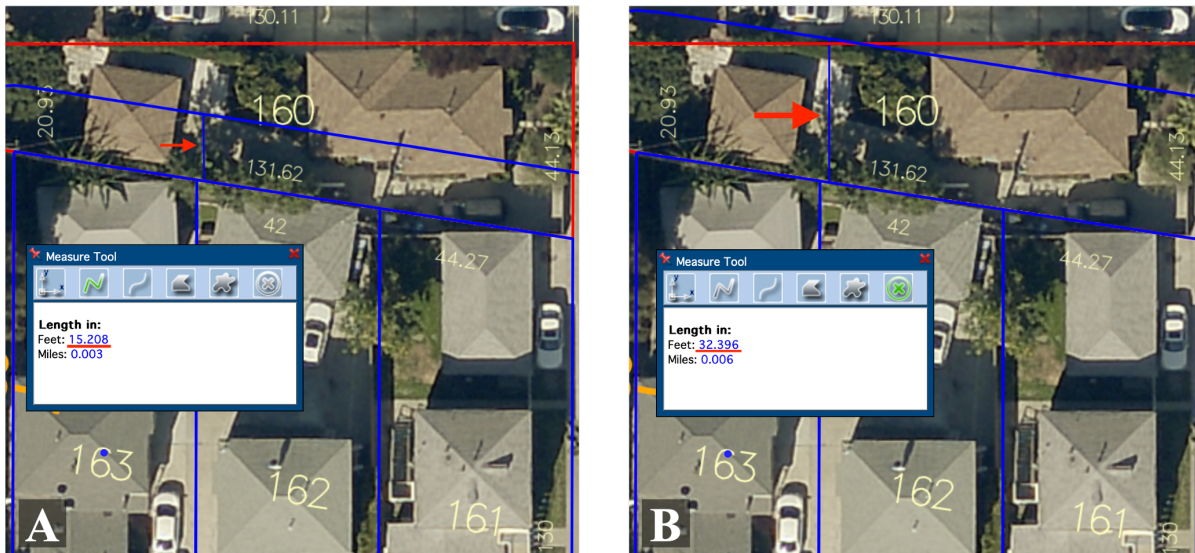


Figure 1: ZIMAS maps depicting example measurements of potential shade and shadows.

A) Midday equinox shadow cast by a project meeting base zoning regulations of 45 feet in height with a 15 foot rear yard. Vertical blue line highlighted with a red arrow denotes a length of 15 feet. **B)** Midday equinox shadow cast by a project meeting the LOD for TOC Tier 3 incentives of 62.5 feet in height with a 10 foot rear yard. Vertical blue line highlighted with a red arrow denotes a length of 32 feet.

As a final example in the most extreme case during the Winter Solstice (in December) when the sun is at its lowest (32.5° above the horizon), the shadow cast by the 62.5 feet high project would be approximately 98 feet long, extending to eclipse our entire lot as well as the neighboring lot to the North and roughly one third of the next lot to the North. The aforementioned shadow impacts will adversely affect our sunlight dependent uses, such as impeding solar access for our garden and citrus trees which requires sunlight for photosynthesis and eliminates the feasibility of installing photovoltaic cells to generate renewable and sustainable energy for our property. Moreover, the shadow cast by the project structure will lead to escalated heating expenses during winter, as our entire home will be enveloped within its shade.

As a whole, these examples illustrate that the approval of this project will limit year round sunlight at our home to a small window of morning light in the front yard on the East side of the lot and limit sunlight on a majority of our lot to solely the Summer months. Due to this profound impact, we believe a formal and professional shade and shadow environmental impact assessment must be conducted before approval of the TOC Tier 3 Additional Incentives of increased height and reduced setback.

III. Additional Considerations

1. Loss of Affordable Housing Units

The DIR-2022-6462-TOC-VHCA Project Application (Supporting Document 1) submitted by the Project Applicant dated September 7, 2022 indicates that the Housing and Community Investment Department determined that the project site has 7 existing affordable housing units. However, the proposed project only has five (5) On-Site Restricted Affordable units. Although the City has opted to require 5 additional unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO) this arrangement does not necessarily guarantee the preservation of the level of affordable housing that existed on the site. Hence, the incentives offered to increase the scale of this project do not effectively address the issue of offsetting the costs to provide for affordable housing, as these costs are already reduced due to the net loss of previous affordable housing units.

2. Cumulative Impacts of Successive Similar Projects

The LOD determined that “there is no evidence to show a cumulative impact of successive projects of the same type in the same place as the proposed project,” with the justification that “there are no similar cases proposed within 1,000 feet of the subject property”⁸ However, there are 3 TOC Affordable Housing Incentive Program projects within 1150 feet of the subject property^{9 10} (**Figure 2**) that use proximity to the same Metro Rail station (Exposition Boulevard and Farmdale Avenue) for program eligibility. By expanding the radius by only 150 feet, the number of similar projects increases from zero to three. Each of these projects on Chesapeake Avenue has been approved and construction is complete or underway. Therefore, the cumulative impact of this project should be considered in the context of the entire Transit Oriented Community surrounding the Farmdale Metro Rail station.

Additionally, although it is impossible to predict the designs, features, and incentive requests of future TOC projects, the precedent set by this project should be evaluated as part of the cumulative effect of this project on similar successive projects.

⁸ Letter of Determination page 18

⁹ Los Angeles City Planning Case Number DIR-2021-484-TOC-HCA at 3514 S Chesapeake Ave, Los Angeles

¹⁰ Los Angeles City Planning Case Number DIR-2019-6653-TOC at 3533 S Chesapeake Ave, Los Angeles



Figure 2: ZIMAS map showing 3 TOC Affordable Housing Incentive Program Projects on Chesapeake Avenue within 1150 feet of the 4101 - 4119 Exposition Boulevard project.

3. Project is in a Methane Hazard Zone

The Director’s LOD does not note that the project site is in a Methane Buffer Zone as documented in the ZIMAS database. Since the site is in a Methane Buffer Zone it is subject to Sec. 2. Division 71 of Article 1, Chapter IX of the Los Angeles Municipal Code which sets forth the minimum requirements of the City of Los Angeles for control of methane intrusion emanating from geologic formations. In the Administrative Conditions section of the Letter of Determination, it should be expressly stated that compliance with the methane mitigation system requirement, as mandated by the Los Angeles Department of Building and Safety, is obligatory for this site, unless the results of methane testing dictate otherwise. The implementation of this provision upholds the safety of the community.

IV. Conclusion

We respectfully request the City Planning Commission to uphold this appeal and to initiate an environmental impact analysis based on the aforementioned reasons.

Sincerely,

Mindy Zhao and Victor Oshita

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

VACANT
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
ILISSA GOLD
HELEN LEUNG
KAREN MACK
JACOB NOONAN
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**CITY OF LOS ANGELES
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

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

February 5, 2024

Owner/Applicant

Joshua Perttula
AEI Expo OZ Fund, LLC
11100 Santa Monica Blvd.
Suite 260
Los Angeles, CA 90025

Case No. DIR-2022-6462-TOC-VHCA

CEQA: ENV-2022-6463-CE

Location: 4101 – 4119 Exposition Boulevard

Council District: 10

Community Plan Area: West Adams – Baldwin Hills -
Leimert

Overlay: None

Land Use Designation: Medium Residential

Zone: R3-1

Legal Description: Lots 161, 162 & 153 Block None,
Tract TR 7823

Representative

Alix Wisner
Armbruster Goldsmith &
Delvac LLP
12100 Wilshire Blvd. Suite
1600
Los Angeles, CA 90025

Last Day to File an Appeal: February 20, 2024

DETERMINATION- Transit Oriented Communities Affordable Housing Incentive Program

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 Planning, I hereby:

APPROVE a Transit Oriented Communities ("TOC") Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 36 dwelling units, reserving 3 units for Extremely Low Income Household occupancy, 1 unit for Very Low Income Household occupancy, and 1 unit for Low Income Household occupancy for a period of 55 years, with the following Additional Incentives:

Additional Incentives

- a. **Yard/Setbacks.** A reduction in the required side yard setbacks, allowing 5 feet 7 inches in lieu of the 8-foot east side yard; and a reduction in the required rear yard setback to allow 10 feet instead of the 15 feet otherwise required in the R3 Zone.
- b. **Height.** A 22-foot increase in building height, allowing a maximum building height of 67-feet in lieu of the 45 feet otherwise allowed in the R3-1 Zone.

- c. **Open Space:** A 25-percent reduction in the required open space, allowing 3,150 square feet of open space in lieu of the 4,200 square feet otherwise required per LAMC Section 12.21.G

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

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, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 36 residential units per Exhibit "A".
3. **On-Site Restricted Affordable Units.** The project shall provide a minimum of five (5) On-Site Restricted Affordable units, consisting of three (3) units for Extremely Low Income Household occupancy, one (1) unit for Very Low Income Household occupancy, and one (1) unit for Low Income as defined in Section 50106 of the California Health and Safety Code to the satisfaction of the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit consideration requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated November 16, 2023, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
5. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.31 and comply with the Transit Oriented Communities Affordable Housing Incentive Program Guidelines adopted by the City Planning Commission.
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute and record a covenant and agreement running with the land to the satisfaction of the Los Angeles Housing Department (LAHD) to make of three (3) units for Extremely Low Income Household occupancy, one (1) unit for Very Low Income Household occupancy, and one (1) unit for Low Income for rental as determined to be affordable to such households by LAHD for a period of 55 years. 5 additional units shall be replaced in compliance with the City's Rent Stabilization Ordinance (RSO). 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. 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 Incentive Program adopted by the City Planning Commission and any monitoring requirements established by the LAHD.
7. **Floor Area Ratio ("FAR").** The project shall be limited to a Floor Area Ratio (FAR) of 3.6:1 or approximately 40,306 square feet per Exhibit "A".
8. **Height. (Incentive)** The project shall be limited to a maximum 67 feet in height as measured from grade to the highest point of the roof parapet, as shown in Exhibit "A".

9. **Side Yard. (Incentive)** The eastern side yard setback shall be no less than 5 feet 7 inches per Exhibit "A".
10. **Rear Yard. (Incentive)** The rear yard setback shall be no less than 10 feet per Exhibit "A".
11. **Open Space. (Incentive)** Consistent with TOC Tier 3 open space reduction which allows up to a 25% reduction of required open space, a minimum of 3,150 square feet of open space in lieu of the 4,200 square feet otherwise required per LAMC Section 12.21.G.
12. **Automobile Parking.** Based upon the number of dwelling units proposed, a minimum of 18 residential automobile parking spaces shall be provided for the project. Automobile parking shall be provided consistent with TOC Guidelines. Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half (0.5) space per unit. The project proposes 28 residential parking spaces as provided in Exhibit "A".
13. **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), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be recalculated by the Department of Building and Safety, based upon the ratios set forth ratios set forth in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines).
14. **Parking Per AB 2097.** The project shall be permitted to provide a minimum of zero parking space pursuant to AB 2097. 28 parking spaces are provided.
15. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
16. **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance "Guidelines O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.
17. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards.
18. **Street Trees.** Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).

19. **Lighting.** All pedestrian walkways and vehicle access points will be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
20. **Rooftop Equipment.** Screen all roof top equipment and building appurtenances from view of adjacent properties by architecturally integrating them into the design of the building.

Administrative Conditions

21. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
22. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
23. **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.
24. **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.
25. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
26. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

27. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

Subject Property

The project site is located in the West Adams – Baldwin Hills – Leimert Community Plan and is comprised of three (3) lots located at the northwest corner of Exposition Boulevard and Buckingham Road. The property is a level, rectangular-shaped lot that comprises approximately 16,507 square feet or approximately 0.381 acres. The site has a street frontage of approximately 128 feet along the north side of Exposition Boulevard and approximately 130 feet along the west side of Buckingham Road. The project site is located within 2.36 kilometers (1.5 miles) from the Newport - Inglewood Fault Zone but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, BOE Special Grading Area, Very High Fire Hazard Severity Zone, Flood Zone, landslide, or tsunami inundation zone. The site is in a liquefaction zone.

The project site is currently comprised of a multi-family residential dwelling. There are no (0) protected trees on site. There is one (1) non-protected tree on the subject site proposed to be removed as a part of the project. There are three (3) non-protected trees in the public right-of-way along Exposition Boulevard and Buckingham Road, proposed to remain. There are no known designated historic resources or historic cultural monuments on the subject site.

Exposition Boulevard is designated Modified Collector. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 40 feet, with sidewalk, curb, and gutter.

Buckingham Road is designated Collector. The Mobility Plan 2035 designates a right-of-way width of 66 feet and a designated roadway width of 40 feet, with sidewalk, curb, and gutter.

Zoning and Land Use Designation

The West Adams – Baldwin Hills – Leimert Community Plan Map designates the site for Medium Residential land uses with a corresponding zone of R3. The site is zoned R3-1 which is consistent with the land use designation. The R3-1-O Zone allows for a base density of one dwelling unit per 800 square feet of lot area, a maximum building height of 45 feet and unlimited stories and a 3:1 FAR. The site is also located within a Transit Priority Area (Zoning Information “ZI” File No. 2452), and State Enterprise Zone (ZI File No. 2374). The property is also located in the Transit Oriented Communities (“TOC”) Tier 3 Affordable Housing Incentive Area, and the applicant has requested a TOC Compliance Review using Tier 3 TOC Incentives.

Surrounding Uses

The surrounding area is developed with residential uses. The property adjacent to the north is zoned RD1.5 and improved with a single-story residential use. The lot to the east across Buckingham Road is zoned R3-1 and is developed with a two-story multi-family dwelling. The property to the south across Exposition Boulevard is zoned PF-1 and is developed as the right-of-way for Metro’s E-line lite rail train. Properties adjacent to the west are zoned R3 and improved with a two-story residential use.

Project Description

The project is for the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including three (3) units for Extremely Low Income Household occupancy, one (1) unit for Very Low Income Household occupancy, and one (1) unit for Low

Income). The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. There are no (0) protected trees on site. There is one (1) non-protected tree on the subject site proposed to be removed as a part of the project. There are three (3) non-protected trees in the public right-of-way along Exposition Boulevard and Buckingham Road, proposed to remain. The project will require the export of approximately 500 cubic yards of soil.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

The project qualifies for the Transit Oriented Communities ("TOC") Affordable Housing Incentive Program, which allows a variety of incentives for increased density, height, and floor area, among others, for Eligible Housing Projects. Measure JJJ was adopted by the Los Angeles City Council and established the TOC Affordable Housing Incentive Program. The measure required that the Department adopt a set of TOC Guidelines, which establishes incentives for residential and mixed-use projects located within ½ mile of a major transit stop, as defined under existing State law.

The TOC Guidelines, adopted on September 22, 2017, and amended on February 26, 2018, established 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.

The subject property is located less than a half mile from the intersection of Exposition Boulevard and Farmdale Avenue, which includes a Major Transit Stop served by the Los Angeles County Metropolitan Transit Authority ("Metro") E light rail line. As such, the site qualifies as a Tier 3 TOC Affordable Housing Incentive Area, and the project is eligible for Tier 3 Base and Additional Incentives, as indicated on the TOC Referral Form dated May 4, 2022.

Tier 3 Base Incentives require On-Site Restricted Affordable Units at the rate of 8 percent for Extremely Low Income, 11 percent for Very Low Income, or 20 percent for Lower Income, of the total number of units. Three (3) Additional Incentives may be granted for projects that include at least 11 percent of the base units for Extremely Low Income Households. The applicant is proposing three (3) Extremely Low Income units, consistent with Base Incentive requirements, and which make the project eligible for 3 Additional Incentives.

The project is eligible for the following Tier 3 Base Incentives, which are granted by-right for eligible TOC projects:

- a. **Density.** Increase the maximum allowable number of dwelling units permitted by up to 70 percent.

The R3-1 zone allows for a maximum residential density of one dwelling unit per 800 square feet of lot area. The lot area of the subject site is approximately 16,507 square feet for a maximum base density of 21 units using the area standards of the R3 Zone. The TOC Guidelines round base density up to the next whole number. The maximum allowed density for the subject site under the Tier 3 Additional Incentive for density is 36 units. The

project is proposing 36 units, which is consistent with the allowable density under the TOC Guidelines.

- b. **Floor Area Ratio.** A maximum percentage increase of 50 percent in a Tier 3 TOC Affordable Housing Incentive Area.

The R3 Zone, and Height District 1 allow for a maximum FAR of 3:1. The buildable area for the subject site is approximately 11,168 square feet for a by-right floor area of approximately 33,504 square feet. The Additional Incentive for FAR allows for a maximum FAR percentage increase up to 50 percent for a maximum 4.5:1 FAR or floor area of approximately 50,256 square feet. The project is proposing 40,306 square feet and approximately 3.6:1 FAR, which is consistent with the allowable FAR under the TOC Guidelines.

- c. **Parking.** Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half space per unit.

The project proposes 36 dwelling units with a total of 60 bedrooms and is therefore required to provide a minimum of 18 parking spaces for residential uses. The project proposes 28 residential parking spaces, which meets the residential parking requirement under the TOC Guidelines.

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three (3) Tier 3 Additional Incentives to construct the proposed project:

- a. **Height Incentives.** A 22-foot increase in the building height, allowing a maximum 67 feet in lieu of the 45 feet otherwise allowed by the R3-1 Zone. The project proposes a maximum height of 62-feet 6-inches.
- b. **Yard/Setback.** In the R3 Zone, for a building more than two stories in height, the 5-foot side yard is required to be increased by one foot for each additional story above the second story. The proposed project is five (5) stories and is therefore required to provide 8-foot easterly side yard and 15-foot rear yard. The applicant has requested a 5-foot 7-inch easterly side yard, and a 10-foot rear yard which is consistent with the TOC Guidelines. The project proposes a 15-foot front yard setback along Exposition Boulevard, which is consistent with the yards required by the R3 zone.
- c. **Open Space.** The Los Angeles Municipal Code requires a minimum of 4,200 square feet of open space. An Eligible Housing Development for a Tier 3 project shall be allowed up to a 25% reduction of the required open space. The minimum required open space for the subject site under the Tier 3 Open Space Incentive would be 3,150 square feet. The project is proposing 3,157 square feet.

The table below provides a summary of the relevant and underlying LAMC provisions for the subject property and requested TOC Base and Additional Incentives:

Incentives	Otherwise Allowed/Required	TOC Guidelines	Proposed
Density	21 units	36 units	36 units
FAR	3:1	4.5:1	3.6:1
Parking Spaces	60	18 / 0 per AB 2097	28

Height	45 feet	67 feet	62 feet 6 inches
Rear Yard	15 feet	10 feet	10 feet
Side Yard (East)	8 feet	5 feet 7 inches	5 feet 7 inches
Open Space	4,200 square feet	3,150 square feet	3,157 square feet

HOUSING REPLACEMENT (SB 8 DETERMINATION)

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation, and planning for housing, and establishes a statewide housing emergency until January 1, 2025. This was subsequently amended by SB 8 on September 16, 2021. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units.

The Los Angeles Housing Department (LAHD) has determined that five (5) of the ten (10) units need to be replaced with equivalent-type units. For TOC projects, the replacement requirements will consist of three (3) units restricted to Extremely Low-Income Households, one (1) unit restricted to Very Low-Income Households and one (1) unit restricted to Lower Income Households. For DB projects or projects with no entitlements, the replacement requirement will consist of four (4) units restricted to Very Low-Income Households and one (1) unit restricted to Lower Income Households. For the five (5) remaining units that are presumed to or have/had been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible TOC Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the 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) 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 qualifies as a Tier 3 Affordable Housing Incentive Area. Tier 3 requires at least 10 percent of the 36 total units, or 3 units, to be set aside for Extremely Low Income

Households. The project reserves 3 units for Extremely Low Income Households and, 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 subject property is located less than a half mile from the intersection of Exposition Boulevard and Farmdale Avenue, which includes a Major Transit Stop served by the Los Angeles County Metropolitan Transit Authority (“Metro”) E light rail line. As such, the site qualifies as a Tier 3 TOC Affordable Housing Incentive Area, and the project is eligible for Tier 3 Base and Additional Incentives, as indicated on the TOC Referral Form dated May 4, 2022.

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 Department of Housing and Community Investment (HCIDLA) 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 November 16, 2023, that of three (3) units for Extremely Low Income Household occupancy, one (1) unit for Very Low Income Household occupancy, and one (1) unit for Lower Income for rental as determined to be affordable to such households by LAHD for a period of 55 years. 5 additional units shall be replaced in compliance with the City’s Rent Stabilization Ordinance (RSO) and is conditioned by this determination to provide replacement units to the satisfaction of the Los Angeles Housing Department, See Conditions 3 and 4. Therefore, the project meets this requirement.

4. **Other Density or Development Bonus Provisions.** *An eligible TOC 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.*

The project does not seek any additional 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. As such, 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 the Eligibility Requirement No. 1 above (except Moderate Income units).

- a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
- b. *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.*
- c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% 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 is also seeking three (3) Additional Incentives for increased height, reduced side yards, and reduced open space. The project may be granted three (3) Additional Incentives for reserving at least 10 percent, or 3 units, of the 10 base units, to be set aside for Extremely Low Income Households. The project proposes to set aside three (3) dwelling units for Extremely Low Income Households, which is over 10 percent of the base units. As such, the project meets the eligibility requirement for three (3) Additional Incentives.

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 those permitted in exchange for reserving 6 dwelling units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11, and 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 project site consists of three (3) lots and each is located within a Tier 3 TOC Affordable Housing Incentive Area. Therefore, the project is eligible for Tier 3 Base and Additional Incentives, as indicated on the TOC Referral Form dated May 4, 2022.

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 site qualifies as a Tier 3 TOC Affordable Housing Incentive Area. The Applicant has not elected to utilize a Lower Tier. As such, 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 is not considered a 100% Affordable Housing Project. As such, this eligibility requirement does not apply.

FINDINGS

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

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director 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) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:**
 - a. ***The incentives are not required 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 for the affordable units.***

The record does not contain substantial evidence 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 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 predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in the TOC Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Increased Height: The applicant has requested an increase for an additional 17 feet 6 inches to allow for a 62-foot 6-inch building height, in lieu of the otherwise permitted 45 foot building height in the R3-1 Zone. Per the TOC Guidelines, the proposed project qualifies for the 22-foot height increase to a maximum building height of 67 feet. The limitation on the height could limit the ability to construct the residential dwelling units permitted by-right and the Restricted Affordable Units which are of a sufficient size. The building as proposed would have a maximum height of 62 feet 6 inches and five (5) stories. As proposed, the additional height would allow for the construction of the affordable residential units.

Reduced Yards/Setbacks: The requested reduction in the side yards is expressed in the Menu of Incentives in the TOC Guidelines. The Additional Incentive would allow utilization of up to a 30 percent reduction in required side yards of 5.6 feet in lieu of the otherwise required 8 foot side yards and a 10 foot rear yard in lieu of the otherwise required 15 feet. The requested incentives will allow the developer to reduce setback requirements so the area reserved for affordable housing can be constructed and the overall space dedicated to residential uses is increased. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside three (3) dwelling units for Extremely Low Income Households.

Reduced Open Space: TOC Guidelines allow eligible housing developments up to a 25% decrease in required open space per LAMC 12.22 A.25(f)(6). The project is proposing 3,157 square feet of open space in lieu of the 4,200 square feet otherwise required.

The requested incentives are necessary to provide the affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

- 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 is no evidence in the record that the proposed incentive will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22.A.25(b)). 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 project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project’s proposed incentives 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.

CEQA FINDINGS

As the designee of the Director of Planning, I have determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project is the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including three units for Extremely Low Income Household occupancy). The project will have a proposed Floor Area Ratio (“FAR”) of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. There are no (0) protected trees on site. There is one (1) non-protected tree on the subject site proposed to be removed as a part of the project. There are three (3) non-protected trees in the public right-of-way along Exposition Boulevard and Buckingham Road, proposed to remain. The project will require the export of approximately 500 cubic yards of soil.

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

- a. 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.**

The subject site is located within the West Adams – Baldwin Hills - Leimert Community Planning Area and is designated for Medium Residential, with corresponding zones of R3. The site is zoned R3-1. The proposed project is for the construction of a new five-story, 62-foot 6-inch-tall residential development with 36 residential dwelling units (including three (3) units for Extremely Low Income Household occupancy, one (1) unit for Very Low Income Household occupancy, and one (1) unit for Low Income). The project will have a proposed Floor Area Ratio (“FAR”) of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. As such, the project is consistent with the applicable West Adams – Baldwin Hills - Leimert Community Planning Area designation and policies and all applicable zoning designations 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.**

The subject site consists of a level, rectangular site measuring 0.381 acres and is wholly within the City of Los Angeles. The property adjacent to the north is zoned RD1.5 and improved with a single-story residential use. The lot to the east across Buckingham Road is zoned R3-1 and is developed with a two-story multi-family dwelling. The property to the south across Exposition Boulevard is zoned PF-1 and is developed as the right-of-way for Metro’s E-line lite rail train. Properties adjacent to the west are zoned R3 and improved with a two-story residential use.

- c. The project site has no value as habitat for endangered, rare or threatened species.**

The subject site is currently developed with multi-family residential structures proposed to be demolished. Further, the subject site is surrounded by existing residential properties. Therefore, the subject site is not, and has no value as a 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**

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. Furthermore, as noted in the Los Angeles Department of Transportation (LADOT) Assessment form dated August 23, 2022 the project does not exceed the threshold criteria established by the LADOT for preparing a traffic study. As such, the project will not have any significant impacts to traffic. In regards to Air Quality, interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for

which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

e. The site can be adequately served by all required utilities and public services.

The project site is currently developed. The subject site will be adequately served by all public utilities and services given that the construction of a 5-story, residential building with 36 dwelling units is in a highly urbanized area with existing utilities and public services and is on a parcel zoned for such a use and density. Therefore, the Project meets the qualifications of the Class 32 Exemption.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

a. Cumulative Impacts. *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.*

There are no similar cases proposed within 1,000 feet of the subject property. Therefore, there is no evidence to show a cumulative impact of successive projects of the same type in the same place as the proposed project.

b. Significant Effect Due to Unusual Circumstances. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project is for the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including three (3) units for Extremely Low Income Household occupancy, one (1) unit for Very Low Income Household occupancy, and one (1) unit for Lower Income). The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage, on an approximately 16,507 square foot lot in the R3-1 zone. All surrounding properties are developed with residential buildings. There are no known unusual circumstances which may lead to a significant effect on the environment.

c. Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as 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, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 22 miles from the subject site. Therefore the subject site will not create any impacts within a highway designated as a state scenic highway.

d. Hazardous Waste Sites. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

- e. **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource*

The project site is developed with a commercial property and 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 of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historical resource and this exception does not apply.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned 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.

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.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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.

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.”

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning’s DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC (213) 482-7077 201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org	Van Nuys DSC (818) 374-5050 6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org	West Los Angeles DSC (CURRENTLY CLOSED) (310) 231-2901 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org
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City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than

the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://appointments.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment Portal
for Condition Clearance

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Theodore Irving, Principal City Planner

Prepared by:

Kyle Winston, City Planner

COUNTY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
DIR-2022-6462-TOC-VHCA

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2022-6463-CE

PROJECT TITLE
4101-4119 Exposition

COUNCIL DISTRICT
10 - Hutt

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
4101 – 4119 W. Exposition Boulevard

Map attached.

PROJECT DESCRIPTION:
TOC Project with 36 Residential Dwelling Units

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Joshua Perttula

CONTACT PERSON (If different from Applicant/Owner above)
Alix Wisener


(AREA CODE) TELEPHONE NUMBER | EXT.
310-254-9055

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES
 STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
 CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Class 32
 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
In-fill development meeting the conditions described in CEQA Guidelines 15332: (a) 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. (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.
 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Kyle Winston 

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
TOC Tier 3

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-6463-CE

On February 5, 2024, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article 19, Section 15332, Class 32.

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

- (a) 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;
- (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; and
- (e) The site can be adequately served by all required utilities and public services.

The project is the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including four (4) units for Extremely Low Income Household occupancy, and one (1) unit for Very Low Income Household occupancy. The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. There are no (0) protected trees on site. There is one (1) non-protected tree on the subject site proposed to be removed as a part of the project. There are three (3) non-protected trees in the public right-of-way along Exposition Boulevard and Buckingham Road, proposed to remain. The project will require the export of approximately 500 cubic yards of soil.

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

- a. 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.**

The subject site is located within the West Adams – Baldwin Hills - Leimert Community Planning Area and is designated for Medium Residential, with corresponding zones of

R3. The site is zoned R3-1. The proposed project is for the construction of a new five-story, 62-foot 6-inch-tall residential development with 36 residential dwelling units (including four (4) units for Extremely Low-Income Household occupancy, and one (1) unit for Very Low Income Household occupancy). The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. As such, the project is consistent with the applicable West Adams – Baldwin Hills - Leimert Community Planning Area designation and policies and all applicable zoning designations 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.

The subject site consists of a level, rectangular site measuring 0.381 acres and is wholly within the City of Los Angeles. The property adjacent to the north is zoned RD1.5 and improved with a single-story residential use. The lot to the east across Buckingham Road is zoned R3-1 and is developed with a two-story multi-family dwelling. The property to the south across Exposition Boulevard is zoned PF-1 and is developed as the right-of-way for Metro's E-line lite rail train. Properties adjacent to the west are zoned R3 and improved with a two-story residential use.

c. The project site has no value as habitat for endangered, rare or threatened species.

The subject site is currently developed with multi-family residential structures proposed to be demolished. Further, the subject site is surrounded by existing residential properties. Therefore, the subject site is not, and has no value as a 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

Regulatory Compliance Measures - The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff.

Traffic - Furthermore, as noted in the Los Angeles Department of Transportation (LADOT) Assessment form dated August 23, 2022 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 176 which is under the threshold of 250 or more daily vehicle trips to require VMT analysis. Therefore, the project does not exceed the threshold criteria established by the LADOT for preparing a traffic study. As such, the project will not have any significant impacts to traffic.

Noise - The Project must comply with the adopted City of Los Angeles Noise Ordinances No. 144,331 and 161,574 and LAMC Section 41.40 as indicated above in RC-NO-1, LAMC Section 112.05, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. The Project does not exceed the threshold criteria for preparing a noise study. As a result of this mandatory compliance, the proposed Project will not result in any significant noise impacts. Furthermore, the Noise Impact Study prepared by Acoustical Engineering

Services, Inc. dated November 2023, confirmed that the Project would not result in construction-related or operational noise impacts on the environment. The analysis took into account noise from construction activities, vibration, operational noise sources from building services mechanical equipment, outdoor uses, parking facilities, and off-site traffic, as well as impacts to sensitive receptors. The analysis concluded that the project would result in less than significant impacts relating to noise.

Air Quality - The Project does not exceed the threshold criteria for preparing an air quality study; at 63 dwelling units, the Project is well under the screening criteria of 80 units for air quality studies. The Project's potential air quality effects were evaluated by estimating the potential construction and operations emissions of criteria pollutants, and comparing those levels to significance thresholds provided by the Southern California Air Quality Management District (SCAQMD). In the Air Quality Technical Report prepared by Ramboll, dated November 2023, the Project's emissions were estimated using the CalEEMod 2022.1 model (output October 25, 2023) for the purposes of evaluating air quality impacts of proposed project. The analysis took into account construction activity emissions during demolition, site preparation, grading, building construction, paving, and architectural coating, as well as operational emissions. The analysis confirms that neither construction nor operation of the project would result in significant air quality impacts. In addition, there are several Regulatory Compliance Measures which regulate air quality-related impacts for projects citywide. As a result of this mandatory compliance, the proposed Project will not result in any significant air quality impacts.

e. The site can be adequately served by all required utilities and public services.

The project site is currently developed. The subject site will be adequately served by all public utilities and services given that the construction of a 5-story, residential building with 36 dwelling units is in a highly urbanized area with existing utilities and public services and is on a parcel zoned for such a use and density. Therefore, the Project meets the qualifications of the Class 32 Exemption.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

a. Cumulative Impacts. *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.*

There are no similar cases proposed within 1,000 feet of the subject property. Therefore, there is no evidence to show a cumulative impact of successive projects of the same type in the same place as the proposed project.

b. Significant Effect Due to Unusual Circumstances. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project is for the construction of a new five-story, 62-foot 6-inch tall residential development with 36 residential dwelling units (including four (4) units for Extremely Low Income Household occupancy, and one (1) unit for Very Low Income Household occupancy. The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.6:1 with approximately 40,306 square feet of floor area. The project will

provide 28 residential parking spaces in a single-level parking garage, on an approximately 16,507 square foot lot in the R3-1 zone. All surrounding properties are developed with residential buildings. There are no known unusual circumstances which may lead to a significant effect on the environment.

- c. Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as 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, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 22 miles from the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway.

- d. Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

- e. Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource*

The project site is developed with a commercial property and 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 of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historical resource and this exception does not apply.



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: _____

Related Case Numbers: _____

Case Filed With (Print Name): _____ **Date Filed:** _____

EAF Accepted By (Print Name): _____ **Date Accepted:** _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 4101-4119 Exposition Blvd., Los Angeles, CA 90016

Assessor's Parcel Number: 5046-006-025, -026, -027

Major Cross Streets: Exposition Boulevard & Buckingham Road

Community Plan Area: West Adams - Baldwin Hills - Leimert Council District: CD 10

APPLICANT (if not Property Owner)	PROPERTY OWNER
Name: <u>Same as owner</u>	Name: <u>Joshua Perttula</u>
Company: _____	Company: <u>AEI Expo OZ Fund, LLC</u>
Address: _____	Address: <u>11100 Santa Monica Blvd., Ste. 260</u>
City: _____ State: _____ Zip Code: _____	City: <u>Los Angeles</u> State: <u>CA</u> Zip Code: <u>90025</u>
E-Mail: _____	E-Mail: <u>jperttula@abingtonemerson.com</u>
Telephone No.: _____	Telephone No.: <u>(310) 422-5678</u>
APPLICANT'S REPRESENTATIVE	ENVIRONMENTAL REVIEW CONSULTANT
Name: <u>Alix Wisner</u>	Name: <u>TBD</u>
Company: <u>Armbruster Goldsmith & Delvac LLP</u>	Company: _____
Address: <u>12100 Wilshire Blvd., Ste. 1600</u>	Address: _____
City: <u>Los Angeles</u> State: <u>CA</u> Zip Code: <u>90025</u>	City: _____ State: _____ Zip Code: _____
E-Mail: <u>alix@agd-landuse.com</u>	E-Mail: _____
Telephone No.: <u>(310) 254-9055</u>	Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A. Briefly describe the entire project and any related entitlements (e.g., Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The Project includes construction of a five-story building consisting of 36 residential units of
which 7 units will be set aside for affordable housing. The building height will be a
maximum 63 feet and will include approximately 40,306 square feet of floor area.
The entitlement requested is approval of TOC Guidelines additional incentives to increase height by
up to 22 feet; to reduce setbacks by up to 30% and to reduce open space by up to 25%.

Additional information or Expanded Initial Study attached: YES NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 16,507 _____ square feet
 Net Acres: 0.38 _____ Gross Acres: 0.38 _____

B. Zoning/Land Use.

	Existing	Proposed
Zoning	R3-1	no change
Use of Land	Multi-family residential	no change
General Plan Designation	Medium Residential	no change

C. Structures.

1. Does the property contain any vacant structures? YES NO

If YES, describe and state how long it has been vacant: Multi-family residential - varies

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 3, type: 3 and 4-plex residential
7,000, total square footage: 7,000
 and age: 76-82 years of structures to be removed.

If residential dwellings (apartments, single-family, condominiums, etc.) are being removed indicate the number of units: 10

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES, complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected Trees (8" trunk diameter and greater)	2	Mexican Fan Palm	0			
	1	Citrus spp.	1		1	
Protected Trees (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				
Protected Shrubs (4" trunk diameter and greater)		Toyon				
		Mexican Elderberry				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath, the tree's canopy.

Additional information attached: YES NO

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: _____ over 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. Grading. Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): _____ cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: N/A cubic yards Exported: TBD cubic yards

Location of disposal site: _____

Location of borrow site: _____

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

*If YES, a **Haul Route** is required.*

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

*If YES, a **Phase I Environmental Site Assessment (ESA)** is required.*

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: N/A

California Register of Historic Resources: N/A

City of Los Angeles Cultural Historic Monument: N/A

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): N/A

Identified on SurveyLA: N/A

Identified in HistoricPlacesLA: N/A

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO
If YES, describe: See survey.

_____ and indicate the sheet number on your plans showing the condition: Sheet A05.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 64 + Guest: 0

Proposed: 28 + Guest: 0

Bicycle Parking:

Required Long-Term: 32 Required Short-Term: 3

Proposed Long-Term: 32 Proposed Short-Term: 3

ii. Height.

Number of stories (not including mezzanine levels): 5 Maximum height: 62'6"

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. Project Size.

What is the total floor area of the project? 51,636 gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 66 %

Paving/hardscape: 18 %

Landscaping: 16 %

v. **Lighting.** Describe night lighting of project: Night lighting will be provided for visibility and purposes; light fixtures would be oriented downward and would include shielding.

B. RESIDENTIAL PROJECT

If no portion of the project is residential, check -N/A and continue to next section

i. **Number of Dwelling Units.**

Single Family: _____, Apartment: 36, Condominium: _____

ii. **Recreational Facilities.** List recreational facilities for project: Residential amenities would include a rooftop lounge, with amenities such as barbeques, fire tables, and lounge areas, and private balconies.

iii. **Open Space.**

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	4,200 sf (total)	2,400 sf
Private Open Space (Square Feet)		750 sf
Landscaped Open Space Area (Square Feet)	600 sf	672 sf
Number of trees (24-inch box or greater)	9	9

iv. **Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____
gas/electric/solar

v. **Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only, check -N/A and continue to next section

i. **Type of Use.** _____

ii. **Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

- iii. **Hotel/Motel.** Identify the number of guest rooms: _____ guest rooms
- iv. **Days of operation.** _____
Hours of operation. _____
- v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g., fundraisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
 If YES, describe events and how often they are proposed _____

- vi. **Occupancy Limit.** Total Fire Department occupancy limit: _____
- a. Number of fixed seats or beds _____
- b. Total number of patrons/students _____
- c. Number of employees per shift _____, number of shifts _____
- d. Size of largest assembly area _____ square feet
- v. **Security.** Describe security provisions for the project _____

4. SELECTED INFORMATION

- A. **Circulation.** Identify by name all arterial road types (i.e., Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Jefferson Boulevard - Modified Avenue II - approx. 560 feet north; Obama Boulevard - Modified Avenue II - approx. 740 feet south

- B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO

If YES, check appropriate box:

- Certified Equivalent Silver Gold Platinum Other GreenLA

- C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary, to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>JOSHUA PERTTULA</u>	I, (print name) <u>ALEX WISNER</u>
Signature <u>Joshua Perttula</u>	Signature <u>[Signature]</u>

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

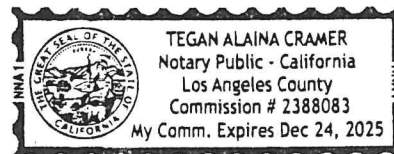
On September 7, 2022 before me, Tegan Alaina Cramer, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Joshua Perttula, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)
 Signature



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 7 September 2012 before me, Laura M. Awad, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Alix Wisner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development, including dimensions. Include topographic lines where grade is over 10%, and the location and diameter of all existing trees and shrubs with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees, shrubs and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form (CP-7812) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves a small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with the *Radius Map Requirements & Guidelines* (CP-7826); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form (CP-7817) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (CP-7751) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if the project involves removal, relocation, or replacement of any protected trees and shrubs on the project site or in the right-of way adjacent to the site, per Ordinance No. 186,873.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a Soils and/or Geotechnical Report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If the project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If the project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
 - The Coastal Zone
 - The Santa Monica Mountains area

**Privileged and Confidential
Attorney Work Product**

Prepared for
**Abington Emerson Investments, LLC
Los Angeles, California**

Prepared by
**Ramboll Americas Engineering Solutions, Inc.
Irvine, California**

Project Number
1940104677

Date
November 2023

AIR QUALITY TECHNICAL REPORT

4101 EXPOSITION BLVD PROJECT

LOS ANGELES, CALIFORNIA

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TABLES

Table 1.	Maximum Daily Criteria Air Pollutant Emission Estimates for Project Construction
Table 2.	Maximum Daily Criteria Air Pollutant Emission Estimates for Project Operation
Table 3.	Comparison of On-site Project Emissions to SCAQMD Localized Significance Thresholds

APPENDICES

Appendix A:	CalEEMod® Output Files
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ACRONYMS AND ABBREVIATIONS

ARB:	California Air Resources Board
CalEEMod®:	California Emission Estimator Model
CAP:	Criteria Air Pollutant
CO:	carbon monoxide
EMFAC:	ARB's on-road mobile source emission factor model
EV:	Electric Vehicle
GHG:	greenhouse gas
LST:	Localized Significance Threshold
NO ₂ :	nitrogen dioxide
NO _x :	oxides of nitrogen
OFFROAD:	ARB's off-road mobile source emission factor model
PM:	particulate matter
PM ₁₀ :	particulate matter with an aerodynamic radius less than 10 micrometers
PM _{2.5} :	particulate matter with an aerodynamic radius less than 2.5 micrometers
ROG:	reactive organic gases
SCAQMD:	South Coast Air Quality Management District
SO _x :	oxides of sulfur
USEPA:	United States Environmental Protection Agency
VMT:	vehicle miles travelled
VOC:	volatile organic compounds

1. INTRODUCTION

The purpose of this technical report is to present the quantitative analyses that were used to evaluate the Project's air quality emissions. Emissions during both construction and operations of the proposed Project were quantified. In addition, the localized criteria pollutant concentrations were evaluated using the mass-based Localized Significance Thresholds (LSTs) to evaluate ambient air impacts associated with construction of the proposed Project.

1.1 Project Description

The 4101 Exposition Blvd Project (the "Project") is a proposed residential development in the City of Los Angeles that involves the demolition of existing vacant buildings, and construction of new multi-family residential housing with 36 dwelling units. The Project site is located on a 0.38-acre parcel at 4101-4119 Exposition Boulevard, Los Angeles, California. The proposed Project is expected to be built out by 2025, with construction beginning in 2024.

Analysis of the proposed Project's air quality emissions incorporates the following regulatory measures:

Regulatory Measures

Construction

- Compliance with SCAQMD Rule 403 regarding fugitive dust. The construction emission estimates include a fugitive dust control factor of 61% (equivalent to watering two times per day), which is a conservative representation of the level of fugitive dust control expected through compliance with South Coast Air Quality Management District (SCAQMD) Rule 403.
- Compliance with SCAQMD Rule 1113 regarding Architectural Coatings. This rule limits the volatile organic compound (VOC) content of architectural coatings used in the SCAQMD. The rule provides various standards for the coating category. California Emission Estimator Model (CalEEMod®) includes assumptions regarding the requirements of SCAQMD Rule 1113 (amended February 5, 2016).¹

Operational

- Compliance with SCAQMD Rule 445 regarding Wood-Burning Devices. This rule limits the installation of wood-burning devices into any new development. Therefore, all cooking stoves are assumed to be natural gas burning. The dwelling units will not have wood-burning fireplaces.
- New residential buildings will meet the 2022 Title 24 Part 6 building code.

1.2 Existing Conditions

Existing land uses within the Project site include vacant residential buildings. This analysis conservatively does not analyze emissions from the existing land use.

¹ Available at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf>. Accessed: September 2023.

2. SIGNIFICANCE THRESHOLDS

The SCAQMD has established significance thresholds² to assess the impacts of project-related construction and operational emissions on regional and local ambient air quality. **Table 1** and **Table 2** show the mass daily thresholds for construction and operations as adopted by the SCAQMD for criteria pollutant emissions evaluated in this analysis. The analysis summarized in this report estimates project-related construction and operational mass emissions and compares the emissions to these mass daily significance thresholds. This report also assesses the ambient air quality impacts from on-site construction and operational activities to the state and local ambient air quality standards, by comparison of project emissions to the SCAQMD Localized Significance Thresholds (LSTs).³ 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. The LST emission levels are presented in **Table 3**.

Based on the scale of the Project and the nature of the Project emissions sources, the Project is not expected to generate TAC emissions that would exceed the health risk significance thresholds for toxic air contaminants (TACs). A substance released into the air is considered toxic if it has the potential to cause adverse health effects in humans, including increasing the risk of cancer upon exposure, or acute and/or chronic non-cancer health effects. Examples include certain aromatic and chlorinated hydrocarbons, certain metals, and asbestos. TACs are generated by a number of sources, including stationary sources such as dry cleaners, gas stations, combustion sources, waste processing facilities and laboratories; mobile sources such as automobiles; and area sources such as landfills.

Construction of the Project is estimated to last approximately 20 months, and measurable diesel TAC emissions from the Project would occur for only a brief period during construction activities that would require the on-site use of heavy-duty equipment. The SCAQMD does not generally require the analysis of health risk from construction-related diesel emissions, due to the short period for which the majority of diesel exhaust emissions would occur. As such, potential impacts of the Project due to TAC emissions during construction are expected to be less than significant.

The Project is also not expected to have any odor impacts. According to the SCAQMD, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding.⁴ The Project does not include any uses identified by the SCAQMD as being associated with odors, and thus the Project would not result in odors adversely affecting a substantial number of people.

² SCAQMD. 2023. Air Quality Significance Thresholds. March. Available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25>. Accessed: September 2023.

³ SCAQMD. Localized Significance Thresholds. Available at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>. Accessed: September 2023.

⁴ SCAQMD. CEQA Air Quality Handbook. Available at: https://www.dtsc-ssfl.com/files/lib_ceqa/ref_draft_peir/Chap4_2-AirQuality/SCAQMD_1993_-_CEQA_Handbook.pdf. Accessed: October 2023.

3. CRITERIA POLLUTANT EMISSION INVENTORIES

This analysis focuses on the potential change in air quality due to implementation of the proposed Project. The proposed Project would result in criteria pollutant emissions from construction and operational sources. Construction activities would generate emissions at the site from on-site construction equipment, and on roadways resulting from construction-related truck hauling, vendor deliveries, and worker commuting. Operational activities would also generate emissions at the Project site from miscellaneous on-site sources, such as natural gas combustion for cooking and comfort heating and landscaping equipment, and off-site from operational-related traffic.

3.1 Construction Emissions

Ramboll utilized the California Emission Estimator Model version 2022.1 (CalEEMod®)⁵ to quantify the criteria air pollutant emissions associated with construction and operation of the Project. CalEEMod® is a state-wide program designed to calculate both criteria and greenhouse gas (GHG) emissions from development projects in California. CalEEMod® is based on California Air Resources Board (CARB) approved Off-Road and On-Road Mobile-Source Emission Factor models (OFFROAD and EMFAC, respectively), and is designed to estimate construction and operational emissions for land use development projects and allows for the input of project specific information. OFFROAD2011 and OFFROAD2017 are emissions factor models used in CalEEMod® to calculate emission rates from off-road mobile sources (e.g., construction equipment, agricultural equipment). EMFAC2021 is the emissions factor model used in CalEEMod® to calculate emissions rates from on-road vehicles (e.g., passenger vehicles, haul trucks).

The following Project-specific assumptions were used as inputs to the CalEEMod® model runs:

- Construction Start Date: January 1, 2024;
- Apartment Land-Use Size: 36 dwelling units (40,306 square feet) situated on a 16,507 square foot-lot (based on Project specifications⁶);
- Parking Structure Land-Use Size: 28 parking spaces with a total building area of 9,007 square feet (based on Project specifications⁷);
- Material Import and Export Quantities: 1,070 cubic yards of material export;
- Demolition Quantity: 7,000 square feet; and
- Fugitive Dust Mitigation during Construction: 61% reduction (for watering twice daily to comply with SCAQMD Rule 403⁸).

⁵ CAPCOA. 2022. California Emissions Estimator Model. Version 2022.1. Available at: <http://www.caleemod.com/>. Accessed: September 2023.

⁶ Project specifications dated August 1, 2023.

⁷ Ibid.

⁸ SCAQMD. 2005. Rule 403 – Fugitive Dust. June. Available at: <https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4>. Accessed: September 2023.

All other inputs to the model were based on CalEEMod® defaults, including a construction schedule of one shift working up to 8 hours per day, for five days in a week. A copy of the model output files is presented in **Appendix A**.

3.2 Operational Emissions

Operational emissions are emissions that would occur after build-out of the proposed Project. An operational year of 2025 was assumed for this analysis. This analysis identifies operational emissions for source categories including area sources, energy use, and mobile sources. The CAP operational mass emissions of VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} from area sources, mobile sources, and energy use were estimated using CalEEMod®. Default calculations from CalEEMod® were used to estimate criteria air pollutant emissions from the following sources:

- On-road vehicles emissions;
- Fireplaces;
- Household consumer products;
- Architectural coatings;
- Landscape equipment; and
- Natural gas usage for cooking, space heating, space cooling, water heating, and ventilation.

Additionally, non-default refinements were made to CalEEMod® to reflect Project-specific information and demonstrate compliance with SCAQMD Rule 445. The following Project-specific assumptions were used to calculate emissions from Project-related operational emissions:

- Apartment Landscape Area Size: 672 square feet;
- Fireplace Quantities and Types: 100 percent of dwelling units do not have a fireplace; and
- Wood Stoves: No dwelling units contain wood stoves.

A copy of the model output files is presented in **Appendix A**.

4. COMPLIANCE WITH AMBIENT AIR STANDARDS

As discussed in Section 2, the LSTs are used to evaluate the construction and operational emissions relative to the SCAQMD ambient air quality standard significance thresholds. The on-site construction and operational emissions for NO_x, CO, PM₁₀, and PM_{2.5} are compared to their respective thresholds provided in Appendix C of SCAQMD's LST Methodology.⁹ The Source Receptor Area (SRA) applicable to the Project is SRA Number 1, Central Los Angeles, based on Project location. The thresholds chosen are for a Project site area of one acre since there is no published threshold specifically for the Project site area of 0.38 acres. The receptor distance was chosen based on the lowest threshold for each pollutant for the "1-acre" LST. While the exact construction schedule and equipment mix may vary from the current analysis, the maximum daily emissions are not expected to be higher than that estimated given the conservative assumptions included in this analysis.

As shown in **Table 3**, the maximum daily on-site emissions for Project construction and operation are less than the SCAQMD mass-rate Localized Significance Thresholds¹⁰ for NO_x, CO, PM₁₀, and PM_{2.5}. Since the LST analysis shows that the construction and operational emissions are below the mass-rate LSTs, the Project's contribution to the localized air concentrations of these pollutants would be less than significant and further air dispersion modeling is not required.

The construction emissions are based on conservative assumptions to represent the maximum level of construction activity that may occur on the Project site on a given day. Furthermore, the construction LST analysis is based on the combination of maximum emissions that may occur with the worst-case meteorological conditions. Thus, these are conservatively high estimates and may never occur.

⁹ SCAQMD. 2008. Final Localized Significance Threshold Methodology. Appendix C. July. Available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf>. Accessed: September 2023.

¹⁰ Ibid.

5. SUMMARY OF RESULTS

Table 1 presents the maximum daily CAP emissions associated with Project construction. As shown in **Table 1**, emissions of all CAPs are less than SCAQMD's mass daily significance thresholds. Hence, the air quality impacts of maximum daily CAP emissions from Project construction would be less than significant.

Table 2 presents the maximum daily criteria air pollutant emissions associated with Project operation. The primary source of the operational CAP emissions (except VOC and NO_x) is traffic-related mobile sources. As shown in **Table 2**, emissions of all CAPs for the proposed Project are less than SCAQMD's mass daily significance thresholds. Hence, air quality impacts of the maximum daily CAP emissions from Project operation would be less than significant.

The localized air quality impacts of Project construction and operational activities were evaluated using SCAQMD's LST methodology. As shown in **Table 3**, Project-related on-site construction and operational emissions would not result in an exceedance of LSTs for nitrogen dioxide (NO₂), CO, PM₁₀, and PM_{2.5} standards. Therefore, the Project's contribution to the localized air concentrations of these pollutants would be less than significant.

TABLES

Table 1. Maximum Daily Criteria Air Pollutant Emission Estimates for Project Construction

4101 Exposition Boulevard Project
 Los Angeles, California

Scenario ¹	Maximum Daily Criteria Air Pollutant Emission Estimates ¹					
	VOC ²	NO _x	CO	SO _x ³	PM ₁₀	PM _{2.5}
	(lb/day)					
Project - 2024	1.22	11.4	11.2	0.02	2.7	1.5
Project - 2025	15.3	5.5	9.1	0.01	0.7	0.3
SCAQMD Mass Daily Significance Thresholds⁴	75	100	550	150	150	55
Exceeds Threshold for any Year of Construction?	NO	NO	NO	NO	NO	NO

Notes:

¹ Emissions for project construction were estimated using CalEEMod® (see Appendix A). Construction emissions include construction of the residential dwelling units and parking structure, and demolition of the existing buildings. Project construction emissions assume watering control consistent with SCAQMD Rule 403.

² For purposes of this analysis VOC emissions are assumed to be equal to ROG.

³ For purposes of this analysis SO_x emissions are assumed to be equal to SO₂.

⁴ SCAQMD Air Quality Significance Thresholds. Available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25>. Accessed: September 2023.

Abbreviations:

CalEEMod® - CALifornia Emissions Estimator MODeI

CO - carbon monoxide

hp - horsepower

lbs - pounds

NO_x - nitrogen oxide compounds (NO + NO₂)

PM_{2.5} - particulate matter less than 2.5 microns in diameter

PM₁₀ - particulate matter less than 10 microns in diameter

ROG - reactive organic gases

SCAQMD - South Coast Air Quality Management District

SO₂ - sulfur dioxide

SO_x - sulfur oxide compounds

VOC - volatile organic compounds

Table 2. Maximum Daily Criteria Air Pollutant Emission Estimates for Project Operation

4101 Exposition Boulevard Project
 Los Angeles, California

Emission Category	Maximum Daily Criteria Air Pollutant Emission Estimates ¹					
	VOC ²	NO _x	CO	SO _x ³	PM ₁₀	PM _{2.5}
	(lb/day)					
Area ⁴	1.18	0.02	2.43	0.00	0.00	0.00
Energy ⁴	0.01	0.09	0.04	0.00	0.01	0.01
Mobile ⁴	0.65	0.51	5.24	0.01	1.06	0.28
Total Daily Emissions (lbs/day)	1.8	0.6	7.7	0.01	1.1	0.3
SCAQMD Mass Daily Significance Thresholds⁵	55	55	550	150	150	55
Exceeds Threshold?	NO	NO	NO	NO	NO	NO

Notes:

¹ Emissions totals may not add up due to rounding. Emissions shown as zero may be non-zero values; however, they are below a meaningful reporting level for this analysis.

² For purposes of this analysis VOC emissions are assumed to be equal to ROG.

³ For purposes of this analysis SO_x emissions are assumed to be equal to SO₂.

⁴ Total area, energy, and mobile emissions were estimated using CalEEMod[®] (see Appendix A).

⁵ SCAQMD Air Quality Significance Thresholds. Available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25>. Accessed: October 2023.

Abbreviations:

CalEEMod[®] - California Emissions Estimator MODEL

CO - carbon monoxide

lbs - pounds

NO_x - nitrogen oxide compounds (NO + NO₂)

PM_{2.5} - particulate matter less than 2.5 microns in diameter

PM₁₀ - particulate matter less than 10 microns in diameter

ROG - reactive organic gases

SCAQMD - South Coast Air Quality Management District

SO₂ - sulfur dioxide

SO_x - sulfur oxide compounds

VOC - volatile organic compounds

Table 3. Comparison of On-site Project Emissions to SCAQMD Localized Significance Thresholds

4101 Exposition Boulevard Project

Los Angeles, California

Scenario	Maximum Daily On-site Emissions ¹ (lb/day)				
	CO	NO _x	1-hour NO _x ²	PM ₁₀	PM _{2.5}
Construction					
Project Construction ¹	10.7	11.4	11.4	2.6	1.5
SCAQMD LSTs ³	680.0	74.0	41.1	5.0	3.0
Exceeds SCAQMD LSTs?	NO	NO	NO	NO	NO
Operation					
Project Operation ⁴	7.7	0.6	0.6	1.1	0.3
SCAQMD LSTs ³	680.0	74.0	41.1	2.0	1.0
Exceeds SCAQMD LSTs?	NO	NO	NO	NO	NO

Notes:

¹ Project construction emissions assume watering control consistent with SCAQMD Rule 403.

² An approximated LST was estimated to evaluate the federal 1-hour NO₂ standard, as the SCAQMD LST has not been updated to reflect this standard. This value was estimated by scaling the SCAQMD LST that represents the state 1-hr NO₂ standard with the ratio of the federal to state 1-hr NO₂ standard (0.10 ppm/0.18 ppm).

³ LSTs based on the a receptor located at 25 meters from a 1-acre project site SRA 1 (Central Los Angeles). Distance was measured using Google Earth. LSTs were obtained from the 2008 SCAQMD Final Localized Significance Threshold Methodology, Appendix C, Mass Rate LST Look-up Tables. Available at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>. Accessed: October 2023.

⁴Please note that the LST evaluation conservatively includes all mobile emissions for Project operation because CalEEMod does not specify on-site and off-site mobile emissions.

Abbreviations:

CO - carbon monoxide

lb - pounds

LST - localized significance threshold

NO₂ - nitrogen dioxideNO_x - nitrogen oxidesPM₁₀ - particulate matter less than 10 microns in aerodynamic diameterPM_{2.5} - particulate matter less than 2.5 microns in aerodynamic diameter

ppm - parts per million

SCAQMD - South Coast Air Quality Management District

SRA - Source Receptor Area

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Air Quality Technical Report
4101 Exposition Blvd Project
Los Angeles, California

**APPENDIX A
CALEEMOD® OUTPUT FILES**

4101 Exposition Blvd Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	4101 Exposition Blvd
Construction Start Date	1/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	0.50
Precipitation (days)	18.4
Location	34.023756, -118.340838
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4450
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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Apartments Mid Rise	36.0	Dwelling Unit	0.38	40,306	672	—	107	—
Enclosed Parking with Elevator	28.0	Space	0.25	9,007	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83	15.3	5.94	9.32	0.01	0.26	0.43	0.69	0.24	0.10	0.34	—	1,896	1,896	0.08	0.05	2.12	1,914
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.45	1.22	11.4	11.2	0.02	0.53	2.17	2.70	0.49	1.02	1.52	—	2,815	2,815	0.14	0.31	0.12	2,912
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.59	0.99	4.32	6.28	0.01	0.18	0.34	0.52	0.17	0.09	0.26	—	1,289	1,289	0.05	0.04	0.61	1,302
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.11	0.18	0.79	1.15	< 0.005	0.03	0.06	0.10	0.03	0.02	0.05	—	213	213	0.01	0.01	0.10	216

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.83	0.70	5.94	9.32	0.01	0.26	0.43	0.69	0.24	0.10	0.34	—	1,896	1,896	0.08	0.05	2.12	1,914
2025	0.77	15.3	5.46	9.10	0.01	0.22	0.43	0.65	0.20	0.10	0.31	—	1,884	1,884	0.08	0.05	1.97	1,903
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.45	1.22	11.4	11.2	0.02	0.53	2.17	2.70	0.49	1.02	1.52	—	2,815	2,815	0.14	0.31	0.12	2,912
2025	0.77	0.65	5.48	8.79	0.01	0.22	0.43	0.65	0.20	0.10	0.31	—	1,863	1,863	0.08	0.05	0.05	1,880
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.59	0.49	4.32	6.28	0.01	0.18	0.34	0.52	0.17	0.09	0.26	—	1,289	1,289	0.05	0.04	0.61	1,302
2025	0.33	0.99	2.33	3.72	0.01	0.09	0.18	0.27	0.09	0.04	0.13	—	763	763	0.03	0.02	0.34	770
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.11	0.09	0.79	1.15	< 0.005	0.03	0.06	0.10	0.03	0.02	0.05	—	213	213	0.01	0.01	0.10	216
2025	0.06	0.18	0.43	0.68	< 0.005	0.02	0.03	0.05	0.02	0.01	0.02	—	126	126	0.01	< 0.005	0.06	128

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.99	1.84	0.58	7.71	0.01	0.02	1.06	1.07	0.02	0.27	0.28	17.0	1,625	1,642	1.80	0.06	4.69	1,709
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.72	1.58	0.60	4.90	0.01	0.02	1.06	1.07	0.01	0.27	0.28	17.0	1,568	1,585	1.80	0.06	0.40	1,648

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.86	1.72	0.60	6.44	0.01	0.02	0.99	1.01	0.02	0.25	0.27	17.0	1,529	1,546	1.80	0.06	2.10	1,610
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.16	0.31	0.11	1.18	< 0.005	< 0.005	0.18	0.18	< 0.005	0.05	0.05	2.81	253	256	0.30	0.01	0.35	267

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.72	0.65	0.47	5.24	0.01	0.01	1.06	1.06	0.01	0.27	0.28	—	1,200	1,200	0.06	0.05	4.40	1,220
Area	0.26	1.18	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	7.07	7.07	< 0.005	< 0.005	—	7.10
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	401	401	0.03	< 0.005	—	403
Water	—	—	—	—	—	—	—	—	—	—	—	2.57	17.4	20.0	0.26	0.01	—	28.5
Waste	—	—	—	—	—	—	—	—	—	—	—	14.4	0.00	14.4	1.44	0.00	—	50.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.29	0.29
Total	0.99	1.84	0.58	7.71	0.01	0.02	1.06	1.07	0.02	0.27	0.28	17.0	1,625	1,642	1.80	0.06	4.69	1,709
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.71	0.65	0.51	4.87	0.01	0.01	1.06	1.06	0.01	0.27	0.28	—	1,149	1,149	0.06	0.05	0.11	1,167
Area	0.00	0.93	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
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	401	401	0.03	< 0.005	—	403
Water	—	—	—	—	—	—	—	—	—	—	—	2.57	17.4	20.0	0.26	0.01	—	28.5
Waste	—	—	—	—	—	—	—	—	—	—	—	14.4	0.00	14.4	1.44	0.00	—	50.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.29	0.29

Total	0.72	1.58	0.60	4.90	0.01	0.02	1.06	1.07	0.01	0.27	0.28	17.0	1,568	1,585	1.80	0.06	0.40	1,648
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.67	0.61	0.49	4.74	0.01	0.01	0.99	1.00	0.01	0.25	0.26	—	1,106	1,106	0.06	0.05	1.81	1,124
Area	0.18	1.10	0.02	1.66	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.84	4.84	< 0.005	< 0.005	—	4.86
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	401	401	0.03	< 0.005	—	403
Water	—	—	—	—	—	—	—	—	—	—	—	2.57	17.4	20.0	0.26	0.01	—	28.5
Waste	—	—	—	—	—	—	—	—	—	—	—	14.4	0.00	14.4	1.44	0.00	—	50.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.29	0.29
Total	0.86	1.72	0.60	6.44	0.01	0.02	0.99	1.01	0.02	0.25	0.27	17.0	1,529	1,546	1.80	0.06	2.10	1,610
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.12	0.11	0.09	0.86	< 0.005	< 0.005	0.18	0.18	< 0.005	0.05	0.05	—	183	183	0.01	0.01	0.30	186
Area	0.03	0.20	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.80	0.80	< 0.005	< 0.005	—	0.80
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.4	66.4	0.01	< 0.005	—	66.7
Water	—	—	—	—	—	—	—	—	—	—	—	0.43	2.88	3.31	0.04	< 0.005	—	4.72
Waste	—	—	—	—	—	—	—	—	—	—	—	2.39	0.00	2.39	0.24	0.00	—	8.34
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	0.16	0.31	0.11	1.18	< 0.005	< 0.005	0.18	0.18	< 0.005	0.05	0.05	2.81	253	256	0.30	0.01	0.35	267

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.61	0.51	4.69	5.79	0.01	0.19	—	0.19	0.17	—	0.17	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.18	0.18	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.06	0.05	0.48	0.59	< 0.005	0.02	—	0.02	0.02	—	0.02	—	86.4	86.4	< 0.005	< 0.005	—	86.7
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.01	0.01	0.09	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.3	14.3	< 0.005	< 0.005	—	14.4
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.06	0.64	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	134	134	0.01	< 0.005	0.01	135
Vendor	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	0.00

Hauling	0.01	< 0.005	0.20	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	154	154	0.01	0.02	0.01	162
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.8	13.8	< 0.005	< 0.005	0.02	14.0
Vendor	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	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.6	15.6	< 0.005	< 0.005	0.02	16.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.28	2.28	< 0.005	< 0.005	< 0.005	2.31
Vendor	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	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.59	2.59	< 0.005	< 0.005	< 0.005	2.72

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	0.50	4.60	5.56	0.01	0.24	—	0.24	0.22	—	0.22	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipmen	0.01	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.8	11.8	< 0.005	< 0.005	—	11.8
Dust From Material Movemen	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.95	1.95	< 0.005	< 0.005	—	1.95
Dust From Material Movemen	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.03	0.32	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	66.9	66.9	< 0.005	< 0.005	0.01	67.7
Vendor	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	0.00
Hauling	0.14	0.04	2.45	0.91	0.01	0.02	0.50	0.52	0.02	0.14	0.16	—	1,890	1,890	0.10	0.30	0.11	1,983
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.93	0.93	< 0.005	< 0.005	< 0.005	0.94
Vendor	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	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	25.9	25.9	< 0.005	< 0.005	0.03	27.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.15	0.15	< 0.005	< 0.005	< 0.005	0.16
Vendor	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	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.29	4.29	< 0.005	< 0.005	< 0.005	4.50

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	1.41	1.19	11.4	10.7	0.02	0.53	—	0.53	0.49	—	0.49	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movemen	—	—	—	—	—	—	2.07	2.07	—	1.00	1.00	—	—	—	—	—	—	—
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.03	0.02	0.22	0.21	< 0.005	0.01	—	0.01	0.01	—	0.01	—	32.9	32.9	< 0.005	< 0.005	—	33.0
Dust From Material Movemen	—	—	—	—	—	—	0.04	0.04	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipmen	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.44	5.44	< 0.005	< 0.005	—	5.46
Dust From Material Movemen	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.48	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	100	100	< 0.005	< 0.005	0.01	102
Vendor	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	0.00
Hauling	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.95	1.95	< 0.005	< 0.005	< 0.005	1.98
Vendor	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	0.00
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.33
Vendor	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	0.00
Hauling	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	0.00

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.39	0.33	3.27	4.08	0.01	0.15	—	0.15	0.14	—	0.14	—	763	763	0.03	0.01	—	766
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.07	0.06	0.60	0.75	< 0.005	0.03	—	0.03	0.03	—	0.03	—	126	126	0.01	< 0.005	—	127
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.14	2.24	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	419	419	0.02	0.01	1.65	426
Vendor	0.01	0.01	0.20	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	172	172	0.01	0.02	0.47	179
Hauling	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	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.17	1.89	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	397	397	0.02	0.01	0.04	402
Vendor	0.01	0.01	0.21	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	172	172	0.01	0.02	0.01	179
Hauling	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.10	1.17	0.00	0.00	0.22	0.22	0.00	0.05	0.05	—	236	236	0.01	0.01	0.42	239
Vendor	0.01	< 0.005	0.12	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	101	101	< 0.005	0.01	0.12	105
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.02	0.21	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.1	39.1	< 0.005	< 0.005	0.07	39.6
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	16.6	16.6	< 0.005	< 0.005	0.02	17.4
Hauling	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	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipmen	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.23	0.19	1.92	2.59	< 0.005	0.08	—	0.08	0.07	—	0.07	—	488	488	0.02	< 0.005	—	489
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.04	0.04	0.35	0.47	< 0.005	0.01	—	0.01	0.01	—	0.01	—	80.7	80.7	< 0.005	< 0.005	—	81.0
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.13	0.13	2.07	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	411	411	0.02	0.01	1.50	417
Vendor	0.01	< 0.005	0.19	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	169	169	0.01	0.02	0.46	177
Hauling	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.13	0.14	1.75	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	389	389	0.02	0.01	0.04	394
Vendor	0.01	< 0.005	0.20	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	169	169	0.01	0.02	0.01	176
Hauling	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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.06	0.69	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	148	148	0.01	0.01	0.24	150
Vendor	< 0.005	< 0.005	0.08	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	63.2	63.2	< 0.005	0.01	0.07	65.9

Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.4	24.4	< 0.005	< 0.005	0.04	24.8
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.5	10.5	< 0.005	< 0.005	0.01	10.9
Hauling	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	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	0.51	4.37	5.31	0.01	0.19	—	0.19	0.18	—	0.18	—	823	823	0.03	0.01	—	826
Paving	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.23	0.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	42.9	42.9	< 0.005	< 0.005	—	43.0
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.10	7.10	< 0.005	< 0.005	—	7.12

Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.08	1.22	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	242	242	0.01	0.01	0.89	246
Vendor	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	0.00
Hauling	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.1	12.1	< 0.005	< 0.005	0.02	12.3
Vendor	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	0.00
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.01	2.01	< 0.005	< 0.005	< 0.005	2.03
Vendor	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	0.00
Hauling	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	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipmen	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architect ural Coatings	—	15.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.01	0.01	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.22	6.22	< 0.005	< 0.005	—	6.24
Architect ural Coatings	—	0.71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.03	1.03	< 0.005	< 0.005	—	1.03
Architect ural Coatings	—	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.41	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	82.1	82.1	< 0.005	< 0.005	0.30	83.4
Vendor	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	0.00
Hauling	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	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.68	3.68	< 0.005	< 0.005	0.01	3.73
Vendor	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	0.00
Hauling	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.61	0.61	< 0.005	< 0.005	< 0.005	0.62
Vendor	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	0.00
Hauling	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	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.72	0.65	0.47	5.24	0.01	0.01	1.06	1.06	0.01	0.27	0.28	—	1,200	1,200	0.06	0.05	4.40	1,220
Enclosed Parking with Elevator	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	0.00
Total	0.72	0.65	0.47	5.24	0.01	0.01	1.06	1.06	0.01	0.27	0.28	—	1,200	1,200	0.06	0.05	4.40	1,220

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.71	0.65	0.51	4.87	0.01	0.01	1.06	1.06	0.01	0.27	0.28	—	1,149	1,149	0.06	0.05	0.11	1,167
Enclosed Parking with Elevator	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	0.00
Total	0.71	0.65	0.51	4.87	0.01	0.01	1.06	1.06	0.01	0.27	0.28	—	1,149	1,149	0.06	0.05	0.11	1,167
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.12	0.11	0.09	0.86	< 0.005	< 0.005	0.18	0.18	< 0.005	0.05	0.05	—	183	183	0.01	0.01	0.30	186
Enclosed Parking with Elevator	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	0.00
Total	0.12	0.11	0.09	0.86	< 0.005	< 0.005	0.18	0.18	< 0.005	0.05	0.05	—	183	183	0.01	0.01	0.30	186

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	224	224	0.02	< 0.005	—	225

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	62.9	62.9	< 0.005	< 0.005	—	63.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	286	286	0.02	< 0.005	—	288
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	224	224	0.02	< 0.005	—	225
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	62.9	62.9	< 0.005	< 0.005	—	63.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	286	286	0.02	< 0.005	—	288
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	37.0	37.0	< 0.005	< 0.005	—	37.2
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	10.4	10.4	< 0.005	< 0.005	—	10.5
Total	—	—	—	—	—	—	—	—	—	—	—	—	47.4	47.4	< 0.005	< 0.005	—	47.7

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	115	115	0.01	< 0.005	—	115
Enclosed Parking with Elevator	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
Total	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	115	115	0.01	< 0.005	—	115
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	115	115	0.01	< 0.005	—	115
Enclosed Parking with Elevator	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
Total	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	115	115	0.01	< 0.005	—	115
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.0	19.0	< 0.005	< 0.005	—	19.0
Enclosed Parking with Elevator	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
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.0	19.0	< 0.005	< 0.005	—	19.0

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
--------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.26	0.25	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.07	7.07	< 0.005	< 0.005	—	7.10
Total	0.26	1.18	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	7.07	7.07	< 0.005	< 0.005	—	7.10
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	0.93	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	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
Consumer Products	—	0.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape	0.03	0.03	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.80	0.80	< 0.005	< 0.005	—	0.80
Total	0.03	0.20	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.80	0.80	< 0.005	< 0.005	—	0.80

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	2.57	17.4	20.0	0.26	0.01	—	28.5
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.57	17.4	20.0	0.26	0.01	—	28.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	2.57	17.4	20.0	0.26	0.01	—	28.5
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.57	17.4	20.0	0.26	0.01	—	28.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartment Mid Rise	—	—	—	—	—	—	—	—	—	—	—	0.43	2.88	3.31	0.04	< 0.005	—	4.72
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.43	2.88	3.31	0.04	< 0.005	—	4.72

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	14.4	0.00	14.4	1.44	0.00	—	50.4
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	14.4	0.00	14.4	1.44	0.00	—	50.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	14.4	0.00	14.4	1.44	0.00	—	50.4
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	—	14.4	0.00	14.4	1.44	0.00	—	50.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	2.39	0.00	2.39	0.24	0.00	—	8.34
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.39	0.00	2.39	0.24	0.00	—	8.34

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.29	0.29
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.29	0.29
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.29	0.29
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.29	0.29
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2024	2/20/2024	5.00	37.0	—
Site Preparation	Site Preparation	2/21/2024	2/27/2024	5.00	5.00	—
Grading	Grading	2/28/2024	3/7/2024	5.00	7.00	—
Building Construction	Building Construction	3/8/2024	7/10/2025	5.00	350	—
Paving	Paving	7/11/2025	8/6/2025	5.00	19.0	—
Architectural Coating	Architectural Coating	8/7/2025	8/31/2025	5.00	17.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41

Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	2.19	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	26.8	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT

Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	29.7	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	5.32	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	5.94	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	81,620	27,207	494	54.9	659

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	7,000	—
Site Preparation	—	1,070	2.50	0.00	—
Grading	—	—	5.25	0.00	—
Paving	0.00	0.00	0.00	0.00	0.25

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Enclosed Parking with Elevator	0.25	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	690	0.05	0.01

2025	0.00	690	0.05	0.01
------	------	-----	------	------

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	196	177	147	67,953	1,489	1,344	1,119	516,555
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	36
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
81619.65	27,207	494	54.9	659

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	118,206	690	0.0489	0.0069	357,313
Enclosed Parking with Elevator	33,249	690	0.0489	0.0069	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	1,341,857	11,519
Enclosed Parking with Elevator	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	26.7	—
Enclosed Parking with Elevator	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

8. User Changes to Default Data

Screen	Justification
Land Use	project-specific land use
Construction: Construction Phases	project-specific overall construction duration
Operations: Hearths	No woodstoves and no fireplaces are assumed for the Project.

Noise Impact Study (Draft)

**4101-4119 EXPOSITION BOULEVARD PROJECT
LOS ANGELES, CA**

Prepared for:
Abington Emerson Investments, LLC

November 2023

Report Ref:
R2023132.1

Prepared by:
Acoustical Engineering Services, Inc.
22801 Crespi Street
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- Appendix A – Ambient Noise Measurements
- Appendix B – Construction Noise Calculations
- Appendix C – Operation Noise Calculations

EXECUTIVE SUMMARY

This Noise Impact Study (Study) analyzes potential short-term and long-term environmental noise impacts associated with the proposed 4101-4119 Exposition Boulevard Project (Project), located in the City of Los Angeles (City), California. The proposed Project includes a residential use development, as shown in Figure 1 (on page 5). This Study has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Findings

In order to analyze the potential noise impacts from Project construction and operations, the existing ambient noise environment at sensitive noise receptors in the vicinity of the Project Site were measured and tabulated for this report.

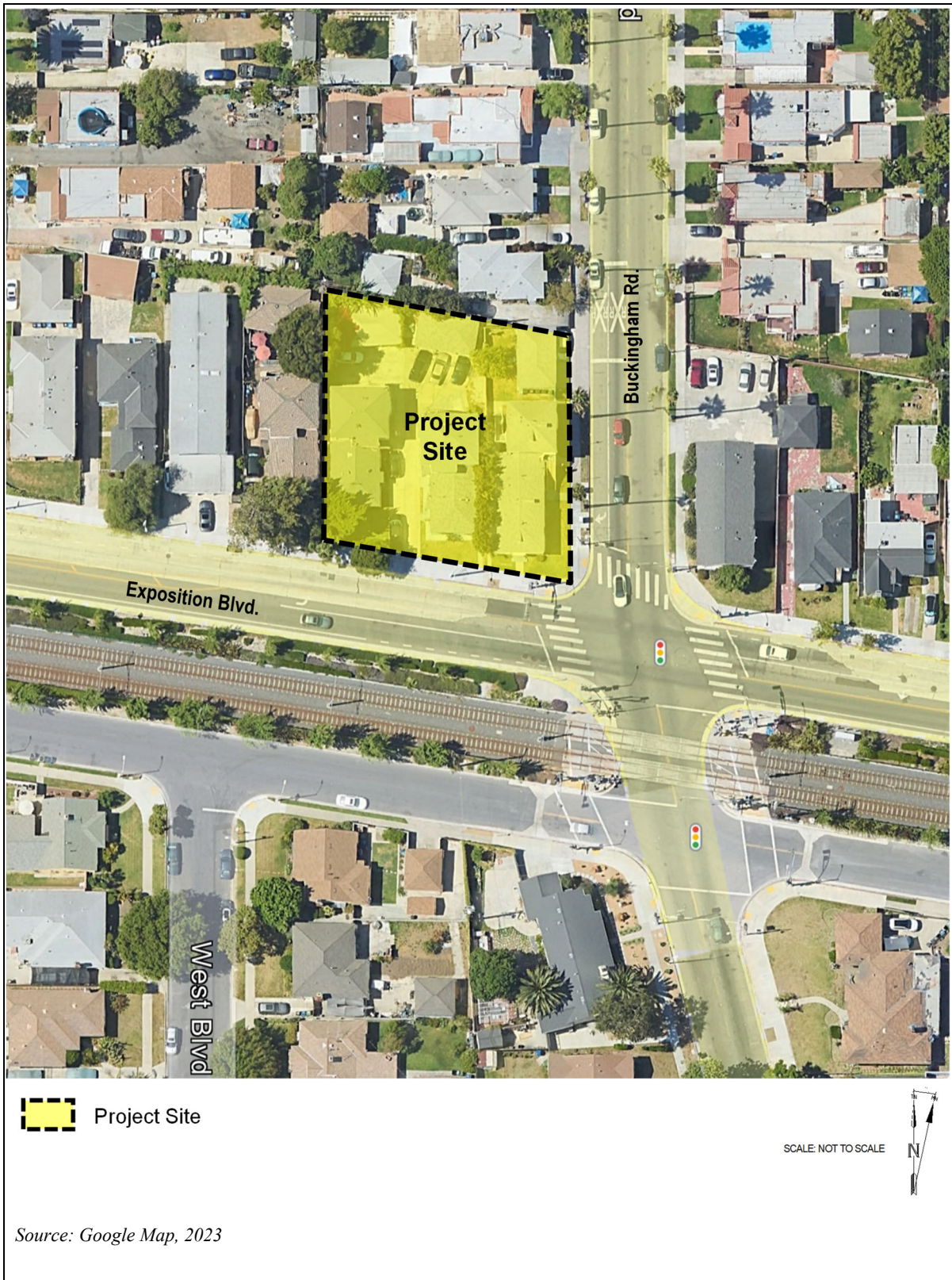
The key findings of the noise analysis are as follows:

Existing Ambient Noise Environment

- Ambient noise measurements were taken on September 14, 2023, at four selected off-site locations, representing the nearest noise sensitive receptors to the Project Site, (i.e., residential uses). The locations of the four off-site noise-sensitive receptors, identified as R1 through R4, are shown on Figure 2 (on page 16). The existing daytime (7 A.M. – 10 P.M.) ambient noise levels at the off-site receptor locations ranged from 60.3 dBA L_{eq} (at receptor R4) to 64.6 dBA L_{eq} (at receptor R1), while the measured nighttime (10 P.M. – 7 A.M.) ambient noise levels ranged from 57.6 dBA L_{eq} (at receptor R2) to 59.2 dBA L_{eq} (at receptor R4). The existing ambient noise environment currently exceeds the City's exterior presumed daytime ambient noise standard of 50 dBA (L_{eq}) and the presumed nighttime ambient noise standard 40 dBA (L_{eq}) for residential use, at all off-site receptors. Therefore, consistent with the LAMC, the measured existing ambient noise levels are used as the baseline conditions for the purposes of determining the Project's potential impacts.

Construction Noise Impacts

The estimated noise levels from the Project's on-site temporary construction activities would temporarily increase current ambient daytime noise levels in the immediate vicinity of the Project Site. However, the Project would incorporate the Project Design Feature PDF-NOI-2, which would reduce the construction-related noise levels at all off-site receptors, to below the Project significance threshold. Therefore, potential temporary noise impacts associated with Project construction activities would be less than significant.



Source: Google Map, 2023

Figure 1. Project Site Map

Construction Vibration Impacts

- Project construction activities would generate ground-borne vibration associated with the use of heavy construction equipment. However, the estimated vibration velocity levels from Project construction equipment would be below the 0.2 PPV significance criteria for building damage, applicable at the nearest off-site residential buildings. Therefore, the potential on-site vibration impacts, pursuant to the significance criteria for building damage, during construction of the Project would be less than significant.
- The estimated vibration generated by construction trucks traveling along the anticipated truck route would be well below the building damage threshold of 0.12 PPV for buildings extremely susceptible to vibration (applicable to historic buildings). Therefore, vibration impacts pursuant to the threshold of significance for building damage from off-site construction activities (i.e., construction trucks traveling on public roadways) would be less than significant.

Operation Noise Impacts

- On-site stationary noise sources including, but not limited to, building services mechanical equipment, outdoor uses, parking facilities, and off-site traffic, were evaluated against the City's exterior noise standard. The estimated noise levels from on-site stationary noise sources would be below the Project significance criteria at all off-site noise sensitive uses. Therefore, potential noise impacts associated with the Project on-site stationary sources would be less than significant.
- A composite noise analysis was performed to evaluate the noise impacts from all Project-related on-site noise sources. The Project composite noise levels would range from 45.9 dBA at receptor R4 to 49.5 dBA at receptor R1, which would be below the existing ambient noise levels, as reported in Table 13 (on page 27). In addition, the Project plus ambient noise levels would be below the significance criteria at all Project receptor locations. Therefore, the potential composite noise level impacts due to Project operation would be less than significant.

1 INTRODUCTION

This Noise Impact Study (Study) has been prepared to evaluate potential noise impacts associated with the proposed 4101-4119 Exposition Boulevard Project, located in the City, California. This Study has been prepared pursuant to the requirements of the CEQA.

1.1 Project Description

The Project, a residential development, is located at 4101 Exposition Boulevard, in the City of Los Angeles, as shown in Figure 1 (on page 5). The Project proposes to demolish the existing on-site multi-family residential building. The Project would construct a new five-story, 62 feet six inches tall building with 36 dwelling units. The Project will include a total of 28 vehicular parking spaces, 35 bicycle parking spaces, and 3,150 square feet of private and common open spaces.

1.2 Purpose

The objectives of this noise study are to:

- a) Evaluate the Project's potential construction-related noise impacts on existing off-site noise sensitive uses in the vicinity of the Project Site.
- b) Determine potential Project operation-related on-site stationary sources (i.e., building services mechanical equipment, parking operation, and outdoor uses) and off-site mobile sources (auto traffic) noise impacts on existing off-site noise sensitive uses.
- c) Evaluate the Project Design Features incorporated into the Project to avoid its potential noise impacts or ensure they are less than significant.

2 ENVIRONMENTAL SETTING

2.1 Fundamentals of Sound and Environmental Noise

Noise is commonly defined as sound that is undesirable because it interferes with speech communication and hearing, causes sleep disturbance, or is otherwise annoying (unwanted sound). The decibel (dB) is a conventional unit for measuring the amplitude of sound because it accounts for the large variations in sound pressure amplitude and reflects the way people perceive changes in sound amplitude. The human hearing system is not equally sensitive to sound at all frequencies. Therefore, to approximate this human frequency-dependent response, the A-weighted filtering system is used to adjust measured sound levels (dBA). The term “A-weighted” refers to filtering the noise signal in a manner that corresponds to the way the human ear perceives sound. Examples of various sound levels in different environments are provided in Table 1 (on page 9).¹

Generally, people judge the relative magnitude of sound sensation by subjective terms such as “loudness” or “noisiness.” To a person with normal hearing, a change in sound level of 3 dB is considered “just perceptible,” a change in sound level of 5 dB is considered “clearly noticeable,” and a change (i.e., increase) of 10 dB is generally recognized as “twice as loud” as the original sound.²

2.1.1 Outdoor Sound Propagation

In an outdoor environment, sound levels attenuate (reduce) through the air as a function of distance. Such attenuation is commonly referred to as “distance loss” or “geometric spreading,” and is based on the noise source configuration (e.g., point source, or line source). For a point source, such as a piece of mechanical/electrical/construction equipment (e.g., air conditioner, electrical transformer, or bulldozer), the rate of sound attenuation is about 6 dB per doubling of distance from the noise source. For example, an outdoor condenser fan that generates a sound level of 60 dBA at a distance of five feet would attenuate to 54 dBA at a distance of 10 feet. For a line source, such as a constant flow of traffic on a roadway, the rate of sound attenuation is about 3 dB per doubling of distance.³

In addition, structures (e.g., buildings and solid walls) and natural topography (e.g., hills) that obstruct the acoustics line-of-sight between a noise source and a receptor further reduce the noise level at the receptor if the receptor is located within the “shadow” of the obstruction, such as behind a sound wall. This type of sound attenuation is known as “barrier insertion loss.” If a receptor is located behind the wall but still has a view of the source (i.e., line-of-sight is not

¹ All sound levels measured in decibel (dB) in this study are relative to 2×10^{-5} N/m².

² Caltrans, *Technical Noise Supplement (TeNS)*, Table 2.10, 2013.

³ Caltrans, *Technical Noise Supplement (TeNS)*, Chapter 2.1.4.1, 2013.

fully blocked), some barrier insertion loss would still occur, however to a lesser extent. Additionally, a receptor located on the same side of the wall as a noise source may actually experience an increase in the perceived noise level as the wall reflects noise back to the receptor, thereby compounding the noise. Outdoor noise barriers can provide noise level reductions ranging from approximately 5 dBA (where a barrier just breaks the acoustic line-of-sight between the noise source and receiver) to an upper range of 20 dBA with a more substantial barrier.⁴

Table 1. Typical Noise Levels

Common Outdoor Activities	Noise Levels, dBA	Common Indoor Activities
	110	Rock Band
Jet Fly-over at 1000 feet		
	100	
Gas Lawn Mower at 3 feet		
	90	
Diesel Truck at 50 feet at 50 mph		Food Blender at 3 feet
	80	Garbage Disposal at 3 feet
Noisy Urban Area, Daytime		
Gas Lawn Mower at 100 feet	70	Vacuum Cleaner at 10 feet
Commercial Area		Normal Speech at 3 feet
Heavy Traffic at 300 feet	60	
		Large Business Office
Quiet Urban Daytime	50	Dishwasher Next Room
Quiet Urban Nighttime	40	Theater, Large Conference Room
Quiet Suburban Nighttime		(Background)
	30	Library
Quiet Rural Nighttime		Bedroom at Night, Concert Hall
	20	(Background)
		Broadcast/Recording Studio
	10	
	0	
<i>Source: Caltrans, Technical Noise Supplement (TeNS), Table 2-5, 2013</i>		

⁴ Caltrans, Technical Noise Supplement (TeNS), Chapter 2.1.4.4, 2013.

2.1.2 Environmental Noise Descriptors

Several rating scales have been developed to analyze the adverse effect of environmental noise on people. Since environmental noise fluctuates over time, these scales consider the total acoustical energy content, as well as the time and duration of occurrence. The most frequently used noise descriptors, including those used by the City, are summarized below.

Equivalent Sound Level (L_{eq}). L_{eq} is a measurement of the acoustic energy content of noise averaged over a specified time period. Thus, the L_{eq} of a time-varying sound and that of a steady sound are the same if they deliver the same amount of energy to the receptor's ear during exposure. L_{eq} for one-hour periods, during the daytime or nighttime hours, and 24 hours are commonly used in environmental noise assessments. L_{eq} can be measured for any time period, but is typically measured for an increment of no less than 15 minutes for environmental studies.

Community Noise Equivalent Level (CNEL). CNEL is the time average of all A-weighted sound levels for a 24-hour day period with a 10 dBA adjustment (increase) added to the sound levels that occur in the nighttime hours (10:00 P.M. to 7:00 A.M.) and a 5 dBA adjustment (increase) added to the sound levels that occur in the evening hours (7:00 P.M. to 10:00 P.M.). These adjustments attempt to account for increased human sensitivity to noise during the quieter nighttime periods, when the ambient background noise is lower and where sleep is the most probable activity. CNEL has been adopted by the State of California as the rating scale to be used to define the community noise environment for development of the community noise element of a General Plan and is also used by the City of Los Angeles for its land use planning.⁵

2.2 Ground-borne Vibration

Vibration is commonly defined as an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. The peak particle velocity (PPV) or the root-mean square (RMS) velocity is usually used to describe vibration amplitudes. PPV is defined as the maximum instantaneous peak of the vibration signal and is typically used for evaluating potential building damage.⁶ The RMS velocity is defined as the square-root of the average of the squared amplitude of the vibration signal and is used for evaluating human response to ground-borne vibration.⁷ Decibel notation (VdB) is commonly used to express RMS vibration velocity amplitude.⁸ The relationship of PPV to RMS velocity is expressed in terms of the "crest factor," defined as the ratio of the PPV

⁵ *State of California, General Plan Guidelines, 2017.*

⁶ *Vibration levels described in this report are in terms peak particle velocity level in the unit of inches per second.*

⁷ *FTA, "Transit Noise and Vibration Impact Assessment," Section 5, September 2018.*

⁸ *VdB (velocity level in decibel) = 20 x Log (V / V_{ref}), where V is the RMS velocity amplitude in micro-inch per second and V_{ref} is the reference velocity amplitude of 1x10⁻⁶ inch per second (1 micro-inch per second).*

amplitude to the RMS amplitude. PPV is typically a factor of 1.7 to 6 times greater than RMS vibration velocity; FTA uses a crest factor of 4.⁹ Ground-borne vibration generated by man-made activities (e.g., road traffic, construction operations) typically weakens with greater horizontal distance away from the source of the vibration. The vibration impact studies show in most circumstances common ground-induced vibrations related to roadway traffic and construction activities pose no threat to buildings or structures.¹⁰

2.3 Applicable Noise Regulations

Various government agencies have established noise regulations and policies to protect citizens from potential hearing damage and other adverse effects associated with noise. An overview of the State and City regulations and policies that are relevant to construction and operation of the Project is provided below. The City of Los Angeles has adopted a number of regulations and policies, which are based in part on federal and State regulations and are intended to control, minimize, or mitigate environmental noise effects. The Noise Element of the City of Los Angeles General Plan (General Plan) includes a number of goals, objectives, and policies for land use planning purposes. The City also has regulations to control unnecessary, excessive, and annoying noise, as set forth in the Los Angeles Municipal Code (LAMC) Chapter XI.

2.3.1 City of Los Angeles General Plan Noise Element

The overall purpose of the Noise Element of the General Plan is to guide policymakers in making land use determinations and adopting noise ordinances that would limit exposure of citizens to excessive noise levels. The following policies and objectives from the Noise Element of the General Plan are applicable to the Project:¹¹

1. Objective 2 (Non-airport): Reduce or eliminate non-airport related intrusive noise, especially relative to noise-sensitive uses.
2. Policy 2.1: Enforce and/or implement applicable City, State, and federal regulations intended to mitigate proposed noise producing activities, reduce intrusive noise and alleviate noise that is deemed a public nuisance.
3. Objective 3 (Land Use Development): Reduce or eliminate noise impacts associated with proposed development of land and changes in land use.

⁹ FTA, "Transit Noise and Vibration Impact Assessment," Section 5, September 2018.

¹⁰ FTA, "Transit Noise and Vibration Impact Assessment," Section 5, September 2018.

¹¹ City of Los Angeles, Noise Element of the Los Angeles City General Plan, adopted February 3, 1999.

- 4. Policy 3.1: Develop land use policies and programs that will reduce or eliminate potential and existing noise impacts.

Table 2 (below) provides the exterior noise standard associated with various land uses, as provided in the City’s Noise Element. According to the City, an exterior noise environment up to 70 dBA CNEL is “conditionally acceptable” for noise sensitive uses (e.g., residential, hotel, school). In addition, noise levels up to 75 dBA CNEL are “normally unacceptable”, while noise levels at 75 dBA CNEL and above are “clearly unacceptable” for residential.

Table 2. City of Los Angeles Noise Land Use Compatibility

Land Use	Day-Night Average Exterior Sound Level (CNEL dBA)						
	50	55	60	65	70	75	80
Residential Single Family, Duplex, Mobile Home	A	C	C	C	N	U	U
Residential Multi-Family	A	A	C	C	N	U	U
Transient Lodging, Motel, Hotel	A	A	C	C	N	U	U
School, Library, Church, Hospital, Nursing Home	A	A	C	C	N	N	U
Auditorium, Concert Hall, Amphitheater	C	C	C	C/N	U	U	U
Sports Arena, Outdoor Spectator Sports	C	C	C	C	C/U	U	U
Playground, Neighborhood Park	A	A	A	A/N	N	N/U	U
Golf Course, Riding Stable, Water Recreation, Cemetery	A	A	A	A	N	A/N	U
Office Building, Business, Commercial, Professional	A	A	A	A/C	C	C/N	N
Agriculture, Industrial, Manufacturing, Utilities	A	A	A	A	A/C	C/N	N

¹ A - Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

² C - Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

³ N - 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.

⁴ U - Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: City of Los Angeles, General Plan Noise Element, adopted February 1999.

2.3.2 City of Los Angeles Municipal Code

Chapter XI, Noise Regulation, of the LAMC (referred to herein as the Noise Regulations) establishes acceptable ambient sound levels and is intended to regulate intrusive noises (e.g., stationary mechanical equipment and vehicles other than those traveling on public streets) within specific land use zones and to provide procedures and criteria for the measurement of

the sound level of noise sources. These procedures recognize and account for differences in the perceived level of different types of noise and/or noise sources. In accordance with the Noise Regulations, a noise level increase from certain regulated noise sources of 5 dBA over the existing or presumed ambient noise level at an adjacent property line is considered a violation of the Noise Regulations. The 5-dBA increase above ambient is applicable to City-regulated noise sources (e.g., mechanical equipment), and is applicable any time of the day.¹²

The Noise Regulations state that the baseline ambient noise environment shall be the actual measured ambient noise level or the City's presumed ambient noise level, whichever is greater. The actual ambient noise level is the measured noise level averaged over a period of at least 15 minutes, L_{eq} (15-minute). The Noise Regulations state that in cases where the actual measured ambient conditions are not known, the City's presumed daytime (7:00 A.M. to 10:00 P.M.) and nighttime (10:00 P.M. to 7:00 A.M.) ambient noise levels defined in Section 111.03 of the LAMC should be used. The City's presumed ambient noise levels for specific land use zones, as set forth in LAMC Section 111.03, are provided in Table 3 (below).

Table 3. City of Los Angeles Presumed Ambient Noise Levels

Zone	Daytime (7:00 A.M. to 10:00 P.M.) dBA (L_{eq})	Nighttime (10:00 P.M. to 7:00 A.M.) dBA (L_{eq})
Residential, School, Hospitals, Hotels	50	40
Commercial	60	55
Manufacturing (M1, MR1, and MR2)	60	55
Heavy Manufacturing (M2 and M3)	65	65

Source: LAMC Section 111.03.

The Noise Regulations also address off-road vehicle-related noise, including in Section 114.02, which prohibits the operation of any motor-driven vehicles upon any property within the City in a manner that would cause the noise level on the premises of any occupied residential property to exceed the ambient noise level by more than 5 dBA, and in Section 114.06, which requires that vehicle theft alarm systems be silenced within five minutes.

In addition, the Noise Regulations (LAMC Section 112.05) set a maximum noise level from construction equipment (powered equipment or powered hand tools) operating 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, of 75 dBA, measured at a distance of 50 feet from the source, unless compliance with this limitation is technically infeasible.¹³ Section 41.40 of the LAMC prohibits construction noise

¹² *Los Angeles Municipal Code, Chapter XI, Section 112.02.*

¹³ *In accordance with the Noise Regulations (LAMC Chapter XI, Section 112.05), "technically feasible" means that the established noise limitations can be complied with at a project site, with the use of*

that disturbs persons occupying sleeping quarters in any dwelling, hotel, or apartment or other place of residence between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, before 8:00 A.M. and after 6:00 P.M. on Saturday or national holiday, and at any time on Sunday. Construction hours may be extended with approval from the Executive Director of the Board of Police Commissioners.

2.4 Applicable Vibration Standards

The City currently does not have any adopted standards, guidelines, or criteria relative to ground-borne vibration. As such, available guidelines from the Federal Transit Administration (FTA) are utilized in this report to assess the Project's potential impacts due to ground-borne vibration. The FTA has published a technical manual titled, "Transit Noise and Vibration Impacts Assessment," that provides ground-borne vibration impact criteria related to building damage during construction activities.¹⁴

Table 4 (below) provides those vibration impact criteria (based on FTA) applicable to building category. According to FTA guidelines and as shown in Table 4, a vibration level of 0.20 PPV should be used as the threshold indicating a significant structural damage impact for non-engineered timber and masonry buildings, and a vibration level of 0.50 PPV should be used as the threshold indicating a significant structural damage impact to structures or buildings constructed of reinforced concrete, steel, or timber.

Table 4. FTA Construction Vibration Impact Criteria for Building Damage

Building Category	Peak Particle Velocity (PPV), (in/sec)
I. Reinforced concrete, steel or timber (no plaster)	0.50
II. Engineered concrete and masonry (no plaster)	0.30
III. Non-engineered timber and masonry buildings	0.20
IV. Buildings extremely susceptible to vibration damage	0.12

Source: FTA, 2018

2.5 Existing Ambient Noise Levels

Some land uses are considered more sensitive to intrusive noise than others based on the types of activities typically engaged in at those land uses. Typically, noise-sensitive uses include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. Based on a review of the

mufflers, shields, sound barriers, and/or other noise reduction devices or techniques employed during the operation of equipment.

¹⁴ FTA, "Transit Noise and Vibration Impact Assessment," Table 7-5, September 2018.

land uses in the Project area, there are noise-sensitive land uses (i.e., residential uses) surrounding the Project Site to the north, south, east and west. A total of four off-site noise-sensitive receptor locations surrounding the Project Site were selected to represent the noise-sensitive uses surrounding the Project Site. The locations of the four off-site noise-sensitive receptor locations are described in Table 5 (on page 17) and shown on Figure 2 (on page 16), and identified as R1 through R4.

Ambient noise measurements were taken at the four selected off-site locations on September 14, 2023. The ambient noise measurements were conducted using a Larson-Davis Model 870 Integrating/Logging Sound Level Meter. These sound level meters meet and exceed the minimum industry standard performance requirements for “Type 1” standard instruments as defined in the American National Standard Institute (ANSI) S1.4. Two 15-minute measurements were conducted at off-site receptors, one during the daytime hours (between 11:00 A.M. and 1:00 P.M.) and another during the nighttime hours (between 11:00 P.M. and 1:00 A.M.) The ambient noise measurements were taken in accordance with the City’s standards.

The results of the ambient sound measurements are summarized in Table 5 (on page 17). As indicated in Table 5, the existing daytime ambient noise levels at the off-site receptor locations ranged from 60.3 dBA L_{eq} (at receptor R4) to 64.6 dBA L_{eq} (at receptor R1), while the measured nighttime ambient noise levels ranged from 57.6 dBA L_{eq} (at receptor R2) to 59.2 dBA L_{eq} (at receptor R4). Based on field observation and the measured sound data, the current ambient noise environment in the vicinity of the Project Site is controlled primarily by vehicular traffic on local roadways (e.g., Exposition Boulevard and Buckingham Road), the light rail (Metrolink), and other typical urban noise. The existing ambient noise levels at all receptor locations currently exceed the City’s exterior presumed daytime ambient noise standard of 50 dBA (L_{eq}) and presumed nighttime ambient noise standard 40 dBA (L_{eq}), for residential uses. Therefore, consistent with the LAMC, the measured existing ambient noise levels are used as the baseline conditions for the purposes of determining the Project’s potential noise impacts.

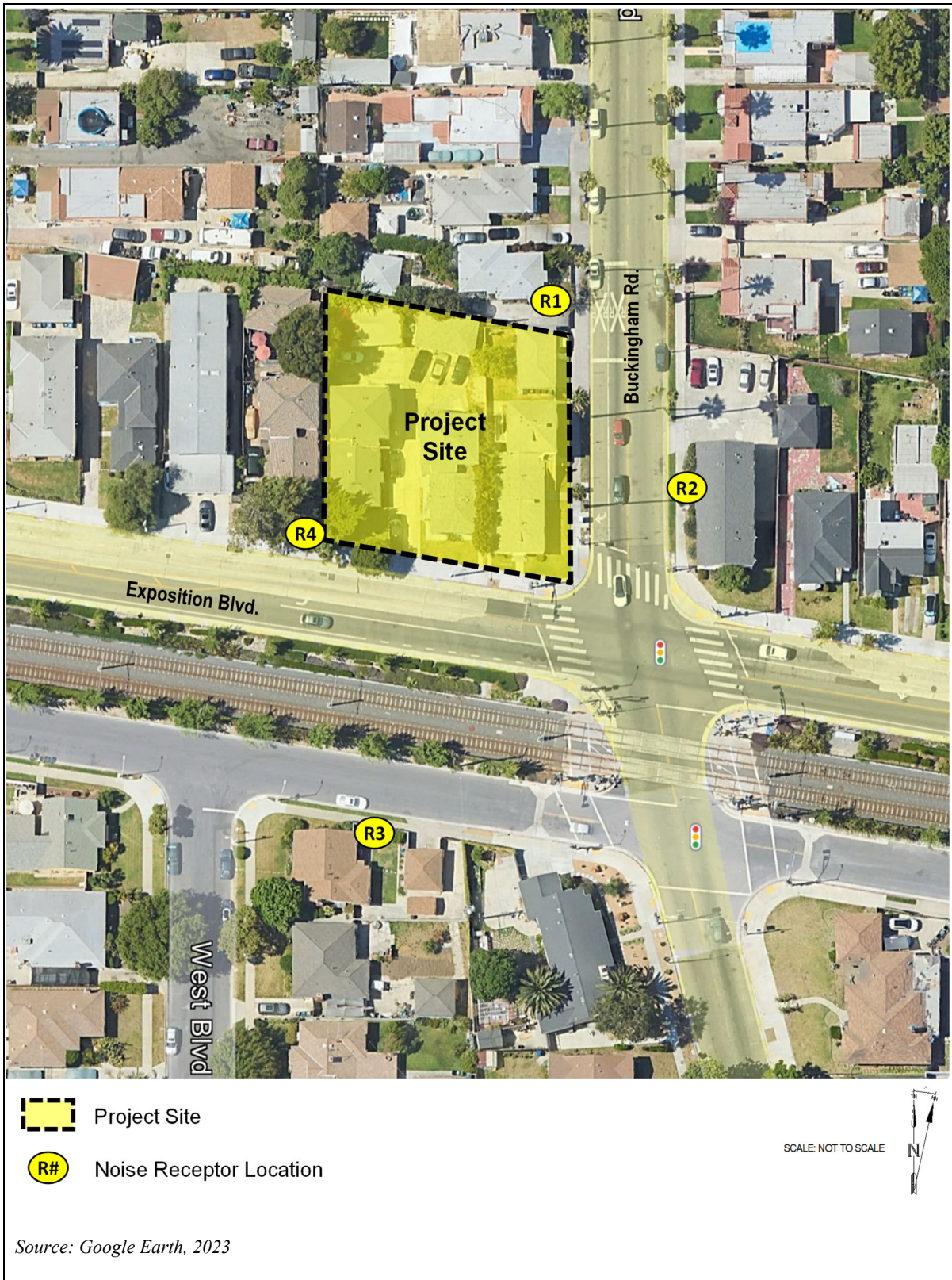


Figure 2. Noise Measurement Locations

Table 5. Existing Ambient Noise Levels

Receptor Location	Approximate Distance to Project Site, ^a Feet	Measured Ambient Noise Levels, dBA L _{eq}	
		Daytime Hours (7 A.M. to 10 P.M.)	Nighttime Hours (10 P.M. to 7 A.M.)
R1 – Single-family residential use located on the west side of Buckingham Road, north of the Project Site	Adjacent to the Project Site	64.6	58.1
R2 – Multi-family residential use located on the east side of Buckingham, east of the Project Site	60	63.9	57.6
R3 – Single-family residential use located on the south side of Exposition Boulevard, south of the Project Site	145	61.4	58.5
R4 – Multi-family residential use located on the north side of Exposition Boulevard, west of the Project Site	Adjacent to the Project Site	60.3	59.2

^a Distances are estimated based on Google Earth map and are referenced to the Project nearest boundary.
Source: AES, 2023; Detail measurements data are provided in Appendix A.

3 IMPACT ANALYSIS

3.1 Methodology

3.1.1 *Temporary Construction Noise*

Potential construction noise impacts due to on-site construction activities associated with the Project were evaluated by calculating the construction-related noise levels at the representative receptor locations and comparing these estimated Project construction-related noise levels to the measured existing ambient noise levels (i.e., noise levels without construction noise from the Project). Construction noise associated with the Project was analyzed based on the Project's potential construction equipment inventory, construction durations, and construction schedule. The construction equipment noise levels are based on the published noise data (equipment source levels) by Federal Highway Administration (FHWA) "Roadway Construction Noise Model (FHWA 2006)". The on-site construction noise levels were calculated using SoundPLAN (version 8.2), a 3-dimensional computer noise prediction model, which calculates noise transference (propagation) using approved engineering procedures and incorporates national and international noise standards. This calculation tool is widely used by acoustical engineers as a noise modeling tool for environmental noise analysis. In addition, temporary noise barriers, as specified for Project Design Feature NOI-PDF-2, are included in the SoundPLAN noise model.

3.1.2 *Temporary Construction Vibration*

Ground-borne vibration impacts due to the Project's construction activities were evaluated by identifying potential vibration sources (i.e., construction equipment), estimating the vibration levels at the identified representative sensitive-receptor locations, and comparing the Project's vibration levels at those locations to the applicable vibration significance criteria, as described below. Vibration levels were calculated based on the FTA published standard vibration velocities for various construction equipment operations. The vibration velocities were calculated based on a point source with standard distance propagation conditions, pursuant to FTA procedures. Construction of the Project would not use impact pile driving methods and as such, impact pile driving vibration is not included in this construction vibration analysis.¹⁵

3.1.3 *Operation Noise*

The Project's potential on-site stationary point-source noise impacts were evaluated by (1) identifying the noise levels that would be generated by the Project's stationary noise sources, such as rooftop mechanical equipment, outdoor activities (e.g., use of the outdoor courtyard, roof deck and terraces and the use of amplified sound systems), and parking facilities; (2)

¹⁵ FTA, "Transit Noise and Vibration Impact Assessment," Table 7-4, September 2018.

calculating the noise level from each noise source at the identified surrounding representative sensitive-receptor property line locations; and (3) comparing such noise levels to the measured ambient noise levels to determine significance. The on-site stationary noise sources were calculated using SoundPLAN computer noise prediction model.

3.1.4 Operation Vibration

The primary source of vibration related to the operation of the Project would include vehicle circulation within the proposed above-grade and subterranean parking garage and off-site vehicular trips. As discussed above, vehicular-induced vibration poses no threat to buildings or structures. The Project would also include typical commercial-grade stationary mechanical equipment, such as air-condenser units (mounted at the roof level), that would include vibration-attenuation mounts to reduce the vibration transmission. In addition, ground-borne vibration attenuates rapidly as a function of distance from the vibration source. Therefore, the Project is not anticipated to generate high levels of vibration.

3.2 Thresholds of Significance

The City has determined to assess the significance of the Project's potential impacts based on the checklist items set forth in Appendix G to the State CEQA Guidelines. In accordance with the State CEQA Guidelines Appendix G, the Project would have a significant impact related to noise if it would result in the:

Threshold (a): Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or

Threshold (b): Generation of excessive groundborne vibration or groundborne noise levels; or

Threshold (c): For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

3.2.1 Construction Noise

Based on the City Municipal Code described above, significant noise impacts would occur if:

- Project-related construction noise exceeds 75 dBA at sensitive receptors, unless compliance with this limitation is technically infeasible.

3.2.2 Operation Noise

Based on the City Municipal Code described above, significant noise impacts would occur if:

- Project-related operational on site (i.e., non-roadway) noise sources, such as outdoor building mechanical equipment, outdoor activities, or parking facilities, increase the ambient noise level (hourly L_{eq}) at noise-sensitive uses by 5 dBA.

3.2.3 Construction Vibration

The City currently does not have criteria to assess vibration impacts during construction. Therefore, FTA guidelines set forth in FTA's Transit Noise and Vibration Assessment, are used to evaluate potential impacts related to construction vibration. Based on this FTA guidance, impacts relative to ground-borne vibration associated with potential building damage would be considered significant if any of the following future events were to occur:

- Project construction activities cause ground-borne vibration levels to exceed 0.5 PPV at the nearest off site reinforced-concrete, steel, or timber building.
- Project construction activities cause ground-borne vibration levels to exceed 0.3 PPV at the nearest off-site engineered concrete and masonry building.
- Project construction activities cause ground-borne vibration levels to exceed 0.2 PPV at the nearest off-site non-engineered timber and masonry building.
- Project construction activities cause ground-borne vibration levels to exceed 0.12 PPV at buildings extremely susceptible to vibration damage, such as historic buildings.

3.3 Project Design Features

The Project would incorporate the following Project Design Feature (PDF) to avoid or reduce the Project's potential construction noise and vibration impacts.

Project Design Feature PDF-NOI-1: Project construction will not include the use of driven (impact) pile systems.

Project Design Feature PDF-NOI-2: A temporary and impermeable sound barrier shall be erected at the following locations, prior to the start of earth moving activities. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this design feature.

- Provide a minimum 10-foot-high temporary sound barrier along the Project northern property line between the construction area and the residential uses to the north (represented by receptor location R1).
- Provide a minimum 6-foot-high temporary sound barrier along the Project eastern property line between the construction area and the residential uses to the east (represented by receptor location R2).

- Provide a minimum 10-foot-high temporary sound barrier along the Project western property line between the construction area and the residential uses to the west (represented by receptor location R4).

Project Design Feature PDF-NOI-3 (Noise Minimization): The Project contractor(s) shall employ state-of-the-art noise minimization strategies when using mechanized construction equipment. Construction activities shall be scheduled and coordinated so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. Construction equipment shall not idle when not in use. The contractor shall place noise construction equipment as far from the Project Site edges as practicable.

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

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3.4 Project Impacts

Threshold (a): Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

3.4.1 Temporary Construction Noise

Project construction would generate noise from on-site construction activities and from off-site construction traffic.

Noise levels generated from on-site Project construction activities would be a function of the noise generated by construction equipment, the location of the equipment, the timing and duration of the noise-generating construction activities, and the relative distance to noise-sensitive receptors. Construction activities for the Project would generally include demolition, site grading, building construction, and landscaping. Each stage of construction would involve the use of various types of construction equipment and would, therefore, have its own distinct noise characteristics. Demolition generally involves the use of tractors/loaders/backhoe and dozers. Site preparation and grading typically require the use of earth-moving equipment, such as graders, tractors/loaders/backhoes, and dozers. Building construction typically involves the use of cranes, forklifts, backhoes, and delivery trucks. Project construction equipment would

generate both steady-state and episodic noise that could be heard at locations within and adjacent to the Project Site.

Individual pieces of construction equipment that would typically be used for construction produce maximum noise levels of 74 dBA to 90 dBA at a reference distance of 50 feet from the construction equipment, as shown in Table 6 (below). The construction equipment noise levels produced at the 50-foot distance (Reference Maximum Noise Levels at 50 Feet) shown in Table 6 are taken from the FHWA Roadway Construction Noise Model User's Guide (RCNM, 2006), which is a technical report containing actual measured noise data for construction equipment.¹⁶ These maximum noise levels would occur when equipment is operating under full power conditions (i.e., the equipment engine at maximum speed). However, equipment used on construction sites often operates under less than full power conditions, or part power. To characterize construction-period noise levels more accurately, the average (Hourly L_{eq}) noise level associated with each construction stage is calculated based on the quantity, type, and usage factors for each type of equipment that would be used during each construction stage.¹⁷ These noise levels are typically associated with multiple pieces of equipment operating simultaneously.

Table 6. Construction Equipment Noise Emission Reference Levels and Usage Factors

Type of Equipment	Acoustical Usage Factor (%)	Reference Maximum Noise Levels at 50 Feet, ^a L_{max} (dBA)
Air Compressor	40	78
Backhoe	40	78
Cement and Mortar Mixers	50	85
Concrete Saw	20	90
Crane	16	81
Dozer	40	82
Dump/Haul Truck	40	76
Excavator	40	81
Forklift	20	75
Grader	40	85
Loader	40	79
Rollers	20	80
Tractors	40	84
Delivery Truck	40	74

^a Construction equipment noise levels are based on the FHWA RCNM.
Source: FHWA Roadway Construction Noise Model User's Guide, Table 1, 2006

¹⁶ FHWA, Roadway Construction Noise Model User's Guide, 2006.

¹⁷ Pursuant to the FHWA Roadway Construction Noise Model User's Guide, 2006, the usage factor is the percentage of time during a construction noise operation that a piece of construction is operating at full power.

As indicated above, temporary construction noise barrier will be provided at the Project construction areas, as specified by the Project Design Feature PDF-2, to reduce the construction-related noise to the off-site sensitive receptors. The on-site construction-related noise levels were calculated by distributing all construction equipment over the entire construction site. Table 7 (below) provides the Project's estimated construction noise levels for various construction phases at the identified off-site noise sensitive receptor locations. As reported in Table 7, the estimated construction noise levels at off-site noise sensitive receptor locations R1 through R4 would be elevated above the existing daytime ambient noise levels by up 7.5 dBA at receptor location R1 to 11.6 dBA at receptor location R4. Project construction would only occur during the permitted hours of 7:00 A.M. 9:00 P.M. Monday through Friday, and between 8:00 A.M. to 6:00 P.M. on Saturday. Construction noise levels would be temporary and would cease after construction is completed. Furthermore, the estimated construction noise levels at all off-site noise sensitive receptor locations would be below the 75-dBA significance thresholds. Therefore, the Project's potential temporary on-site construction noise impacts would be less than significant.

Table 7. Construction Noise Levels

Location	Estimated Noise Levels by Construction Phase, ^a dBA (L _{eq})					Existing Ambient Noise Levels, dBA (L _{eq})	Significance Criteria, dBA (L _{eq})	Exceedance Over Significance Criteria, dBA (L _{eq})
	Demo.	Site Prep	Grading	Building Construction	Paving			
R1	72.1	69.6	70.7	69.7	71.4	64.6	75.0	0.0
R2	73.5	71.3	72.4	71.4	73.1	63.9	75.0	0.0
R3	70.7	67.8	68.9	67.9	69.6	61.4	75.0	0.0
R4	71.9	69.1	70.2	69.2	70.9	60.3	75.0	0.0

^a Detailed calculation worksheets, are included in Appendix B. Estimated noise levels include the temporary construction noise barriers, as specified by Project Design Feature NOI-PDF-2.
Source: AES, 2023

3.4.2 Operation Noise

Noise associated with Project operation would include: on-site stationary noise sources, including outdoor mechanical equipment (e.g., HVAC equipment), activities within the proposed outdoor spaces (e.g., use of the outdoor courtyard and roof deck), and parking facilities.

3.4.2.1 Mechanical Equipment

As part of the Project, new mechanical equipment (e.g., HVAC equipment) would be located at the building roof level. The Project-related mechanical equipment would be designed so as not to

increase the existing ambient noise levels by 5 dBA in accordance with the City’s Noise Regulations. Specifically, the Project would comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise levels on the premises of other occupied properties by more than 5 dBA. In addition, rooftop mechanical equipment will be set back from the roof parapet edge and appropriately screened from public view.

Table 8 (below) presents the estimated on-site mechanical equipment noise levels at the off-site receptor locations. As shown in Table 8, the estimated noise levels generated by the mechanical equipment would range from 32.8 dBA (L_{eq}) at receptor R2 to 40.2 dBA (L_{eq}) at receptor R1, which would be below the existing ambient noise levels at all sensitive receptor locations. Further, the Project noise level from the mechanical equipment added to the ambient noise level at each sensitive receptor location yields a noise level that would also be below the significance criteria for each sensitive receptor. As such, potential noise impacts from the Project mechanical equipment would be less than significant.

Table 8. Mechanical Equipment Noise Levels

Receptor Location	Existing Ambient Noise Levels, dBA (L_{eq})	Estimated Noise from Project Mechanical Equipment, dBA (L_{eq})	Ambient + Project Noise Levels, dBA (L_{eq})	Significance Criteria ^a dBA (L_{eq})	Exceed over Significance Criteria	Significant Impact?
R1	58.1	40.2	58.2	63.1	0.0	No
R2	57.6	32.8	57.6	62.6	0.0	No
R3	58.5	33.9	58.5	63.5	0.0	No
R4	59.2	39.6	59.2	64.2	0.0	No

Notes:
^a Significance Criteria are equivalent to the measured daytime or nighttime ambient noise levels, whichever is lower plus 5 dBA, per the City of Los Angeles Noise Regulations.
Source: AES, 2023

3.4.2.2 Outdoor Spaces

The Project would include two outdoor spaces, including an outdoor courtyard at Level 2 and an outdoor deck at the roof level. Noise sources associated with outdoor uses typically include noise from people gathering and conversing. Per the recent State’s Assembly Bill No. 1307 (AB 1307), *the effects of noise generated by project occupants and their guests on human being is not a significant effect on the environment for residential projects for purposes of CEQA.*¹⁸ Therefore, the noise analysis associated with outdoor spaces (people speaking) is provided for

¹⁸ California Assembly Bill No. 1307, AB-1307 California Environmental Quality Act: noise impact: residential projects, approved by Governor September 07, 2023.

in formation only. For this operational noise analysis, reference noise levels of 65 dBA for a male and 62 dBA for a female speaking in a raised voice were used for analyzing potential noise impacts from people gathering at the outdoor spaces. In order to analyze a typical noise scenario, it was assumed that up to 50 percent of the people (half of which would be male and the other half female) would be talking at the same time. In addition, the hours of operation for use of the outdoor areas were assumed to be from 7:00 A.M. to 10:00 P.M. Table 9 (below) provides the estimated number of people at the outdoor spaces.

Table 9. Outdoor Use Assumptions

Outdoor Spaces	Estimated Total Number of People ^a
Courtyard at Level 2	53
Outdoor Deck at Roof	108
^a Estimated based on 15 square feet per person. Source: AES, 2023	

Table 10 (below) presents the estimated noise levels at the off-site sensitive receptors resulting from the use of the Project's outdoor areas. The estimated noise levels were calculated based on the assumption that the outdoor spaces would be fully occupied and operating concurrently, to represent a worst-case noise analysis. As presented in Table 10, the estimated noise levels from the outdoor spaces would range from 28.5 dBA (L_{eq}) at receptor location R2 to 32.9 dBA (L_{eq}) at receptor location R4, these levels would be below the existing ambient noise levels. In addition, the Project noise level from the outdoor areas when added to the ambient noise level at each sensitive receptor location yields a noise level that would also be below the significance criteria for each sensitive receptor. Therefore, noise impacts from the outdoor uses would be less than significant.

Table 10. Outdoor Uses Noise Levels

Receptor Location	Existing Ambient Noise Levels, dBA (L_{eq})	Estimated Noise from Outdoor Uses, dBA (L_{eq})	Ambient + Project Noise Levels, dBA (L_{eq})	Significance Criteria ^a dBA (L_{eq})	Exceed over Significance Criteria	Significant Impact?
R1	58.1	29.4	58.1	63.1	0.0	No
R2	57.6	28.5	57.6	62.6	0.0	No
R3	58.5	29.9	58.5	63.5	0.0	No
R4	59.2	32.9	59.2	64.2	0.0	No
Notes: ^a Significance Criteria are equivalent to the measured daytime or nighttime ambient noise levels, whichever is lower plus 5 dBA, per the City of Los Angeles Noise Regulations. Source: AES, 2023.						

3.4.2.3 Parking Facilities

Parking for the Project would be provided at the ground level, with 28 parking spaces. Sources of noise within the parking garage would primarily include vehicular movements and engine noise, doors opening and closing. The parking would be shielded to the off-site receptor locations with a 6-foot-high property wall along the north, east and west property line, and with the Level 1 building along the south side. Table 11 (below) presents the estimated noise levels from parking garage at the offsite receptor locations. As indicated in Table 11, the estimated noise levels from the parking garage would range from 38.4 dBA (L_{eq}) at receptor location R2 to 44.5 dBA (L_{eq}) at receptor location R1, which would be below the existing ambient noise levels. In addition, the Project noise level from the parking operation when added to the ambient noise level at each sensitive receptor location yields a noise level that would also be below the significance criteria for each sensitive receptor. Therefore, noise impacts from the parking garage would be less than significant.

Table 11. Parking Facilities Noise Levels

Receptor Location	Existing Ambient Noise Levels, dBA (L_{eq})	Estimated Noise from Project Parking, dBA (L_{eq})	Ambient + Project Noise Levels, dBA (L_{eq})	Significance Criteria ^a dBA (L_{eq})	Exceed over Significance Criteria	Significant Impact?
R1	58.1	44.5	58.3	63.1	0.0	No
R2	57.6	38.4	57.7	62.6	0.0	No
R3	58.5	38.8	58.5	63.5	0.0	No
R4	59.2	39.1	59.2	64.2	0.0	No

Notes:
^a Significance criteria are equivalent to the measured daytime or nighttime ambient noise levels, whichever is lower plus 5 dBA, per the City of Los Angeles Noise Regulations.
Source: AES, 2023

3.4.2.4 Off-Site Traffic

Traffic Project generated traffic information were obtained from the Project's Transportation Study Assessment.¹⁹ The Project would generate approximately 176 daily trips. Table 12 (on page 27) presents the estimated noise levels associated with the off-site traffic. As shown on Table 12, the estimated noise levels from off-site traffic range from 43.0 dBA (L_{eq}) at receptor R4 to 48.8 dBA (L_{eq}) at receptor location R2, which would be below the existing ambient noise levels. In addition, the Project noise levels from the off-site traffic, when added to the ambient noise level at each sensitive receptor location would also be below the significance criteria. Therefore, noise impacts from off-site traffic would be less than significant.

¹⁹ 4101-4119 Exposition Boulevard Project, Transportation Study Assessment, August 2022.

Table 12. Off-Site Traffic Noise Levels

Receptor Location	Existing Ambient Noise Levels, dBA (Leq)	Estimated Noise from Off-Site Traffic, dBA (Leq)	Ambient + Project Noise Levels, dBA (Leq)	Significance Criteria ^a dBA (Leq)	Exceed over Significance Criteria	Significant Impact?
R1	58.1	46.9	58.4	63.1	0.0	No
R2	57.6	48.8	58.1	62.6	0.0	No
R3	58.5	46.0	58.7	63.5	0.0	No
R4	59.2	43.0	59.3	64.2	0.0	No

Notes:
^a Significance criteria are equivalent to the measured daytime or nighttime ambient noise levels, whichever is lower plus 5 dBA, per the City of Los Angeles Noise Regulations.
Source: AES, 2023

3.4.2.5 Composite Noise Impacts from Project Operations

An evaluation of composite noise levels, including all Project related noise sources, was conducted to identify the potential maximum Project-related noise level increase that may occur at the Project noise-sensitive receptor locations. The overall sound environment at the areas surrounding the Project Site would include contributions from each on-site individual noise source associated with the typical daily operation of the Project. Primary on-site noise sources associated with the Project would include mechanical equipment, loading dock, parking facilities, and outdoor uses, and off-site traffic. Table 13 (below) presents the estimated composite noise levels from Project-related noise sources. As reported in Table 13, the Project's composite noise levels would range from 45.9 dBA at receptor R4 to 49.5 dBA at receptor R1, which would be below the existing ambient noise levels. In addition, the Project composite plus ambient noise levels would be below the significance criteria at all receptor locations. Therefore, the composite noise level impacts due to Project operation would be less than significant.

Table 13. Composite Noise Impacts

Receptor Location	Calculated Project-Related Noise Levels, dBA (Leq)				Project Composite Noise Levels, dBA (Leq)	Ambient Noise Levels, dBA (Leq)	Ambient Plus Project Composite Noise Levels, dBA (Leq)	Significance Criteria ^a , dBA (Leq)	Exceed over Significance Criteria
	Mechanical	Outdoor Uses	Parking	Off-site Traffic					
R1	40.2	29.3	44.5	46.9	49.5	58.1	58.7	63.1	0.0
R2	32.8	28.5	38.4	48.8	49.3	57.6	58.2	62.6	0.0
R3	33.9	29.9	38.8	47.1	47.1	61.4	61.6	66.4	0.0
R4	39.6	33.2	39.1	45.9	45.9	60.3	60.5	65.3	0.0

Notes:
^a Significance thresholds are equivalent to the measured ambient noise levels plus 5 dBA, per the City of Los Angeles Noise Regulations.

Source: AES, 2023

Threshold (b): Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

3.4.3 Temporary Construction Vibration

Construction activities can generate varying degrees of ground vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies, depending on soil type, ground strata, and construction characteristics of the receptor buildings.

The Project would generate ground-borne construction vibration forces during building demolition and site excavation/grading activities when heavy construction equipment, such as excavators and loaded trucks, would be used. The FTA has published standard vibration velocities levels for various construction equipment operations. It is noted that, pursuant to PDF-NOI-1, the Project construction would not use impact pile driving methods; therefore, impact pile driving vibration is not included in the on-site construction vibration analysis.

3.4.3.1 Vibration Impacts from On-site Construction

The City currently does not have any adopted standards, guidelines, or thresholds for assessing the significance of vibration impacts with respect to building damage. Therefore, the City utilizes criteria from the Federal Transit Administration (FTA) as threshold to assess the significance of impacts associated with potential building damage.²⁰ Table 14 (on page 29) provides the estimated vibration levels at the nearest off-site buildings. As indicated in Table 14, the estimated vibration velocity levels from construction equipment would be below the significance criteria at the nearest off-site buildings. Therefore, the on-site vibration impacts, pursuant to the significance criteria for building damage, during construction of the Project would be less than significant.

²⁰ FTA, "Transit Noise and Vibration Impact Assessment," September 2018.

Table 14. Construction Vibration Impacts – Building Damage

Receptor Location	Estimated Vibration Velocity Levels at the Off-Site Buildings, PPV (inch/second), ^a				Significance Criteria, PPV (inch/ second)	Sig. Impacts?
	Large Bulldozer	Loaded Trucks	Jack-hammer	Small Bulldozer		
FTA Reference Vibration Levels at 25 feet	0.089	0.076	0.035	0.003	--	--
Single-Story Residential buildings to the North	0.114	0.097	0.045	0.004	0.2 ^b	No
Multi-Story Residential building to the East	0.013	0.011	0.005	0.001	0.2 ^b	No
Single-Story Residential buildings to the South	0.034	0.029	0.013	0.001	0.2 ^b	No
Multi-Story Residential building to the West	0.156	0.133	0.061	0.005	0.2 ^b	No

^a Vibration level calculated based on FTA reference vibration level at a 25-foot distance. Detailed calculation worksheets are included in Appendix B.

^b FTA criteria for non-engineered timber and masonry buildings.

Source: FTA, 2018; AES, 2023

3.4.3.1 Vibration Impacts from Off-site Construction

Heavy-duty construction trucks would generate ground-borne vibration as they travel along the Project's anticipated truck route, including Exposition Boulevard, Crenshaw Boulevard, and Buckingham Road. Thus, an analysis of potential vibration impacts using the building damage thresholds for ground-borne vibration along the anticipated local haul routes was conducted.

Based on FTA data, the vibration generated by a typical heavy-duty truck would be approximately 63 VdB (0.006 PPV) at a distance of 50 feet from the truck.²¹ There are existing buildings along the Project's anticipated haul routes, including Exposition Boulevard, Crenshaw Boulevard, and Buckingham Road that are situated approximately 20 feet from the truck travel lane and would be exposed to ground-borne vibration levels of approximately 0.022 PPV. This estimated vibration generated by construction trucks traveling along the anticipated truck route would be well below the most stringent building damage threshold of 0.12 PPV for buildings extremely susceptible to vibration (applicable to historic building structure). Therefore, vibration impacts pursuant to the threshold of significance for building damage from off-site construction activities (i.e., construction trucks traveling on public roadways) would be less than significant.

²¹ FTA, "Transit Noise and Vibration Impact Assessment," September 2018.

As analyzed above, the vibration impacts associated with Project construction activities (from both on-site construction equipment and off-site trucks) would be less than significant.

3.4.4 Operation Vibration

As discussed above, operation of the Project would not result in a significant vibration impact during operation.

Threshold (c): For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

3.4.5 Airport Noise

The nearest airport is the Los Angeles World Airport, located approximately 6 miles southwest of the Project Site. Since the Project is not located within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip, impacts with regard to airport-related noise would not occur. Therefore, no impacts with respect to Threshold (c) would occur.

4 REFERENCES

California Department of Transportation (Caltrans), *Technical Noise Supplement (TeNS)*, September 2013.

California Governor's Office of Planning and Research, *State of California General Plan Guidelines*, 2017.

City of Los Angeles, *Municipal Code, Chapter XI Noise Regulation*.

City of Los Angeles, *Noise Element of the Los Angeles City General Plan*, Adopted February 2, 1999.

Cyril M. Harris, *Handbook of Acoustical Measurements and Noise Control*, Third Edition, 1991.

Federal Highway Administration (FHWA), *FHWA Roadway Construction Noise Model User's Guide*, January 2006.

Federal Transit Administration (FTA), *Transit Noise and Vibration Impact Assessment*, September 2018.

4101-4119 Exposition Boulevard Project Noise Impact Analysis

Noise Calculations Worksheets

Provided by Acoustical Engineering Services

Appendix A – Ambient Measurements

Appendix B – Construction Noise and Vibration Calculations

Appendix C – Operation Noise Calculations

Appendix A

Ambient Noise Measurements

Project: 4101 Exposition Project
 Location: R1
 Date: 9/14/2023

Time	Leq
11:11:41 AM	63
11:11:51 AM	65.6
11:12:01 AM	62.2
11:12:11 AM	67.6
11:12:21 AM	57.2
11:12:31 AM	54.9
11:12:41 AM	59.4
11:12:51 AM	59.7
11:13:01 AM	55.8
11:13:11 AM	63.3
11:13:21 AM	61.5
11:13:31 AM	64.7
11:13:41 AM	57.6
11:13:51 AM	62.3
11:14:01 AM	58
11:14:11 AM	65.3
11:14:21 AM	62.5
11:14:31 AM	62.6
11:14:41 AM	55.6
11:14:51 AM	50.4
11:15:01 AM	62.4
11:15:11 AM	66.9
11:15:21 AM	60.2
11:15:31 AM	47.9
11:15:41 AM	49.4
11:15:51 AM	48.6
11:16:01 AM	61.8
11:16:11 AM	69
11:16:21 AM	65.4
11:16:31 AM	52.4
11:16:41 AM	64.2
11:16:51 AM	63
11:17:01 AM	53.1
11:17:11 AM	65.7
11:17:21 AM	62.5
11:17:31 AM	59
11:17:41 AM	65.6
11:17:51 AM	64.5
11:18:01 AM	57.4
11:18:11 AM	57.6
11:18:21 AM	75
11:18:31 AM	69.3
11:18:41 AM	68.9

11:18:51 AM	70.7
11:19:01 AM	70.7
11:19:11 AM	68.2
11:19:21 AM	72.1
11:19:31 AM	62.5
11:19:41 AM	46.5
11:19:51 AM	61.5
11:20:01 AM	68.7
11:20:11 AM	60
11:20:21 AM	57.9
11:20:31 AM	57.7
11:20:41 AM	68.9
11:20:51 AM	65.5
11:21:01 AM	59.9
11:21:11 AM	67.1
11:21:21 AM	63.3
11:21:31 AM	60.6
11:21:41 AM	62.5
11:21:51 AM	68.4
11:22:01 AM	57.3
11:22:11 AM	52.3
11:22:21 AM	47.2
11:22:31 AM	48.3
11:22:41 AM	50.3
11:22:51 AM	60.3
11:23:01 AM	60.8
11:23:11 AM	66.7
11:23:21 AM	64.9
11:23:31 AM	57
11:23:41 AM	62.7
11:23:51 AM	59.4
11:24:01 AM	52.3
11:24:11 AM	70.1
11:24:21 AM	57
11:24:31 AM	50.6
11:24:41 AM	56.9
11:24:51 AM	66.9
11:25:01 AM	52.2
11:25:11 AM	60.9
11:25:21 AM	67.4
11:25:31 AM	62.6
11:25:41 AM	61.9
11:25:51 AM	61.7
11:26:01 AM	61.1
11:26:11 AM	57.7
11:26:21 AM	61.9
11:26:31 AM	63.7

64.6

Time	Leq
11:01:26 PM	47.9
11:01:36 PM	59.3
11:01:46 PM	55.1
11:01:56 PM	47
11:02:06 PM	51.5
11:02:16 PM	47.6
11:02:26 PM	46.7
11:02:36 PM	48.1
11:02:46 PM	46.6
11:02:56 PM	46.6
11:03:06 PM	57.2
11:03:16 PM	57.7
11:03:26 PM	50.4
11:03:36 PM	48.4
11:03:46 PM	52.6
11:03:56 PM	51
11:04:06 PM	54.4
11:04:16 PM	64.3
11:04:26 PM	51.3
11:04:36 PM	47.3
11:04:46 PM	46.9
11:04:56 PM	46.9
11:05:06 PM	53.6
11:05:16 PM	62
11:05:26 PM	47.6
11:05:36 PM	47.3
11:05:46 PM	47
11:05:56 PM	47
11:06:06 PM	48.9
11:06:16 PM	61.4
11:06:26 PM	59
11:06:36 PM	63.3
11:06:46 PM	64.5
11:06:56 PM	62.4
11:07:06 PM	54.1
11:07:16 PM	59.9
11:07:26 PM	59.4
11:07:36 PM	53
11:07:46 PM	47.4
11:07:56 PM	47.2
11:08:06 PM	47.4
11:08:16 PM	49.7
11:08:26 PM	63.1
11:08:36 PM	57.7
11:08:46 PM	60
11:08:56 PM	50.5

11:09:06 PM	69.1
11:09:16 PM	67.1
11:09:26 PM	50.1
11:09:36 PM	59.2
11:09:46 PM	47.3
11:09:56 PM	49.2
11:10:06 PM	53.6
11:10:16 PM	46.8
11:10:26 PM	46.7
11:10:36 PM	48.4
11:10:46 PM	47.7
11:10:56 PM	46.5
11:11:06 PM	49.7
11:11:16 PM	47.7
11:11:26 PM	51.3
11:11:36 PM	47.6
11:11:46 PM	55.8
11:11:56 PM	53
11:12:06 PM	63.8
11:12:16 PM	61.9
11:12:26 PM	56.6
11:12:36 PM	53.7
11:12:46 PM	50.4
11:12:56 PM	48.5
11:13:06 PM	46.6
11:13:16 PM	46.3
11:13:26 PM	46.4
11:13:36 PM	46.6
11:13:46 PM	46.8
11:13:56 PM	47.3
11:14:06 PM	47.5
11:14:16 PM	47.2
11:14:26 PM	56.5
11:14:36 PM	58.4
11:14:46 PM	56
11:14:56 PM	49.9
11:15:06 PM	62
11:15:16 PM	65.3
11:15:26 PM	59.1
11:15:36 PM	57.4
11:15:46 PM	51.5
11:15:56 PM	46.6
11:16:06 PM	62.5
11:16:16 PM	64.6

58.1

Project: 4101 Exposition Project
 Location: R2
 Date: 9/14/2023

Time	Leq
11:27:54 AM	57.4
11:28:04 AM	62.4
11:28:14 AM	58.0
11:28:24 AM	57.3
11:28:34 AM	63.9
11:28:44 AM	55.8
11:28:54 AM	61.8
11:29:04 AM	60.8
11:29:14 AM	56.6
11:29:24 AM	58.9
11:29:34 AM	67.8
11:29:44 AM	68.4
11:29:54 AM	62.8
11:30:04 AM	60.5
11:30:14 AM	68.5
11:30:24 AM	65.8
11:30:34 AM	62.3
11:30:44 AM	46.3
11:30:54 AM	48.6
11:31:04 AM	66.6
11:31:14 AM	71.1
11:31:24 AM	64.7
11:31:34 AM	61.4
11:31:44 AM	55.4
11:31:54 AM	46.0
11:32:04 AM	67.2
11:32:14 AM	55.2
11:32:24 AM	65.3
11:32:34 AM	57.4
11:32:44 AM	55.0
11:32:54 AM	59.9
11:33:04 AM	68.9
11:33:14 AM	59.8
11:33:24 AM	53.5
11:33:34 AM	53.2
11:33:44 AM	62.1
11:33:54 AM	66.0
11:34:04 AM	64.2
11:34:14 AM	61.8
11:34:24 AM	53.5
11:34:34 AM	66.5
11:34:44 AM	67.2
11:34:54 AM	55.6

11:35:04 AM	72.3
11:35:14 AM	69.7
11:35:24 AM	64.3
11:35:34 AM	60.1
11:35:44 AM	46.4
11:35:54 AM	65.0
11:36:04 AM	66.1
11:36:14 AM	55.6
11:36:24 AM	54.9
11:36:34 AM	58.2
11:36:44 AM	67.9
11:36:54 AM	57.7
11:37:04 AM	60.0
11:37:14 AM	53.7
11:37:24 AM	62.9
11:37:34 AM	52.7
11:37:44 AM	51.9
11:37:54 AM	53.3
11:38:04 AM	56.3
11:38:14 AM	63.2
11:38:24 AM	64.7
11:38:34 AM	71.3
11:38:44 AM	62.9
11:38:54 AM	59.3
11:39:04 AM	71.3
11:39:14 AM	64.2
11:39:24 AM	67.3
11:39:34 AM	49.5
11:39:44 AM	44.8
11:39:54 AM	54.6
11:40:04 AM	58.8
11:40:14 AM	63.5
11:40:24 AM	63.9
11:40:34 AM	59.2
11:40:44 AM	55.5
11:40:54 AM	57.3
11:41:04 AM	67.8
11:41:14 AM	51.2
11:41:24 AM	58.6
11:41:34 AM	61.8
11:41:44 AM	64.7
11:41:54 AM	53.4
11:42:04 AM	63.0
11:42:14 AM	64.4
11:42:24 AM	63.0
11:42:34 AM	60.2
11:42:44 AM	57.2

63.9

Time	Leq
11:18:12 PM	46.5
11:18:22 PM	50.0
11:18:32 PM	51.2
11:18:42 PM	58.2
11:18:52 PM	59.4
11:19:02 PM	66.2
11:19:12 PM	61.6
11:19:22 PM	56.4
11:19:32 PM	46.6
11:19:42 PM	42.4
11:19:52 PM	42.4
11:20:02 PM	54.0
11:20:12 PM	55.7
11:20:22 PM	57.9
11:20:32 PM	54.0
11:20:42 PM	68.2
11:20:52 PM	59.8
11:21:02 PM	51.5
11:21:12 PM	55.5
11:21:22 PM	55.2
11:21:32 PM	50.6
11:21:42 PM	53.0
11:21:52 PM	60.3
11:22:02 PM	45.0
11:22:12 PM	48.3
11:22:22 PM	57.0
11:22:32 PM	52.6
11:22:42 PM	58.3
11:22:52 PM	51.2
11:23:02 PM	44.4
11:23:12 PM	63.1
11:23:22 PM	60.4
11:23:32 PM	42.6
11:23:42 PM	42.4
11:23:52 PM	50.2
11:24:02 PM	48.7
11:24:12 PM	53.6
11:24:22 PM	69.4
11:24:32 PM	52.0
11:24:42 PM	46.6
11:24:52 PM	48.7
11:25:02 PM	52.6
11:25:12 PM	43.9
11:25:22 PM	57.5
11:25:32 PM	52.8
11:25:42 PM	43.6

11:25:52 PM	49.5
11:26:02 PM	43.1
11:26:12 PM	47.6
11:26:22 PM	57.3
11:26:32 PM	59.6
11:26:42 PM	61.4
11:26:52 PM	47.8
11:27:02 PM	44.1
11:27:12 PM	47.2
11:27:22 PM	51.7
11:27:32 PM	54.1
11:27:42 PM	51.8
11:27:52 PM	48.2
11:28:02 PM	46.0
11:28:12 PM	43.4
11:28:22 PM	59.3
11:28:32 PM	54.2
11:28:42 PM	59.5
11:28:52 PM	52.7
11:29:02 PM	40.1
11:29:12 PM	39.7
11:29:22 PM	47.2
11:29:32 PM	56.2
11:29:42 PM	44.8
11:29:52 PM	40.8
11:30:02 PM	55.3
11:30:12 PM	62.6
11:30:22 PM	50.4
11:30:32 PM	43.3
11:30:42 PM	40.8
11:30:52 PM	39.7
11:31:02 PM	63.1
11:31:12 PM	60.5
11:31:22 PM	42.1
11:31:32 PM	39.5
11:31:42 PM	40.2
11:31:52 PM	41.6
11:32:02 PM	64.4
11:32:12 PM	57.4
11:32:22 PM	51.0
11:32:32 PM	54.0
11:32:42 PM	43.5
11:32:52 PM	44.1
11:33:02 PM	59.7

57.6

Project: 4101 Exposition Project
 Location: R3
 Date: 9/14/2023

Time	Leq
11:46:44 AM	57.2
11:46:54 AM	76.4
11:47:04 AM	66.9
11:47:14 AM	55.8
11:47:24 AM	56.3
11:47:34 AM	63.2
11:47:44 AM	61.2
11:47:54 AM	63.4
11:48:04 AM	52.7
11:48:14 AM	52.4
11:48:24 AM	52.4
11:48:34 AM	53.6
11:48:44 AM	58.6
11:48:54 AM	55.9
11:49:04 AM	59.4
11:49:14 AM	74.0
11:49:24 AM	56.9
11:49:34 AM	49.3
11:49:44 AM	45.7
11:49:54 AM	41.9
11:50:04 AM	47.2
11:50:14 AM	48.9
11:50:24 AM	52.3
11:50:34 AM	57.6
11:50:44 AM	59.0
11:50:54 AM	53.2
11:51:04 AM	58.6
11:51:14 AM	67.6
11:51:24 AM	55.2
11:51:34 AM	49.0
11:51:44 AM	47.5
11:51:54 AM	44.7
11:52:04 AM	50.8
11:52:14 AM	48.1
11:52:24 AM	56.2
11:52:34 AM	53.1
11:52:44 AM	47.8
11:52:54 AM	51.2
11:53:04 AM	50.3
11:53:14 AM	52.2
11:53:24 AM	52.1
11:53:34 AM	47.2
11:53:44 AM	48.0

11:53:54 AM	51.1
11:54:04 AM	60.2
11:54:14 AM	60.8
11:54:24 AM	50.7
11:54:34 AM	54.8
11:54:44 AM	52.6
11:54:54 AM	53.1
11:55:04 AM	57.2
11:55:14 AM	58.7
11:55:24 AM	47.0
11:55:34 AM	48.0
11:55:44 AM	49.5
11:55:54 AM	47.3
11:56:04 AM	50.2
11:56:14 AM	51.4
11:56:24 AM	48.4
11:56:34 AM	51.3
11:56:44 AM	51.1
11:56:54 AM	54.6
11:57:04 AM	58.3
11:57:14 AM	54.7
11:57:24 AM	56.4
11:57:34 AM	49.5
11:57:44 AM	50.1
11:57:54 AM	49.6
11:58:04 AM	48.6
11:58:14 AM	58.1
11:58:24 AM	56.9
11:58:34 AM	63.5
11:58:44 AM	70.1
11:58:54 AM	56.7
11:59:04 AM	64.2
11:59:14 AM	54.4
11:59:24 AM	53.0
11:59:34 AM	52.5
11:59:44 AM	54.2
11:59:54 AM	48.1
12:00:04 PM	46.3
12:00:14 PM	44.6
12:00:24 PM	44.6
12:00:34 PM	44.6
12:00:44 PM	47.0
12:00:54 PM	48.9
12:01:04 PM	45.1
12:01:14 PM	49.1
12:01:24 PM	52.1
12:01:34 PM	65.9

61.4

Time	Leq
11:35:58 PM	44.0
11:36:08 PM	43.6
11:36:18 PM	44.3
11:36:28 PM	44.4
11:36:38 PM	44.2
11:36:48 PM	44.3
11:36:58 PM	44.3
11:37:08 PM	44.6
11:37:18 PM	44.3
11:37:28 PM	46.3
11:37:38 PM	46.5
11:37:48 PM	48.1
11:37:58 PM	50.9
11:38:08 PM	47.4
11:38:18 PM	55.6
11:38:28 PM	45.6
11:38:38 PM	43.8
11:38:48 PM	44.2
11:38:58 PM	50.5
11:39:08 PM	58.1
11:39:18 PM	55.7
11:39:28 PM	45.5
11:39:38 PM	51.5
11:39:48 PM	71.1
11:39:58 PM	69.7
11:40:08 PM	50.0
11:40:18 PM	54.1
11:40:28 PM	59.7
11:40:38 PM	59.6
11:40:48 PM	55.9
11:40:58 PM	74.0
11:41:08 PM	62.4
11:41:18 PM	49.7
11:41:28 PM	48.5
11:41:38 PM	49.7
11:41:48 PM	45.7
11:41:58 PM	45.2
11:42:08 PM	44.8
11:42:18 PM	44.8
11:42:28 PM	45.8
11:42:38 PM	49.0
11:42:48 PM	57.8
11:42:58 PM	62.0
11:43:08 PM	59.9
11:43:18 PM	53.9
11:43:28 PM	49.5

11:43:38 PM	51.1
11:43:48 PM	47.9
11:43:58 PM	50.0
11:44:08 PM	54.6
11:44:18 PM	59.7
11:44:28 PM	60.7
11:44:38 PM	55.0
11:44:48 PM	48.2
11:44:58 PM	50.3
11:45:08 PM	46.1
11:45:18 PM	44.5
11:45:28 PM	44.1
11:45:38 PM	45.6
11:45:48 PM	51.3
11:45:58 PM	44.4
11:46:08 PM	44.4
11:46:18 PM	44.1
11:46:28 PM	50.5
11:46:38 PM	46.0
11:46:48 PM	44.0
11:46:58 PM	48.4
11:47:08 PM	57.4
11:47:18 PM	57.0
11:47:28 PM	55.3
11:47:38 PM	54.8
11:47:48 PM	48.3
11:47:58 PM	47.6
11:48:08 PM	45.3
11:48:18 PM	44.2
11:48:28 PM	43.9
11:48:38 PM	44.2
11:48:48 PM	44.4
11:48:58 PM	44.2
11:49:08 PM	44.5
11:49:18 PM	45.6
11:49:28 PM	49.8
11:49:38 PM	44.3
11:49:48 PM	45.8
11:49:58 PM	45.0
11:50:08 PM	45.6
11:50:18 PM	45.6
11:50:28 PM	48.5
11:50:38 PM	45.7
11:50:48 PM	48.1

58.5

Project: 4101 Exposition Project
 Location: R4
 Date: 9/14/2023

Time	Leq
12:04:33 PM	47.3
12:04:43 PM	47.8
12:04:53 PM	60.4
12:05:03 PM	67.0
12:05:13 PM	70.0
12:05:23 PM	53.0
12:05:33 PM	51.1
12:05:43 PM	57.5
12:05:53 PM	61.8
12:06:03 PM	51.9
12:06:13 PM	67.7
12:06:23 PM	58.6
12:06:33 PM	62.1
12:06:43 PM	49.0
12:06:53 PM	47.5
12:07:03 PM	58.3
12:07:13 PM	58.0
12:07:23 PM	60.2
12:07:33 PM	56.1
12:07:43 PM	53.7
12:07:53 PM	53.4
12:08:03 PM	49.8
12:08:13 PM	46.6
12:08:23 PM	65.4
12:08:33 PM	60.3
12:08:43 PM	48.8
12:08:53 PM	47.5
12:09:03 PM	50.8
12:09:13 PM	47.9
12:09:23 PM	58.3
12:09:33 PM	65.6
12:09:43 PM	50.6
12:09:53 PM	46.6
12:10:03 PM	47.1
12:10:13 PM	51.7
12:10:23 PM	56.9
12:10:33 PM	59.9
12:10:43 PM	61.4
12:10:53 PM	53.6
12:11:03 PM	49.7
12:11:13 PM	59.8
12:11:23 PM	62.8
12:11:33 PM	67.5

12:11:43 PM	55.3
12:11:53 PM	49.9
12:12:03 PM	44.6
12:12:13 PM	45.8
12:12:23 PM	49.5
12:12:33 PM	50.3
12:12:43 PM	56.9
12:12:53 PM	70.7
12:13:03 PM	68.3
12:13:13 PM	52.1
12:13:23 PM	53.2
12:13:33 PM	57.1
12:13:43 PM	61.6
12:13:53 PM	58.3
12:14:03 PM	52.0
12:14:13 PM	47.5
12:14:23 PM	51.6
12:14:33 PM	53.4
12:14:43 PM	60.5
12:14:53 PM	53.5
12:15:03 PM	67.9
12:15:13 PM	66.1
12:15:23 PM	57.4
12:15:33 PM	58.6
12:15:43 PM	56.0
12:15:53 PM	60.9
12:16:03 PM	61.6
12:16:13 PM	52.7
12:16:23 PM	51.5
12:16:33 PM	50.3
12:16:43 PM	48.6
12:16:53 PM	48.0
12:17:03 PM	46.5
12:17:13 PM	48.2
12:17:23 PM	49.2
12:17:33 PM	48.9
12:17:43 PM	50.0
12:17:53 PM	46.1
12:18:03 PM	51.7
12:18:13 PM	52.8
12:18:23 PM	58.7
12:18:33 PM	48.2
12:18:43 PM	57.8
12:18:53 PM	62.6
12:19:03 PM	56.6
12:19:13 PM	59.9
12:19:23 PM	50.4

60.3

Time	Leq
11:53:31 PM	51.3
11:53:41 PM	51.9
11:53:51 PM	49.0
11:54:01 PM	48.4
11:54:11 PM	46.1
11:54:21 PM	46.5
11:54:31 PM	52.9
11:54:41 PM	62.1
11:54:51 PM	53.6
11:55:01 PM	48.1
11:55:11 PM	46.6
11:55:21 PM	48.4
11:55:31 PM	58.6
11:55:41 PM	51.8
11:55:51 PM	50.5
11:56:01 PM	51.3
11:56:11 PM	58.4
11:56:21 PM	62.1
11:56:31 PM	63.0
11:56:41 PM	55.5
11:56:51 PM	49.5
11:57:01 PM	47.6
11:57:11 PM	46.1
11:57:21 PM	46.3
11:57:31 PM	46.5
11:57:41 PM	46.6
11:57:51 PM	59.2
11:58:01 PM	54.3
11:58:11 PM	46.9
11:58:21 PM	46.7
11:58:31 PM	47.2
11:58:41 PM	49.9
11:58:51 PM	54.6
11:59:01 PM	53.0
11:59:11 PM	53.2
11:59:21 PM	52.1
11:59:31 PM	74.6
11:59:41 PM	71.6
11:59:51 PM	52.2
12:00:01 AM	49.9
12:00:11 AM	48.2
12:00:21 AM	48.6
12:00:31 AM	47.6
12:00:41 AM	47.6
12:00:51 AM	47.6
12:01:01 AM	47.6

12:01:11 AM	48.0
12:01:21 AM	48.7
12:01:31 AM	48.7
12:01:41 AM	62.9
12:01:51 AM	52.5
12:02:01 AM	48.6
12:02:11 AM	62.6
12:02:21 AM	58.9
12:02:31 AM	48.6
12:02:41 AM	47.1
12:02:51 AM	46.0
12:03:01 AM	46.6
12:03:11 AM	46.5
12:03:21 AM	46.3
12:03:31 AM	46.6
12:03:41 AM	46.6
12:03:51 AM	46.5
12:04:01 AM	46.4
12:04:11 AM	46.7
12:04:21 AM	46.7
12:04:31 AM	46.7
12:04:41 AM	46.5
12:04:51 AM	46.3
12:05:01 AM	46.5
12:05:11 AM	46.6
12:05:21 AM	46.6
12:05:31 AM	45.6
12:05:41 AM	46.9
12:05:51 AM	48.6
12:06:01 AM	52.1
12:06:11 AM	70.2
12:06:21 AM	54.5
12:06:31 AM	49.6
12:06:41 AM	48.0
12:06:51 AM	59.1
12:07:01 AM	48.4
12:07:11 AM	45.8
12:07:21 AM	48.6
12:07:31 AM	47.5
12:07:41 AM	49.5
12:07:51 AM	46.7
12:08:01 AM	46.6
12:08:11 AM	48.4
12:08:21 AM	46.0

59.2

Appendix B

Construction Noise & Vibration Calculations

Project: 4101 Exposition Project

FROM SOUNDPLAN

Estimated Construction Noise Levels, dBA Leq
(from SoundPLAN Model)

Rec.	Description	Demo	Site Prep	Grading	Building Construction	Paving	Significance Threshold
R1	Residence to the North	72.1	69.6	70.7	69.7	71.4	75.0
R2	Residence to the East	73.5	71.3	72.4	71.4	73.1	75.0
R3	Residence to the South	70.7	67.8	68.9	67.9	69.6	75.0
R4	Residence to the West	71.9	69.1	70.2	69.2	70.9	75.0

4101 Exposition
Source Levels in dB(A) - 01a Construction - Demo

Name	Source type	Lw dB(A)	
Concrete Saw	Area	114.7	
Dozer	Area	109.7	
Tractors/Loaders/Backhoe (1)	Area	111.7	
Tractors/Loaders/Backhoe (2)	Area	111.7	

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4101 Exposition Calculated Noise Levels - 01a Construction - Demo

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 72.1 dB(A)			
Concrete Saw	Area	67.6	
Dozer	Area	64.1	
Tractors/Loaders/Backhoe (1)	Area	66.1	
Tractors/Loaders/Backhoe (2)	Area	66.1	
Receiver R2 Leq,d 73.5 dB(A)			
Concrete Saw	Area	68.1	
Dozer	Area	65.8	
Tractors/Loaders/Backhoe (1)	Area	67.8	
Tractors/Loaders/Backhoe (2)	Area	67.8	
Receiver R3 Leq,d 70.7 dB(A)			
Concrete Saw	Area	66.7	
Dozer	Area	62.3	
Tractors/Loaders/Backhoe (1)	Area	64.3	
Tractors/Loaders/Backhoe (2)	Area	64.3	
Receiver R4 Leq,d 71.9 dB(A)			
Concrete Saw	Area	67.7	
Dozer	Area	63.6	
Tractors/Loaders/Backhoe (1)	Area	65.6	
Tractors/Loaders/Backhoe (2)	Area	65.6	

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4101 Exposition
Source Levels in dB(A) - 01b Construction - Site Prep

Name	Source type	Lw dB(A)	
Grader	Area	112.7	
Tractors/Loaders/Backhoe (1)	Area	111.7	

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**4101 Exposition
Calculated Noise Levels - 01b Construction - Site Prep**

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 69.6 dB(A)			
Grader	Area	67.1	
Tractors/Loaders/Backhoe (1)	Area	66.1	
Receiver R2 Leq,d 71.3 dB(A)			
Grader	Area	68.8	
Tractors/Loaders/Backhoe (1)	Area	67.8	
Receiver R3 Leq,d 67.8 dB(A)			
Grader	Area	65.3	
Tractors/Loaders/Backhoe (1)	Area	64.3	
Receiver R4 Leq,d 69.1 dB(A)			
Grader	Area	66.6	
Tractors/Loaders/Backhoe (1)	Area	65.6	

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4101 Exposition
Source Levels in dB(A) - 01c Construction - Grading

Name	Source type	Lw dB(A)	
Dozer	Area	109.7	
Grader	Area	112.7	
Tractors/Loaders/Backhoe (1)	Area	111.7	

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4101 Exposition
Calculated Noise Levels - 01c Construction - Grading

9

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 70.7 dB(A)			
Dozer	Area	64.1	
Grader	Area	67.1	
Tractors/Loaders/Backhoe (1)	Area	66.1	
Receiver R2 Leq,d 72.4 dB(A)			
Dozer	Area	65.8	
Grader	Area	68.8	
Tractors/Loaders/Backhoe (1)	Area	67.8	
Receiver R3 Leq,d 68.9 dB(A)			
Dozer	Area	62.3	
Grader	Area	65.3	
Tractors/Loaders/Backhoe (1)	Area	64.3	
Receiver R4 Leq,d 70.2 dB(A)			
Dozer	Area	63.6	
Grader	Area	66.6	
Tractors/Loaders/Backhoe (1)	Area	65.6	

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4101 Exposition
Source Levels in dB(A) - 01d Construction - Building Construction

Name	Source type	Lw dB(A)	
Crane	Area	104.7	
Forklift (1)	Area	99.7	
Forklift (2)	Area	99.7	
Tractors/Loaders/Backhoe (1)	Area	111.7	
Tractors/Loaders/Backhoe (2)	Area	111.7	

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4101 Exposition Calculated Noise Levels - 01d Construction - Building

9

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 69.7 dB(A)			
Crane	Area	59.1	
Forklift (1)	Area	54.1	
Forklift (2)	Area	54.1	
Tractors/Loaders/Backhoe (1)	Area	66.1	
Tractors/Loaders/Backhoe (2)	Area	66.1	
Receiver R2 Leq,d 71.4 dB(A)			
Crane	Area	60.8	
Forklift (1)	Area	55.8	
Forklift (2)	Area	55.8	
Tractors/Loaders/Backhoe (1)	Area	67.8	
Tractors/Loaders/Backhoe (2)	Area	67.8	
Receiver R3 Leq,d 67.9 dB(A)			
Crane	Area	57.3	
Forklift (1)	Area	52.3	
Forklift (2)	Area	52.3	
Tractors/Loaders/Backhoe (1)	Area	64.3	
Tractors/Loaders/Backhoe (2)	Area	64.3	
Receiver R4 Leq,d 69.2 dB(A)			
Crane	Area	58.6	
Forklift (1)	Area	53.6	
Forklift (2)	Area	53.6	
Tractors/Loaders/Backhoe (1)	Area	65.6	
Tractors/Loaders/Backhoe (2)	Area	65.6	

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4101 Exposition
Source Levels in dB(A) - 01e Construction - Paving

3

Name	Source type	Lw dB(A)	
Cement & Mortar Mixer (1)	Area	108.6	
Cement & Mortar Mixer (2)	Area	108.6	
Cement & Mortar Mixer (3)	Area	108.6	
Cement & Mortar Mixer (4)	Area	108.6	
Paver	Area	105.6	
Roller	Area	104.7	
Tractors/Loaders/Backhoe (1)	Area	111.7	

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4101 Exposition Calculated Noise Levels - 01e Construction - Paving

9

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 71.4 dB(A)			
Cement & Mortar Mixer (1)	Area	63.0	
Cement & Mortar Mixer (2)	Area	63.0	
Cement & Mortar Mixer (3)	Area	63.0	
Cement & Mortar Mixer (4)	Area	63.0	
Paver	Area	60.0	
Roller	Area	59.1	
Tractors/Loaders/Backhoe (1)	Area	66.1	
Receiver R2 Leq,d 73.1 dB(A)			
Cement & Mortar Mixer (1)	Area	64.7	
Cement & Mortar Mixer (2)	Area	64.7	
Cement & Mortar Mixer (3)	Area	64.7	
Cement & Mortar Mixer (4)	Area	64.7	
Paver	Area	61.7	
Roller	Area	60.8	
Tractors/Loaders/Backhoe (1)	Area	67.8	
Receiver R3 Leq,d 69.6 dB(A)			
Cement & Mortar Mixer (1)	Area	61.2	
Cement & Mortar Mixer (2)	Area	61.2	
Cement & Mortar Mixer (3)	Area	61.2	
Cement & Mortar Mixer (4)	Area	61.2	
Paver	Area	58.2	
Roller	Area	57.3	
Tractors/Loaders/Backhoe (1)	Area	64.3	
Receiver R4 Leq,d 70.9 dB(A)			
Cement & Mortar Mixer (1)	Area	62.5	
Cement & Mortar Mixer (2)	Area	62.5	
Cement & Mortar Mixer (3)	Area	62.5	
Cement & Mortar Mixer (4)	Area	62.5	
Paver	Area	59.5	
Roller	Area	58.6	
Tractors/Loaders/Backhoe (1)	Area	65.6	

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Project: 4101 Exposition Project

Construction Vibration Impacts

Reference Levels at 25 feet are based on Caltrans, 2020 (FTA, 2018)

Calculations using Caltrans procedure with n= 1.1 (for receptors 25 feet or greater)
n= 1.1 (for receptors less than 25 feet)

ON-SITE CONSTRUCTION ACTIVITIES

Table 1: Construction Equipment Vibration Levels (PPV) - Building Damage

Equipment	Reference Vibration Levels at 25 ft., PPV	Estimated Vibration Levels at off-site Sensitive Receptors, distance in feet, PPV							
		Residential Building to the North		Residential Building to the South		Residential Building to the East		Residential Building to the West	
		Distance	Level	Distance	Level	Distance	Level	Distance	Level
Large Bulldozer	0.089	20	0.114	145	0.013	60	0.034	15	0.156
Loaded Trucks	0.076	20	0.097	145	0.011	60	0.029	15	0.133
Jackhammer	0.035	20	0.045	145	0.005	60	0.013	15	0.0614
Small bulldozer	0.003	20	0.0038	145	0.000	60	0.0011	15	0.0053

Appendix C

Operation Noise Calculations

Project Composite Noise Calculations (Leq)

Project: 4101-4119 Exposition Boulevard Project

Receptor	Ambient	Mechanical	Outdoor Spaces	Parking	Off-site Traffic	Project Composite	Ambient + Project	Threshold
R1	58.1	40.2	29.4	44.5	46.9	49.5	58.7	63.1
R2	57.6	32.8	28.5	38.4	48.8	49.3	58.2	62.6
R3	61.4	33.9	29.9	38.8	46.0	47.1	61.6	66.4
R4	60.3	39.6	32.9	39.1	43.0	45.9	60.5	65.3

Outdoor Mechanical Equipment Noise Calculations

Project: 4101-4119 Exposition Boulevard Project

Receptor	Ambient (Leq)	Project Noise Levels, (Leq)	Ambient + Project (Leq)	Significance Threshold	Increase (Leq)
R1	58.1	40.2	58.2	63.1	0.1
R2	57.6	32.8	57.6	62.6	0.0
R3	58.5	33.9	58.5	63.5	0.0
R4	59.2	39.6	59.2	64.2	0.0

Outdoor Spaces Noise Calculations

Project: 4101-4119 Exposition Boulevard Project

Receptor	Ambient (Leq)	Project Noise Levels, (Leq)	Ambient + Project (Leq)	Significance Threshold	Increase (Leq)
R1	58.1	29.4	58.1	63.1	0.0
R2	57.6	28.5	57.6	62.6	0.0
R3	58.5	29.9	58.5	63.5	0.0
R4	59.2	32.9	59.2	64.2	0.0

Parking Noise Calculations

Project: 4101-4119 Exposition Boulevard Project

Receptor	Ambient (Leq)	Project Noise Levels, (Leq)	Ambient + Project (Leq)	Significance Threshold	Increase (Leq)
R1	58.1	44.5	58.3	63.1	0.2
R2	57.6	38.4	57.7	62.6	0.1
R3	58.5	38.8	58.5	63.5	0.0
R4	59.2	39.1	59.2	64.2	0.0

Off-Site Traffic Noise Calculations

Project: 4101-4119 Exposition Boulevard Project

Receptor	Ambient (Leq)	Project Noise Levels, (Leq)	Ambient + Project (Leq)	Significance Threshold	Increase (Leq)
R1	58.1	46.9	58.4	63.1	0.3
R2	57.6	48.8	58.1	62.6	0.5
R3	58.5	46.0	58.7	63.5	0.2
R4	59.2	43.0	59.3	64.2	0.1

**4101 Exposition
Source Levels in dB(A) - 02 Mechanical**

Name	Source type	Lw dB(A)	
Building Mechanical	Point	90.0	
Building Mechanical	Point	90.0	
Building Mechanical	Point	90.0	
Building Mechanical	Point	90.0	
Building Mechanical	Point	90.0	
Building Mechanical	Point	90.0	

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	AES 22801 Crespi St Woodland Hills, CA 91364 USA	1
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4101 Exposition Calculated Noise Levels - 02 Mechanical

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 40.2 dB(A)			
Building Mechanical	Point	31.5	
Building Mechanical	Point	31.1	
Building Mechanical	Point	25.8	
Building Mechanical	Point	34.2	
Building Mechanical	Point	34.2	
Building Mechanical	Point	33.5	
Receiver R2 Leq,d 32.8 dB(A)			
Building Mechanical	Point	23.4	
Building Mechanical	Point	24.3	
Building Mechanical	Point	23.8	
Building Mechanical	Point	24.8	
Building Mechanical	Point	25.7	
Building Mechanical	Point	26.9	
Receiver R3 Leq,d 33.9 dB(A)			
Building Mechanical	Point	26.1	
Building Mechanical	Point	27.0	
Building Mechanical	Point	27.5	
Building Mechanical	Point	25.3	
Building Mechanical	Point	25.1	
Building Mechanical	Point	25.0	
Receiver R4 Leq,d 39.6 dB(A)			
Building Mechanical	Point	33.1	
Building Mechanical	Point	34.2	
Building Mechanical	Point	34.1	
Building Mechanical	Point	29.2	
Building Mechanical	Point	27.1	
Building Mechanical	Point	26.5	

AES 22801 Crespi St Woodland Hills, CA 91364 USA

**4101 Exposition
Input data parking lots - 03 Parking**

Parking lot	# of Parking Spaces	
Parking Level 01	28	

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	AES 22801 Crespi St Woodland Hills, CA 91364 USA	1
--	--	---

4101 Exposition Calculated Noise Levels - 03 Parking

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 45.5 dB(A)			
Parking Level 01	PLot	45.5	
Receiver R2 Leq,d 38.4 dB(A)			
Parking Level 01	PLot	38.4	
Receiver R3 Leq,d 38.8 dB(A)			
Parking Level 01	PLot	38.8	
Receiver R4 Leq,d 39.1 dB(A)			
Parking Level 01	PLot	39.1	

AES 22801 Crespi St Woodland Hills, CA 91364 USA

**4101 Exposition
Source Levels in dB(A) - 04 People**

3

Name	Source type	Lw dB(A)	
People Level 02	Area	80.1	
People Roof Deck	Area	80.1	
People Roof Deck	Area	80.1	

AES 22801 Crespi St Woodland Hills, CA 91364 USA

1

4101 Exposition Calculated Noise Levels - 04 People

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 29.4 dB(A)			
People Level 02	Area	26.1	
People Roof Deck	Area	22.0	
People Roof Deck	Area	24.9	
Receiver R2 Leq,d 28.5 dB(A)			
People Level 02	Area	22.9	
People Roof Deck	Area	20.0	
People Roof Deck	Area	26.1	
Receiver R3 Leq,d 29.9 dB(A)			
People Level 02	Area	23.1	
People Roof Deck	Area	26.5	
People Roof Deck	Area	25.3	
Receiver R4 Leq,d 32.9 dB(A)			
People Level 02	Area	30.7	
People Roof Deck	Area	27.9	
People Roof Deck	Area	22.3	

AES 22801 Crespi St Woodland Hills, CA 91364 USA

**4101 Exposition
Emission calculation road - 04 Traffic**

Road	Vehicle per Hour Veh/h	
Buckingham Road	17.60	
Exposition Blvd.	17.60	

AES 22801 Crespi St Woodland Hills, CA 91364 USA

4101 Exposition Calculated Noise Levels - 04 Traffic

Source	Source type	Leq,d dB(A)	
Receiver R1 Leq,d 46.9 dB(A)			
Buckingham Road	Road	46.7	
Exposition Blvd.	Road	33.2	
Receiver R2 Leq,d 48.8 dB(A)			
Buckingham Road	Road	48.1	
Exposition Blvd.	Road	40.6	
Receiver R3 Leq,d 46.0 dB(A)			
Buckingham Road	Road	39.4	
Exposition Blvd.	Road	44.9	
Receiver R4 Leq,d 43.0 dB(A)			
Buckingham Road	Road	24.0	
Exposition Blvd.	Road	43.0	

AES 22801 Crespi St Woodland Hills, CA 91364 USA



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT
DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
 - Ministerial / by-right projects
 - Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - Any project only installing a parking lot or parking structure
 - Time extension
 - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator¹ analysis results.

DIR-2022-6462

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro
213-972-8482
100 S. Main St, 9th Floor
Los Angeles, CA 90012

West LA
213-485-1062
7166 W. Manchester Blvd
Los Angeles, CA 90045

Valley
818-374-4699
6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: PAR-2022-2374-TOC

Address: 4101-4119 Exposition Boulevard, Los Angeles, CA 90016

Project Description: Remove 10 apartments and construct 29 market rate and 7 affordable apartments

Seeking Existing Use Credit (will be calculated by LADOT): Yes No Not sure

Applicant Name: Representative: Alix Wisner

Applicant E-mail: alix@agd-landuse.com Applicant Phone: 310-254-9055

Planning Staff Initials: _____ Date: _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	Size / Unit	Daily Trips ¹
Proposed ¹	Market rate apartments	29	
	Affordable apartments	7	
	<i>Total trips¹:</i>		176
<p>a. Does the proposed project involve a discretionary action? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>b. Would the proposed project generate 250 or more daily vehicle trips²? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station³? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If YES to a. and b. or c., or to all of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: _____ Phone: _____</p> <p style="text-align: center;">Signature: _____ Date: _____</p>			

¹ Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

² To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

³ Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	Size / Unit	Daily Trips
Proposed	Market Rate Apartments	29	
	Affordable Apartments	7	
	<i>Total new trips:</i>		
Existing	Market Rate Apartments	10	
	<i>Total existing trips:</i>		52
	<i>Net Increase / Decrease (+ or -)</i>		124

- a. Is the project a single retail use that is less than 50,000 square feet? Yes No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes No
- c. Would the project result in a net increase in daily VMT? Yes No
- d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? Yes No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes No
- f. Project size:
 - i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes No
 - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes No
 - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes No

VMT Analysis (CEQA Review)

If YES to a. and NO to d. a VMT analysis is NOT required.

If YES to both b. and c.; or to d. a VMT analysis is required.

Access, Safety, and Circulation Assessment (Corrective Conditions)

If YES to b., a project access, safety, and circulation evaluation may be required.

If YES to e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:



City of Los Angeles Department of City Planning

3/22/2022

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4107 W EXPOSITION BLVD
4105 W EXPOSITION BLVD
4103 W EXPOSITION BLVD
4101 W EXPOSITION BLVD

ZIP CODES

90016

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2006-5567-CPU
CPC-1990-346-CA
CPC-1983-506
ORD-171682
ORD-171681
ORD-162128
ENV-2008-478-EIR

Address/Legal Information

PIN Number	120B181 1011
Lot/Parcel Area (Calculated)	5,689.0 (sq ft)
Thomas Brothers Grid	PAGE 673 - GRID E1
Assessor Parcel No. (APN)	5046006025
Tract	TR 7823
Map Reference	M B 84-79/81
Block	None
Lot	161
Arb (Lot Cut Reference)	None
Map Sheet	120B181

Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	West Adams
Council District	CD 10 - Office of District 10
Census Tract #	2200.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5046006025
APN Area (Co. Public Works)*	0.131 (ac)
Use Code	0400 - Residential - Four Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$26,871
Assessed Improvement Val.	\$206,113
Last Owner Change	02/28/2020
Last Sale Amount	\$1,000,010
Tax Rate Area	67
Deed Ref No. (City Clerk)	2-110
	1334955
	1334954
	0239670
Building 1	
Year Built	1940
Number of Units	4
Number of Bedrooms	4
Number of Bathrooms	4
Building Square Footage	2,512.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5046006025]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.37036864

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5046006025]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	332
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	94
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<p>1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K).</p> <p>2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G).</p> <p>3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F).</p> <p>4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q).</p> <p>5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J).</p> <p>6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON</p>

Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)

Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY

Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE

DATA NOT AVAILABLE

ORD-171682
ORD-171681
ORD-162128



Address: 4101 W EXPOSITION BLVD

APN: 5046006025

PIN #: 120B181 1011

Tract: TR 7823

Block: None

Lot: 161

Arb: None

Zoning: R3-1

General Plan: Medium Residential





City of Los Angeles Department of City Planning

3/22/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4109 W EXPOSITION BLVD

ZIP CODES

90016

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2006-5567-CPU

CPC-1990-346-CA

CPC-1983-506

ORD-171682

ORD-171681

ORD-162128

YD-2444

ENV-2008-478-EIR

Address/Legal Information

PIN Number	120B181 1010
Lot/Parcel Area (Calculated)	5,397.3 (sq ft)
Thomas Brothers Grid	PAGE 673 - GRID E1
Assessor Parcel No. (APN)	5046006026
Tract	TR 7823
Map Reference	M B 84-79/81
Block	None
Lot	162
Arb (Lot Cut Reference)	None
Map Sheet	120B181

Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	West Adams
Council District	CD 10 - Office of District 10
Census Tract #	2200.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5046006026
APN Area (Co. Public Works)*	0.125 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$285,825
Assessed Improvement Val.	\$206,113
Last Owner Change	02/05/2020
Last Sale Amount	\$1,100,011
Tax Rate Area	67
Deed Ref No. (City Clerk)	555568
	555567
	555566
	364954
	185941
	1491664
	0145299
Building 1	
Year Built	1946
Building Class	D55
Number of Units	3
Number of Bedrooms	6
Number of Bathrooms	3
Building Square Footage	2,244.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5046006026]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No

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Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.36027976
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5046006026]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	332
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	94
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<p>1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K).</p> <p>2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G).</p> <p>3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F).</p> <p>4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q).</p> <p>5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J).</p> <p>6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON</p>

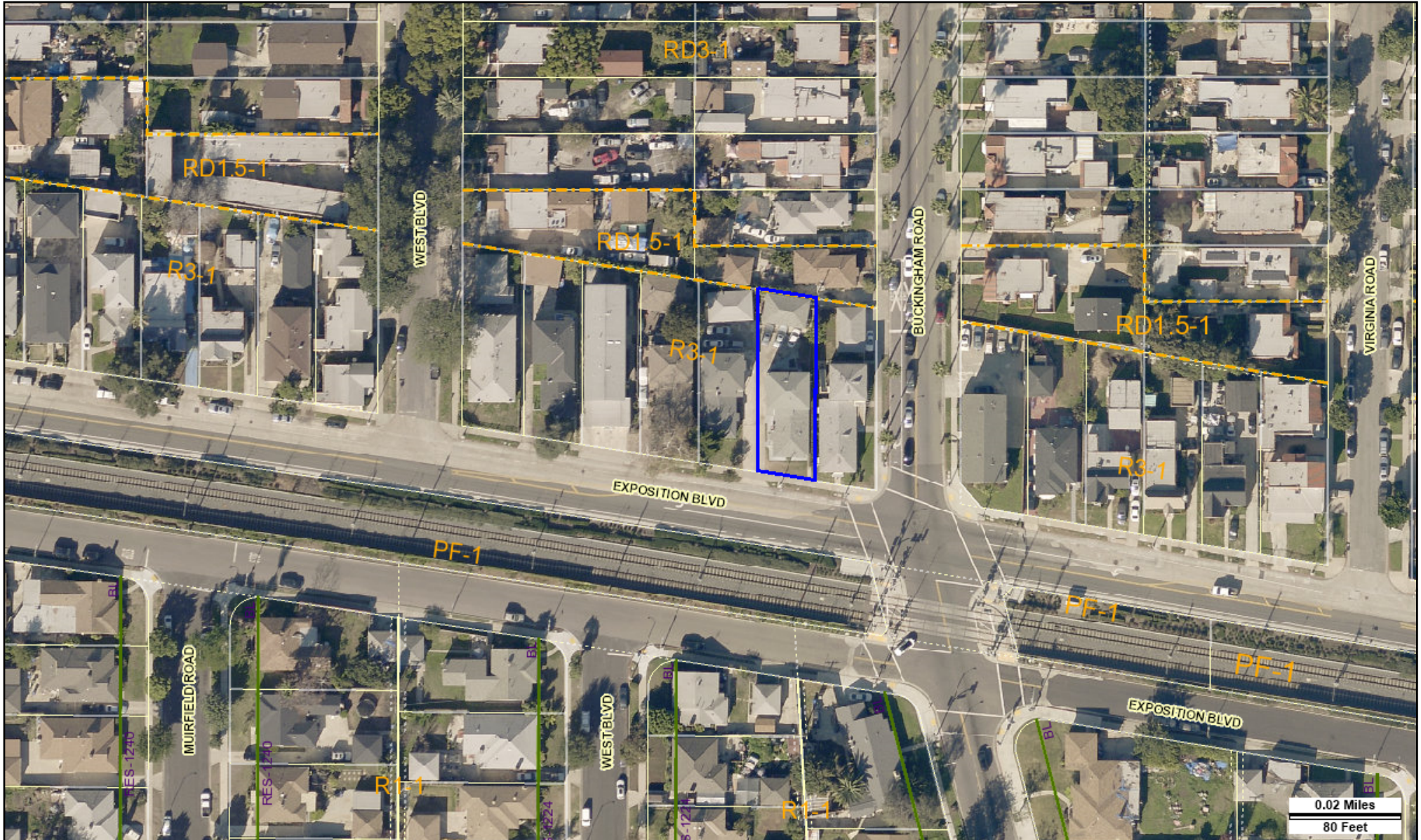
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)

Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY

Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE

DATA NOT AVAILABLE

ORD-171682
ORD-171681
ORD-162128
YD-2444



Address: 4109 W EXPOSITION BLVD

APN: 5046006026

PIN #: 120B181 1010

Tract: TR 7823

Block: None

Lot: 162

Arb: None

Zoning: R3-1

General Plan: Medium Residential





City of Los Angeles Department of City Planning

3/22/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4115 W EXPOSITION BLVD

ZIP CODES

90016

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2006-5567-CPU

CPC-1990-346-CA

CPC-1983-506

ORD-171682

ORD-171681

ORD-162128

YD-2444

ENV-2008-478-EIR

Address/Legal Information

PIN Number	120B181 1009
Lot/Parcel Area (Calculated)	5,397.3 (sq ft)
Thomas Brothers Grid	PAGE 673 - GRID D1 PAGE 673 - GRID E1
Assessor Parcel No. (APN)	5046006027
Tract	TR 7823
Map Reference	M B 84-79/81
Block	None
Lot	163
Arb (Lot Cut Reference)	None
Map Sheet	120B181

Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	West Adams
Council District	CD 10 - Office of District 10
Census Tract #	2200.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5046006027
APN Area (Co. Public Works)*	0.125 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$285,991
Assessed Improvement Val.	\$231,877
Last Owner Change	02/05/2020
Last Sale Amount	\$1,100,011
Tax Rate Area	67
Deed Ref No. (City Clerk)	3261,62 254466 1093119-20 1082637 1075292
Building 1	
Year Built	1946
Building Class	D55
Number of Units	3
Number of Bedrooms	6
Number of Bathrooms	3
Building Square Footage	2,244.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5046006027]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	2.3501604
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5046006027]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information

Bureau	South
Division / Station	Southwest
Reporting District	332

Fire Information

Bureau	South
Batallion	18
District / Fire Station	94
Red Flag Restricted Parking	No

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Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)

Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY

Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE

DATA NOT AVAILABLE

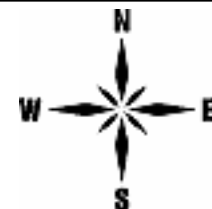
ORD-171682
ORD-171681
ORD-162128
YD-2444



Address: 4115 W EXPOSITION BLVD
 APN: 5046006027
 PIN #: 120B181 1009

Tract: TR 7823
 Block: None
 Lot: 163
 Arb: None

Zoning: R3-1
 General Plan: Medium Residential





VIEW FROM BUCKINGHAM LOOKING NORTH
NTS (3)



VIEW FROM BUCKINGHAM LOOKING SOUTHWEST
NTS (2)



VIEW FROM EXPOSITION LOOKING SOUTHEAST
NTS (1)



VIEW FROM EXPOSITION LOOKING WEST
NTS (6)



VIEW FROM INTERSECTION LOOKING NORTH
NTS (5)



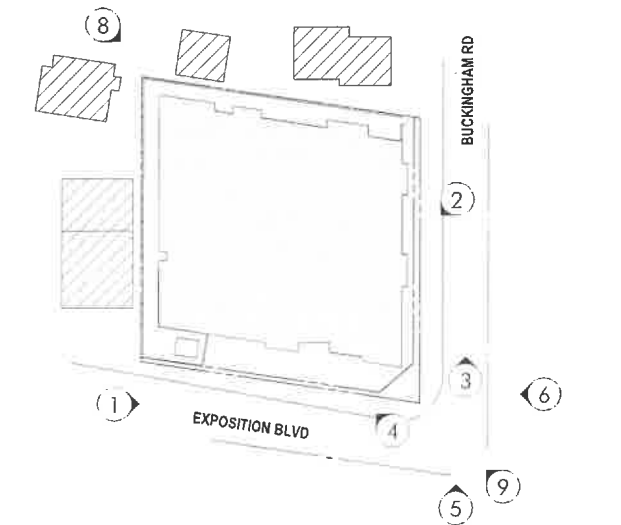
VIEW FROM EXPOSITION LOOKING NORTHWEST
NTS (4)



VIEW FROM INTERSECTION LOOKING NORTHWEST
NTS (9)

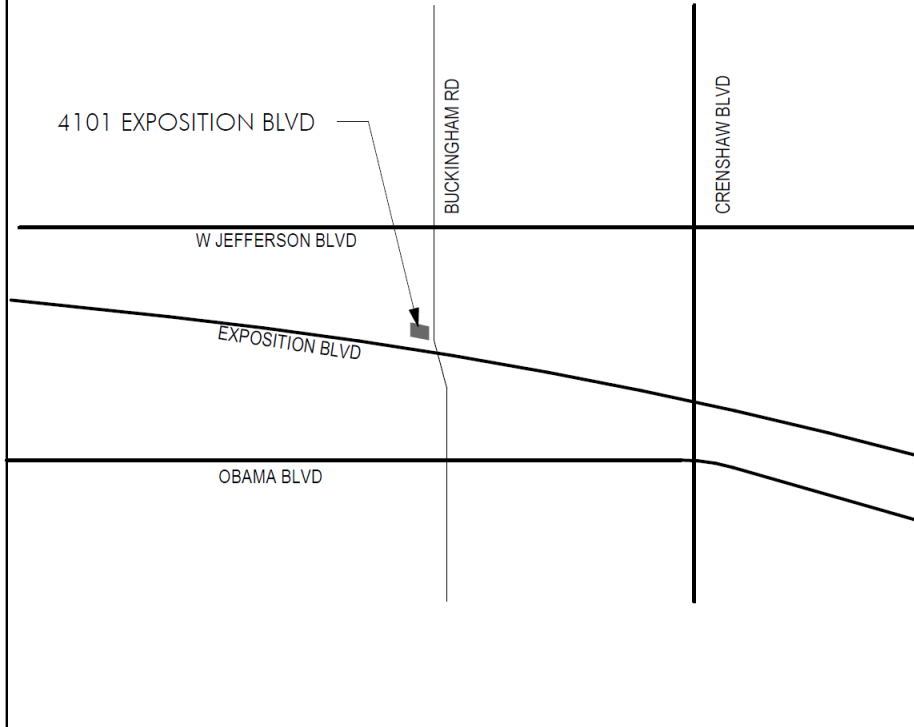


VIEW FROM BACK OF SITE LOOKING SOUTHEAST
NTS (8)



KEY PLAN
NTS (7)

VICINITY MAP





REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES - REFERRAL FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

Referral To: <input checked="" type="checkbox"/> Planning DSC - Filing <input type="checkbox"/> HCIDLA <input type="checkbox"/> DBS <input type="checkbox"/> Funding <input type="checkbox"/> SB35 <input type="checkbox"/> Other: _____	
NOTES:	
Planning Staff Name and Title Maidel Wevans, Planning Assoc	Planning Staff Signature <i>Maidel Wevans</i>
Date Approved 5/4/2022	Expiration Date 10/31/2022

I. Project Information – To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 4101-4119 Exposition Blvd., Los Angeles, CA 90016
 Applicant Name and Phone/Email: Representative: Alix Wisner / 310-254-9055 / alix@aqd-landuse.com
 Assessor Parcel Number(s): 5046-006-025, -026, -027
 Community Plan: West Adams - Baldwin Hills - Leimert
 Number of Lots: 3
 Lot Size: 16,507 s.f.
 Existing Zone: R3-1
 Land Use Designation: Medium Residential
 Specific Plan
 HPOZ
 DRB
 Enterprise Zone
 CRA
 CPIO
 Q-condition/ D-limitation/ T-classification (please specify): _____
 Other pertinent zoning information (please specify): _____
 Location of Major Transit Stop (please specify the intersection or metro stop)¹:
Metro E Line (Expo) Farmdale Station and Expo/Crenshaw Station

II. Project Eligibility – To be completed by DCP Housing Services Unit Staff

2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): Metro Rail E Line - Farmdale Station
 Service Interval # 1: _____ [420 min / # of trips]²
 Service Interval # 2: N/A [420 min / # of trips]
 Qualifier #2 (rail name & stop, ferry terminal or bus #): _____
 Service Interval # 1: _____ [420 min / # of trips]
 Service Interval # 2: _____ [420 min / # of trips]
 TOC Tier³:
 Tier 1
 Tier 2
 Tier 3
 Tier 4
 Planning Staff Initials: MJ

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.
² This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.
³ If project is 100% affordable, it is eligible for the designated Tier to be increased by one.

III. Project Information (if applicant is requesting additional incentives) – To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

The Project includes demolition of 10 existing residential units and new construction of a 39,306 sf apartment building in a 5-story, 62 feet 6 inch building with 3,150 sf of open space, 28 parking spaces, and 35 bike spaces. The Project includes TOC Base Incentives for density, FAR increase up to 50%, and reduced parking at 0.5 space/unit and TOC Additional Incentives for increased height by up to 22 feet, reduced open space by up to 25% and yard setback reductions for two yards up to 30%.

4. EXISTING USE

A. Describe Existing Development: The existing buildings comprise three buildings with a total of 10 units.

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing # of Units or Non-Residential SF	Existing # of Units or Non-Residential SF To Be Demolished	Proposed* # of Units or Non-Residential SF
Guest Rooms			
Studio			4
One Bedroom	4	4	8
Two Bedrooms	6	6	24
Three Bedrooms			
_____ Bedrooms			
Non-Residential Square Feet			
Other:			

B. Previous Cases Filed

	(1)	(2)	(3)
Case Number(s):	_____	_____	_____
Date Filed:	_____	_____	_____
Date Approved:	_____	_____	_____
End of Appeal Period:	_____	_____	_____
Environmental No.	_____	_____	_____

5. TYPE OF APPLICATION

- Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives** filed in conjunction with another discretionary approval.
- Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** (please specify, max of three):
 - 1) Height increase of up to 22 feet and 2 stories
 - 2) Yard reductions up to 30% to provide a 10'6" rear yard in lieu of 15' and a 5'7" side yard in lieu of 8'
 - 3) Open space reduction up to 25% to provide 3,150 sf in lieu of 4,200 sf
- If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines (please specify):
 - 4) _____
 - 5) _____
- Site Plan Review per LAMC Sec. 16.05
- Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other entitlements requested (please specify): _____

* Replacement units, per AB 2556, shall be equivalent to the number of units and number of bedrooms of the existing development.

6. ENVIRONMENTAL REVIEW

- Environmental Review Not Required – Project is Ministerial.⁵ Please Explain: _____
- Not filed
- Filed (indicate case number): _____

7. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- For Sale
- For Rent
- Extremely Low Income
- Very Low Income
- Low Income
- Moderate Income
- Market Rate
- Mixed Use
- Senior
- Chronically Homeless
- Other (please describe): _____

8. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size	<u>16,507</u>	s.f. (a)
Minimum area per dwelling unit	<u>800</u>	s.f. of lot area per unit (b)
Units allowed by right (per LAMC)	<u>20</u>	units (c) [c = a/b, round down to whole number]
Base Density	<u>21</u>	units (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus:

36 units (e)
 [e = d x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3), or 1.8 (Tier 4);
 in RD Zones d x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4);
 round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁶

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>29</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u> </u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>4</u>	<u>4</u>	<u> </u>
Very Low Income	<u>2</u>	<u> </u>	<u>2</u>
Low Income	<u>1</u>	<u> </u>	<u>1</u>
Moderate Income	<u> </u>	<u> </u>	<u> </u>
TOTAL # of Units Proposed	<u>36</u> (f)		
TOTAL # of Affordable Housing Units	<u> </u> (g)		
Number of Density Increase Units	<u>16</u> (h) [If f>c, then h=f-c; if f<c, then h=0]		
Percent Density Increase Requested	<u>70%</u> (i) [i = 100 x (f/d - 1)]		
Percent of Affordable Set Aside	<u>19.5%</u> (j) [g/f, round down to a whole number]		

Other Notes on Units: _____

⁵ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.
⁶ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

B. Qualification for Additional Incentives: *(Please check only one)*

Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Extremely Low Income	% Very Low Income	% Low Income
One	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%
Two	<input type="checkbox"/> 7%	<input type="checkbox"/> 10%	<input type="checkbox"/> 20%
Three	<input checked="" type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%

C. Additional Incentives *(Please check selected incentives as qualified according to Section 9B)*

- | | <u>Required (per LAMC)</u> | <u>Proposed (per TOC)</u> |
|---|----------------------------|---------------------------|
| <input checked="" type="checkbox"/> (1) Yard/Setback <i>(each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)</i> | | |
| <input type="checkbox"/> RAS 3 Yards <i>(only for commercial zones – please specify numbers below, but only check this box)</i> | | |
| <input type="checkbox"/> Front | _____ | _____ |
| <input checked="" type="checkbox"/> Rear | <u>15 feet</u> | <u>10 feet 6 inches</u> |
| <input checked="" type="checkbox"/> Side (1) | <u>8 feet</u> | <u>5 feet 7 inches</u> |
| <input type="checkbox"/> Side (2) | _____ | _____ |

	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

- | | | |
|--|--------------------------|---------------------------------|
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ |
| <input checked="" type="checkbox"/> (4) Height/ # of Stories | <u>45 feet / 3 story</u> | <u>62 feet 6 inches/5 story</u> |

	Height
Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from any frontage

Transitional Height (check one): Per LAMC Per TOC Guidelines¹¹ Not Applicable

- | | | |
|---|--------------------------|-----------------|
| <input checked="" type="checkbox"/> (5) Open Space | <u>4,200 sf</u> | <u>3,150 sf</u> |
| <input type="checkbox"/> (6) Density Calculation | _____ | _____ |
| <input type="checkbox"/> (7) Averaging <i>(all count as 1 incentive – mark as many as needed)</i> | | |
| FAR | <input type="checkbox"/> | |
| Density | <input type="checkbox"/> | |
| Parking | <input type="checkbox"/> | |
| Open Space | <input type="checkbox"/> | |
| Vehicular Access | <input type="checkbox"/> | |
| <input type="checkbox"/> (8) Public Facility Zone | _____ | _____ |

TOTAL # of Additional Incentives Requested: 3

Other Incentive Notes: _____

¹¹ Please provide elevations that show the 45 degree angle as allowed by the TOC guidelines to determine the allowed height.

11. COVENANT:

All Transit Oriented Communities projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing and Community Investment Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:

AB 2222, as amended by AB 2556, requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: *(Answer the following with "yes" if any of these items apply to what is **currently existing** on the site or "no" if they do not. Write in N/A if the item is not applicable to your project)*

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? N/A
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? N/A
- C. Units subject to the Rent Stabilization Ordinance not already listed above? Yes
- D. Units that have been vacated or demolished in the last 5 years? Yes
- E. Per AB 2556, are the number of replacement units and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? Yes

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with Building and Safety.

City of Los Angeles

Ann Sewill, General Manager
Tricia Keane, Executive Officer



LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Karen Bass, Mayor

DATE: November 16, 2023
TO: AEI Expo OZ Fund LLC, a Delaware Limited Liability Company, Owner
FROM: Nicholas Kawazoe, Senior Management Analyst I
Los Angeles Housing Department
SUBJECT: **Housing Crisis Act of 2019 (SB 8)**
AMENDED Replacement Unit Determination
RE: 4101 – 4119 West Exposition Boulevard, Los Angeles, CA 90016

Digitally signed by
Nicholas Kawazoe
Date: 2023.11.16
08:17:37 -08'00'

The purpose of this amended SB 8 Replacement Unit Determination (RUD) is to reflect the change in the replacement requirement and affordability levels of the affordable “Protected Units” due to receipt of Tenant Income Certification forms from four (4) tenants.

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by AEI Expo OZ Fund LLC, a Delaware Limited Liability Company (Owner) for the above-referenced property located at 4101 – 4119 W. Exposition Blvd. (APN 5046-006-025, -026, -027) (Property), the Los Angeles Housing Department (LAHD) has made the following determination. Ten (10) units exists/existed on the property within the last five (5) years. Ten (10) Rent Stabilization Ordinance (RSO) units are subject to replacement pursuant to the requirements of California Government Code Section 66300, as "protected units" with five (5) of the ten (10) units subject to replacement as affordable "protected units".

PROJECT SITE REQUIREMENTS:

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project (“Project”) on a site (“Property”) that will require demolition of existing dwelling units or occupied or vacant “Protected Units” unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

Replacement of Existing Dwelling Units

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished “Protected Units”. Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner’s application for a SB 8 Replacement Unit Determination (SB 8 RUD): (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity’s valid exercise of its police power within the 5 past years (3) occupied by lower

or very low income households (an affordable Protected Unit), or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants. The Los Angeles Housing Department (LAHD) will send requests for information to each occupant of the existing project. Requests for information can take two (2) or more weeks to be returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

- ***In the absence of occupant income documentation:*** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of October 1, 2021, is at 28% extremely low income, 18% very low income and 18% low income for Transit Oriented Communities (TOC) projects and 46% very low income and 18% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 46% very low income and 18% low income. The remaining 36% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO), Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: **(1)** replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR **(2)** require the units to be replaced in compliance with the RSO.

Relocation, Right to Return, Right to Remain:

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title I of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to: **(a)** Relocation benefits also subject to Chapter 16, and **(b)** the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does not apply to: **(1)** a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and **(2)** a Project that consists of 100% lower income units except Manager's Unit.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on September 5, 2023, the Owner plans to demolish all existing units and construct a new thirty-six (36)-unit project on the Property pursuant to additional incentives from the Department of City Planning (DCP) under Transit Oriented Communities (TOC) Guidelines.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an application for an amended RUD for the Property on September 5, 2023, but LAHD must collect data from the date of the original application on April 5, 2022. In order to comply with the required **five (5)-year** lookback period, LAHD collected and reviewed data from April 2017 to April 2022.

Review of Documents:

Pursuant to the Grant Deed, the Owner acquired the Property on February 28, 2020 (APN 5046-006-025) and February 5, 2020 (APN 5046-006-026 and 5046-006-027).

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates the following use codes:

APN, Lot	Addresses	Use Code
5046-006-025, Lot 161	4101 – 4107 W. Exposition Blvd.	0400 - Residential - Four Units (Any Combination)
5046-006-026, Lot 162	4109 W. Exposition Blvd.	0300 - Residential - Three Units (Any Combination)
5046-006-027, Lot 163	4115 W. Exposition Blvd.	0300 - Residential - Three Units (Any Combination)

Google Earth, Google Street View, and an Internet Search confirm that the Property contains three (3) detached, multi-unit residential buildings.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner applied for a New Building Permit Application (#22010-10000-01829) on June 7, 2022, which has not been issued yet. The Owner has also applied for Demolition Permits (#23019-10000-01904, #23019-10000-01906, #23019-10000-01912, #23019-10000-01913, #23019-10000-01909, #23019-10000-01893, #23019-10000-01894, #23019-10000-01946, #23019-10000-01947, #23019-10000-01952, #23019-10000-01953).

REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property within the last five (5) years:

ADDRESS	BEDROOM TYPE	VACANT OR OCCUPIED AT APPLICATION	“PROTECTED?”	BASIS OF “PROTECTED” STATUS
4101 W. Exposition Blvd.	1 Bedroom	Vacant	Yes	RSO Unit
4103 W. Exposition Blvd.	1 Bedroom	Vacant	Yes	RSO Unit
4105 W. Exposition Blvd.	1 Bedroom	Vacant	Yes	RSO Unit
4107 W. Exposition Blvd.	1 Bedroom	Vacant	Yes	RSO Unit
4109 W. Exposition Blvd.	2 Bedrooms	Occupied	Yes	RSO Unit
4111 W. Exposition Blvd.	2 Bedrooms	Occupied	Yes	RSO Unit
4113 W. Exposition Blvd.	2 Bedrooms	Occupied	Yes	RSO Unit
4115 W. Exposition Blvd.	2 Bedrooms	Occupied	Yes	RSO Unit, Affordable Protected Unit
4117 W. Exposition Blvd.	2 Bedrooms	Occupied	Yes	RSO Unit
4119 W. Exposition Blvd.	2 Bedrooms	Vacant	Yes	RSO Unit
Totals: 10 Units	16 Bedrooms			

On June 21, 2022, tenant letter packages were sent to all ten (10) units on the Property most commonly known as 4101 – 4119 W. Exposition Blvd.

On July 19, 2022, the statement from the tenant of 4115 W. Exposition Blvd. was received along with supporting documents verifying income and establishing residency at the address for the five (5)-year lookback period. Research and submitted documents show that the tenant used the unit as their primary residence, and after reviewing the documents received, LAHD determined that the income level of the tenant is Extremely Low.

As of November 2, 2023, the Applicant has provided four (4) Tenant Income Certification forms for 4109, 4111, 4113, and 4117 W. Exposition Blvd. However, the tenant income information for 4113 W. Exposition Blvd does not cover all 5-years of the look back period.

Pursuant to (SB 8), where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At the time of the project’s original application, the Comprehensive Housing Affordability Strategy (CHAS) database shows 28% extremely low income, 18% very low income and 18% low income for Transit Oriented Communities (TOC) projects and 46% very low

income and 18% low income for Density Bonus projects. The remaining 36% of the units are presumed above-low income.

Number of Existing Protected Units within five (5) years of Owner’s application:			10
Number of Protected Units Ellised within the last (10) years:			0
Number of Affordable Replacement Units required per CHAS:			4
	Project using <u>TOC</u>	Project using <u>DB or No Entitlements</u>	
6 Units x 64%	4 Units	4 Units	
Extremely Low	2 Units		
Very Low	1 Unit	3 Units	
Low	1 Unit	1 Unit	
Market Rate RSO units	2 Units	2 Units	
Number of Affordable Replacement Units per tenant income verification (Unit 4115, Extremely Low):			1
Number of Units Exempt from Affordable Replacement Units per tenant income verification (Units 4109, 4111, and 4117):			3
Number of Unit(s) presumed to be above-lower income subject to replacement:			2

For Rental:

Per the Tenant Income Certification forms received for the following units:

- 4109 W. Exposition Blvd. - Current tenant’s Total Annual Household Income and Lowest Annual Household Income in the past 5 years were all **above Low Income**.
- 4111 W. Exposition Blvd. - Current tenant’s Total Annual Household Income and Lowest Annual Household Income in the past 5 years were all **above Low Income**.
- 4117 W. Exposition Blvd. - Current tenant’s Total Annual Household Income and Lowest Annual Household Income in the past 5 years were all **above Low Income**.
- 4115 W. Exposition Blvd. - Current tenant was verified to be **below Extremely Low Income** within the last five (5) years, per the original RUD.

No income documents or insufficient income documents were provided for the other six (6) unit(s). Pursuant to CHAS, for Projects using TOC, four (4) units need to be replaced with equivalent type, with two (2) units restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. For Projects using DB or no entitlements, four (4) units need to be replaced with equivalent type, with three (3) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households.

In summary, five (5) of the ten (10) units need to be replaced with equivalent-type units. For TOC projects, the replacement requirements will consist of three (3) units restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. For DB projects or projects with no entitlements, the replacement requirement will consist of four (4) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households.

For the five (5) remaining units that are presumed to or have/had been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City’s Rent Stabilization Ordinance (RSO).

Vacancy/Occupancy of Units:

Per the amended Application, five (5) units, 4109, 4111, 4113, 4115, and 4117 W. Exposition Blvd. were occupied at the time of the original application. This information is supported by utility usage records from LADWP. Tenant Income Certification forms proved that current tenants occupying 4109, 4111, 4113, and 4117 W. Exposition Blvd all have a Total Annual Household Income **above Low Income**, and therefore do not have the right of first refusal for an affordable replacement unit on the proposed project. The right to return applies to the tenant living at 4115 W. Exposition Blvd., and the unit needs to be replaced like-for-like.

Unless tenant income verification documents prove the remaining five (5) units were occupied by a lower income or below lower income household(s) at the time of application, the bedroom size of the existing units and the proportionality of the bedroom sizes of the new units, whichever is more restrictive will be considered to determine the bedroom types of the replacement units.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This RUD only applies if the proposed project is a rental project and NOT condominiums. In the event the project changes to condominiums, the owner needs to request an RUD amendment to reflect 100% replacement of the units. This RUD will apply to TOC projects, DB projects and projects not requesting entitlements.

NOTE: This determination is provisional and is subject to verification by LAHD's Rent Division.

Submitting forged or false documents is a crime that may be punishable as a felony under state law (Cal. Penal Code 115). Documents submitted in connection with your application are subject to investigation. The use of any false or forged document may be grounds for revision to the replacement unit determination. If, following an investigation, the City determines that false or forged documents were used to exempt housing units from the replacement obligations required by law, the housing units may be deemed as affordable replacement units. Other applicable penalties may also be applied.

If you have any questions about this RUD, please contact Ke Zhang at ke.zhang@lacity.org.

cc: Los Angeles Housing Department File
Planning.HCA@lacity.org, Department of City Planning for discretionary projects, or
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

NK:kz



REFERRAL FORMS:

Preliminary Zoning Assessment Referral

Department of City Planning (DCP) and Department of Building & Safety (DBS)

This form is to serve as an inter-agency referral for City Planning applications associated with a Housing Development Project. As a part of a City Planning application, this completed form shall be accompanied by architectural plans stamped and signed by DBS Plan Check staff following the completion of a zoning Plan Check. Review of the referral form by City staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to ascertain if any zoning issues or necessary approvals are associated with the project and site that need to be resolved through a discretionary City Planning action.

INSTRUCTIONS: Preliminary Zoning Assessment Referral

1. Complete the Preliminary Zoning Assessment:

- a. **Section I: Project Information:** This section is to be completed by a member of the project team and verified by City staff.
- b. **Section II: Housing Development Project Determination:** Projects proposing the development of two or more units are screened to determine whether a project is a Housing Development Project and therefore qualifies for completion of Section III of this form and verified plans through a zoning Plan Check with DBS. The determination on Section II will be made by City Planning staff in the PARP unit prior to completion of a zoning Plan Check with DBS. A set of architectural plans, including a site plan and floor plans, are required to complete the determination.
- c. **Section III: Zoning Plan Check:** Applicants will submit for a zoning Plan Check with DBS to ascertain if any zoning issues or necessary approvals associated with the project and site need to be resolved through a discretionary City Planning action. This completed form shall be accompanied by architectural plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check. DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.

2. **File application with City Planning:** Following the completion of the Preliminary Zoning Assessment Referral Form and receipt of architectural plans stamped and signed by DBS Plan Check staff, a City Planning application may be filed. Filing appointments may be made online: <https://planning.lacity.org/development-services/appointment/form>.

3. Contact Information:

<u>DOWNTOWN OFFICES:</u>	Department of Building and Safety, Affordable Housing Section 201 N. Figueroa St., Ste 830 Los Angeles, CA 90012 Phone: (213) 482-0455 Web: https://ladbs.org/services/special-assistance/affordable-housing Email: LADBS.AHS@lacity.org	Department of City Planning, Preliminary Application Review Program 201 N. Figueroa St., 5 th Floor Los Angeles, CA 90012 Web: https://planning.lacity.org/development-services/preliminary-application-review-program Email: Planning.PARP@lacity.org
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Section I. Project Information - To be completed by applicant¹

1. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 4101-4119 Exposition Blvd., Los Angeles, CA 90016
Project Name (if applicable): 4101 Exposition Blvd.
Assessor Parcel Number(s): 5046-006-025, 5046-006-026, & 5046-006-027
Legal Description (Lot, Block, Tract): Lots 161, 162 & 163, Block None, Tract TR 7823
Community Plan: West Adams-Baldwin Hills-Leimert Number of Parcels: 3.00 Site Area: 16,507.00 s.f.
Current Zone(s) & Height District(s): R3-1 Land Use Designation: Medium Residential
Alley in rear..... Yes No
Coastal Zone..... Yes No
Downtown Design Guide Area..... Yes No
Enterprise Zone..... Yes No
Greater Downtown Housing Incentive Area..... Yes No
Hillside Area (Zoning)..... Yes No
Site contains Historical features..... Yes No
Special Grading Area (BOE) Area..... Yes No
Very High Fire Hazard Severity Zone Yes No
 Specific Plan: South Los Angeles Alcohol Sales
 Historic Preservation Overlay Zone (HPOZ): N/A
 Design Review Board (DRB): N/A
 Redevelopment Project Area: N/A
 Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): N/A
 Q-condition/ D-limitation/ T-classification (ordinance * subarea): N/A
 Legal (Lot Cut Date) N/A
 Related City Planning Cases N/A
 ZIs ZI-1231, ZI-2374, ZI-1117, ZI-2452
 Affidavits N/A
 Easements N/A
 TOC Tier² (if applicable to project) Tier 3

2. PROJECT DESCRIPTION

Project Description/Proposed Use The Project includes demolition of the existing multi-family residential buildings containing 10 units and new construction of a 39,306-square foot, 36-unit apartment development in a five-story, 62 feet six-inch building with 3,150 square feet of open space, 28 vehicular parking spaces and 35 bicycle parking spaces.
No. of Stories: 5 No. of Dwelling Units: 36 Floor Area (Zoning): 39,306 sf
Existing Use/No. of Units: Multi-family residential / 10 units

3. APPLICANT INFORMATION³

Name: _____
Phone: _____
Email: _____

4. REPRESENTATIVE INFORMATION

Name: Armbruster Goldsmith & Delvac LLP - Alix Wisner
Phone: (310) 254-9055
Email: alix@agd-landuse.com

¹ All fields in this form must be completed. If an item is not applicable, write N/A.
² Must be verified by City Planning, Housing Services Unit
³ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative)

Section II. Housing Development Project determination - To be completed by DCP staff

If a project meets any one (1) of the following categories, then the project is a Housing Development Project. Therefore, completion of Section III of this form and receipt of architectural plans stamped and signed by DBS Plan Check staff would be required for filing a City Planning application. If none of the criteria below applies, then the project is not a Housing Development Project and is not required to continue beyond this section in the Preliminary Zoning Assessment process prior to filing a City Planning application.

Housing Development Project categories (to be determined by DCP staff)	Determination: Yes or No
(a) A residential-only housing development project that creates two units or more	<i>Yes</i>
(b) A mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the Building Area designated for residential use ¹	<i>No</i>
(c) Transitional Housing ²	<i>No</i>
(d) Supportive Housing ³	<i>No</i>

NOTES: *4101 - 4119 Exposition Blvd.
Plans sent via email on 4/6/22.*

DCP Staff Name and Title	DCP Staff Signature	Date
<i>Maritra Lee, City Planning Associate</i>	<i>Maritra Lee</i>	<i>4/8/22</i>

¹ "Building Area" as defined in California Building Code. Mixed-use projects may be subject to an analysis to determine whether two-thirds of the Building Area is residential.

² "Transitional Housing" as defined in California Government Code Section 65582(j)

³ "Supportive Housing" as defined in California Government Code Section 65582(g)

Section III. Preliminary Zoning Assessment - To be completed by DBS Plan Check Staff⁴

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. ⁵	Comments and Additional Information
1	Use	Apartment Private Garage	Apartment Private Garage	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.10.A	<input type="checkbox"/> Conditional Use (LAMC Sec. 12.24) for _____
2	Height	62'8"	67'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1 TOC Guidelines	<input type="checkbox"/> Transitional Height applies (12.21.1-A.10) <input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (12.22-A.23(a)(1)) 45' base + 22' per TOC Tier 3
3	No. of Stories	5	No limit	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1 (if code prevails)	
4	FAR (Floor Area Ratio)	3.6	4.5	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1 TOC Guidelines	+50% for TOC tier 3
5	RFAR (Residential Floor Area Ratio)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		

4 DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment form and provide stamped and signed architectural plans once the zoning Plan Check verifications are complete.

5 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. ⁶	Comments and Additional Information
6	Density	36	36	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.10.C4	Density Ratio: 1/800 <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24-J.14) TOC Tier 3 + 70% utilized
7	Setback (Front)	15'	15'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.10.C1	Lot Line Location (Street): Exposition Blvd Lot Line Location (Street):
8	Setback (Side)	West - 8' East - 5'7"	West - 8' East - 5'7"	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.10.C2 TOC Guidelines	<input type="checkbox"/> Offset/plane break met (if applicable) 30% reduction per TOC tier 3 utilized for one side yard
9	Setback (Rear)	10'6"	10'6"	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.10.C3 TOC Guidelines	30% reduced per TOC tier 3
10	Building Line			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	Ordinance No.:	


⁶ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. ⁷	Comments and Additional Information
11	Parking (automobile)	Residential: 28 Non-Residential: 0	Residential: 18 Non-Residential: 0	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.A4 12.21.A5 TOC Guidelines	Design standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 0.5 spaces per unit per TOC Tier 3
12	Parking (bicycle)	Long-term: 32 Short-term: 3	Long-term: 32 Short-term: 3	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.A16	Facility standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Location standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
13	Open Space	Total (s.f.): 3157 Common (s.f.): 2407 Private (s.f.): 750	Total: 3150 Common: 1575 Min Private: 1575 Max	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21-G (if code prevails)	Units/Habitable Room 25% reduced per TOC tier 3 <3: 12 =3: 24 >3: Dimensions met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
14	Retaining Walls in Special Grading Areas	Max Height: Max Quantity:	Max Height: Max Quantity:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.8 (if code prevails)	

⁷ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. ⁸	Comments and Additional Information
15	Grading (Zoning & Planning limitations)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
16	Lot Coverage			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
17	Lot Width			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
18	Space between Buildings			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.2(a) (if code prevails)	
19	Passageway			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.2(b) (if code prevails)	
20	Location of Accessory Buildings			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.5 (if code prevails)	

⁸ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. ⁹	Comments and Additional Information
21	Loading Area			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
22	Trash & Recycling	60 sf	60 sf	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.A19	
23	Landscape	Conformance determined by Los Angeles City Planning				
24	Private Street	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
	Other (e.g. ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional sheets, if applicable				
Additional Sheet(s) attached: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						
Plan Check Application No. ¹⁰			Notes			
22010-10000-01829						
DBS Plan Check Staff Name and Title		DBS Plan Check Staff Signature ¹¹		Date		
Manuel Montalvo				08/05/22		

⁹ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.
¹⁰ This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.
¹¹ LADBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.

PLANNING CASE REFERRAL FORM (PCRF)

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 202200271

Part I. To be Completed by Applicant

DCP Case Number

Applicant	Alix Wisner	Address	12100 WILSHIRE BLVD, SUITE 1600 LOS ANGELES, CA 90025
Phone	310.209.8800	Email	alix@agd-landuse.com
Owner	AEI Expo OZ Fund, LLC c/o Joshua Perttula	Address	11100 Santa Monica Blvd., Ste. 260 Los Angeles, CA 90025
Project Address	4101-4119 Exposition Blvd.	APN	5046-006-025, -026, -027
Engineering District	Central		

Project description (attach ZIMAS map with highlighted parcel(s))

The Project includes demolition of 10 existing residential units and new construction of a 39,306 sf apartment building in a 5-story, 62 feet 6 inch building with 3,150 sf of open space, 28 parking spaces, and 35 bike spaces.

Is there a tract or parcel map being filed in conjunction with this:

Yes No

If yes, Tract Map No. _____

Parcel Map No. _____

Has the Tract/Parcel report been prepared and submitted to DCP by BOE

Yes No

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot?

Yes No

Part II. To be Completed by BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?

EXPOSITION BLVD (N/R) (MODIFIED COLLECTOR, W=60FT) BUCKINGHAM RD (COLLECTOR, W=66FT)

Does the project front an intersection of two major or secondary highways? Yes NoIf yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-1.

Apparent width of existing half right of way (street centerline to property line):	EXPOSITION BLVD (N/R) - 31 ft BUCKINGHAM RD - 30 ft
Standard dimension for half right of way (from S-470-1), (street centerline to property line):	EXPOSITION BLVD (N/R) - 30 ft BUCKINGHAM RD - 33 ft
Apparent width of existing half roadway (street centerline to curb face):	EXPOSITION BLVD (N/R) - 21 ft BUCKINGHAM RD - 20 ft
Standard street dimension for half roadway (street centerline to curb face):	EXPOSITION BLVD (N/R) - 20 ft BUCKINGHAM RD - 20 ft

Is the lot connected to the sewer? Yes No

Distance from subject lot to nearest main line sewer 20 ft

Is the subject lot(s) within the hillside ordinance boundary? Yes No**Preliminary Required Improvements:**

Planning Case Referral Form Recommendation:

Dedication Required: Yes NoStreet Widening Required: Yes NoOther Improvements Required: Yes No

If yes, please list preliminary required improvements:

10FT BY 10FT CORNER CUT DEDICATION OR 15FT CURVED RADIUS DEDICATION AT NORTHWEST INTERSECTION OF EXPOSITION BLVD AND BUCKINGHAM RD. FILL IN NEWLY DEDICATED CORNER CUT AREA WITH CONCRETE SIDEWALK PER LA CITY STANDARDS. REPAIR DAMAGED, CRACKED, OFF-GRADE SIDEWALK ALONG EXPOSITION BLVD AND BUCKINGHAM RD PER LA CITY

STANDARDS.

NOTE: The information on this PCRf is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what may be required by BOE. If the PCRf Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRf Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRf Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Elaine Lei

Date: 05/10/2022



Kyle Winston <kyle.winston@lacity.org>

4101 Exposition Blvd - DIR-2022-6462-TOC-VHCA

2 messages

Mindy Zhao and Victor Oshita <mmzvto@gmail.com>
To: kyle.winston@lacity.org

Tue, Jun 6, 2023 at 10:52 AM

Hello Mr. Kyle Winston,

I'm a concerned property owner directly adjacent to the proposed development site at 4101-4119 Exposition Blvd writing to learn more about this project.

I would like to know if an Environment Impact analysis will be conducted, specifically on Light and Glare since I live directly adjacent to the site. May I also request for a Traffic Assessment to be done as the neighborhood is concerned that the proposed high density building plans would create a significant traffic impact on Buckingham Road between Jefferson Blvd. and Exposition Blvd. which is a small road that experiences high traffic congestion, including gridlock, daily due to the Metro rail crossing.

Lately, the neighborhood has witnessed concerning events on the site, including actions that are harmful to our health and safety. Last week on 6/2/23 the city inspector from the Department of Building and Safety issued an Order to Comply due to their finding that there was demolition in progress without permits. The South Coast Air Quality Management District also conducted an investigation on 6/2/23 of the site as the tenant on-site stated asbestos abatement was being conducted without properly taping off the site. The investigator found discrepancies in the description of the work being conducted by the abatement contractor. As concerned neighbors, we would like to be included in the interested party list and be informed of the public hearing date for this case.

I hope that we can connect and remain in contact if further questions arise.

Thank you,
Mindy Zhao

Kyle Winston <kyle.winston+canned.response@lacity.org>
To: mmzvto@gmail.com

We have received your email, a member of the Expo TNP, West Adams - Baldwin Hills - Leimert CPIO, or Crenshaw Corridor Specific Plan Unit will respond to you in appro:

*Requests for pre-application review should include: the address of the property, full scope of work, a plan set, a copy of the most recent certificate of occupancy, and the pe

* If you are in plan check, and need a clearance, please provide a copy of your Clearance Summary Worksheet and project plans.

* We are experiencing a high volume of inquiries, clearances, and project review.

*Please refrain from sending a follow-up email to your original request as our system will automatically update your email as a new request. The emails are reviewed in the o you in advance for your patience.

Regards,



Kyle Winston
City Planner
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
T: (213) 978-1348 | Planning4LA.org
f i+ t y l in E-NEWS
Note: Regular Day Off Alternating Mondays

*For ongoing projects: **Please keep all communication regarding your project on a single email thread. Starting multiple threads may delay case processing time. Any PDFs you send should be in one file.*

*For new projects: **Please email any relevant plans, elevations, door/window schedules, photos of the property keyed to a site plan, proposed materials, and a complete, point-by-point project description to me in a single, combined PDF in one email for review.*

If there is a preservation emergency such as a potential code enforcement issue in progress, please report it to LADBS <<https://www.ladbservices2.lacity.org/OnlineServices/?service=rav>> if the property is single-family or commercial, or LAHCID <<http://hcidapp.lacity.org/Property/Pages/ReportViolation>> if the property is multi-family.



DALE J. GOLDSMITH
T: 310.254.9054
E: Dale@AGD-Landuse.com

May 9, 2024

BY EMAIL

The Honorable City Planning Commission of the City of Los Angeles
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: Case Nos. DIR-2022-6462-TOC-VHCA and ENV-2022-6463-CE; 4101-4119
Exposition Blvd.

Dear Commissioners:

We represent AEI Expo OZ Fund, LLC (“Applicant”), which is seeking to develop a multi-family project with 36 apartment units, including four Extremely Low Income (“ELI”) units and one Very Low Income (“VLI”) unit (the “Project”) at the above-referenced site. The Project is fully consistent with applicable provisions of the Los Angeles Municipal Code (the “LAMC”) and the General Plan and will provide needed market rate and affordable housing.

On February 5, 2024, the Department of City Planning issued a Director’s Determination (“LOD”) approving Transit Oriented Communities (“TOC”) Affordable Housing Incentive Program Compliance Review for the Project. On February 20, 2024, Ms. Mindy Zhao and Mr. Victor Oshita (“Appellants”) filed an appeal of the Director’s Determination (the “Appeal”).

We are writing on behalf of our client to provide a point-by-point response to the Appeal. As set forth below, the Appeal is meritless and should be denied.

A. Discussion

1. The Project Qualifies for TOC Tier 3.

Appellants claim that the Project does not meet the Tier 3 affordability requirements under the TOC Affordable Housing Incentive Guidelines, which require 10% ELI, 14% VLI, or 23% Low Income units. Therefore, the Project is required to provide four ELI units¹ to qualify for TOC Tier 3 and be eligible for up to three incentives under the TOC Guidelines. The Project, as submitted, includes four ELI units to qualify for TOC Tier 3. The Project also includes one VLI

¹ 36 total units x 10% = 3.6 units, rounded up to 4 units



replacement unit to meet SB 330/SB 8 requirements.² The LOD contains an apparent typographical error and shows three ELI, one VLI, and one LI units.³

The Appeal also maintains that the side and rear yard reductions exceed the maximum 30% reduction allowed as a TOC Additional Incentive. As shown on the approved plans, the Project would provide a 10'6" rear yard in lieu of 15 feet and a 5'7" side yard in lieu of 8 feet. Neither reduction exceeds 30%.

Planning Staff has acknowledged that the LOD will be corrected to reflect the requirement of four ELI units and one VLI unit, as well as a rear yard setback reduction from 15 feet to 10 feet six inches.

2. The Project Will Not Cause Significant Shade or Shadow Impacts.

Appellants assert that the Project will result in significant shade and shadow impacts on their property. Shade and shadow impacts are types of aesthetic impacts. As the Project is located within one-half mile of transit,⁴ its aesthetic impacts are deemed to be not significant under SB 743⁵ and ZI 2452. Therefore, the Project's shade and shadow impacts are less than significant as a matter of law, and no additional analysis is warranted.

3. The Project Will Provide Replacement Units in Full Compliance with Applicable Law.

Appellants claim, based on an initial September 7, 2022 determination by the Housing and Community Investment Department (now known as the Los Angeles Housing Department or "LAHD"), that the Project must replace seven affordable units under SB 330, as amended by SB 8.⁶ However, LAHD issued an *AMENDED Replacement Unit Determination Letter*, dated November 16, 2023 (the "Amended LAHD RUD"), in which they revised their conclusion based on Tenant Income Certification forms received after they issued their initial determination. The Amended LAHD RUD requires that only *five* of the 10 existing units be replaced as affordable units.

The Applicant will record a covenant to ensure that the five replacement units are guaranteed to be available for ELI and VLI households. Further, the existing ELI, VLI, and LI tenants have a right to return to the Project under SB 330. In addition, the City opted to require

² Los Angeles Housing Department AMENDED Replacement Unit Determination Letter, dated November 16, 2023.

³ The Amended LAHD RUD shows three ELI, one VLI, and one LI units; however, the Applicant has opted to provide an additional ELI unit in lieu of the one LI unit. LAHD allows a less restrictive affordable unit to be replaced with a more restrictive affordable unit.

⁴ The Project Site is 50' from the existing rail and within one-half mile of existing rail transit stations, the Metro E (Expo) Line Farmdale Station and Expo/Crenshaw Station.

⁵ SB 743 is codified in Public Resources Code Section 20199

⁶ SB 330, as amended by SB 8, is codified in California Government Code Section 66300 et seq.



that the five market rate units be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).

In full compliance with applicable law, the existing ten RSO units will be replaced with 36 new units, five of which will be deed restricted for 55 years as ELI and VLI units, and an additional five of which will be subject to the RSO. As the rent for the existing units could be raised to market rate when the tenants move out, the Project will provide more long-term affordable units than the existing buildings.

4. The Project Will Not Result in Significant Cumulative Impacts

The Planning Director determined that the Project meets the criteria for a Class 32 exemption and is therefore exempt from CEQA pursuant to CEQA Guidelines §15332. Appellants speculate that the Project and other development in the area surrounding the Farmdale Metro Rail Station could result in significant cumulative impacts, but provide no evidence thereof. As set forth below, the Project will not result in any significant cumulative impacts.

a. Air Quality. The City follows the SCAQMD's methodology to determine the significance of cumulative air quality impacts. Under this methodology, a project will not have a significant cumulative impact unless its emissions exceed the SQAQMD's project-specific significance thresholds. As shown in Ramboll's attached expert *Response to Appeal of the 4101 Exposition Project*, dated April 29, 2024, the Project will not result in a project-specific significant air quality impact; therefore, the Project would not result in a cumulatively considerable impact.

b. Noise. As discussed in the attached *4101 – 4119 Exposition Boulevard Project Case No. DIR-2022-6462-TOC-VHCA Responses to Appeal dated February 19, 2024*, prepared by AES Inc., dated April 29, 2024, noise from construction is typically localized and has the potential to affect noise-sensitive uses within 500 feet from the construction site, based on the L.A. CEQA Thresholds Guide screening criteria. Thus, noise from construction activities for two projects within 1,000 feet of each other can contribute to a cumulative noise impact for receptors located midway between the two construction sites. There is no related project within 1000 feet of the Project Site that would combine with the Project to create cumulative noise or vibration impacts on sensitive receptors near the Project Site, nor have Appellants identified any such project. Therefore, cumulative construction noise and vibration impacts would be less than significant.

It generally requires a doubling of traffic volumes to result in a perceptible increase in traffic noise. As shown in the LADOT Transportation Study Assessment for the Project, the Project would not result in a substantial increase in daily vehicle trips that would double traffic volumes on roadways in the vicinity. Therefore, cumulative noise impacts from traffic would be less than significant. Furthermore, no related projects are in close proximity to the Project Site, and such projects would be required to comply with the City's noise regulations regarding stationary sources. Therefore, cumulative operational noise impacts would be less than significant.



The Honorable City Planning Commission

May 9, 2024

Page 4

c. Traffic. The Project would not result in a significant project-specific VMT impact. Therefore, the cumulative VMT impact would be less than significant under LADOT's *Traffic Assessment Guidelines*. Like the Project, the related projects would be infill developments near transit and would be reviewed for compliance with applicable transportation plans. Therefore, cumulative impacts regarding compliance with transportation plans would be less than significant. Further, as the Project would generate only a minimal amount of traffic and would maintain emergency access during construction and there are no related projects in the immediate vicinity that could affect emergency access. Therefore, cumulative impacts to emergency access would be less than significant.

d. Water Quality. Water quality impacts are generally site-specific. Moreover, like the Project, all related projects would be required to implement stormwater best management practices as part of a stormwater pollution prevention plan that would reduce or eliminate the discharge of potential pollutants from the stormwater runoff. Also like the Project, during operation the related projects would be required to implement standard urban stormwater mitigation plan and low impact development requirements. Compliance with these regulatory requirements would ensure that cumulative water quality impacts would be less than significant.

4. The Project Will Comply With the City's Methane Mitigation Standards.

The Appeal asserts that the LOD should include a condition of approval requiring compliance with the Methane Mitigation Standards in Chapter IX of the Los Angeles Municipal Code. As these Standards are mandatory regulatory compliance measures, they apply regardless of whether there is a specific condition of approval. Therefore, such a condition is not necessary.

C. Conclusion

Based on the foregoing, the Appeal is without merit. Therefore, we respectfully request that you uphold the Director's Determination and deny the Appeal.

We are available to answer any questions you may have.

Very truly yours,

Dale J. Goldsmith

cc: Department of City Planning
Councilmember Heather Hutt's Office
AEI Expo OZ Fund, LLC

4101-4119 Exposition Boulevard

Stop³ which is a rail station, the Project is eligible for Tier 3 incentives under the TOC Guidelines with the provision of affordable housing. The Project includes five units (14 percent of the total number of units) that will be designated for affordable housing.

Circulation and Parking

The Project Site is located on Exposition Boulevard and is within 2,640 feet of a Major Transit Stop. The Metro E (Expo) Line Farmdale and Expo/Crenshaw stations are within 2,640 feet of the Project Site which qualifies the Project Site for Tier 3 incentives under the TOC Guidelines.

Vehicular parking for the residential units is required at a rate of 0.5 spaces for each dwelling unit under the TOC Guidelines; however, Assembly Bill 2097 (AB 2097) prohibits public agencies from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within 1/2 mile of public transit.⁴ Therefore, the Project would not have a minimum parking requirement. Nevertheless, the Project includes a total of 28 parking spaces.

Bicycle parking for the residential units is required at a rate of one long-term space for each dwelling unit up to 25 and one long-term space for each one-and-a-half units between 26-100 and one short-term space for each ten dwelling units up to 25 and one short-term space for each 15 units between 26-100. The total required bicycle parking would be 35 spaces of which the Project includes the total required amount.

Vehicular access to would be provided via one two-way driveway on Exposition Boulevard.

Land Use and Entitlements

The Project Site is zoned R3-1 and is located within the West Adams - Baldwin Hills - Leimert Community Plan area with a land use designation of Medium Residential.

Density

The permitted residential density in the R3 zone is one dwelling unit per 800 square feet of lot area. The Project Site has a total lot area of 16,507 square feet. With the provision of a minimum of ten percent of total number of units, or four units, affordable for Extremely Low-Income households, the Project includes a TOC Guidelines base incentive

³ 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).

⁴ California Government Code §65863.2

4101-4119 Exposition Boulevard

to increase density by 70 percent.⁵ Based on the required lot area per dwelling unit, the density would be calculated as follows:

Zone	Lot Area	Lot Area / Dwelling Unit	Base Units	Multiplier	Units with Bonus
R3-1	16,507	800	21	1.7	36
				TOTAL	36

Floor Area Ratio and Height

The permitted FAR in the R3-1 zone is 3 to 1 with a height limitation of 45 feet. The Applicant is seeking a TOC Guidelines base incentive to increase FAR from 3 to 1 to up to 4.5 to 1 in the R3 zone. The Project includes a total floor area of 40,306 square feet for an FAR of 3.6 to 1. The Applicant is also seeking a TOC Guidelines additional incentive to increase height by up to 22 feet which would allow a height of 67 in lieu of 45 feet. The five-story Project building will be 62 feet six inches in height.

Yard Setbacks

In the R3 zone, the yard setbacks are required as follows: front – 15 feet; side – five feet plus one additional foot for each story over two for a total of eight feet; and rear – 15 feet. The Project includes a 15-foot front yard setback, an eight-foot side yard setback (west), a five-foot seven-inch sides yard setback (east), and a 10-foot six-inch rear yard setback.

The Applicant is seeking an approval under the TOC Guidelines additional incentives to reduce the required east side yard setback from the required eight feet to the proposed five feet seven inches and to reduce the required rear yard setback from 15 feet to 10 feet six inches.

Open Space

There shall be 100 square feet of open space provided for each residential unit having less than three habitable rooms; 125 square feet of open space provided for each residential unit consisting of three habitable rooms; and 175 square feet of open space provided for each residential unit containing more than three habitable rooms.⁶ The Project is a multi-

⁵ The Project includes a total of five units for affordable housing.
⁶ From LAMC Section 12.03, “For the purpose of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room.”

4101-4119 Exposition Boulevard

family project consisting of 36 apartments units. The Applicant is seeking an approval under the TOC Guidelines additional incentives to reduce the open space requirement by up to 25 percent from 4,200 square feet to 3,150 square feet. The Project includes 3,157 square feet of open space that is inclusive of a rooftop deck with seating and barbeque area as well as private (balcony) open space areas.

Lighting

Lighting would include low-level exterior lights adjacent to buildings and along pathways for security and way-finding purposes. In addition, low-level lighting to accent architectural features and landscaping elements would also be incorporated throughout the site. Proposed lighting would be designed to provide for efficient, effective, and aesthetically pleasing lighting solutions, which would minimize light trespass from the proposed buildings and overall Project Site, reduce sky-glow to increase night sky access, and improve nighttime visibility through glare reduction.

Trash Collection and Loading Areas

The Project is designed to minimize the visual impact of trash receptacles and loading areas. Electrical rooms, storage rooms, trash enclosures, and loading spaces are located within the Project and are not visible from surrounding public streets and public view. Rooftop equipment will be set back from the roof parapet edge and appropriately screened from public view. The Project does not include any commercial uses; therefore, a loading area is not required.

Actions Requested

The City of Los Angeles has the primary responsibility for approving the Project. Approvals required for the development of the Project may include, but are not limited to, the following:

- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.25(f)(4), the Applicant requests an additional incentive to increase height in the R3-I zone to 62 feet six inches in lieu of 45 feet;
- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.25(f)(4), the Applicant requests an additional incentive to reduce the east side yard to five feet seven inches feet in lieu of eight feet and reduce the rear yard to 10 feet six inches in lieu of 15 feet;
- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.25(f)(4), the Applicant requests an additional incentive to reduce the required open space to 3,150 square feet in lieu of 4,200 square feet;
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits; and

4101-4119 Exposition Boulevard

- A Class 32 Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act Guidelines.

A. TOC Guidelines (LAMC 12.22.A.31)

The Applicant proposes to develop a multi-family project with 36 apartment units three parcels on Exposition Boulevard.

The Applicant requests three additional incentives that will facilitate the provision of affordable housing at the Project Site.

1. Height

The Project includes a request to increase the permitted height on the R3 zoned parcels to 62 feet six inches in lieu of 45 feet. As a Tier 3 qualifying property under the TOC Guidelines, the Project is eligible for an additional incentive to permit an additional 22 feet in height and two additional stories over the zoning permitted height.

2. Reduced Yard Setbacks

The Project includes a request to reduce side yard setbacks to provide a five-foot, seven-inch side yard setback in lieu of the required minimum eight-foot side yard setback and a 10-foot six-inch rear yard setback in lieu of the required minimum 15-foot rear yard setback. As a Tier 3 qualifying property under the TOC Guidelines, the Project is eligible for an additional incentive to permit up to a 30% decrease in the required width or depth of two individual yards or setbacks.

3. Reduced Open Space

The Project includes a request to reduce open space to provide 3,150 square feet of open space in lieu of the required 4,200 square feet of open space. As a Tier 3 qualifying property under the TOC Guidelines, the Project is eligible for up to a 25 percent decrease in the required open space.

Pursuant to the TOC Guidelines, the additional incentives are subject to the procedures for an On-Menu Incentive for Density Bonus projects, LAMC Section 12.22.A.25(f)(4). Pursuant to the LAMC, the City shall approve a density bonus and requested incentive(s) (in this case a Tier 3 TOC Project and additional incentives) unless the City finds that:

1. The Incentives are not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low-, Low-, and Moderate-Income Households.

4101-4119 Exposition Boulevard

Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The requested additional incentives for increased height, reduced open space, and reduced yard setbacks allow the Applicant to expand the building envelope so the additional density and FAR that are permitted by-right with the inclusion of affordable housing can be constructed. The incentives support the Applicant's intent to set aside five units for affordable housing for 55 years.

2. The Incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is 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 general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no evidence that the proposed additional incentives will have a specific adverse impact upon public health and safety or the physical environment. 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)). There is no evidence to suggest that the enhanced development rights afforded by the additional incentives alone would create a specific adverse impact.

As required by the TOC Guidelines, the Project meets the eligibility criterion that is required for TOC projects. Thus, no substantial evidence has been provided to demonstrate that the Project could cause a "specific adverse impact" on the public health or safety or on the physical environment.

The Project would involve demolition of older nondescript residential buildings. The existing structures are not listed on the National or California Register or designated as local Historic Cultural Monuments. The existing structures are also not identified on "Survey LA" (the City of Los Angeles' official Historic Resources Inventory) as potentially eligible historic resources. Thus, there is also no substantial evidence that the Project would have a specific adverse impact on a property listed in the California Register of Historic Resources.

a. The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.

The Project design employs various architecture methods to establish a distinguishable and attractive building design. A variety of building materials and finishes, as well as landscape and

4101-4119 Exposition Boulevard

hardscape materials, will result in an attractive design that is complementary to the neighborhood. Dark blue CMU walls, medium blue plaster, light gray and white metal siding, perforated metal screen and railing, and storefront glass, etc. are some of the materials that distinguish different building elements and uses of the Project and create an attractive pedestrian view from the sidewalk. The building façades are modulated by the projecting and recessed balconies. Variations in color, rhythm, opacity, and reflectivity on the façades ensure that the overall experience is unique and enjoyable to inhabitants, visitors, and neighbors.

- b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.*

The Project provides pedestrian access from Exposition Boulevard with the residential lobby clearly delineated by a recessed glazed lobby. A combination of the projecting and recessed balconies and partial stepbacks divide the building into multiple vertical and horizontal elements which decrease the scale of the building and identify each unit stack. All of the units above the ground level have balconies. As noted above, the Project employs a number of architectural treatments and varying materials to define and distinguish the ground floor spaces from the residential units and to create articulation and interest.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

None of the existing structures on the Project Site are designated as a City Historic-Cultural Monument nor is the Project Site located within a designated Historic Preservation Overlay Zone.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The Project Site is not located on a substandard street in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Class 32 Categorical Exemption – Written Justification

The Project includes the demolition of existing improvements, including multi-family residential buildings and the construction of a new residential project with 36 dwelling units, including five affordable housing units. The Project includes construction of one building with a total floor area of approximately 40,306 square feet over ground level parking. The Project will include a total of 28 vehicular parking spaces, 35 bicycle parking spaces, and 3,150 square feet of open space.

- a. The project is consistent with the applicable general plan designation and all applicable plan policies as well as with the applicable zoning designations and regulations.
- b. The proposed development occurs within the 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 will 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 utility and public services.

As the redevelopment of an underutilized property within the City of Los Angeles, the Project is characterized as an in-fill development, and as such, the Project qualifies for the Class 32 Categorical Exemption.

The general plan land use designation for this property is Medium Residential with corresponding zoning of R3-1. The property is located in the Los Angeles Coastal Transportation Corridor area. The Project will comply with the requirements of the TIMP and, with approval of the TOC Guidelines incentives, is consistent permitted FAR, Height, Setback, Access, Parking, and Open Space. The proposed development is located on three parcels totaling 16,507 square feet, is less than five acres and is surrounded by urban uses. The Project is consistent with the existing multi-family development in the area. The existing site is improved with residential uses and there are existing structures and asphalt paving. As a site that has been previously disturbed and is surrounded by development, the Project Site has no value as habitat for endangered, rare, or threatened species. Furthermore, the Project Site is not located within or near any protected habitat indicated on the State of California Department of Fish and Wildlife website. The Project will be subject to Regulatory Compliance Measures (RCMs), which will require compliance with the City of Los Angeles noise ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure that the Project will not have significant impacts on noise and water. LADOT has determined that a traffic assessment review is not required since the Project would result in less than 40 new units. Interim thresholds were developed by Planning staff based on the CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operation thresholds. Existing utilities already serve the Project Site and are available for the

4101-4119 Exposition Boulevard

Project. The subject site is located approximately one mile to the east from the fire station located at Exposition Boulevard and 7th Avenue. The Project has frontage on Exposition Boulevard which has a street designation of Modified Collector and Buckingham Road which has a street designation of Collector. No new major utility improvements or expansion of public services will be required. Therefore, the Project meets all of the Criteria for the Class 32 Categorical Exemption.

DRAFT

MEMORANDUM

To: Abington Emerson Investments, LLC

From: Eric C. Lu and Haley Ozcan
Ramboll Americas Engineering Solutions, Inc.

Subject: **RESPONSE TO APPEAL OF THE 4101 EXPOSITION PROJECT
LOCATED AT 4101 – 4119 EXPOSITION BOULEVARD
LOS ANGELES, CALIFORNIA
(CASE NO. DIR-2022-6462-TOC-VHCA)**

INTRODUCTION

Ramboll Americas Engineering Solutions, Inc. (Ramboll) prepared an air quality technical report for the proposed 4101 Exposition Blvd. Project in Los Angeles, California ("the Project") dated November 2023. The evaluation performed by Ramboll assessed the air quality significance from construction and operation of the Project against South Coast Air Quality Management District (SCAQMD) significance thresholds. It was determined that the Project would not exceed the SCAQMD significance thresholds during construction or operation.

On February 19, 2024, the Project was appealed, where the appellant noted that there should be a cumulative analysis that incorporates three affordable housing projects that are within 1,150 feet of the subject property boundary. This memorandum documents an analysis to address the concern raised. In summary, the Project does not result in a cumulatively considerable impact for air quality.

CUMULATIVE AIR QUALITY ANALYSIS

The criteria for cumulative impacts evaluated as part of the Letter of Determination was established consistent with conditions when cumulative impacts may occur. Specifically, the criteria call for an assessment of similar cases within 1,000 feet. This distance was chosen in part because air quality impacts decrease exponentially with distance due to how air dispersion reduces air quality impacts, and projects that are sufficiently separated (i.e., more than 1,000 feet) are unlikely to have a cumulatively significant impact. In this case, the appellants note that these three other affordable housing projects are almost 1,150 feet away.

Based on this distance, the air dispersion of any emissions from the Project will reduce any impacts from the Project relative to the location where these other three projects are located. It is also notable that these projects were already built by 2023. Thus, the cumulative criteria air pollutant air quality construction impacts

Date: April 29, 2024

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(e.g., from fugitive dust) would not occur as the Project's construction would not overlap with the construction of these other projects.

The SCAQMD also provides guidance on how a project can evaluate the potential for a cumulative impact for CEQA.¹ "As Lead Agency, the [SCAQMD] uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or Environmental Impact Report (EIR). The only case where the significance thresholds for project specific and cumulative impacts differ is the hazard index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is $HI > 1.0$ while the cumulative (facility-wide) is $HI > 3.0$. Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant." The discussion below analyzes the Project in the context of this SCAQMD guidance.

Construction Impacts

As shown in **Table 1** of the air quality technical report, the Project's estimated maximum mass daily emissions due to construction would be less than the SCAQMD mass daily significance thresholds for all criteria pollutants. Therefore, the Project's construction-related contribution to regional air emissions of these pollutants is less than significant, and per the SCAQMD guidance, the Project would not be cumulatively considerable.

Operational Impacts

As shown in **Table 2** of the air quality technical report, the estimated maximum mass daily emissions due to Project operations would be less than the SCAQMD mass daily significance thresholds for all criteria pollutants. Therefore, according to SCAQMD guidance, the Project's operation-related contribution to regional air emissions of these pollutants is less than significant, and per the SCAQMD guidance, the Project would not be cumulatively considerable.

Localized Significance Thresholds

Table 3 of the air quality technical report evaluates Project-related construction and operational emissions on localized ambient air quality concentrations of nitrogen dioxide (NO₂), carbon monoxide (CO), particulate matter less than 2.5 microns in diameter (PM_{2.5}), and particulate matter less than 10 microns in diameter (PM₁₀) using SCAQMD Localized Significance Threshold methodology, and demonstrates that the Project would have a less-than-significant impact. Therefore, according to SCAQMD guidance, the Project's construction- and operation-related contribution to localized air quality concentrations of these pollutants would not be cumulatively considerable.

¹ SCAQMD. 2003. Cumulative Impacts White Paper-Appendix D. August. Available at: <http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper-appendix.pdf?sfvrsn=4>. Accessed: March 2024.

To	Alix Wisner / AGD	Project number
		2023132
cc		File reference
		M-4101 Exposition
From	Sean Bui, P.E. / AES	Date
		April 29, 2024
Subject	4101 – 4119 Exposition Boulevard Project Case No. DIR-2022-6462-TOC-VHCA Responses to Appeal dated February 19, 2024	

We have reviewed the objections (noise related) to the proposed 4101 – 4110 Exposition Boulevard Project (Project) in the above-referenced appeal letter and provide the following responses.

The appeal indicates in Item II.2 “*Cumulative Impacts of Successive Similar Projects*”, that there are three Transit Oriented Communities (TOC) Affordable Housing Incentive Program projects within 1,150 feet of the subject property and should be considered as part of the cumulative impacts. As indicated in the Project’s Determination (dated February 5, 2024), *there are no similar cases proposed within 1,000 feet of the Project Site. Therefore, there is no evidence to show a cumulative impact of successive projects of the same type in the same place as the proposed Project.*

Cumulative Construction Noise

Based on the *L.A. CEQA Thresholds Guide* screening criteria, noise from the construction of related projects is typically localized and has the potential to affect noise-sensitive uses within 500 feet from the construction site.¹ Therefore, noise from construction activities for two projects located within 1,000 feet of each other could contribute to a cumulative noise impact for receptors located midway between the two construction sites. The Project construction activities would generate approximately 85 dBA at a distance of 50 feet distance.² Since there are multiple intervening buildings, providing noise barriers with respect to the Project construction Site, located between the Project Site and the related projects, the estimated noise levels at the midpoint (i.e., 575 feet distance) would be approximately 45 dBA which would be well below the City’s noise limits of 75 dBA for construction equipment, as well as the below the measured ambient noise levels of approximately 60 dBA. As such, cumulative construction noise impacts would be less than significant.

Cumulative Construction Vibration

Typically, ground-borne vibration decreases rapidly with distance. Potential vibration impacts due to typical construction activities are generally limited to buildings/structures that are located in a close proximity to the construction site (i.e., within 15 feet as related to building damage). As indicated above, the closest related project is located approximately 1,150 feet from the Project Site. Therefore, based on dissipation of ground-vibration forces due to the distance attenuation, there would be no cumulative vibration impacts associated with the Project and the related projects.

¹ City of Los Angeles, *L.A. CEQA Thresholds Guide*, Page I.1-3, 2006
² City of Los Angeles, *L.A. CEQA Thresholds Guide*, Exhibit I.1-2, Page I.1-9, 2006


INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



4101 EXPOSITION BLVD
4101 EXPOSITION BLVD
LOS ANGELES, CA

4101 EXPOSITION BLVD

ISSUE DATE
03.28.2024

SHEET TITLE
COVER SHEET

SHEET NUMBER

A00

PARKING CALCULATIONS	
REQUIRED PARKING STALLS:	
NO PARKING REQUIRED PER AB 2097	
REQUIRED ACCESSIBLE PARKING:	
2019 CBC SECTION 1109A.3: REQUIRED STALLS X 2% OF UNITS = 36 X 2% = .72 (ROUND UP) = 1 ACCESSIBLE STALL	
REQUIRED EV STALLS:	
SUBSECTION 99.04.106.4.2 OF SECTION 99.04.106, DIVISION 4, ARTICLE 9, CHAPTER IX OF THE LAMC:	
PROVIDED STALLS X 30% OF STALLS = 28 X 30% = 8.4 (ROUND UP) = 9 EV STALLS (1 VAN ACCESSIBLE)	
STALL TYPE	# OF STALLS
ACCESSIBLE VAN	1
EV	2
EVCS	7
COMPACT	5
STACKER	9
STANDARD	5
GRAND TOTAL:	28 STALLS

BIKE PARKING	
BIKE PARKING REQUIRED - RESIDENTIAL	
SHORT TERM	
1 SPACE PER 10 UNITS: UNITS 1-25 = 25/10 = 2.5	
1 SPACE PER 15 UNITS: UNITS 26-36 = 11/15 = 7.3	
TOTAL SHORT TERM REQ'D = 3.23 (ROUND DOWN) = 3	
LONG TERM	
1 SPACE PER 1 UNIT: UNITS 1-25 = 25/1 = 25	
1 SPACE PER 1.5 UNIT: UNITS 26-36 = 11/1.5 = 7.3	
TOTAL LONG TERM REQ'D = 32.3 (ROUND DOWN) = 32	
BIKE PARKING PROVIDED	
32 - RESIDENTIAL LONG TERM	
3 - RESIDENTIAL SHORT TERM	

GROSS BUILDING AREA		
LEVEL	TYPE	AREA
1ST FLOOR	TYPE I-A	11478 SF
TYPE I-A		11478 SF
2ND FLOOR	TYPE V-A	10138 SF
3RD FLOOR	TYPE V-A	10142 SF
4TH FLOOR	TYPE V-A	10141 SF
5TH FLOOR	TYPE V-A	9739 SF
TYPE V-A		40159 SF
GRAND TOTAL		51636 SF

BUILDING CODES USED	
<ul style="list-style-type: none"> 2020 LOS ANGELES BUILDING CODE (LABC), PART 2, TITLE 24 C.C.R. AND AMENDMENTS 2020 LOS ANGELES ELECTRICAL CODE (LAEC), PART 3, TITLE 24 C.C.R. AND AMENDMENTS 2020 LOS ANGELES MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. AND AMENDMENTS 2020 LOS ANGELES PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R. AND AMENDMENTS 2020 LOS ANGELES FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. AND AMENDMENTS 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R. 2020 LOS ANGELES GREEN BUILDING CODE, TITLE 24, PART 6 	

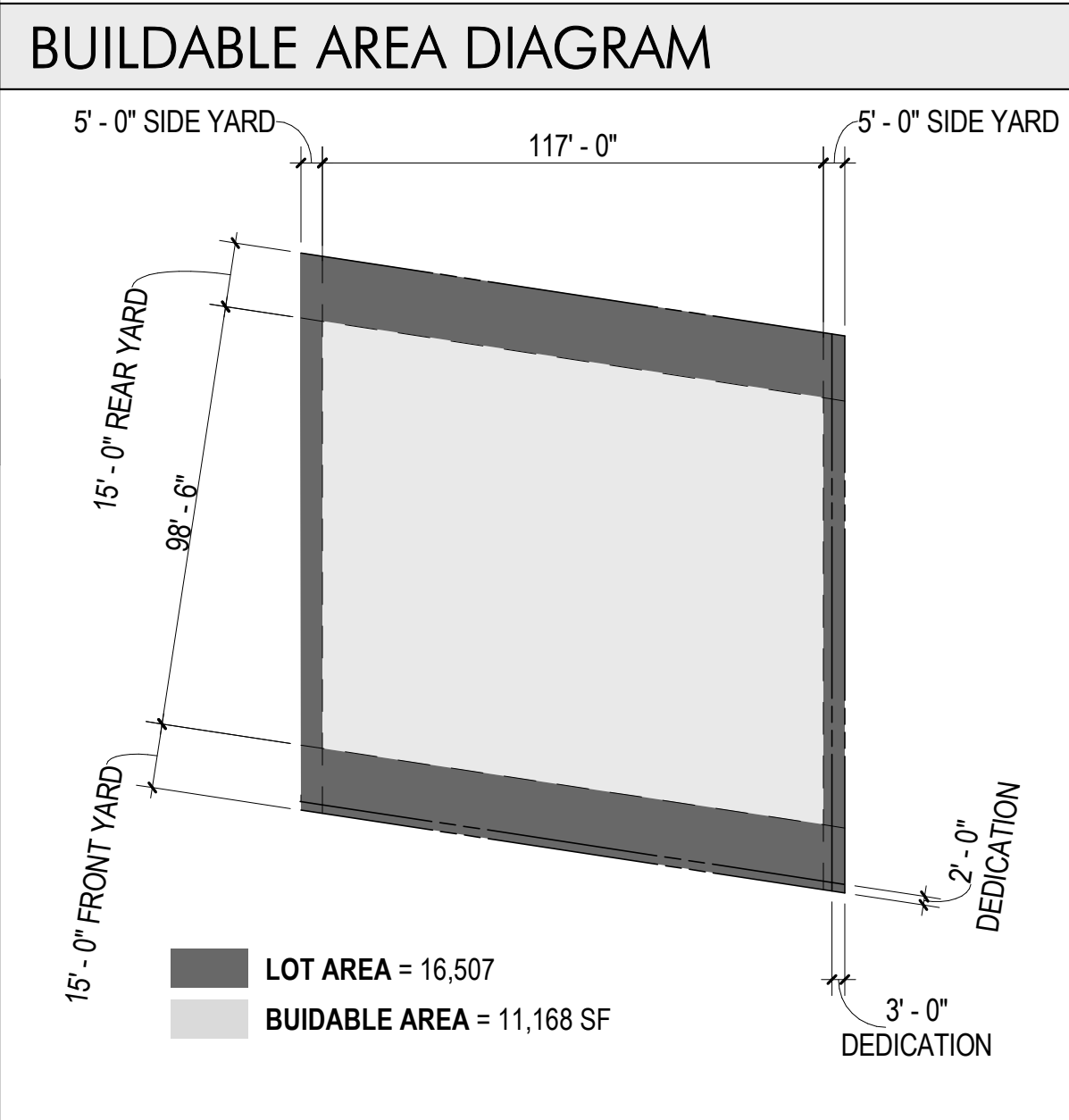
UNIT COUNT		
UNIT MIX		
NAME	QTY	AVG. AREA
STUDIO	4	347 SF
1 BR	8	589 SF
2 BR	24	875 SF
GRAND TOTAL	36	
AFFORDABLE UNITS PROPOSED:		
EXTREMELY LOW INCOME:	4 UNITS	
VERY LOW INCOME:	1 UNITS	
TOTAL:	5 UNITS	

OPEN SPACE		
REQUIRED OPEN SPACE PER LAMC 12.21.G.2		
100 SF OPEN SPACE REQUIRED FOR DWELLING UNITS HAVING LESS THAN THREE HABITABLE ROOMS: STUDIO / 1 BEDROOM		
125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS: 2 BEDROOMS		
UNIT TYPE	QTY	REQ'D OPEN SPACE
STUDIO (LESS THAN 3 HABITABLE RMS)	4	400 SF
1 BR (LESS THAN 3 HABITABLE RMS)	8	800 SF
2 BR (3 HABITABLE RMS)	24	3000 SF
GRAND TOTAL	36	4200 SF
25% OPEN SPACE REDUCTION =		-1,050 SF
TOTAL REQUIRED	=	3,150 SF
PER LAMC 12.03 DEFINITIONS		
ROOM, HABITABLE: A KITCHEN AS DEFINED HEREIN SHALL NOT BE CONSIDERED A HABITABLE ROOM		
OPEN SPACE PROVIDED		
NAME	QTY	AREA (SF)
COMMON OPEN SPACE: COURTYARD	1	800
COMMON OPEN SPACE: ROOF DECK	4	1607
PRIVATE BALCONY (50 SF)	15	750
GRAND TOTAL		3157

LANDSCAPED AREA REQUIRED		
COMMON SPACE = REQUIRED OPEN SPACE - PRIVATE OPEN SPACE = 3,150 SF - 750 SF = 2,400 SF		
LANDSCAPE AREA REQUIRED = 25% X COMMON SPACE = 2,400 X 25% = 600 SF		
LANDSCAPED AREA PROVIDED : 672 SF		
TREES REQUIRED: 36 UNITS / 4 = 9 TREES		
TREES PROVIDED: 9		

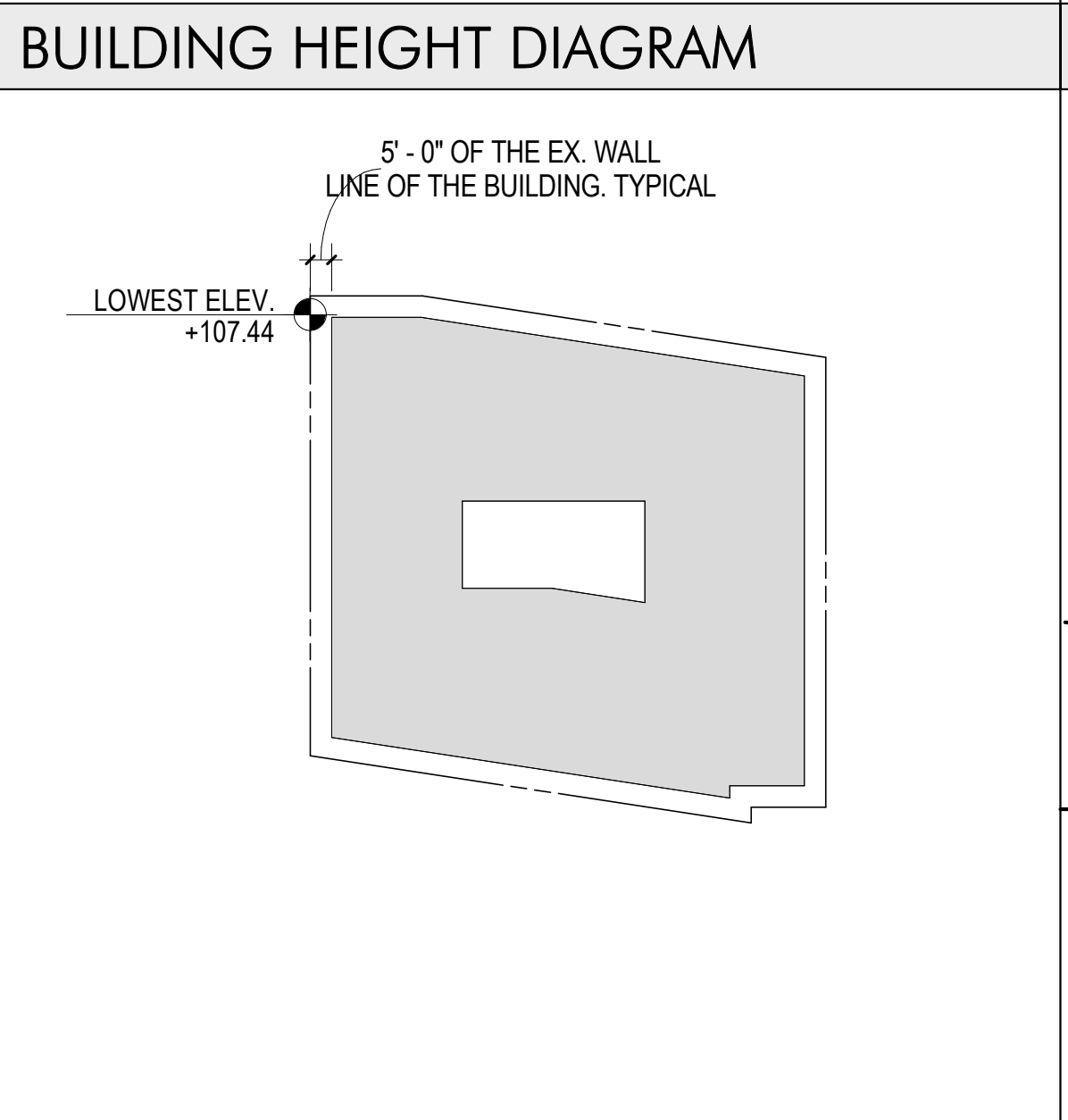
TOC INCENTIVES	
TOC TIER 3	
TOC TIER 3 BASE INCENTIVES:	
- INCREASE IN NUMBER OF RESIDENTIAL DENSITY UP TO 70%	
- FLOOR AREA RATIO: INCREASE OF UP TO 50%	
-AUTOMOBILE PARKING: RESIDENTIAL PARKING NOT TO EXCEED .5 SPACES PER UNIT	
TOC TIER 3 ADDITIONAL INCENTIVES USED:	
1. YARD SETBACK: 30% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF TWO INDIVIDUAL YARDS OR SETBACKS	
2. OPEN SPACE 25% REDUCTION	
3. TOTAL HEIGHT: HEIGHT INCREASE OF UP TO 22'	

ZONING DATA		
ZONING:	R3-1	
LOT SIZE:	16,507 SF	
BUILDABLE AREA:		
BUILDABLE AREA = LOT AREA - 3' STREET DEDICATIONS AND SETBACKS (15' FRONT YARD, 15' REAR YARD, 5' SIDE YARDS) 16,507 SF - 5,339 SF = 11,168 SF		
ALLOWABLE DENSITY:		
16,507 SF / 800 = 20.6 (ROUND UP) BASE DENSITY		
21 X 1.7 DENSITY INCREASE PER TOC TIER 3 = 35.7 (ROUND UP) = 36 UNITS TOTAL		
ALLOWABLE FAR:		
3.0 : 1 BASE FAR		
3 X 50% = 4.5 : 1 (PER TOC TIER 3)		
4.5 X BUILDABLE AREA = 4.5 X 11,168 SF		
ALLOWABLE FLOOR AREA: 50,256 SF		
PROJECT FLOOR AREA:		
LEVEL	FAR	AREA (SF)
1ST FLOOR	RESIDENTIAL	2471
2ND FLOOR	RESIDENTIAL	9482
3RD FLOOR	RESIDENTIAL	9451
4TH FLOOR	RESIDENTIAL	9451
5TH FLOOR	RESIDENTIAL	9451
GRAND TOTAL		40306
TOTAL PROJECT FLOOR AREA: 40,306 SF		
FAR PROVIDED:		
PROJECT AREA / BUILDABLE AREA		
40,306 / 11,168 = 3.60 FAR		
MEASUREMENT PER LAMC 12.03:		
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.		
SETBACKS:		
PER TOC GUIDELINES SECTION VII.1.A		
R-3 ZONE UTILIZING 30% (TOC TIER 3) SETBACKS REDUCTION ON EAST SIDE YARD AND REAR YARD:		
FRONT YARD: 15'		
EAST SIDE YARD: 5' + 1' OVER 2 STORIES = 8'		
TIER 3 INCENTIVE: 8' X 30% REDUCTION = 2'-5"		
ALLOWABLE SIDE YARD: 8' - 2'-5" = 5'-7"		
REAR YARD: 15'		
TIER 3 INCENTIVE: 15' X 30% REDUCTION = 4'-6"		
ALLOWABLE REAR YARD: 15' - 4'-6" = 10'-6"		
WEST SIDE YARD: 5' + 1' OVER 2 STORIES = 8'		



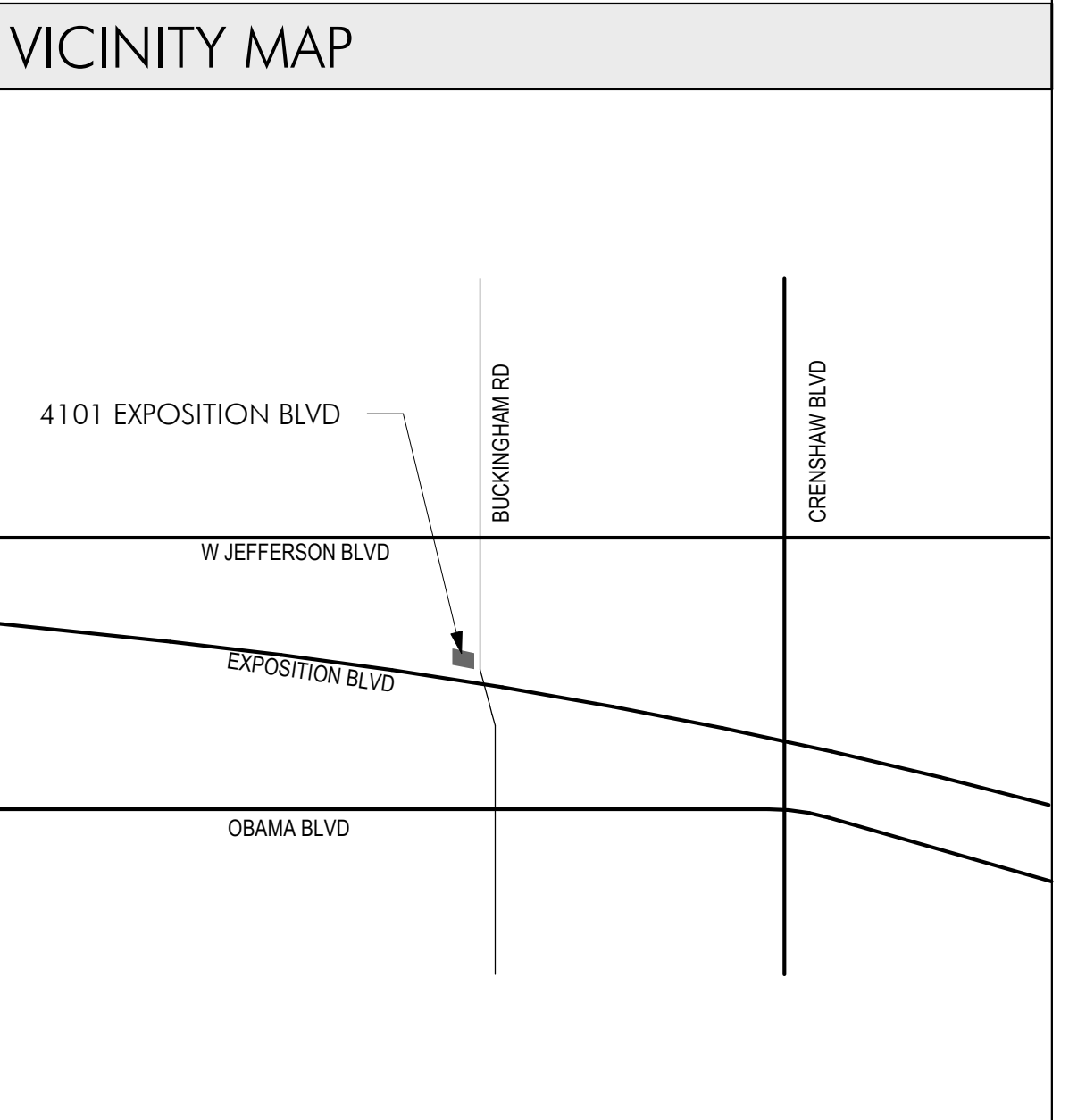
PROJECT INFORMATION	
PROJECT NAME:	4101 EXPOSITION
ADDRESS:	4101-4115 EXPOSITION BLVD
OWNER:	AEI EXPO OZ FUND, LLC
PROJECT DESCRIPTION:	NEW 5-STORY RESIDENTIAL BUILDING WITH 36 UNITS. THE PROJECT CONTAINS 28 PARKING SPACES AT THE GROUND LEVEL.
CONSTRUCTION TYPE:	TYPE VA (4 STORIES) TYPE IA (FIRST FLOOR)
FLOOD ZONE:	NO
SITE AREA:	16,507 SF (PER SURVEY)
PROJECT DENSITY:	36 UNITS
ALLOWABLE BLDG HEIGHT:	45 FT + 22 FT PER TOC TIER 3 ADDITIONAL INCENTIVE FOR HEIGHT = 67 FT
PROPOSED BLDG HEIGHT:	62' - 6"
OCCUPANCY TYPE:	R-2 RESIDENTIAL S-2 PARKING GARAGE
LOT AREA:	16,507 SF
BLDNG FOOTPRINT:	10,889 SF = 66%
HARDSCAPE:	2,960 SF = 18%
LANDSCAPE:	2,658 SF = 16%

LEGAL DESCRIPTION	
LOTS 161 OF TRACT NO. 7823 M.B. 84/79-81	
LOTS 162 OF TRACT NO. 7823 M.B. 84/79-81	
LOTS 163 OF TRACT NO. 7823 M.B. 84/79-81	



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ARCHITECTURAL	
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L102	2ND FLOOR LANDSCAPE PLAN
L103	ROOF FLOOR LANDSCAPE PLAN
L104	INSPIRATION IMAGES
L105	PLANTING PALETTE

PROJECT TEAM	
OWNER	
AEI EXPO OZ FUND	
11100 SANTA MONICA BLVD. SUITE 260	
LOS ANGELES, CA 90025	
310.893.0651	
CONTACT: JOSHUA PERTTULA	
ARCHITECT	
OTTINGER ARCHITECTS	
1117 VENICE BLVD	
LOS ANGELES, CA 90015	
323.250.2820	
CONTACT: JESSE OTTINGER	
LANDSCAPE ARCHITECT	
HONGJOO KIM LANDSCAPE ARCHITECTS	
714 W OLYMPIC BLVD	
LOS ANGELES, CA 90015	
213.293.3474 EXT. 101	
CONTACT: HONGJOO KIM	
LAND USE	
ARMBRUSTER, GOLDSMITH & DEVAC LLP	
12100 WILSHIRE BLVD, SUITE 1600	
LOS ANGELES, CA 90025	
310.209.8800	
CONTACT: ALIX WISNER	



OTTINGER ARCHITECTS

1117 VENICE BLVD
LOS ANGELES, CA 90015
T: 323.250.2820

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CLIENT INFORMATION
AEI EXPO OZ FUND, LLC
11100 SANTA MONICA BLVD, SUITE 260
LOS ANGELES, CA 90025

4101 EXPOSITION BLVD

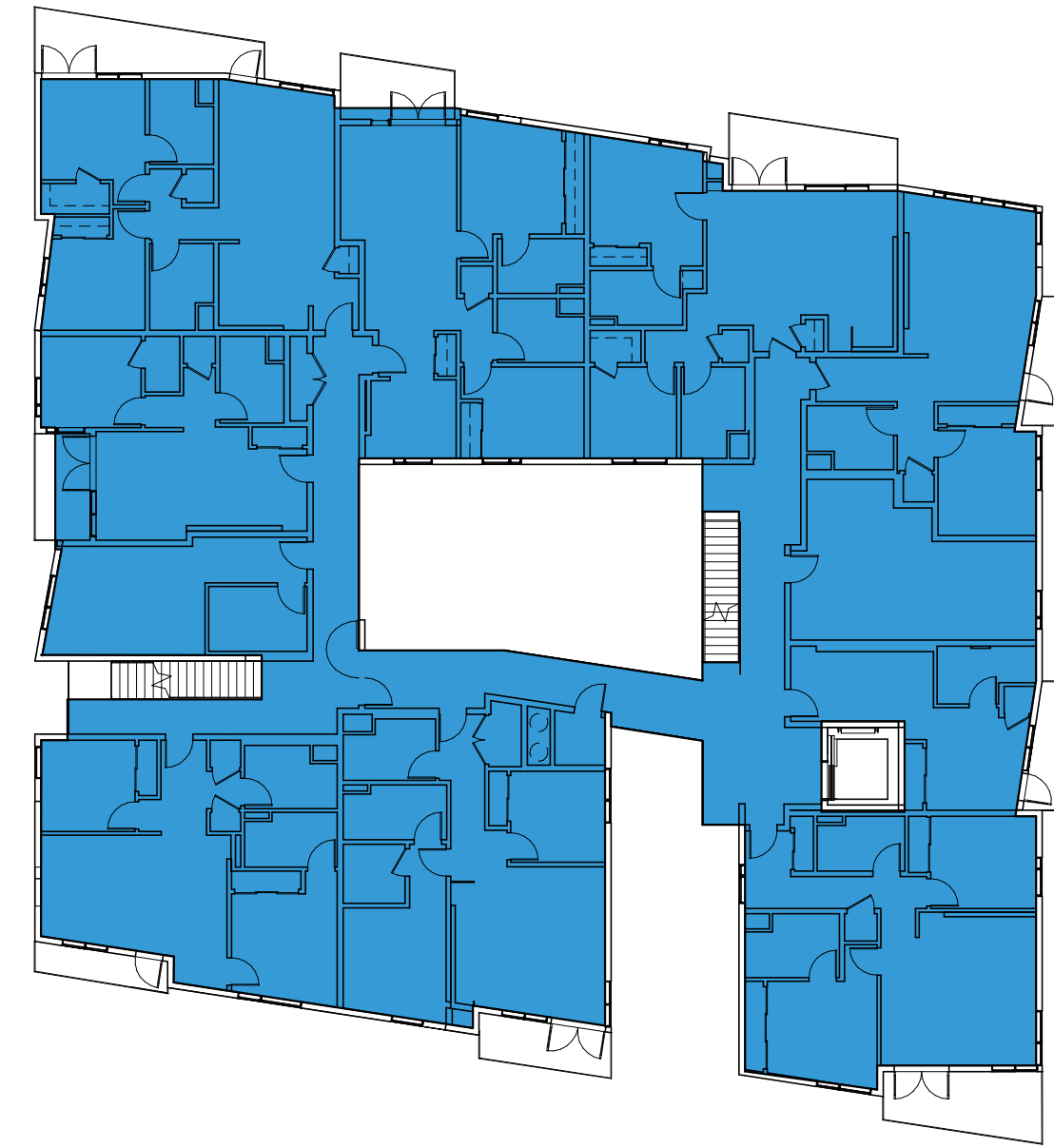
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LOS ANGELES, CA

ISSUE DATE
03.28.2024

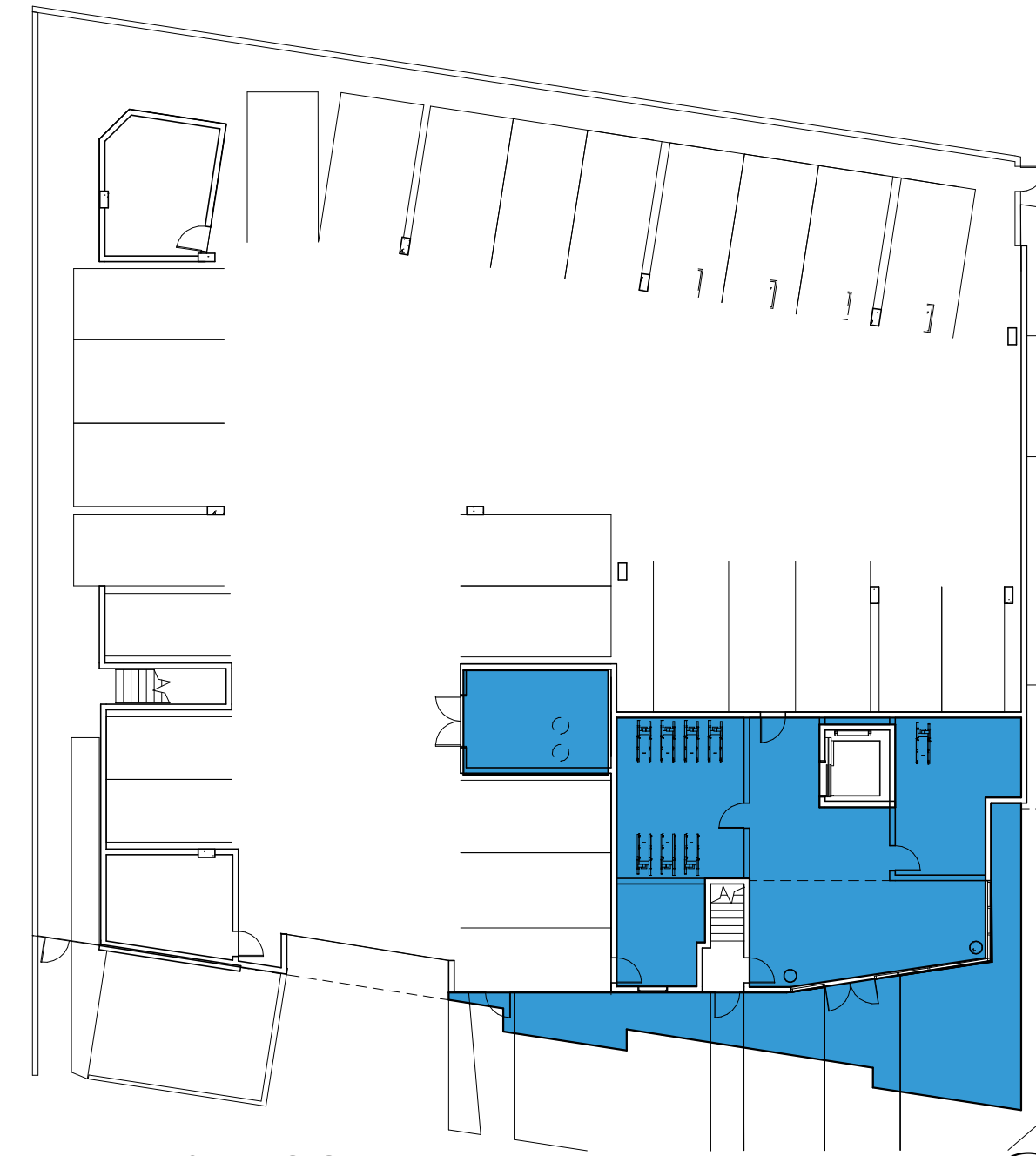
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PROJECT INFO

SHEET NUMBER
A01

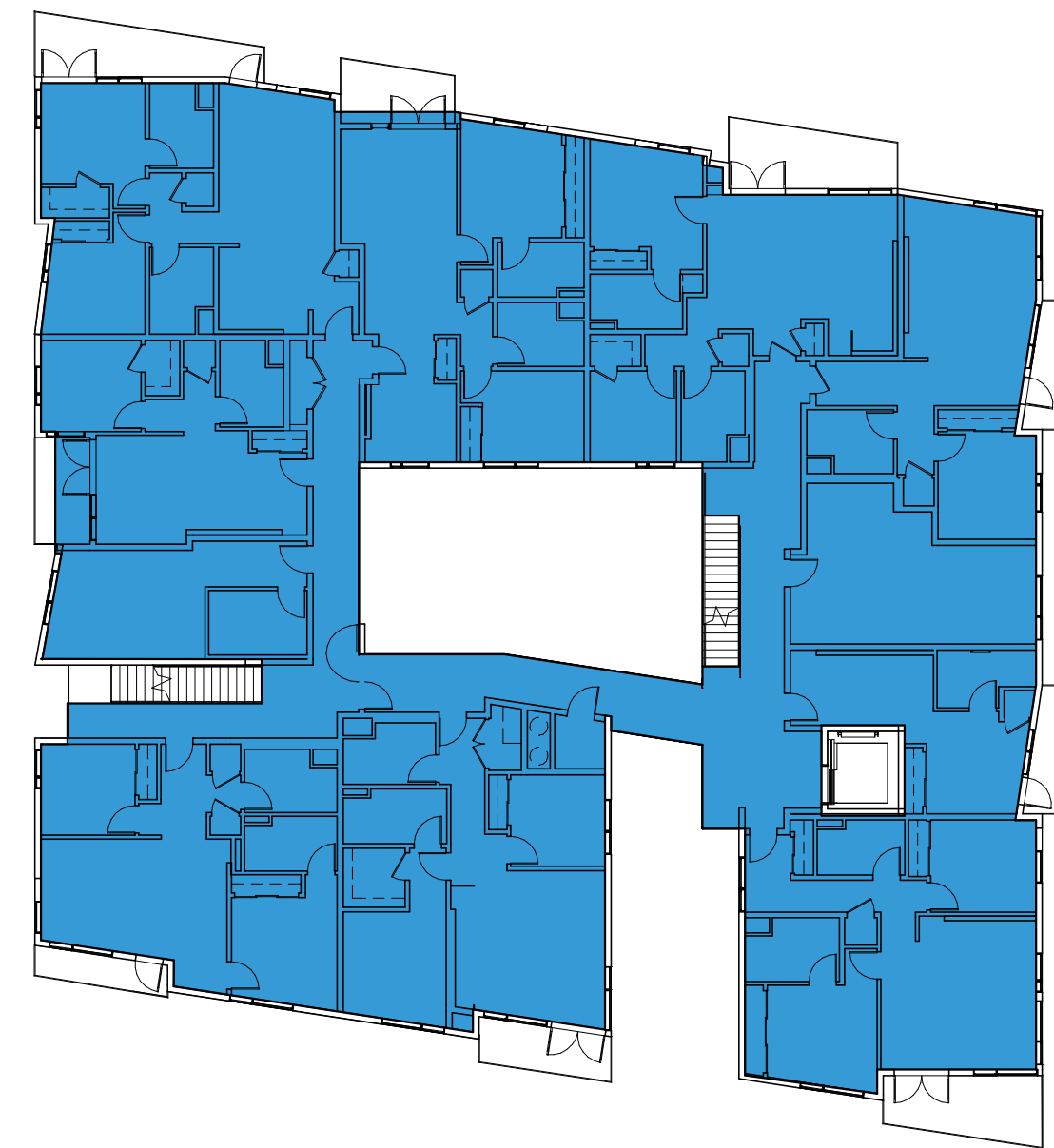
01/2022-14/4/24



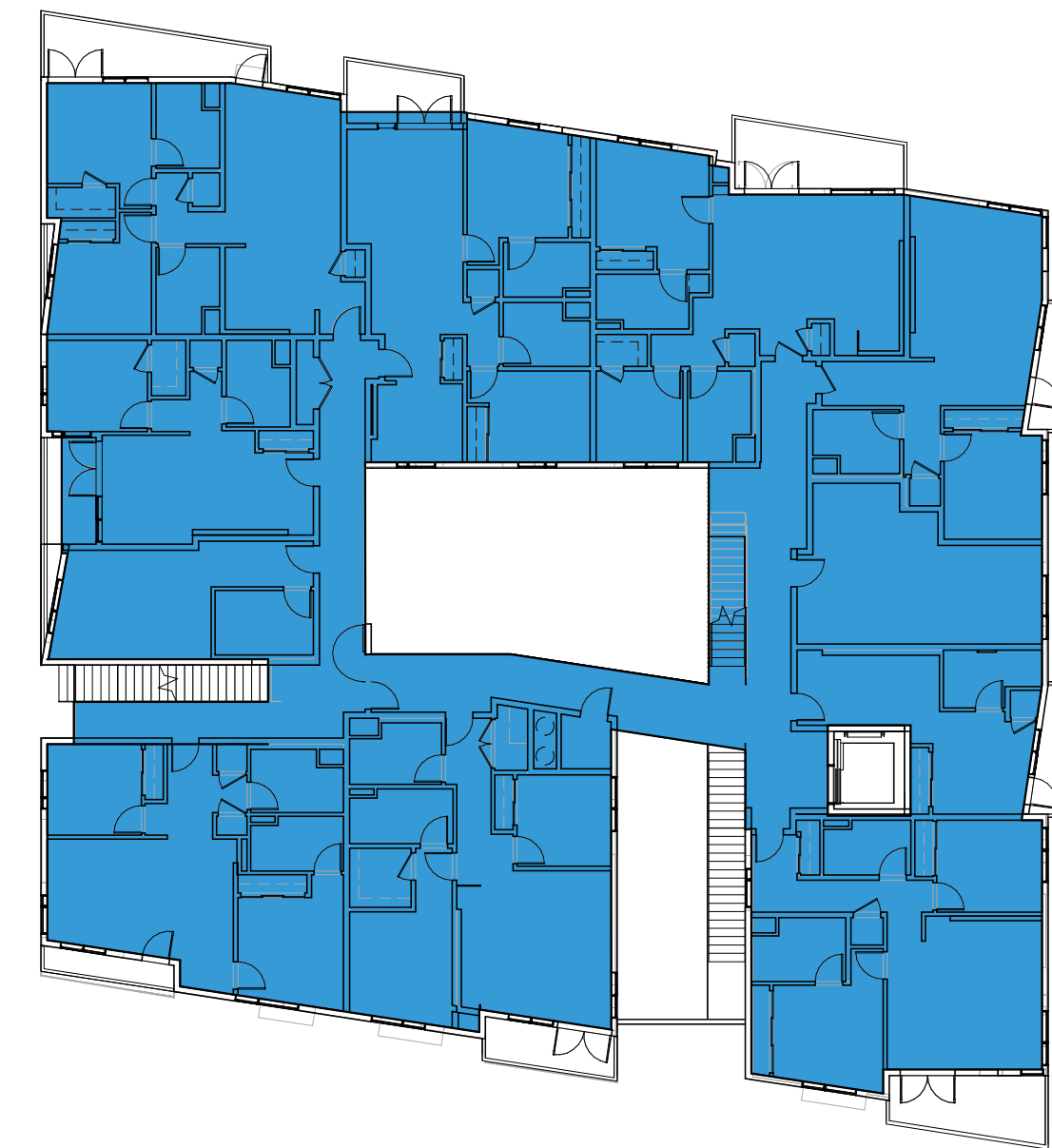
4TH FLOOR
1" = 20'-0" ④



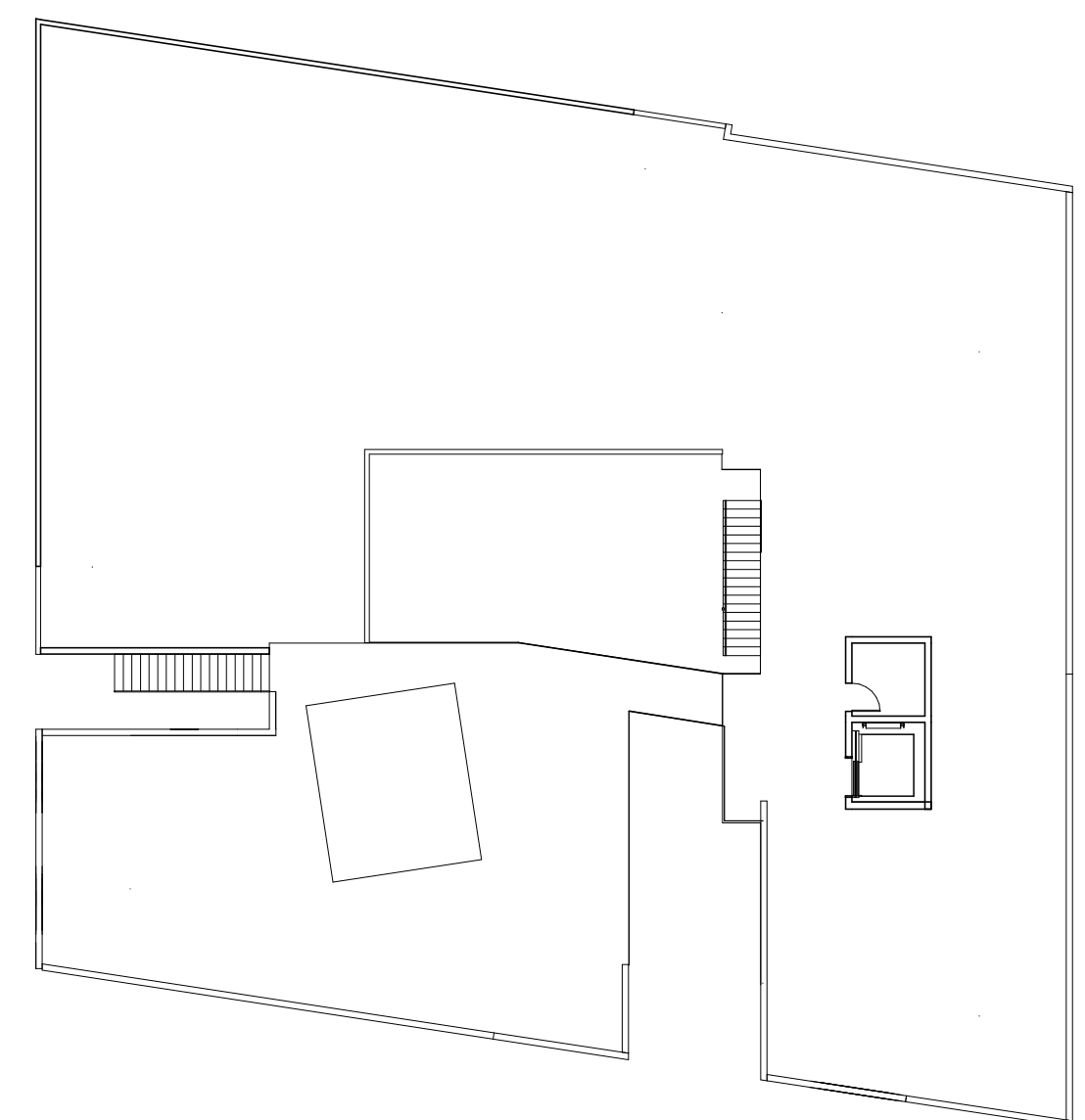
1ST FLOOR
1" = 20'-0" ①



5TH FLOOR
1" = 20'-0" ⑤



2ND FLOOR
1" = 20'-0" ②



ROOF
1" = 20'-0" ⑥



3RD FLOOR
1" = 20'-0" ③

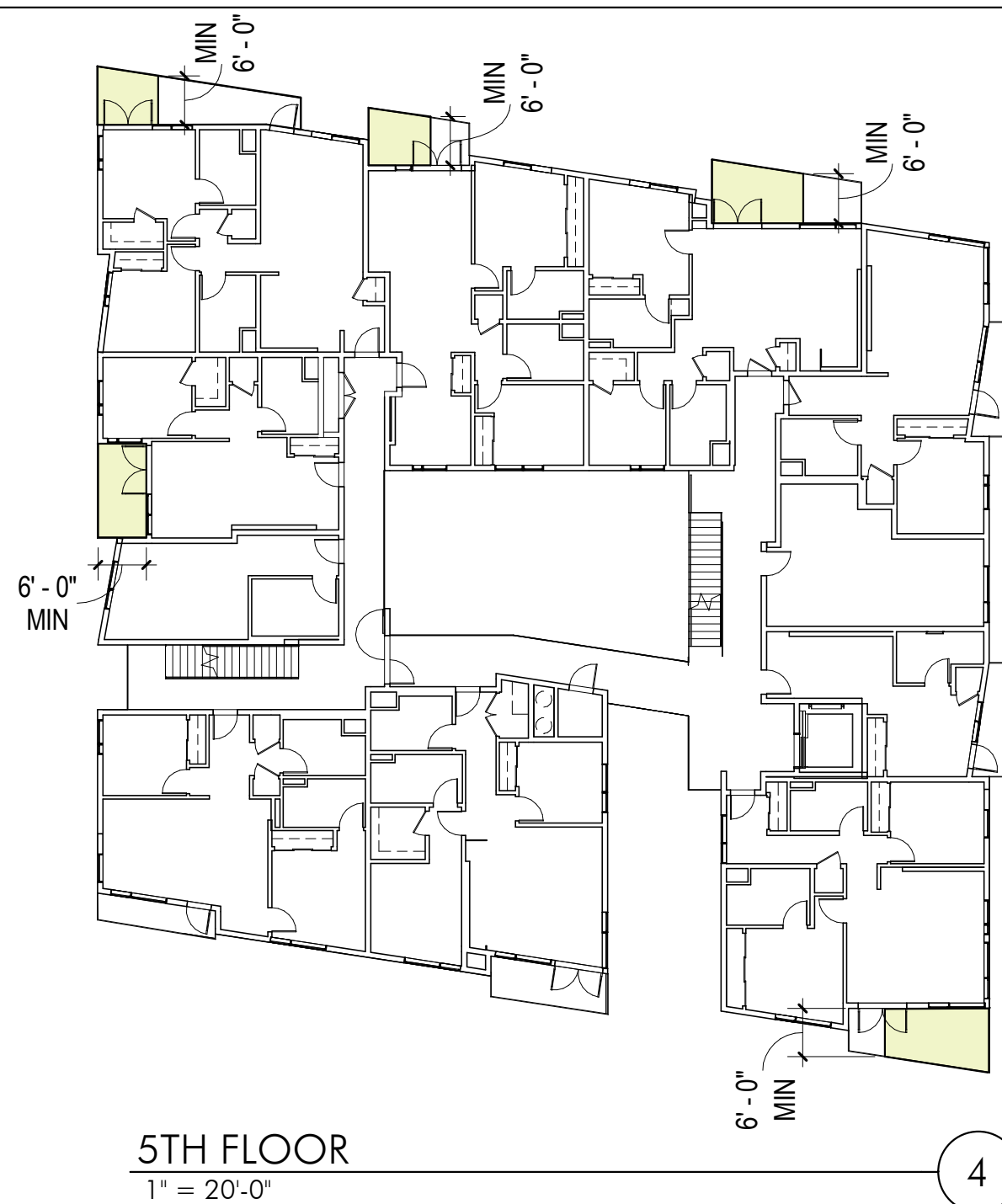
FLOOR AREA PROVIDED

LEVEL	FAR	AREA (SF)
1ST FLOOR	RESIDENTIAL	2471
2ND FLOOR	RESIDENTIAL	9482
3RD FLOOR	RESIDENTIAL	9451
4TH FLOOR	RESIDENTIAL	9451
5TH FLOOR	RESIDENTIAL	9451
GRAND TOTAL		40306

* PER LAMC 12.03 FLOOR AREA IS THE AREA CONFINED WITHIN THE EXTERIOR WALLS OF THE BUILDING. THEREFOR PRIVATE BALCONIES ARE NOT COUNTED AS FAR.

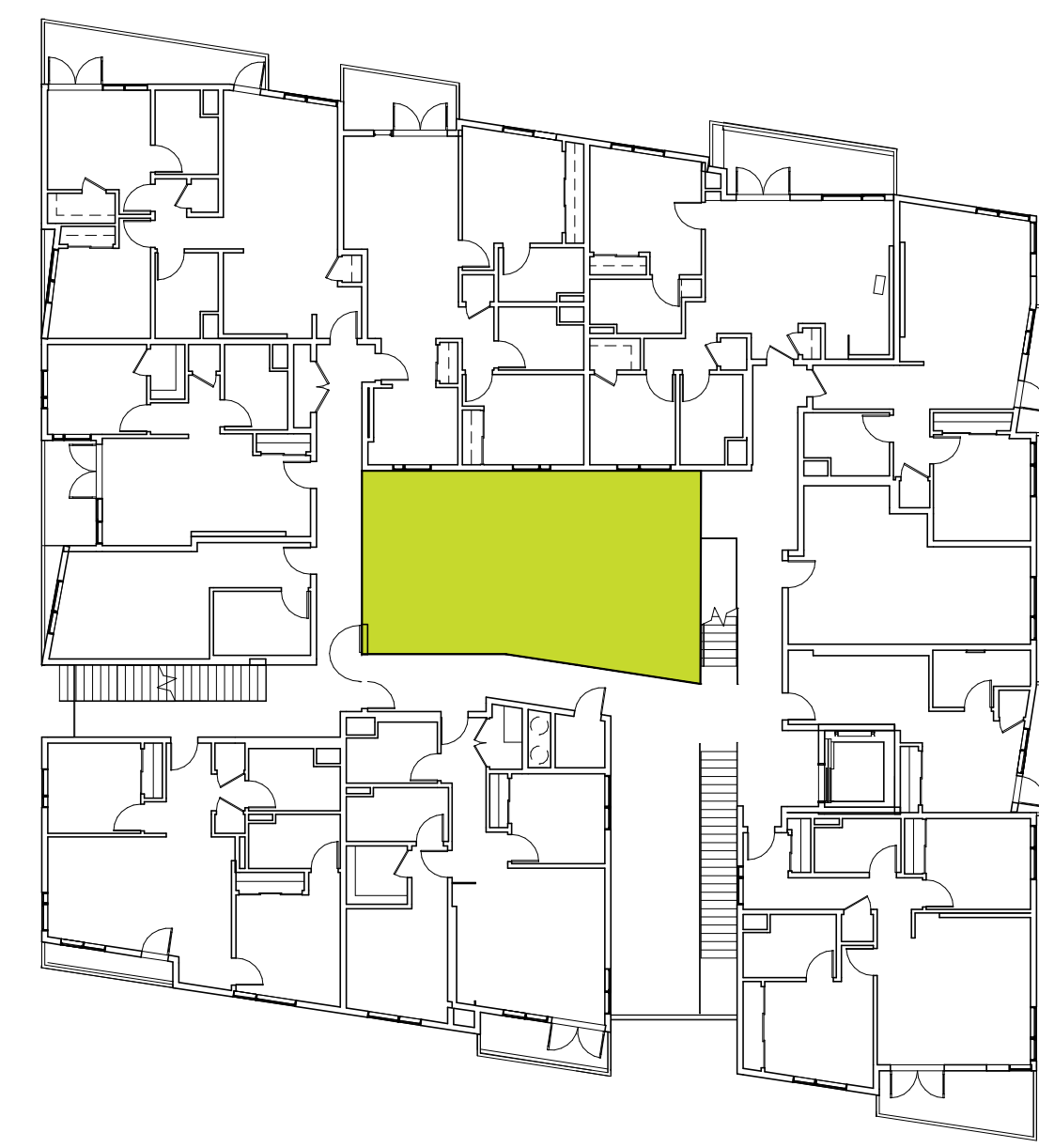
LEGEND

RESIDENTIAL



5TH FLOOR
1" = 20'-0"

4



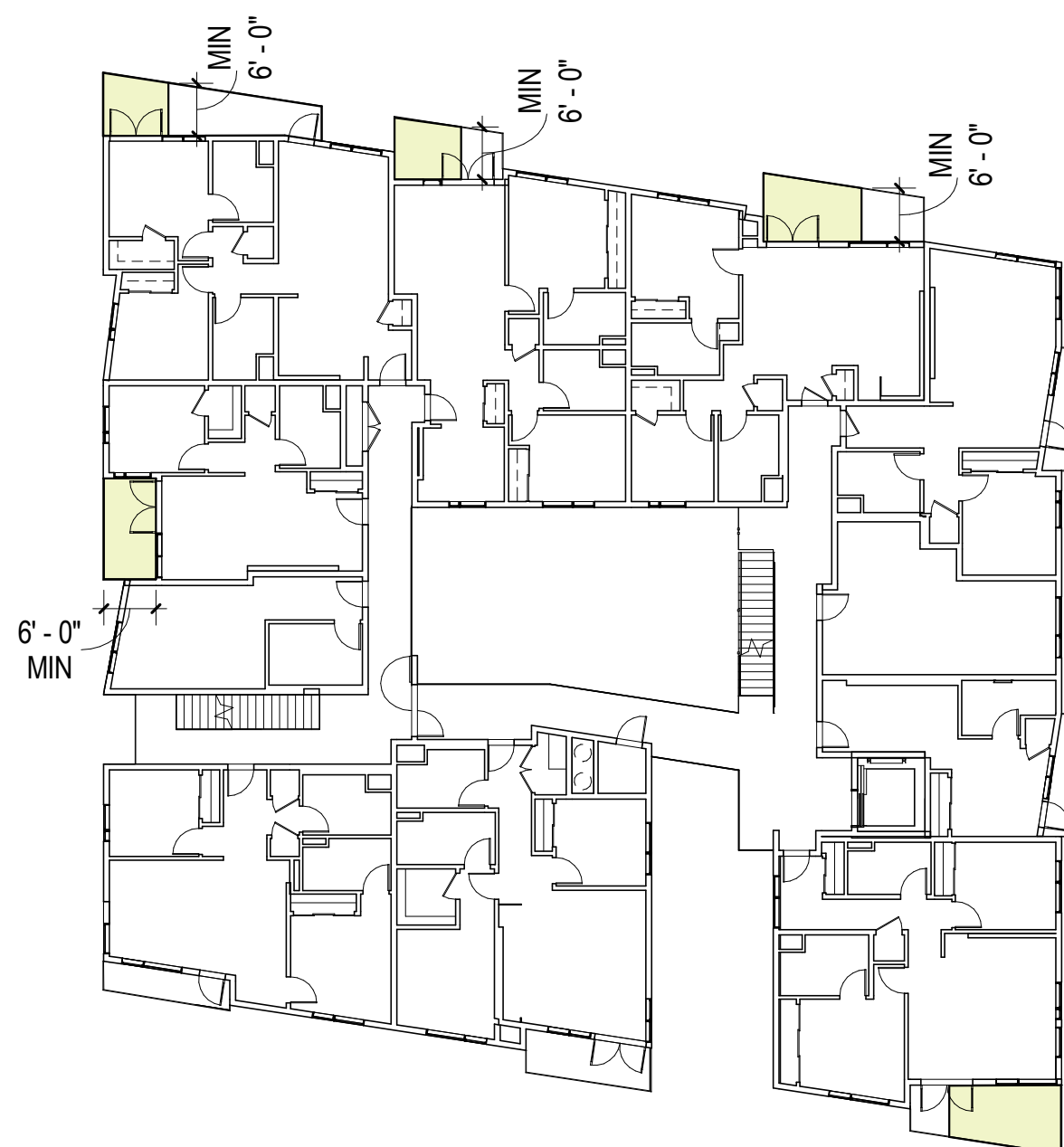
2ND FLOOR
1" = 20'-0"

1



ROOF
1" = 20'-0"

5



3RD FLOOR
1" = 20'-0"

2



4TH FLOOR
1" = 20'-0"

3

OPEN SPACE

REQUIRED OPEN SPACE PER LAMC 12.21.G.2

100 SF OPEN SPACE REQUIRED FOR DWELLING UNITS HAVING LESS THAN THREE HABITABLE ROOMS:
STUDIO / 1 BEDROOM

125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS:
2 BEDROOMS

UNIT TYPE	QTY	REQ'D OPEN SPACE
STUDIO (LESS THAN 3 HABITABLE RMS)	4	400 SF
1 BR (LESS THAN 3 HABITABLE RMS)	8	800 SF
2 BR (3 HABITABLE RMS)	24	3000 SF
GRAND TOTAL	36	4200 SF

25% OPEN SPACE REDUCTION = -1,050 SF

TOTAL REQUIRED = 3,150 SF

PER LAMC 12.03 DEFINITIONS

ROOM, HABITABLE: A KITCHEN AS DEFINED HEREIN SHALL NOT BE CONSIDERED A HABITABLE ROOM

OPEN SPACE PROVIDED

NAME	QTY	AREA (SF)
COMMON OPEN SPACE: COURTYARD	1	800
COMMON OPEN SPACE: ROOF DECK	4	1607
PRIVATE BALCONY (50 SF)	15	750
GRAND TOTAL		3157

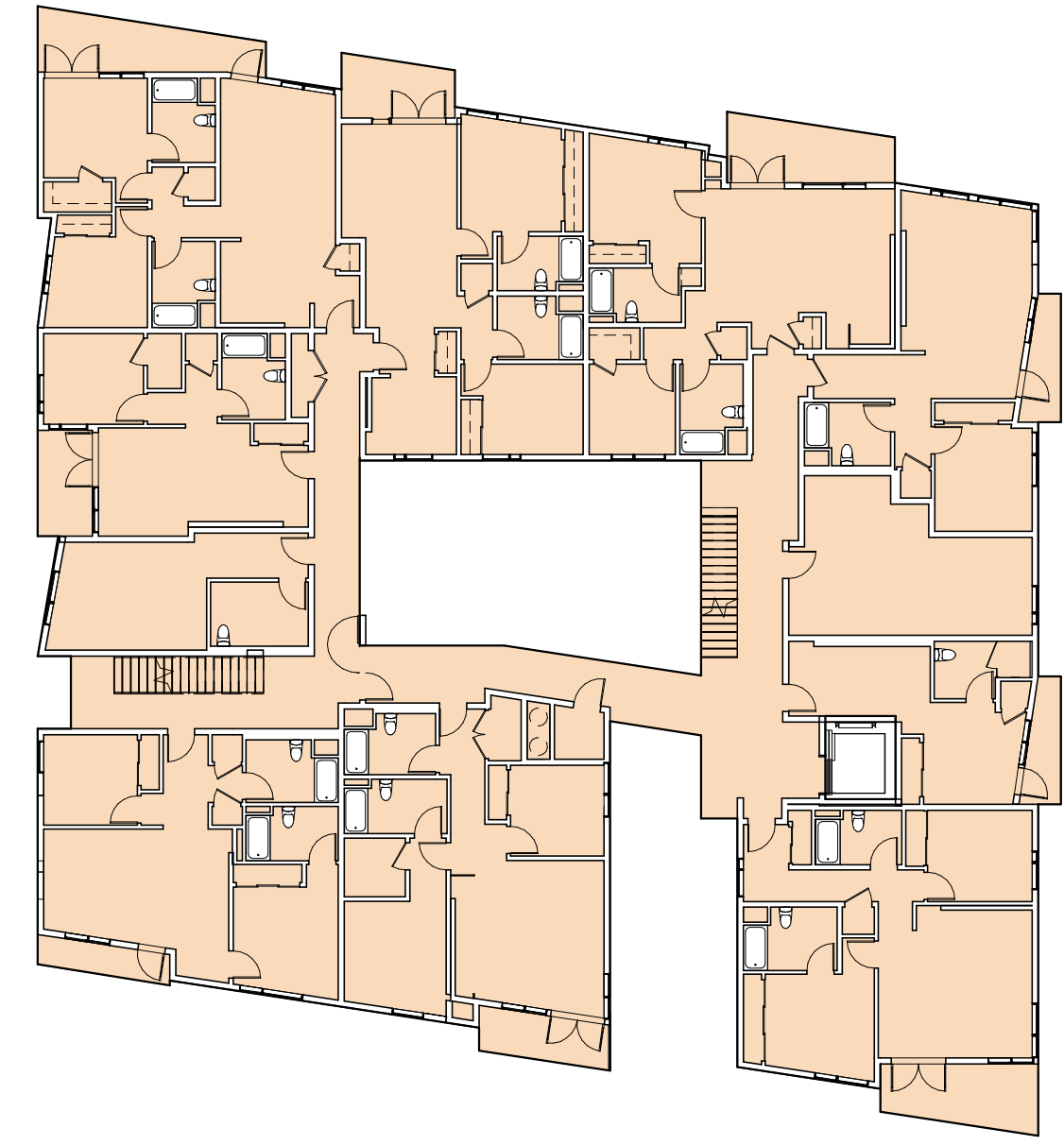
LANDSCAPED AREA REQUIRED

COMMON SPACE = REQUIRED OPEN SPACE - PRIVATE OPEN SPACE = 3,150 - 750 = 2,400 SF
LANDSCAPE AREA REQUIRED = 25% X COMMON SPACE = 2,400 X 25% = 600 SF

LANDSCAPED AREA PROVIDED : 672 SF
TREES REQUIRED: 36 UNITS / 4 = 9 TREES
TREES PROVIDED: 9

LEGEND

- COMMON OPEN SPACE: COURTYARD
- COMMON OPEN SPACE: ROOF DECK
- PRIVATE BALCONY



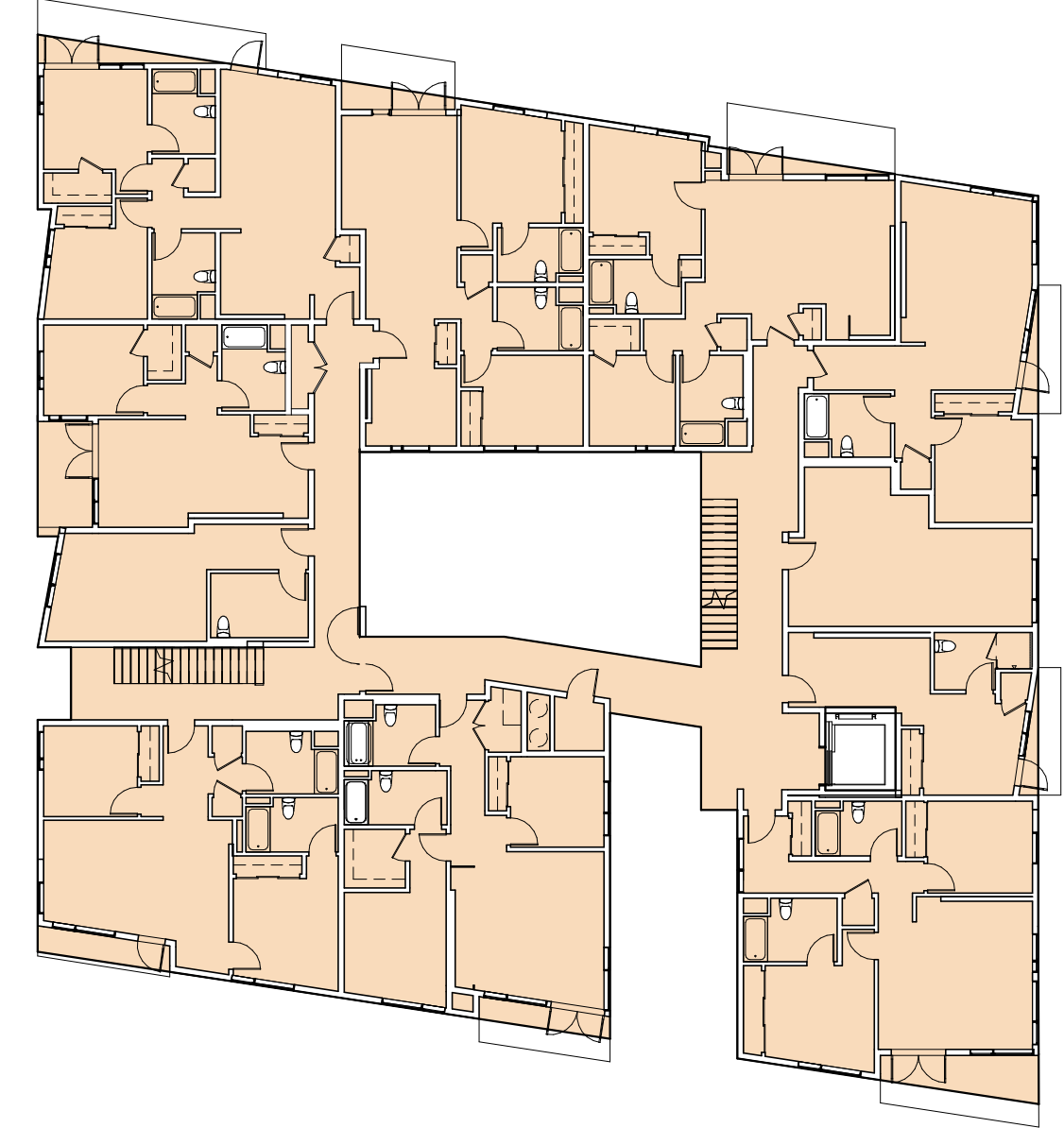
4TH FLOOR
1" = 20'-0"

4



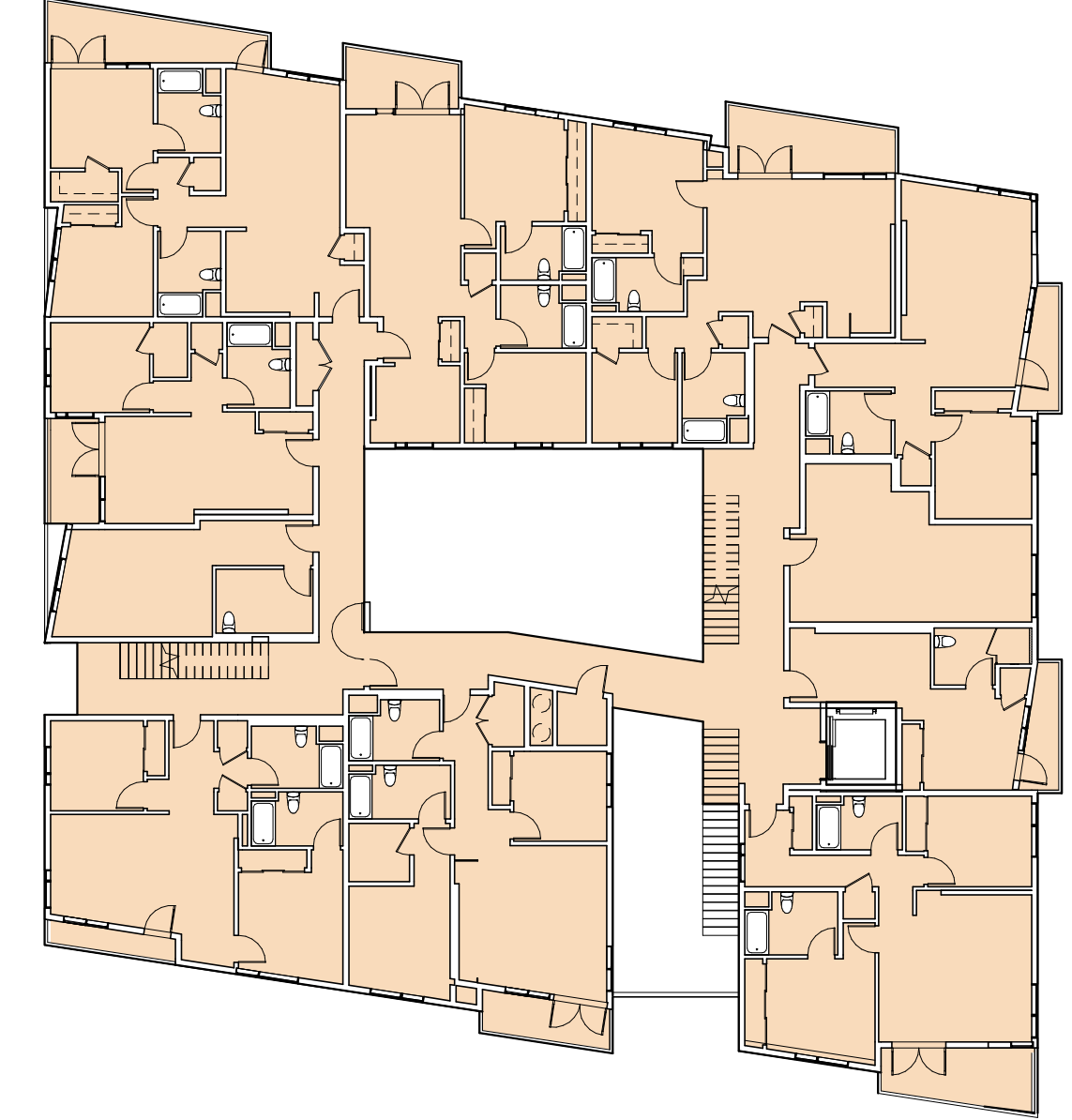
1ST FLOOR
1" = 20'-0"

1



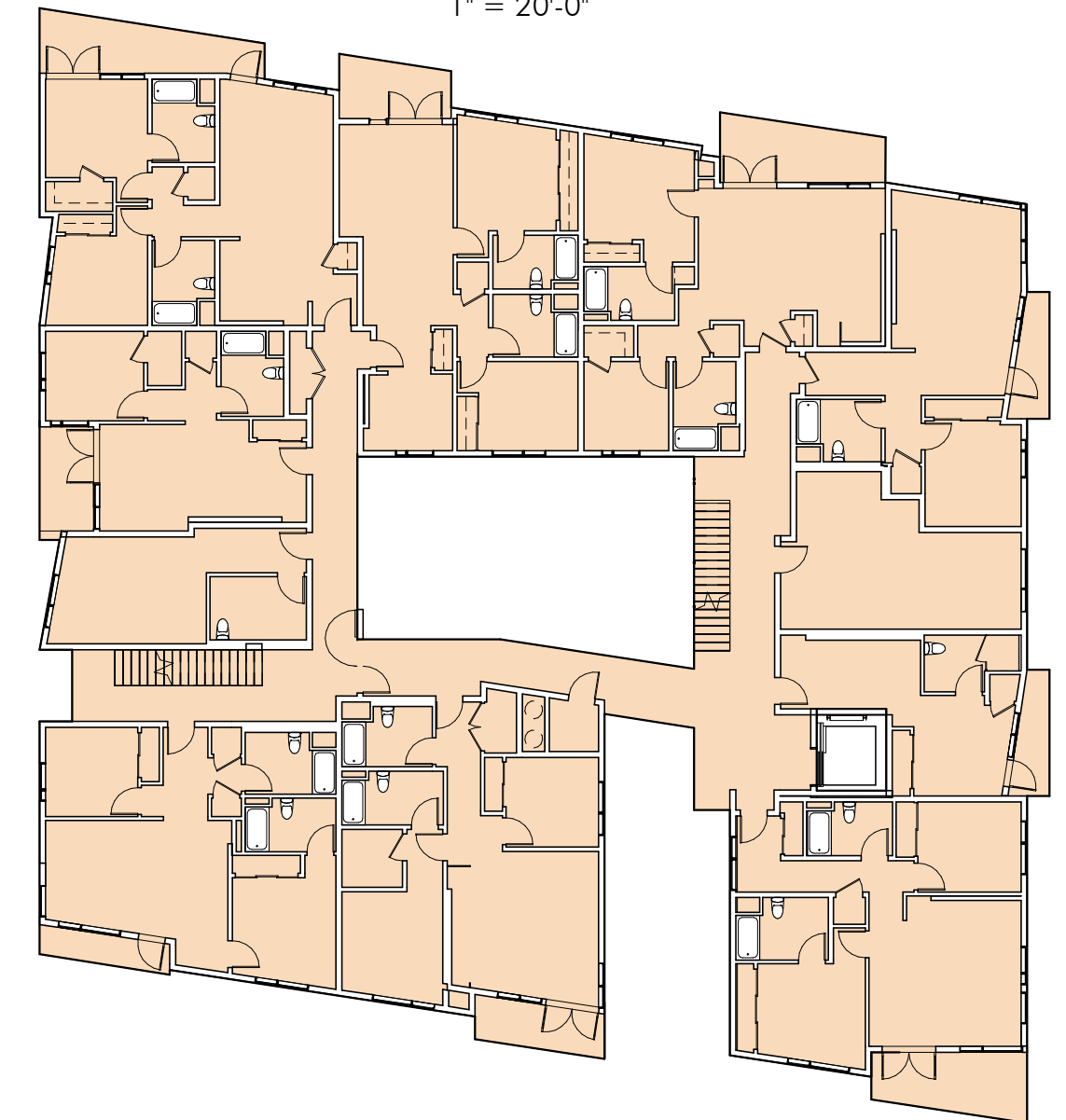
5TH FLOOR
1" = 20'-0"

5



2ND FLOOR
1" = 20'-0"

2



3RD FLOOR
1" = 20'-0"

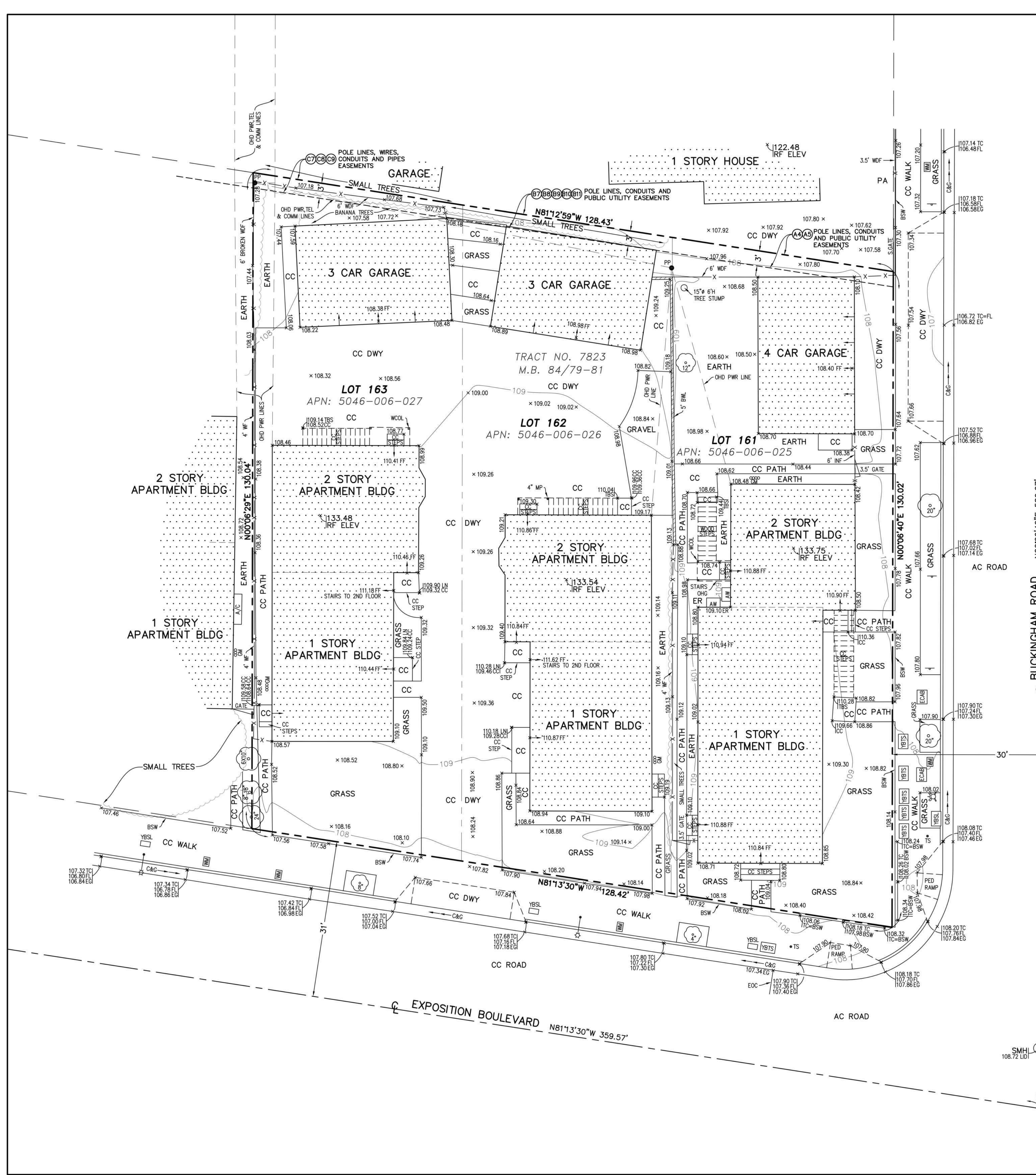
3

GROSS AREA

LEVEL	TYPE	AREA
1ST FLOOR	TYPE I-A	11478 SF
TYPE I-A		11478 SF
2ND FLOOR	TYPE V-A	10138 SF
3RD FLOOR	TYPE V-A	10142 SF
4TH FLOOR	TYPE V-A	10141 SF
5TH FLOOR	TYPE V-A	9739 SF
TYPE V-A		40159 SF
GRAND TOTAL		51636 SF

LEGEND

- TYPE I-A
- TYPE V-A



- LEGEND**
- CENTER LINE
 - - - EASEMENT LINE
 - PROPERTY LINE
 - CURB UNLESS OTHERWISE NOTED
 - WALL
 - x - x - FENCE
 - COLUMN
 - FIRE HYDRANT
 - POWER POLE
 - POST
 - ⊙ STREET LIGHT
 - ⊙ TRAFFIC SIGNAL
 - SURFACE DRAIN
 - SIGN
 - TREE WITH TRUNK DIAMETER
 - ⊙ PRELIMINARY TITLE REPORT SCHEDULE B, ITEM NUMBER SEE EASEMENT NOTES.
- ABBREVIATIONS**
- A/C AIR CONDITION
 - AC ASPHALT CONCRETE
 - AW AIR WAY
 - BLDG BUILDING
 - BSW BACK OF SIDEWALK
 - BWL BLOCK WALL
 - C&G CURB & GUTTER
 - CB CATCH BASIN
 - CC CONCRETE
 - DWY DRIVEWAY
 - ECAB ELECTRICAL CABINET
 - EG EDGE OF GUTTER
 - ELEV ELEVATION
 - ER EARTH
 - FL FLOW LINE
 - GM GAS METER
 - LN LANDING
 - INF IRON FENCE
 - M.B. MAP BOOK
 - MP METAL POST
 - OHD OVERHEAD
 - PH PED
 - PP POWER POLE
 - PWR POWER
 - RF RAMP
 - S. GATE SLIDE GATE
 - SMH SEWER MANHOLE
 - TBS TOP OF BOTTOM STEP
 - TC TOP OF CURB
 - TS TRAFFIC SIGNAL
 - WCBL WOOD COLUMN
 - WDF WOOD FENCE
 - WF WIRE FENCE
 - WM WATER METER
 - YBSL YARD BOX STREET LIGHT
 - YBTS YARD BOX TRAFFIC SIGNAL

A. APN: 5046-006-025

NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: PRIORITY TITLE PRELIMINARY REPORT ORDER NO. L89034, DATED JANUARY 14, 2020.
- ASSESSOR'S PARCEL NUMBER: 5046-006-025.
- LAND AREA: 5,697 SQ. FT. 0.131 ACRE

BRIEF LEGAL DESCRIPTION

LOTS 161 OF TRACT NO. 7823 M.B. 84/79-81.

EASEMENT NOTES

- RIGHTS OR EASEMENTS FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15564, PAGE 76, OFFICIAL RECORDS. NOT PLOTTED, EASEMENT LOCATION NOT DESCRIBED.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 3, 1941 AS BOOK 18113, PAGE 86 OF OFFICIAL RECORDS. PLOTTED.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 7, 1941 AS BOOK 18114, PAGE 87 OF OFFICIAL RECORDS. PLOTTED.

B. APN: 5046-006-026

NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: PRIORITY TITLE PRELIMINARY REPORT ORDER NO. L92152, DATED JANUARY 14, 2020.
- ASSESSOR'S PARCEL NUMBER: 5046-006-026.
- LAND AREA: 5,405 SQ. FT. 0.124 ACRE

BRIEF LEGAL DESCRIPTION

LOTS 162 OF TRACT NO. 7823 M.B. 84/79-81.

EASEMENT NOTES

- RIGHTS OR EASEMENTS FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15564, PAGE 76, OFFICIAL RECORDS. NOT PLOTTED, EASEMENT LOCATION NOT DESCRIBED.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 18113, PAGE 86 OF OFFICIAL RECORDS. PLOTTED.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 21625, PAGE 188 OF OFFICIAL RECORDS. PLOTTED.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 21625, PAGE 188 OF OFFICIAL RECORDS. PLOTTED.
- EASEMENT FOR POLES, WIRES, PIPES AND INCIDENTAL PURPOSES, RECORDED JANUARY 7, 1941 AS BOOK 18114, PAGE 87 OF OFFICIAL RECORDS. PLOTTED.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 7, 1941 AS BOOK 18114, PAGE 87 OF OFFICIAL RECORDS. PLOTTED.

C. APN: 5046-006-025

NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: PRIORITY TITLE PRELIMINARY REPORT ORDER NO. L92153, DATED JANUARY 14, 2020.
- ASSESSOR'S PARCEL NUMBERS: 5046-006-027.
- LAND AREA: 5,405 SQ. FT. 0.124 ACRE

BRIEF LEGAL DESCRIPTION

LOTS 163 OF TRACT NO. 7823 M.B. 84/79-81.

EASEMENT NOTES

- EASEMENTS FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15564, PAGE 76, OFFICIAL RECORDS. NOT PLOTTED, EASEMENT LOCATION NOT DESCRIBED.
- AN EASEMENT FOR POLE LINES AND WIRES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 18113, PAGE 86 OF OFFICIAL RECORDS. PLOTTED.
- EASEMENT FOR POLES, WIRES, CONDUITS AND PIPES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 21625, PAGE 188 OF OFFICIAL RECORDS. PLOTTED.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 21625, PAGE 188 OF OFFICIAL RECORDS. PLOTTED.

GENERAL NOTES

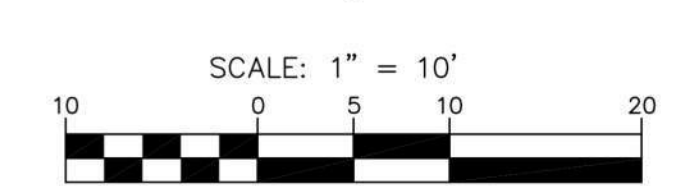
- TOTAL LAND AREA: 16,507 SQ. FT. 0.379 ACRE

BASIS OF BEARINGS

THE CENTERLINE OF EXPOSITION BOULEVARD, BEING N 81°13'30" W PER TRACT NO. 7823 M.B. 84/79-81.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 13-01931 ELEV=103.913
 DATUM: NAVD 1988
 YEAR: 2000
 DESCRIPTION: SPK N CURB JEFFERSON BLVD; 9' E/O WEST BLVD.
 E END CB.



A05

Offer Shapira

8-18-20

OFFER SHAPIRA
 LICENSE NO. L.S. 7123
 EXPIRES: 12/31/2022

Surveying & Drafting Services, Inc.
 901 Seward Street, Los Angeles, CA 90038
 Tel: (323) 366-2882 Fax: (323) 857-1079 Email: mailbox@surveyinganddrafting.com
 www.surveyinganddrafting.com

TOPOGRAPHIC SURVEY OF 4101, 4109 & 4115 EXPOSITION BLVD. LOS ANGELES, CALIFORNIA 90016

DATE: 8-18-20	DRAWN BY: A.S., J.C., V.L.
DATE OF SURVEY: 7-28-20	CHECKED BY: O.S.
JOB NAME: OMID/EXPOSITION	SHEET: 1 OF 1

PROJECT INFORMATION	
PROJECT NAME:	4101 EXPOSITION
ADDRESS:	4101-4115 EXPOSITION BLVD
OWNER:	AEI EXPO OZ FUND, LLC
PROJECT DESCRIPTION:	NEW 5-STORY RESIDENTIAL BUILDING WITH 36 UNITS. THE PROJECT CONTAINS 28 PARKING SPACES AT THE GROUND LEVEL.
CONSTRUCTION TYPE:	TYPE VA (4 STORIES) TYPE IA (FIRST FLOOR)
FLOOD ZONE:	NO
SITE AREA:	16,507 SF (PER SURVEY)
PROJECT DENSITY:	36 UNITS
ALLOWABLE BLDG HEIGHT:	45 FT + 22 FT PER TOC TIER 3 ADDITIONAL INCENTIVE FOR HEIGHT = 67 FT
PROPOSED BLDG HEIGHT:	62' - 6"
OCCUPANCY TYPE:	R-2 RESIDENTIAL S-2 PARKING GARAGE
LOT AREA:	16,507 SF
BLDNG FOOTPRINT:	10,889 SF = 66%
HARDSCAPE:	2,960 SF = 18%
LANDSCAPE:	2,658 SF = 16%

OPEN SPACE

REQUIRED OPEN SPACE PER LAMC 12.21.G.2
 100 SF OPEN SPACE REQUIRED FOR DWELLING UNITS HAVING LESS THAN THREE HABITABLE ROOMS: STUDIO / 1 BEDROOM
 125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS: 2 BEDROOMS

UNIT TYPE	QTY	REQ'D OPEN SPACE
STUDIO (LESS THAN 3 HABITABLE RMS)	4	400 SF
1 BR (LESS THAN 3 HABITABLE RMS)	8	800 SF
2 BR (3 HABITABLE RMS)	24	3000 SF
GRAND TOTAL	36	4200 SF

25% OPEN SPACE REDUCTION = -1,050 SF
TOTAL REQUIRED = 3,150 SF

PER LAMC 12.03 DEFINITIONS
ROOM, HABITABLE: A KITCHEN AS DEFINED HEREIN SHALL NOT BE CONSIDERED A HABITABLE ROOM

OPEN SPACE PROVIDED

NAME	QTY	AREA (SF)
COMMON OPEN SPACE: COURTYARD	1	800
COMMON OPEN SPACE: ROOF DECK	4	1607
PRIVATE BALCONY (50 SF)	15	750
GRAND TOTAL		3157

LANDSCAPED AREA REQUIRED
 COMMON SPACE = REQUIRED OPEN SPACE - PRIVATE OPEN SPACE = 3,150 SF - 750 SF = 2,400 SF
 LANDSCAPE AREA REQUIRED = 25% X COMMON SPACE = 2,400 X 25% = 600 SF

LANDSCAPED AREA PROVIDED : 672 SF
 TREES REQUIRED: 36 UNITS / 4 = 9 TREES
 TREES PROVIDED: 9

ZONING DATA																							
ZONING:	R3-1																						
LOT SIZE:	16,507 SF																						
BUIDABLE AREA:	BUILDABLE AREA = LOT AREA - 3' STREET DEDICATIONS AND SETBACKS (15' FRONT YARD, 15' REAR YARD, 5' SIDE YARDS) 16,507 SF - 5,339 SF = 11,168 SF																						
ALLOWABLE DENSITY:	16,507 SF / 800 = 20.6 (ROUND UP) BASE DENSITY 21 X 1.7 DENSITY INCREASE PER TOC TIER 3 = 35.7 (ROUND UP) = 36 UNITS TOTAL																						
ALLOWABLE FAR:	3.0 : 1 BASE FAR 3 X 50% = 4.5 : 1 (PER TOC TIER 3) 4.5 X BUILDABLE AREA = 4.5 X 11,168 SF ALLOWABLE FLOOR AREA: 50,256 SF																						
PROJECT FLOOR AREA:	<table border="1"> <thead> <tr> <th>LEVEL</th> <th>FAR</th> <th>AREA (SF)</th> </tr> </thead> <tbody> <tr> <td>1ST FLOOR</td> <td>RESIDENTIAL</td> <td>2471</td> </tr> <tr> <td>2ND FLOOR</td> <td>RESIDENTIAL</td> <td>9482</td> </tr> <tr> <td>3RD FLOOR</td> <td>RESIDENTIAL</td> <td>9451</td> </tr> <tr> <td>4TH FLOOR</td> <td>RESIDENTIAL</td> <td>9451</td> </tr> <tr> <td>5TH FLOOR</td> <td>RESIDENTIAL</td> <td>9451</td> </tr> <tr> <td>GRAND TOTAL</td> <td></td> <td>40306</td> </tr> </tbody> </table>		LEVEL	FAR	AREA (SF)	1ST FLOOR	RESIDENTIAL	2471	2ND FLOOR	RESIDENTIAL	9482	3RD FLOOR	RESIDENTIAL	9451	4TH FLOOR	RESIDENTIAL	9451	5TH FLOOR	RESIDENTIAL	9451	GRAND TOTAL		40306
LEVEL	FAR	AREA (SF)																					
1ST FLOOR	RESIDENTIAL	2471																					
2ND FLOOR	RESIDENTIAL	9482																					
3RD FLOOR	RESIDENTIAL	9451																					
4TH FLOOR	RESIDENTIAL	9451																					
5TH FLOOR	RESIDENTIAL	9451																					
GRAND TOTAL		40306																					
TOTAL PROJECT FLOOR AREA:	40,306 SF																						
FAR PROVIDED:	PROJECT AREA / BUILDABLE AREA 40,306 / 11,168 = 3.60 FAR																						
MEASUREM PER LAMC 12.03:	AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.																						
SETBACKS:	PER TOC GUIDELINES SECTION VII.1.A R-3 ZONE UTILIZING 30% (TOC TIER 3) SETBACKS REDUCTION ON EAST SIDE YARD AND REAR YARD: FRONT YARD: 15' EAST SIDE YARD: 5' + 1' OVER 2 STORIES = 8' TIER 3 INCENTIVE: 8' X 30% REDUCTION = 2'-5" ALLOWABLE SIDE YARD: 8' - 2'-5" = 5'-7" REAR YARD: 15' TIER 3 INCENTIVE: 15' X 30% REDUCTION = 4'-6" ALLOWABLE REAR YARD: 15' - 4'-6" = 10'-6" WEST SIDE YARD: 5' + 1' OVER 2 STORIES = 8'																						

UNIT COUNT

ALLOWABLE DENSITY (LOT AREA)
 R3-1:
 16,507 SF / 800 = 20.6 (ROUND UP)
 21 X 1.7 (TOC TIER 3 DENSITY INCENTIVE) = 35.7 (ROUND UP)
 = 36 UNITS TOTAL

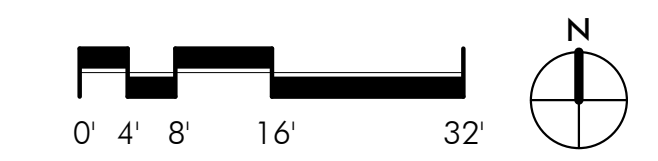
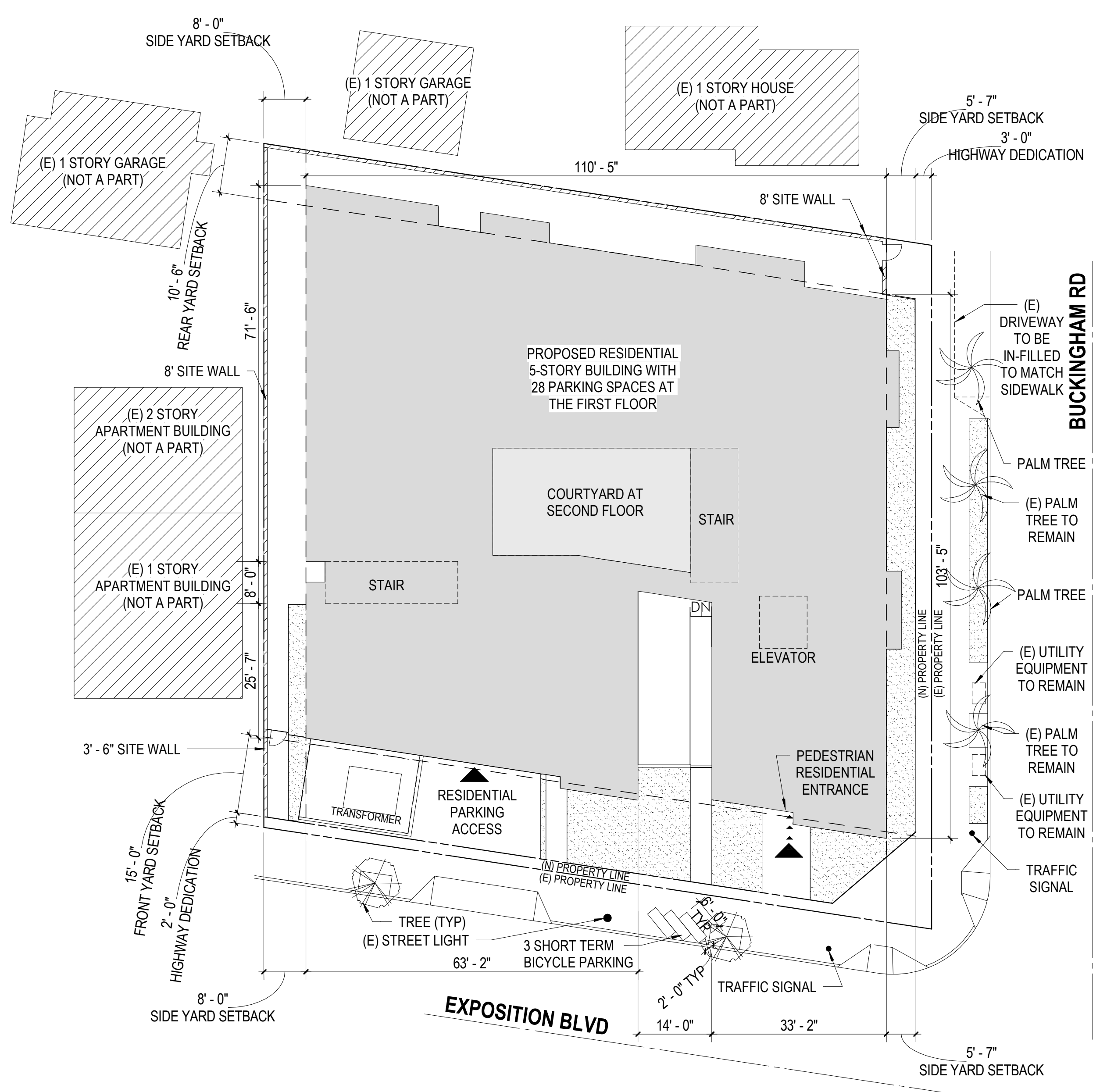
UNITS ALLOWED: 36 UNITS
UNITS PROPOSED: 36 UNITS

UNIT MIX		
NAME	QTY	AVG. AREA
STUDIO	4	347 SF
1 BR	8	589 SF
2 BR	24	875 SF
GRAND TOTAL	36	

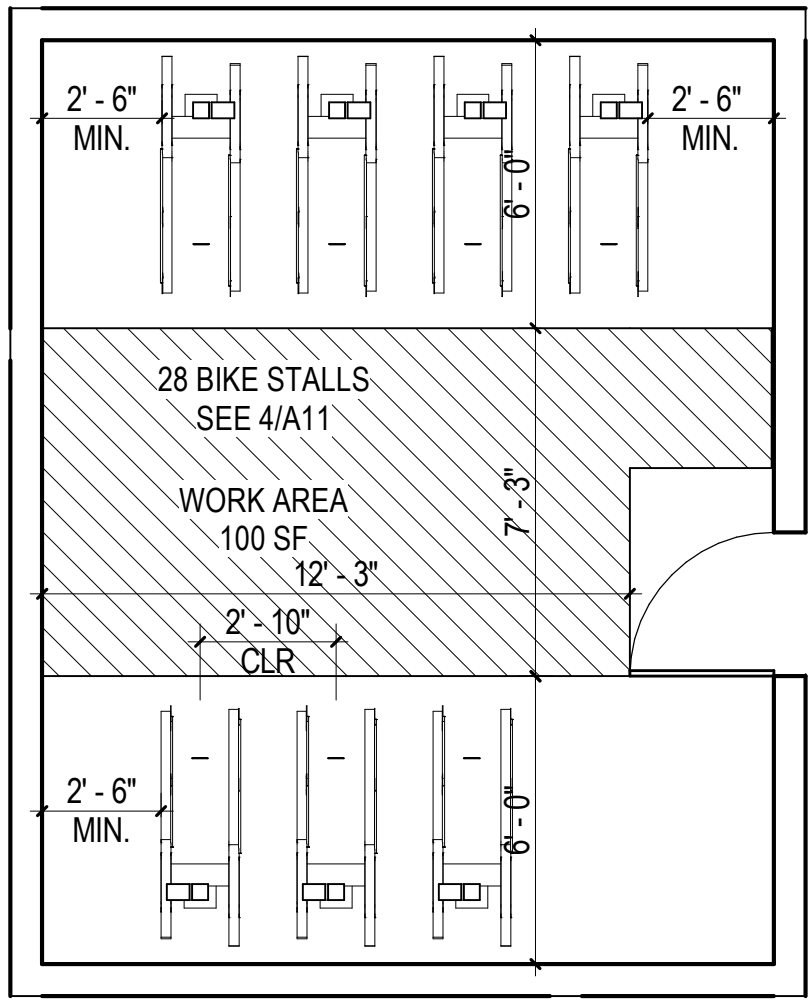
PARKING CALCULATIONS	
REQUIRED PARKING STALLS:	NO PARKING REQUIRED PER AB 2097
REQUIRED ACCESSIBLE PARKING:	2019 CBC SECTION 1109A.3: REQUIRED STALLS X 2% OF UNITS = 36 X 2% = .72 (ROUND UP) = 1 ACCESSIBLE STALL
REQUIRED EV STALLS:	SUBSECTION 99.04.106.4.2 OF SECTION 99.04.106, DIVISION 4, ARTICLE 9, CHAPTER IX OF THE LAMC: PROVIDED STALLS X 30% OF STALLS = 28 X 30% = 8.4 (ROUND UP) = 9 EV STALLS (1 VAN ACCESSIBLE)
STALL TYPE	# OF STALLS
ACCESSIBLE VAN	1
EV	2
EVCS	7
COMPACT	5
STACKER	9
STANDARD	5
GRAND TOTAL:	28 STALLS

BIKE PARKING	
BIKE PARKING REQUIRED - RESIDENTIAL	SHORT TERM 1 SPACE PER 10 UNITS: UNITS 1-25 = 25/10 = 2.5 1 SPACE PER 15 UNITS: UNITS 26-36 = 11/15 = .73 TOTAL SHORT TERM REQ'D = 3.23 (ROUND DOWN) = 3
	LONG TERM 1 SPACE PER 1 UNIT: UNITS 1-25 = 25/1 = 25 1 SPACE PER 1.5 UNIT: UNITS 26-36 = 11/1.5 = 7.3 TOTAL LONG TERM REQ'D = 32.3 (ROUND DOWN) = 32
BIKE PARKING PROVIDED	32 - RESIDENTIAL LONG TERM 3 - RESIDENTIAL SHORT TERM

LEGAL DESCRIPTION	
LOTS 161 OF TRACT NO. 7823 M.B. 84/79-81	
LOTS 162 OF TRACT NO. 7823 M.B. 84/79-81	
LOTS 163 OF TRACT NO. 7823 M.B. 84/79-81	



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

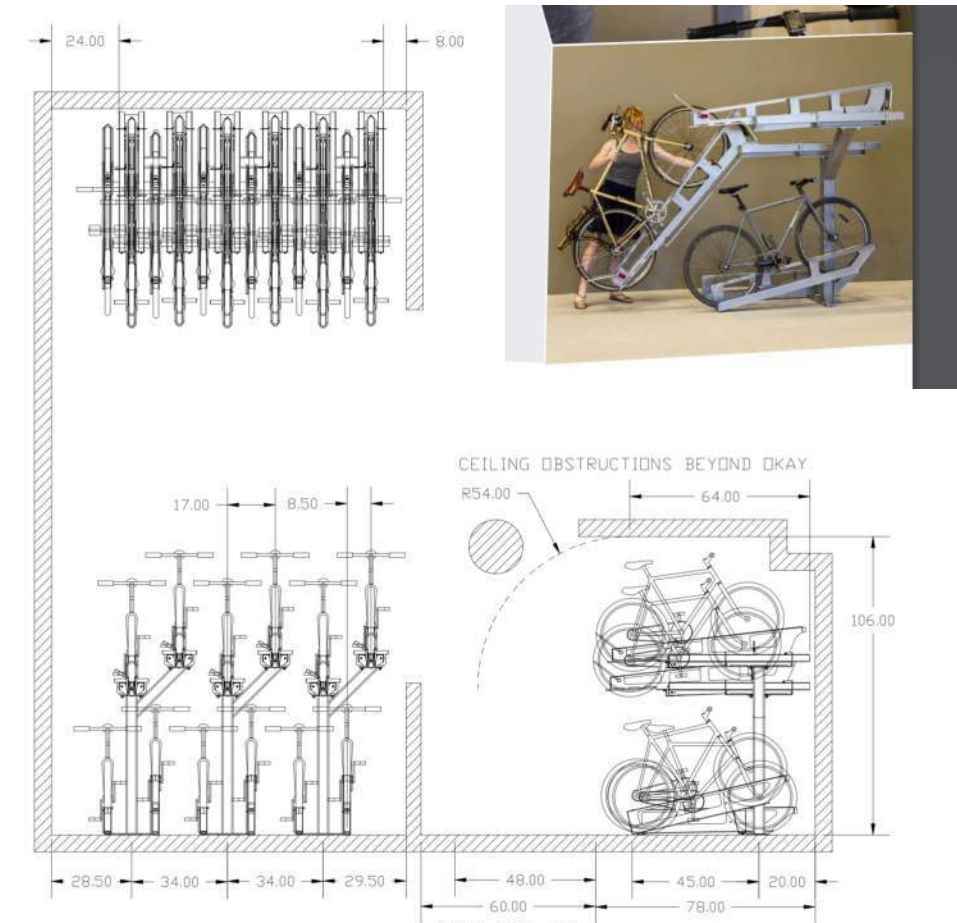


BIKE PARKING AND WORK AREA

1/4" = 1'-0"

DERO DECKER

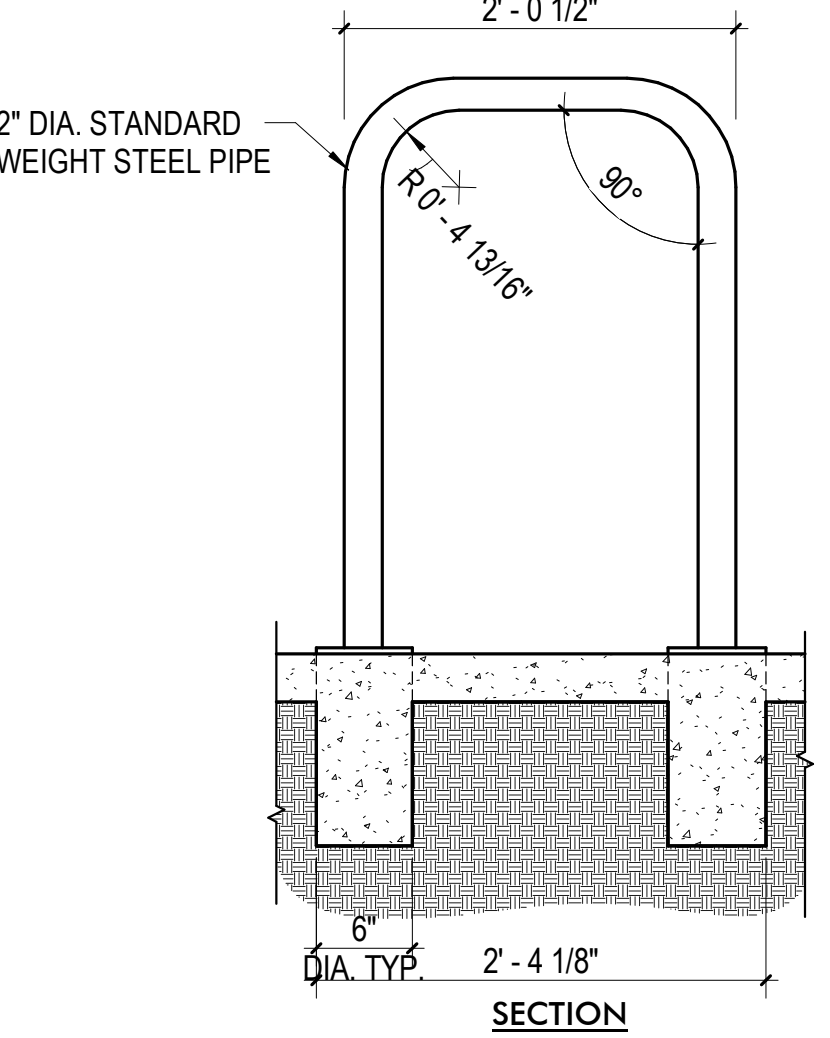
Installation Instructions – Setbacks, Single Sided



LT BIKE RACK

www.dero.com | 1-888-337-6729

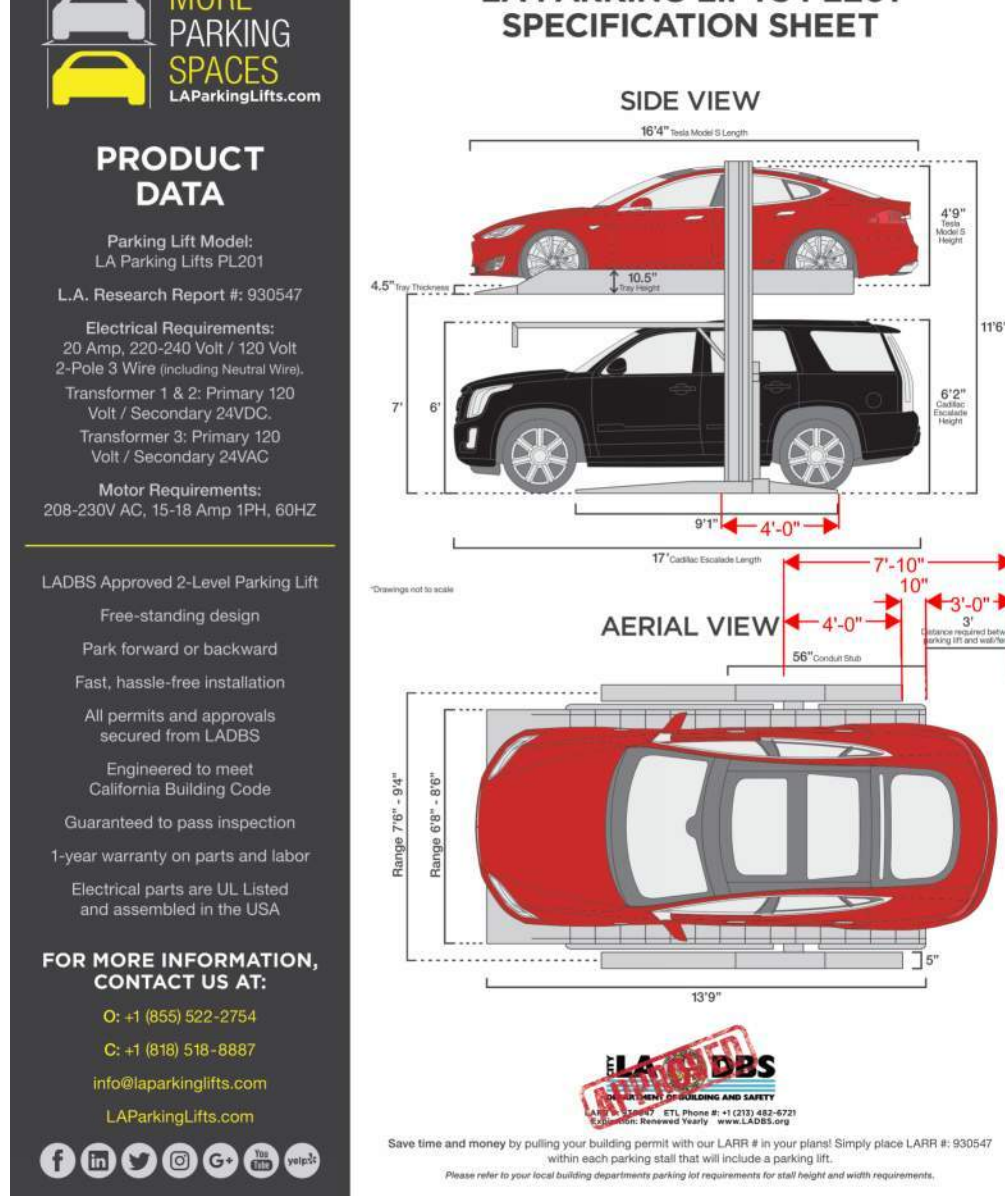
©2008 Dero



SHORT TERM BICYCLE RACK

1" = 1'-0"

LA PARKING LIFTS PL201 SPECIFICATION SHEET



PARKING LIFT

DESIGN OF PARKING FACILITIES.
PER 12.21.A5(K).

LIGHTING WITHIN THE PARKING AREAS SHOULD BE DESIGNED TO REFLECT AWAY FROM ADJACENT STREET AND NEIGHBORING PROPERTIES

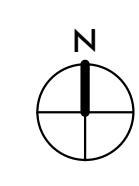
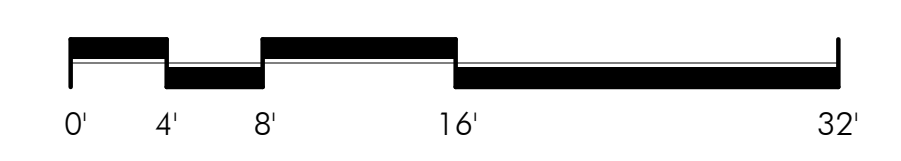
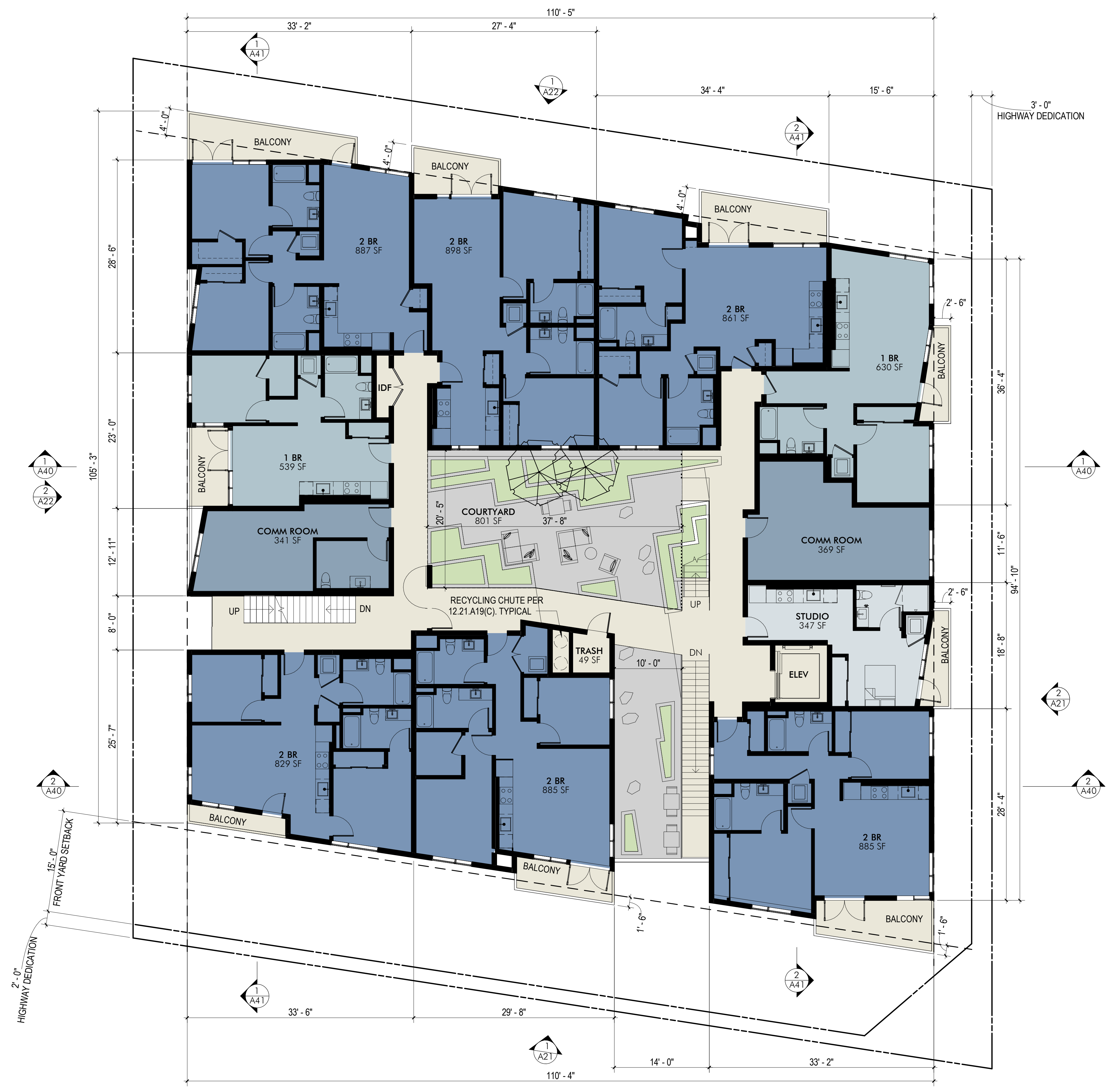
REQUIREMENTS FOR RECYCLING AREAS OR ROOMS IN A DEVELOPMENT PROJECT.
PER LAMC 12.21.A19(c)(4)-(12)(i)

- (4) TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE;
- (5) EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;
- (6) NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;
- (7) ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;
- (8) ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;
- (9) THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING;
- (10) THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;
- (11) RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;
- (12) RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)
 - (i) RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.

NOTES

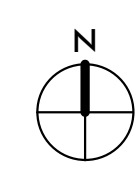
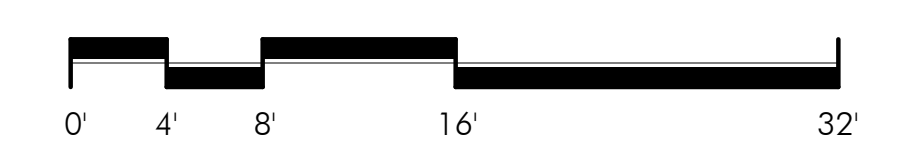
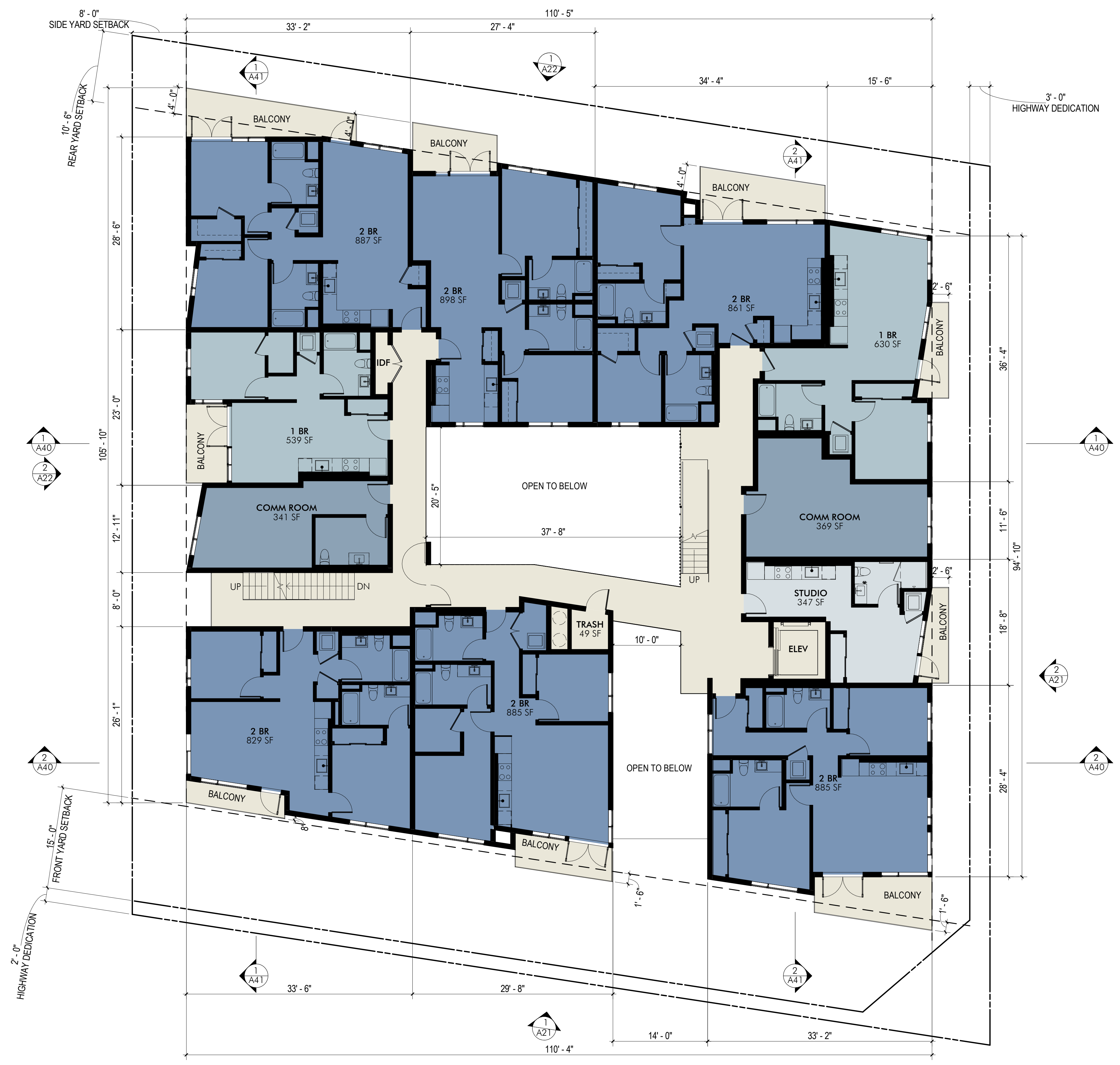
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4101 EXPOSITION BLVD
4101 EXPOSITION BLVD
LOS ANGELES, CA

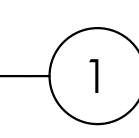


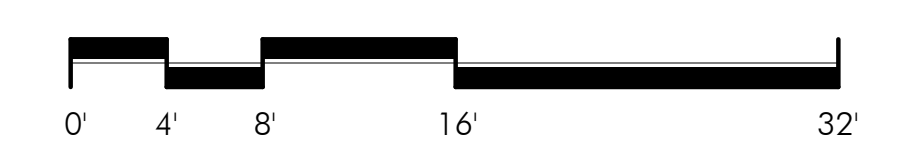
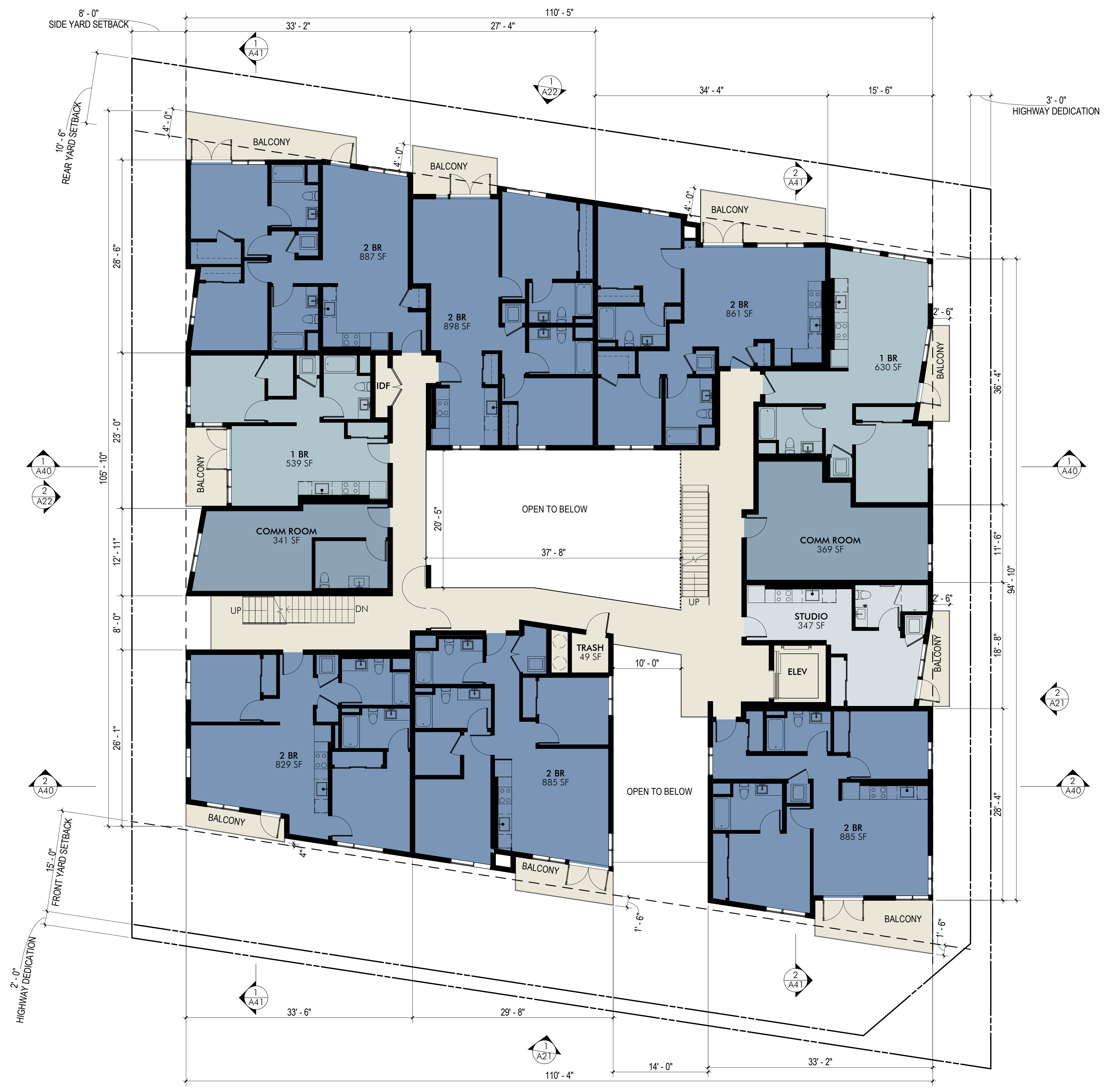
2ND FLOOR PLAN
1/8" = 1'-0"

1

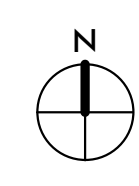


3RD FLOOR PLAN
1/8" = 1'-0"

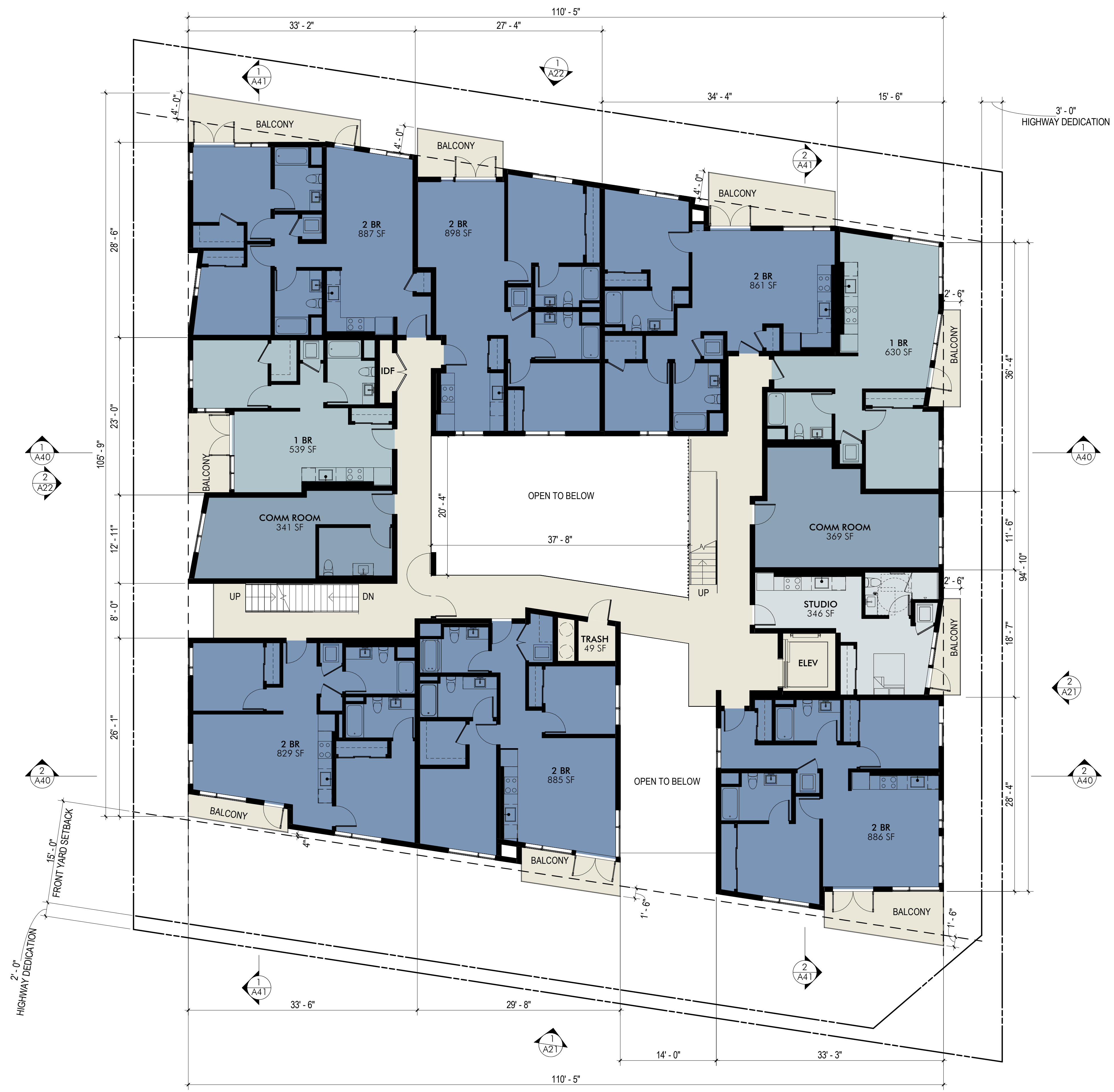




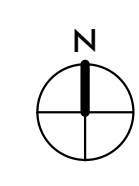
4TH FLOOR PLAN
1/8" = 1'-0"



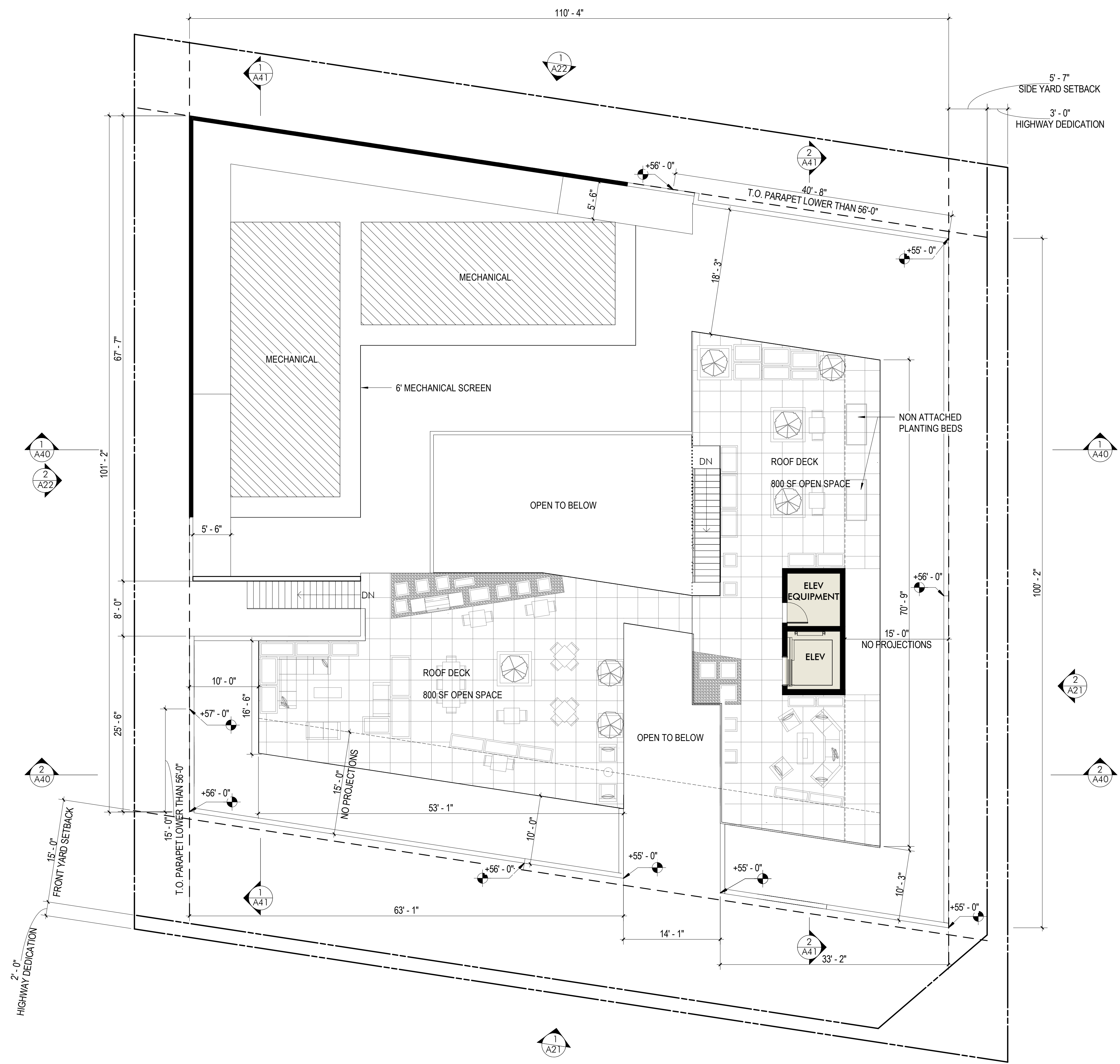
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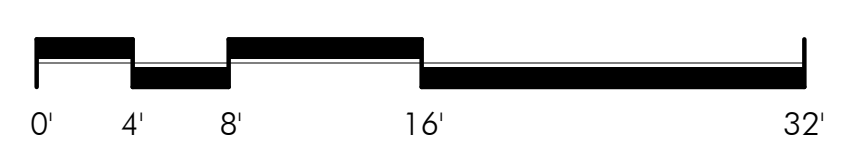
5TH FLOOR PLAN
1/8" = 1'-0"



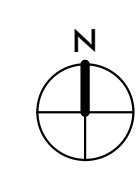
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NOTE: ALL STREET FACING FACADES ARE AT OR BELOW 56'-0" WITHIN 15'-0" OF THE FIRST FLOOR FACADE



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



1



4101 EXPOSITION BLVD
4101 EXPOSITION BLVD
LOS ANGELES, CA

ISSUE DATE
03.28.2024

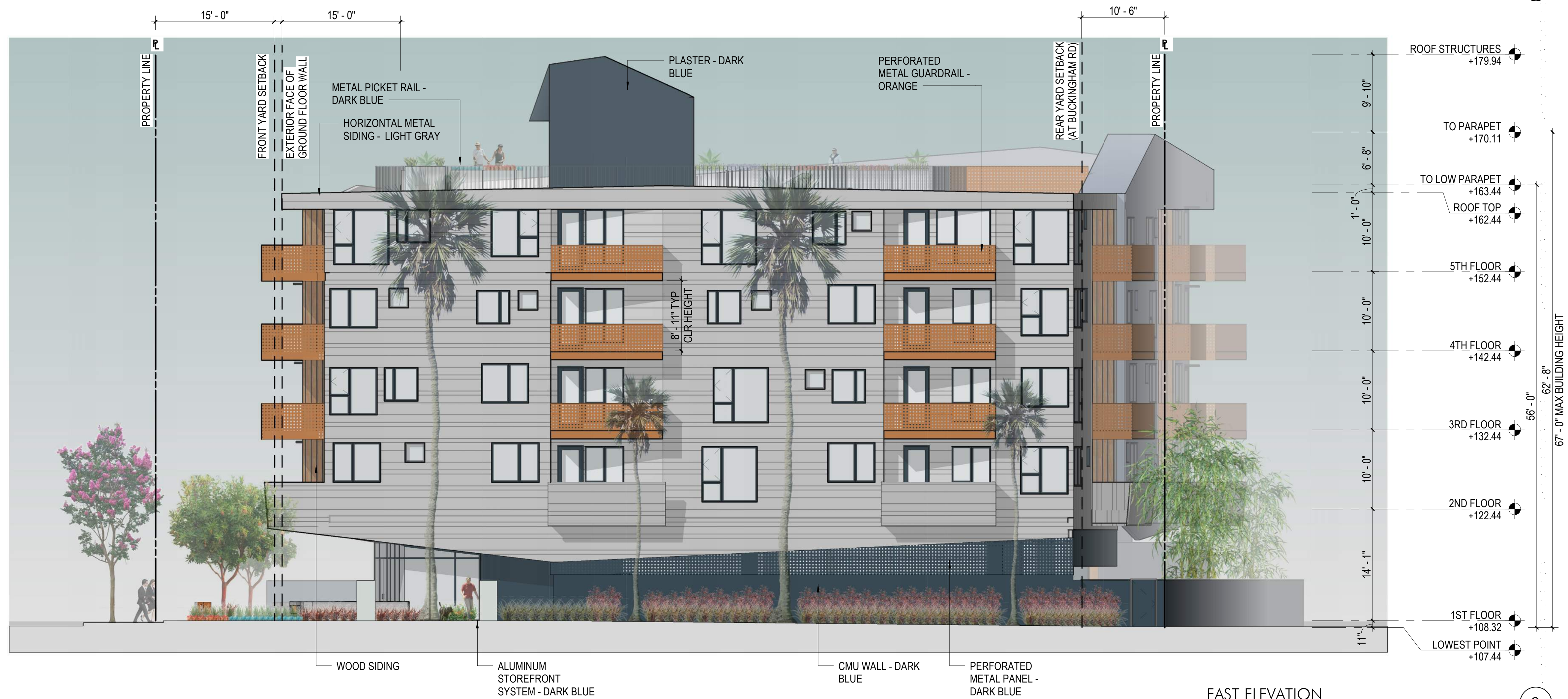
SHEET TITLE
RENDERING

SHEET NUMBER

A20



SOUTH ELEVATION
1/8" = 1'-0" (1)

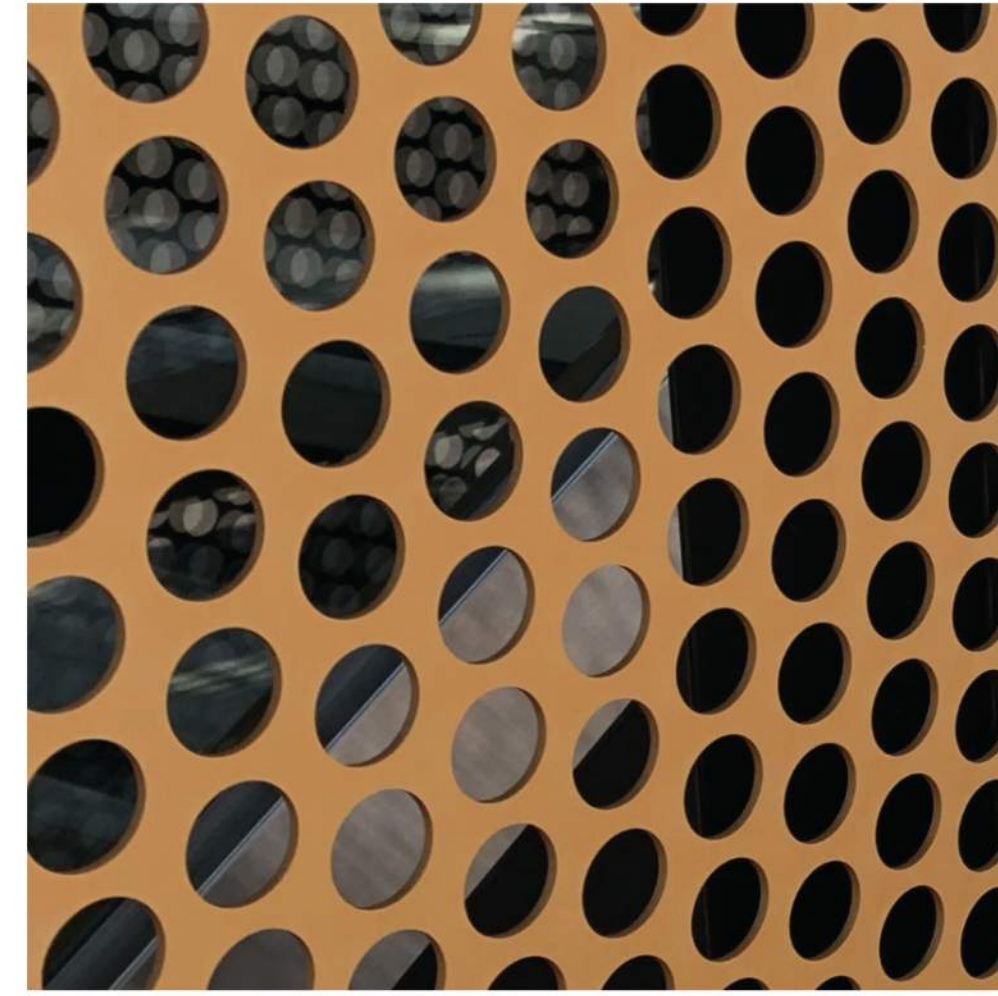


EAST ELEVATION
1/8" = 1'-0" (2)





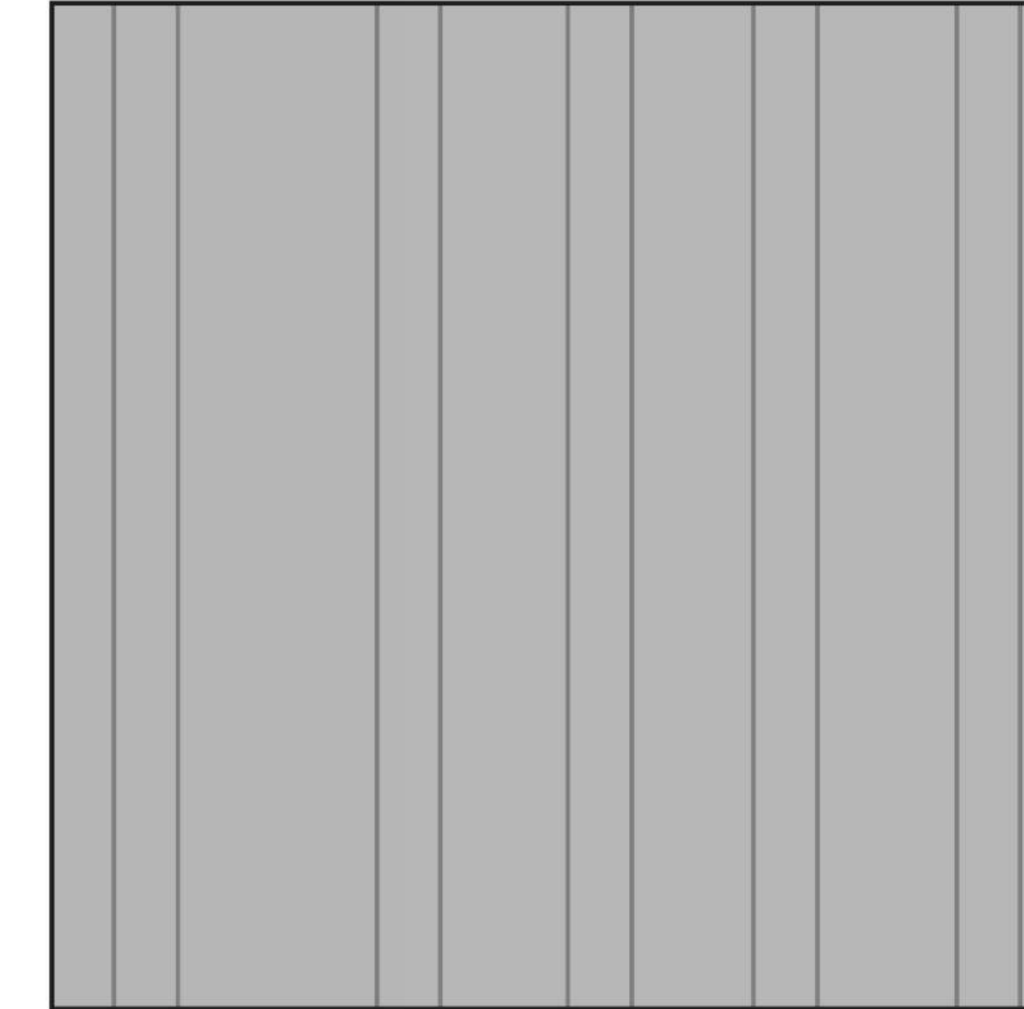
CMU
- DARK BLUE



PERFORATED METAL RAILING -
ORANGE



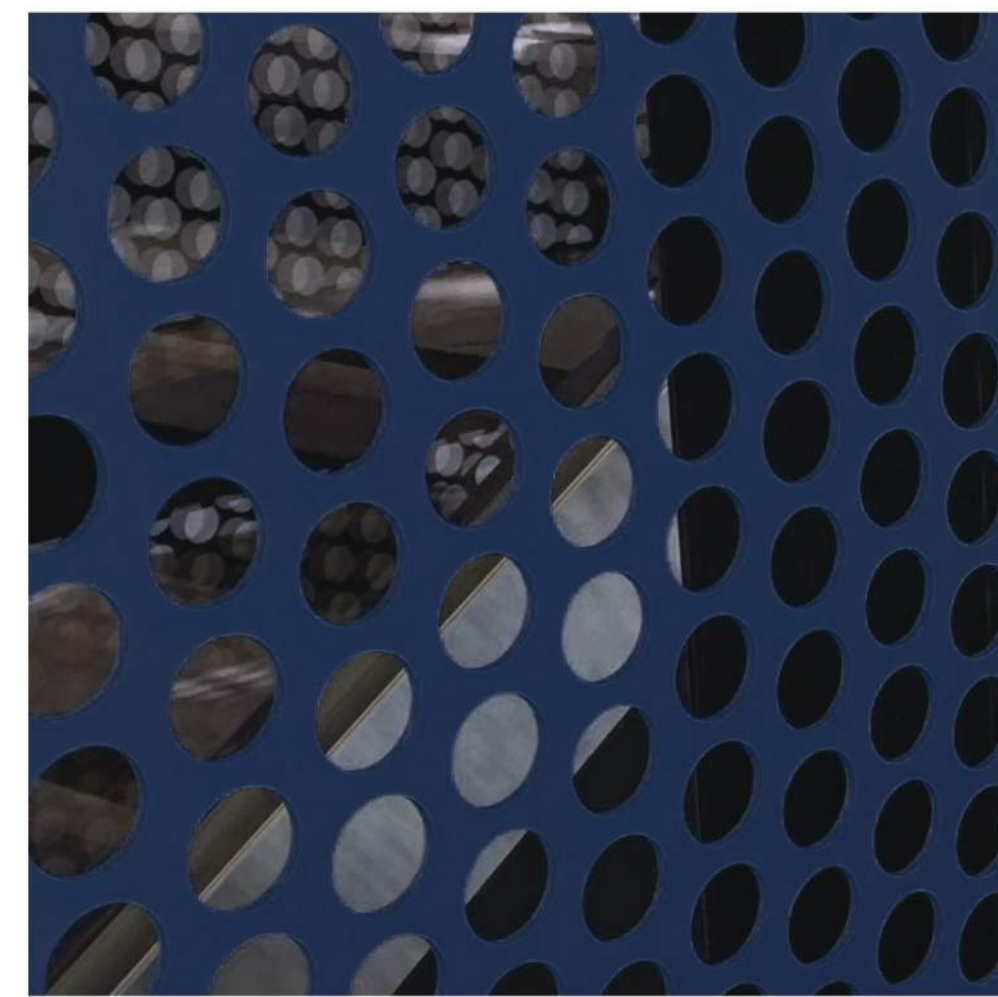
PLASTER-
MEDIUM BLUE



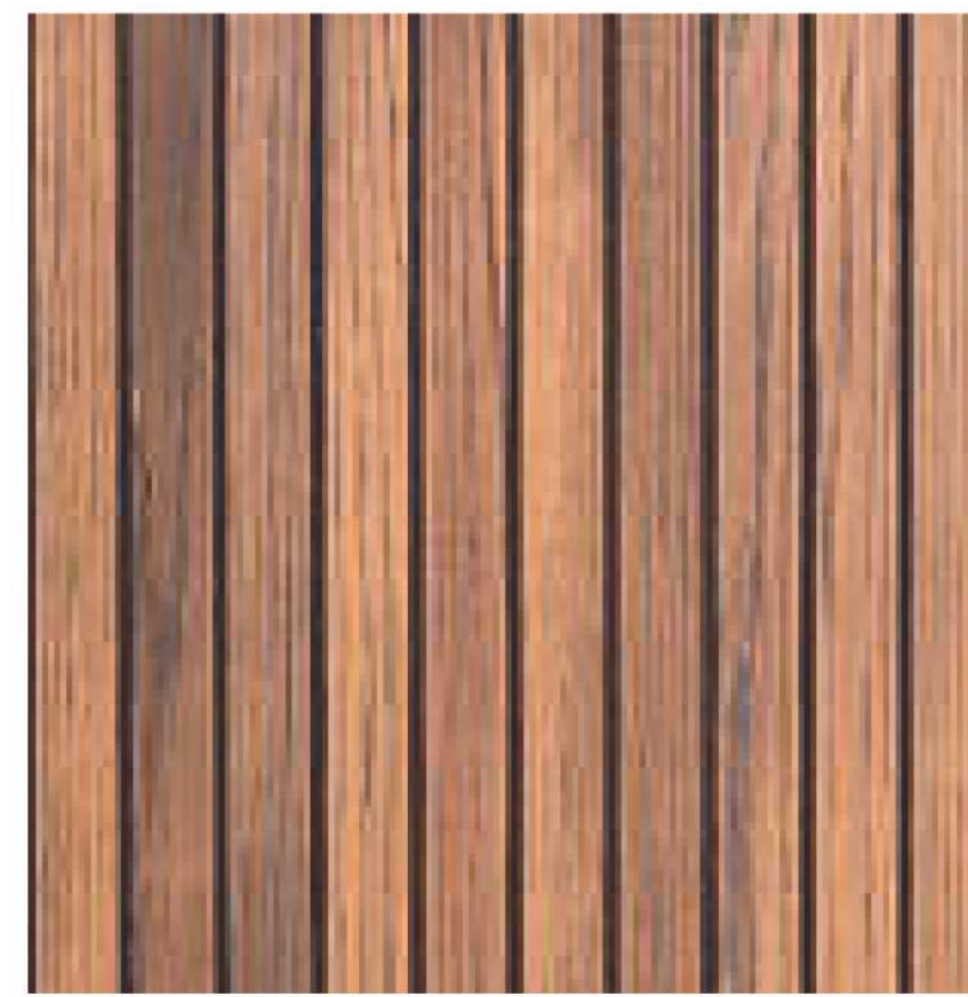
METAL SIDING -
LIGHT GRAY



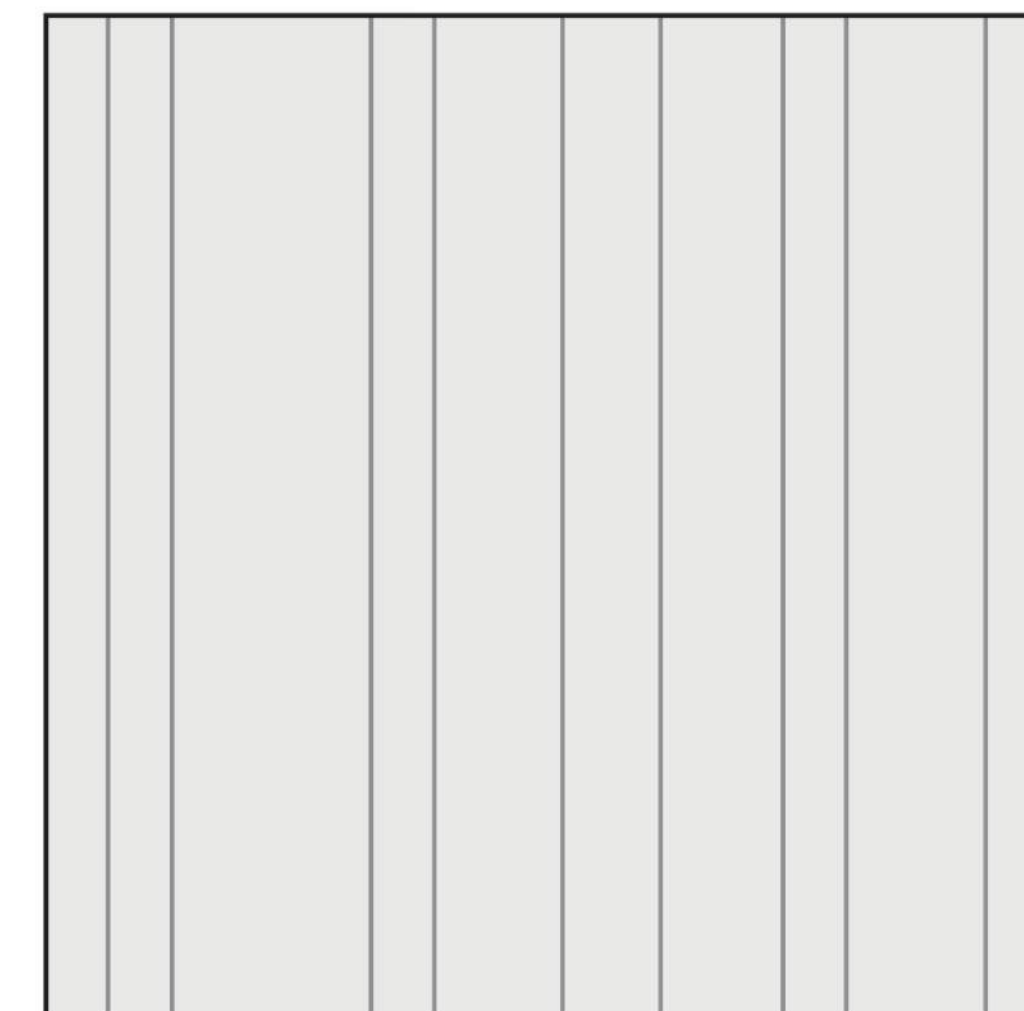
WINDOWS, STOREFRONT,
SUNSHADES, & RAILINGS -
DARK BLUE



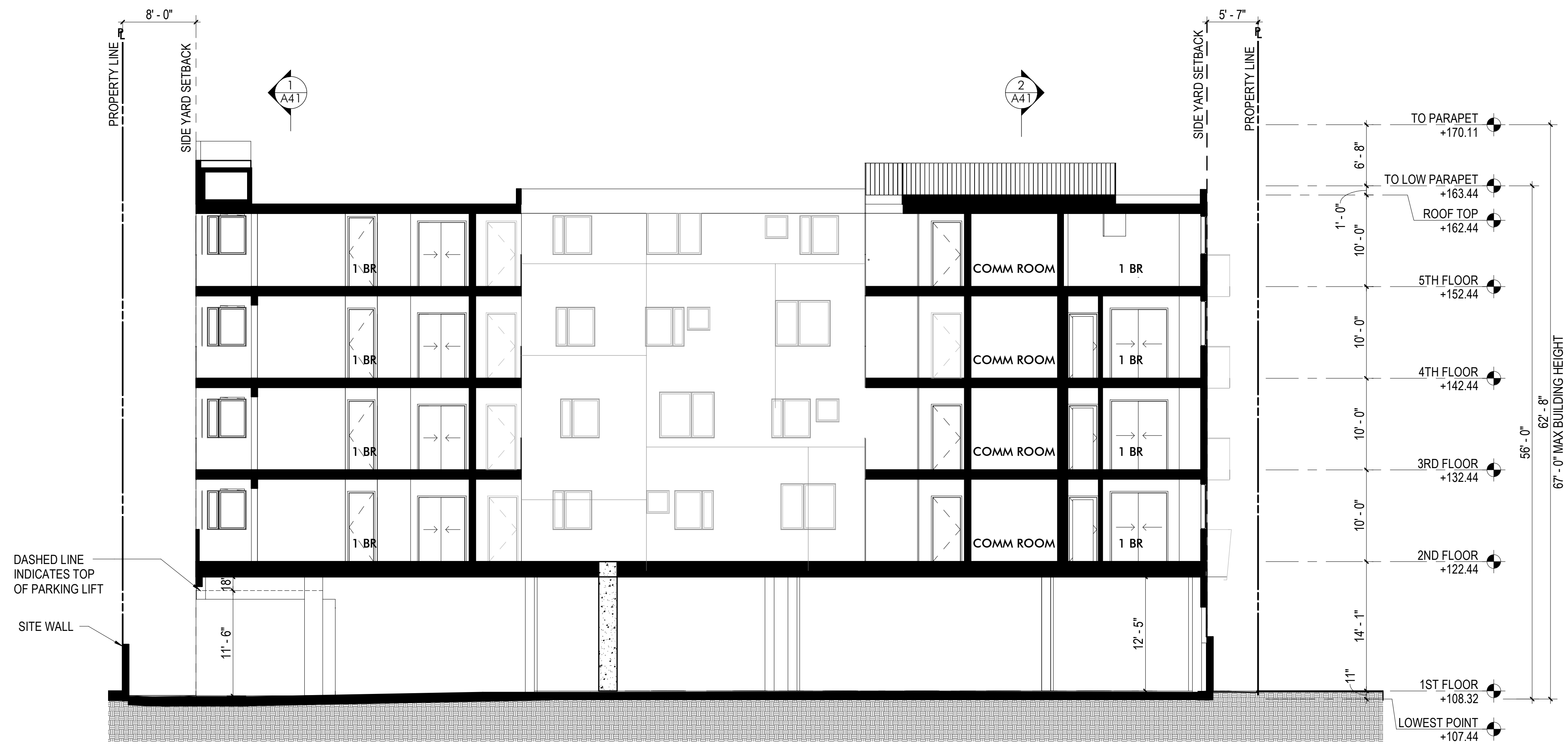
PERFORATED METAL SCREEN -
DARK BLUE



WOOD SIDING

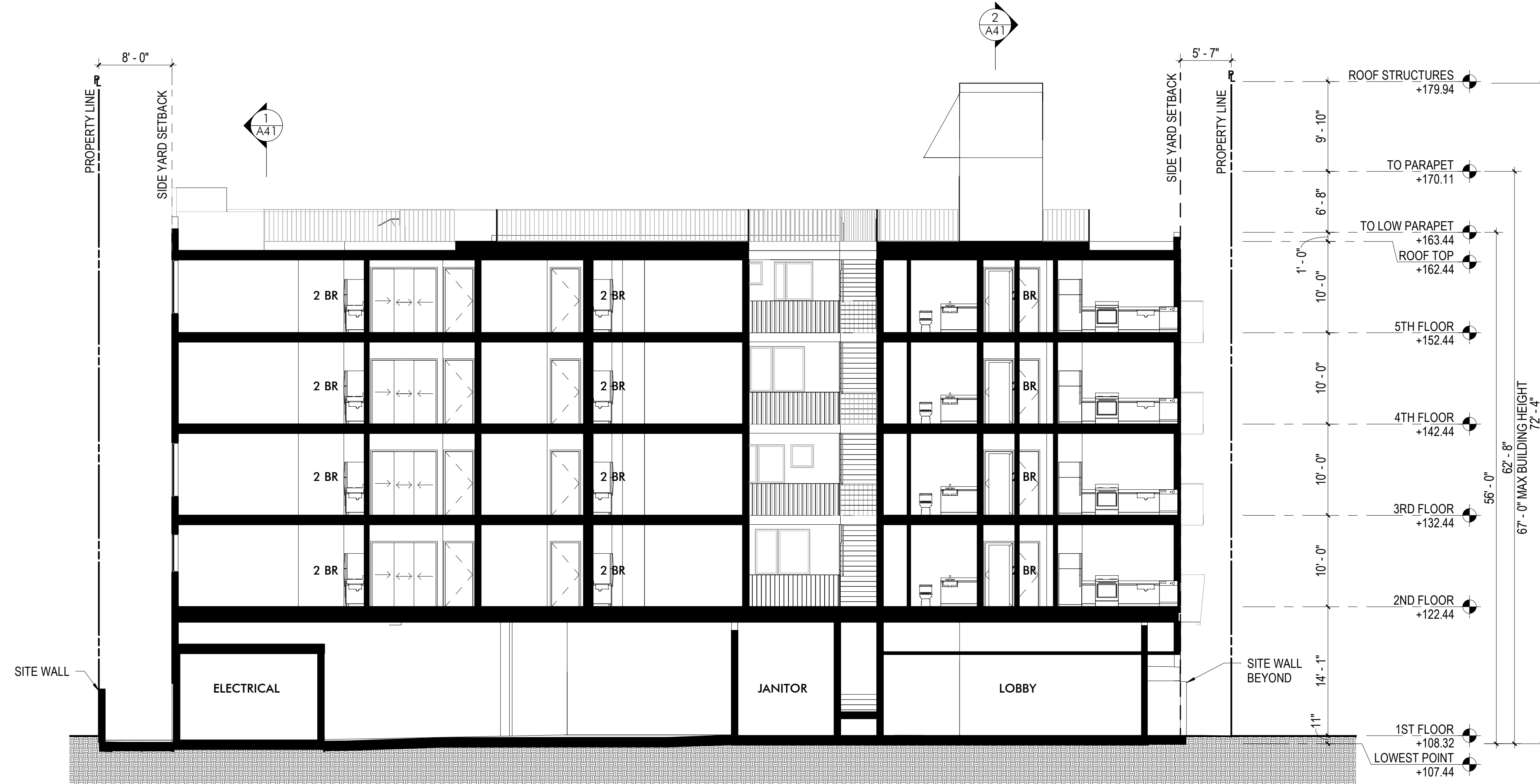


METAL SIDING -
WHITE



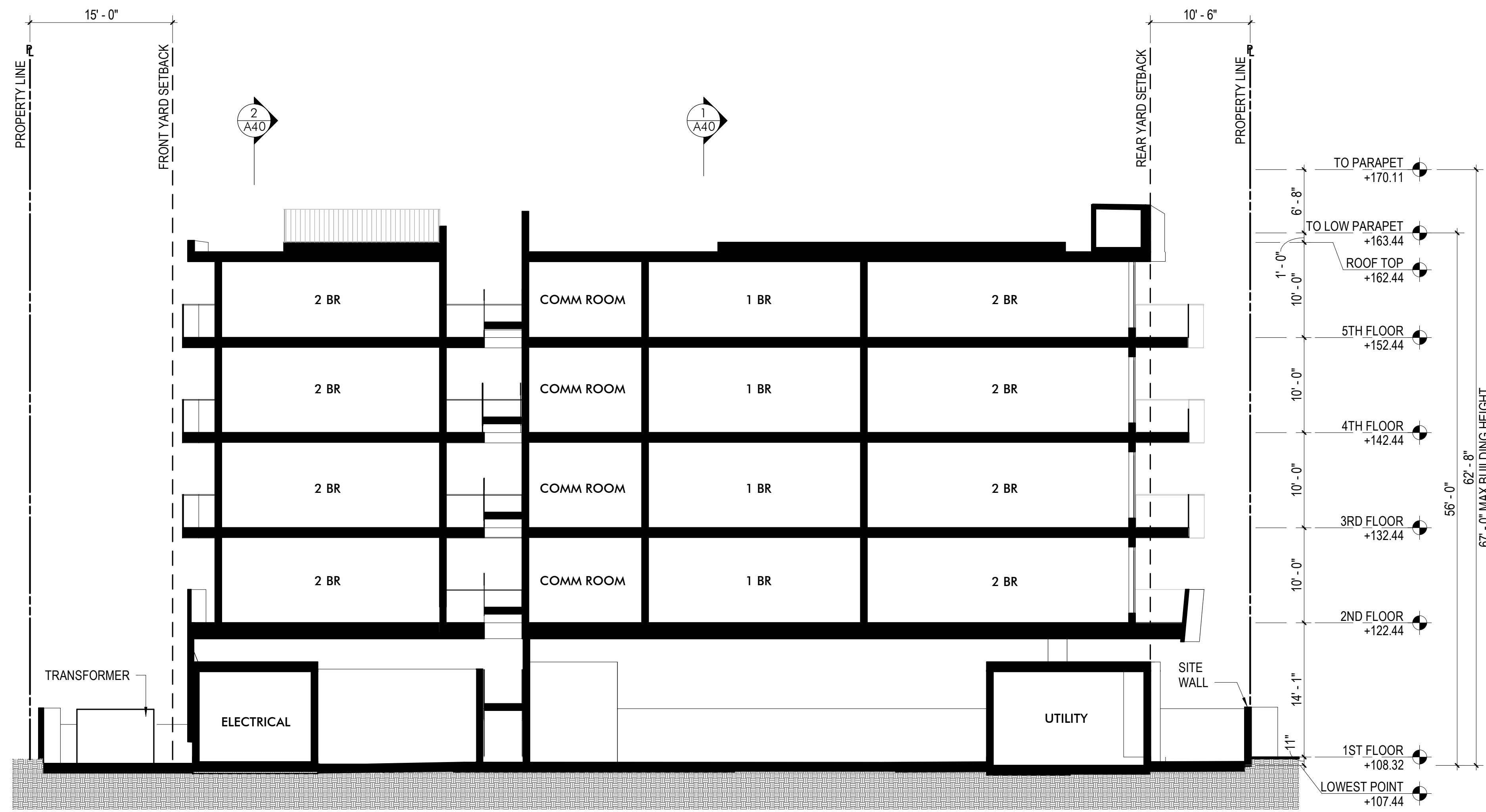
SECTION 1
1/8" = 1'-0"

1



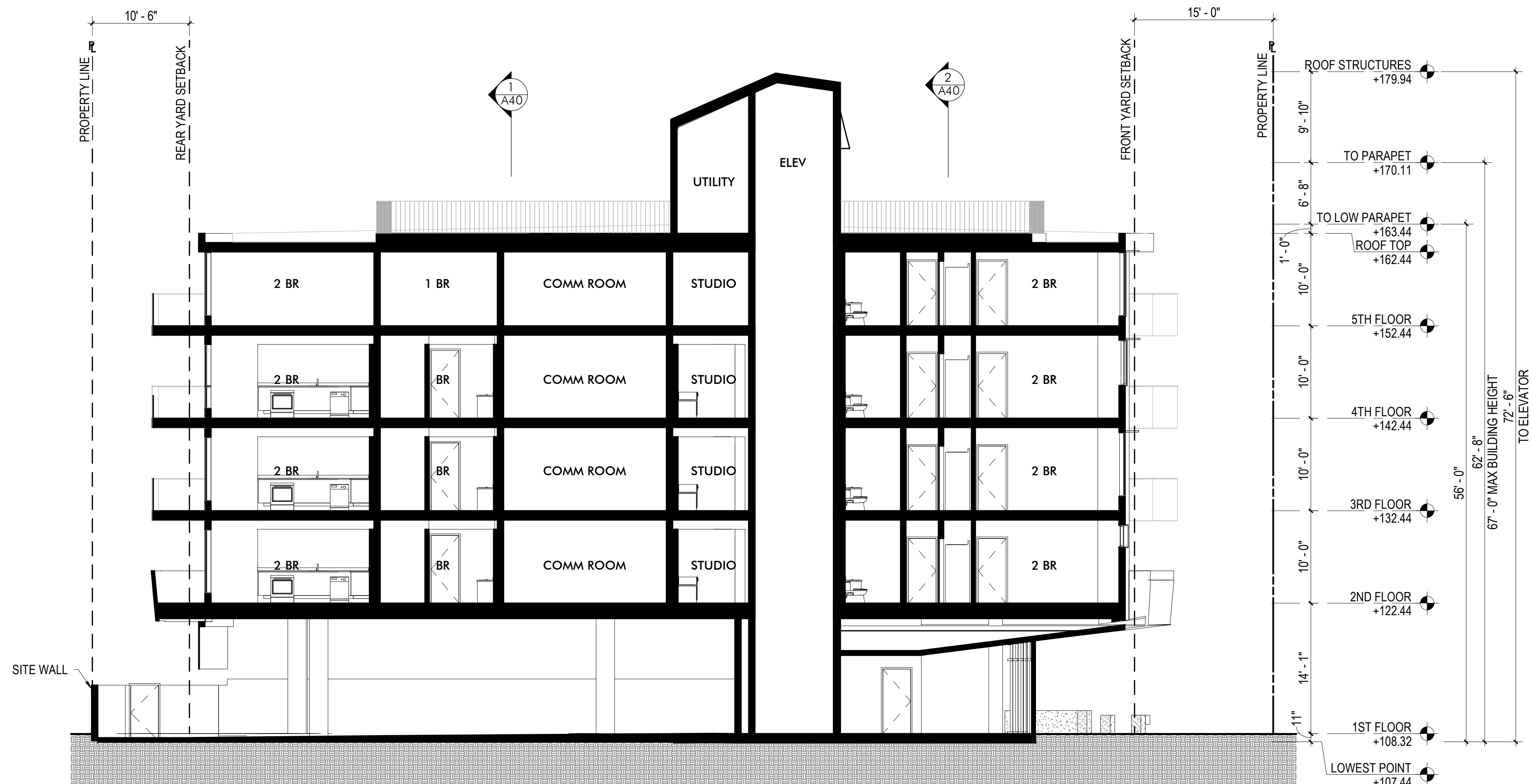
SECTION 2
1/8" = 1'-0"

2



SECTION 3
1/8" = 1'-0"

1



SECTION 4
1/8" = 1'-0"

2



LANDSCAPE ORDINANCE NO. 170,978 LANDSCAPE POINT SYSTEM

SQUARE FOOTAGE OF PROJECT SITE	POINTS REQUIRED
<7,500	10
7,501-15,000	15
15,001-40,000	20
40,001-86,000	30
86,001-120,000	50
120,001-150,000	60
> 150,000 SQUARE FEET OR FRACTION THEREOF	60 PER EACH 150,000 SQUARE FEET OR FRACTION THEREOF
PROJECT LOT AREA=16,507 SF	POINTS REQUIRED=22 (10% MORE)

FEATURES/TECHNIQUES	POINTS AWARDED	CLAIMED POINTS	REFERENCE SHEET OR DETAIL
1. STREET TREES TO SHADE THE STREET • LARGE TREE, PER TREE (NO POINTS ARE AWARDED FOR PALMS, EXCEPT WHEN THAT PLANT CONTINUES AN EXITING PLANTING PATTERN) • STREET TREES PLANTED LARGER THAN 15 GALLON, 36" BOX TREE/ 3 POINT PER TREE • STREET TREE PATTERN CONTINUED IN THE MEDIAN, IN ADDITION TO POINTS EARNED ABOVE FOR EACH TREE	2	4	L101, LEGEND #20
9. SITE DESIGN • USE OF CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO®) IN A MAJORITY OF LANDSCAPE AREAS	3	6	L101, LEGEND #21
12. BONUS POINTS • IN AN R OR A ZONE, ANY DESIGN THAT PHYSICALLY PREVENTS THE PARKING OF ANY VEHICLE IN THE FRONTAGE, EXCEPT IN AN ALLOWED DRIVEWAY	1	2	L101, LEGEND #19, 20
	5	5	L101
	5	5	L101, LEGEND #9
TOTAL POINTS: 22			

PROJECT'S GUIDELINE 'O' POINTS REQUIRED: 20
 10% OR MORE THAN REQUIRED GUIDELINE 'O': 22
 PROJECT'S GUIDELINE 'O' POINTS PROVIDED: 22 (10% MORE)

LANDSCAPE POINTS FOR THE PROJECT IS MORE THAN OTHERWISE REQUIRED BY LAMC 12.40 AND LANDSCAPE ORDINANCE GUIDELINES 'O'

CONSTRUCTION LEGEND

- ① PROPERTY LINE
- ② EXISTING STREET TREE, PROTECT-IN-PLACE
- ③ EXISTING SIDEWALK
- ④ PLANTING AREA
- ⑤ PROPOSED TREE
- ⑥ MAIN ENTRANCE
- ⑦ MAIN ENTRANCE COURTYARD
- ⑧ 30" C.I.P DECORATIVE CONCRETE WALL
- ⑨ 30" HEIGHT SIGNAGE ON CONCRETE WALL
- ⑩ BIKE PARKING AREA
- ⑪ OUTDOOR FURNITURE
- ⑫ BUILDING OVERHAND, SEE ARCH DWGS
- ⑬ TRANSFORMER
- ⑭ EXISTING UTILITIES
- ⑮ DRIVEWAY
- ⑯ STREET LIGHTS
- ⑰ TRAFFIC SIGNAL
- ⑱ DEDICATION LINE
- ⑲ EXISTING PALM TREE, PROTECT-IN-PLACE
- ⑳ PROPOSED PALM TREE
- ㉑ PROPOSED 36" BOX STREET TREE

OUTDOOR COMMON OPEN SPACE CALCULATIONS:

TOTAL COMMON OPEN SPACE	2,400 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE (25%):	600 SF
LANDSCAPE PROVIDED @ COMMON OPEN SPACE	
• 2ND FLOOR	290 SF
• ROOF FLOOR	321 SF
TOTAL:	611 SF

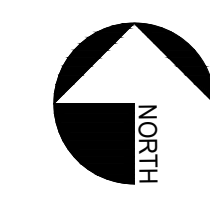
TREE REQUIRED PER LAMC SECTION 12.21 G.2:

TOTAL NUMBER OF UNITS	36
REQUIRED TREES (1 TREE/4 UNITS)	9
PROPOSED TREES	
• 1ST FLOOR	7
• 2ND FLOOR	2
TOTAL:	9

TREE LEGEND-1ST FLOOR

NAME	WUCOLS	QUANTITY
Lagerstroemia indica Crape Myrtle	M	2
Arbutus 'Marina' Strawberry Tree	L	3
Olea europaea Olive Tree	L	2
Parkinsonia florida Palo Verde	VL	2
Total:		9

1 LANDSCAPE PLAN - 1ST FLOOR
 SCALE: 1/8" = 1'-0"
 0 8' 16' 24'



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 AEI EXPO OZ FUND, LLC
 11100 SANTA MONICA
 BLVD. SUITE 2601
 LOS ANGELES, CA 90025

4101 EXPOSITION BLVD
 4101 EXPOSITION BLVD
 LOS ANGELES, CA

ISSUE DATE
 03.28.2024

SHEET TITLE
1ST FLOOR
LANDSCAPE
PLAN

SHEET NUMBER

L101

OUTDOOR COMMON OPEN SPACE CALCULATIONS:

TOTAL COMMON OPEN SPACE	2,400 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE (25%):	600 SF
LANDSCAPE PROVIDED @ COMMON OPEN SPACE	
• 2ND FLOOR	290 SF
• ROOF FLOOR	321 SF
TOTAL: 611 SF	





TREE REQUIRED PER LAMC SECTION 12.21 G.2:

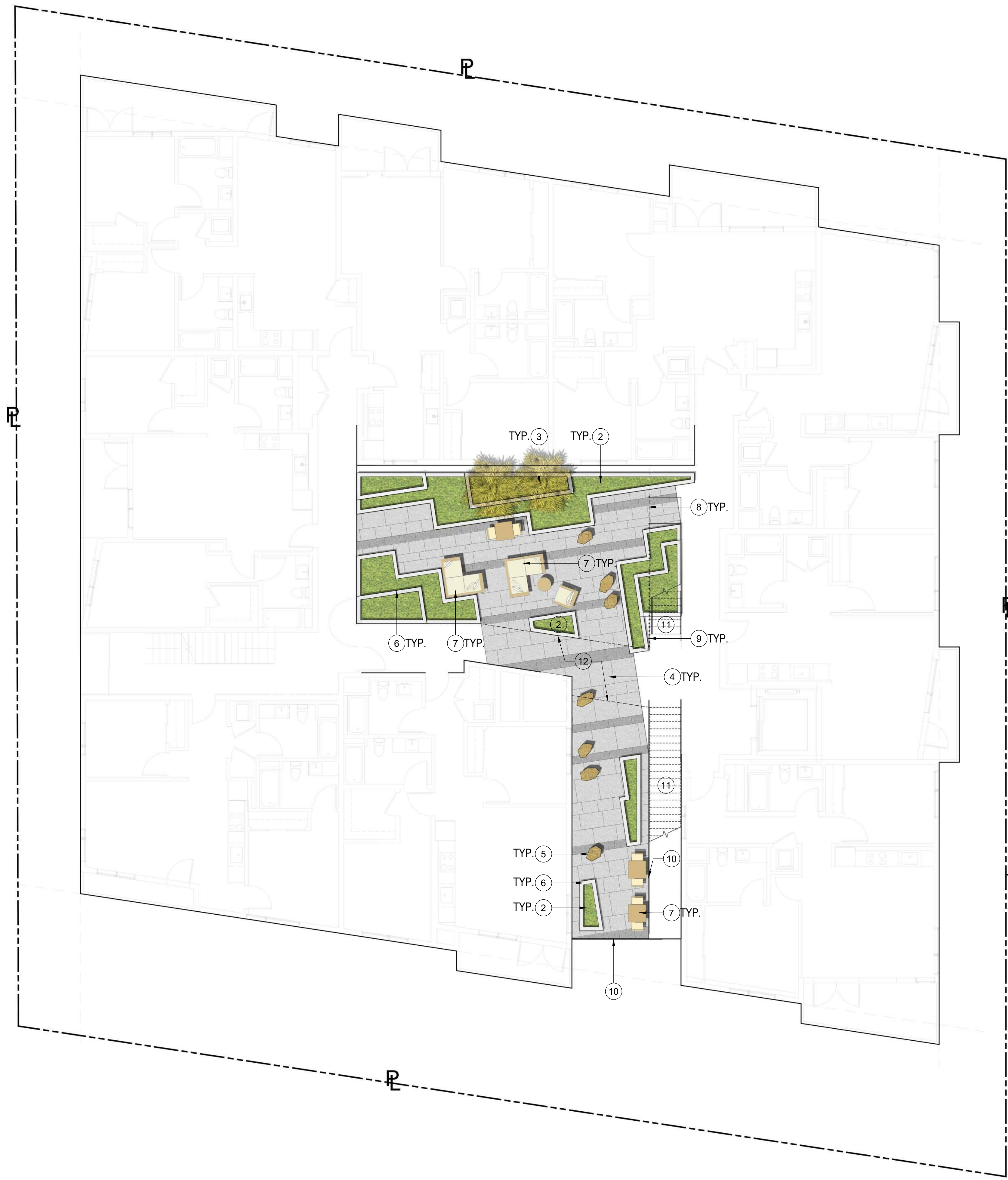
TOTAL NUMBER OF UNITS	36
REQUIRED TREES (1 TREE/4 UNITS)	9
PROPOSED TREES	
• 1ST FLOOR	7
• 2ND FLOOR	2
TOTAL: 9	

CONSTRUCTION LEGEND

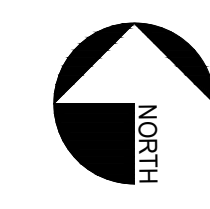
- ① PROPERTY LINE
- ② PLANTING AREA
- ③ PROPOSED TREE
- ④ DECORATIVE CONCRETE PAVER
- ⑤ DECORATIVE PRECAST BOULDER
- ⑥ PLANTER WALL
- ⑦ OUTDOOR LOUNGE FURNITURE
- ⑧ OVERHEAD STRUCTURE, SEE ARCH DWGS
- ⑨ POST, SEE ARCH DWGS
- ⑩ GUARDRAIL
- ⑪ STAIRS, SEE ARCH DWGS
- ⑫ OVERHEAD BRIDGE, SEE ARCH DWGS

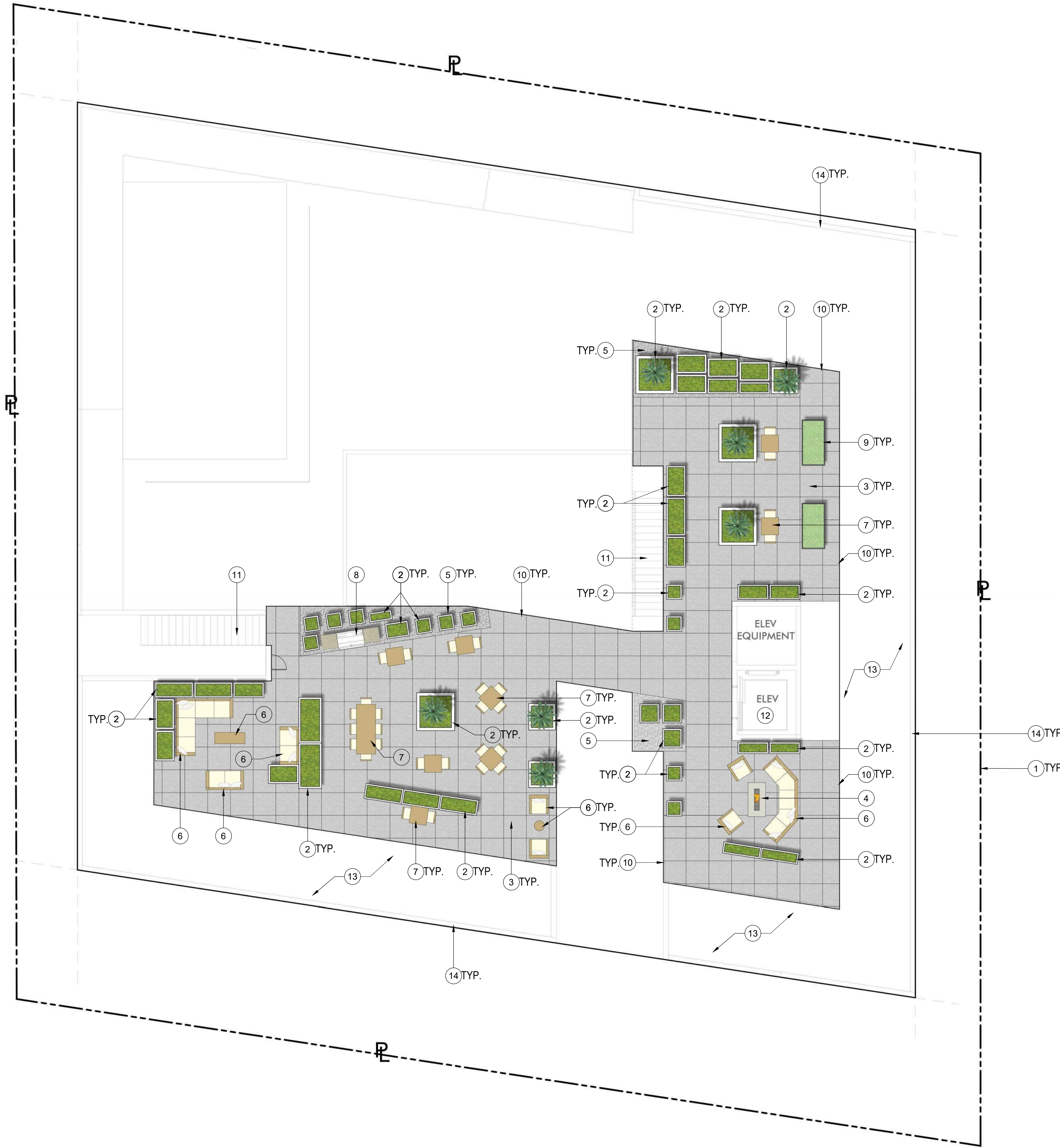
TREE LEGEND-1ST FLOOR

NAME	WUCOLS	QUANTITY
 <i>Lagerstroemia indica</i> Crape Myrtle	M	2
 <i>Arbutus 'Marina'</i> Strawberry Tree	L	3
 <i>Olea europaea</i> Olive Tree	L	2
 <i>Parkinsonia florida</i> Palo Verde	VL	2
Total:		9



1 LANDSCAPE PLAN - 2ND FLOOR
SCALE: 1/8" = 1'-0"
0 8' 16' 24'





OUTDOOR COMMON OPEN SPACE CALCULATIONS:

TOTAL COMMON OPEN SPACE	2,400 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE (25%):	600 SF
LANDSCAPE PROVIDED @ COMMON OPEN SPACE	
• 2ND FLOOR	290 SF
• ROOF FLOOR	321 SF
TOTAL: 611 SF	





TREE REQUIRED PER LAMC SECTION 12.21 G.2:

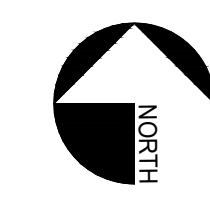
TOTAL NUMBER OF UNITS	36
REQUIRED TREES (1 TREE/4 UNITS)	9
PROPOSED TREES	
• 1ST FLOOR	7
• 2ND FLOOR	2
TOTAL: 9	

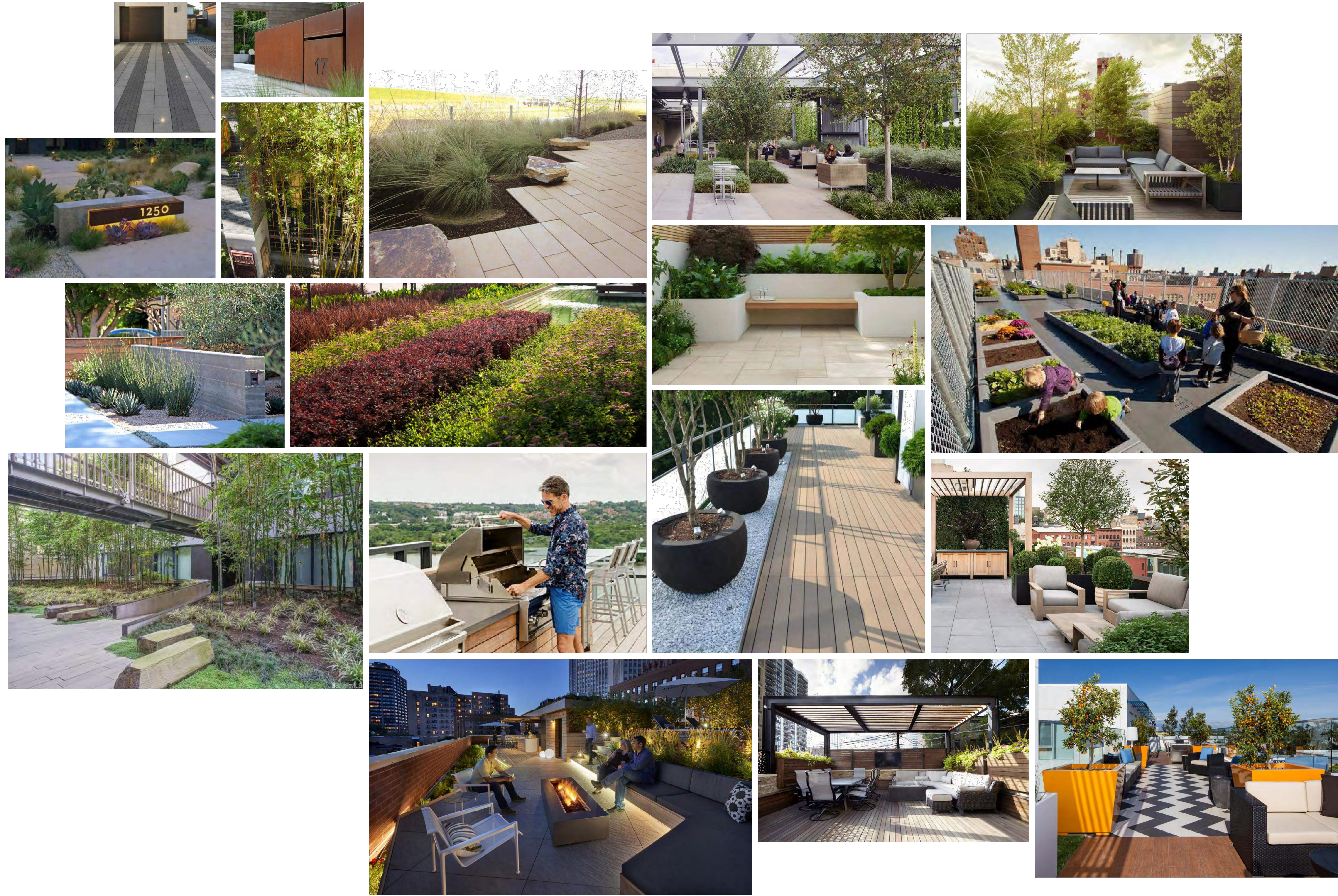
CONSTRUCTION LEGEND

- ① PROPERTY LINE
- ② FIBERGLASS PLANTER POT
- ③ DECORATIVE CONCRETE PAVER ON PEDESTAL SYSTEM
- ④ FIRE PIT
- ⑤ GRAVEL MUGH
- ⑥ OUTDOOR LOUNGE FURNITURE
- ⑦ OUTDOOR DINNING FURNITURE
- ⑧ BBQ W/ COUNTERTOP
- ⑨ COMMUNITY GARDEN
- ⑩ GUARDRAIL, SEE ARCH DWGS
- ⑪ STAIRS, SEE ARCH DWGS
- ⑫ ELEVATOR
- ⑬ FIRE ACCESS
- ⑭ PARAPET, SEE ARCH DWGS

TREE LEGEND-1ST FLOOR

	NAME	WUCOLS	QUANTITY
	<i>Lagerstroemia indica</i> Crape Myrtle	M	2
	<i>Arbutus 'Marina'</i> Strawberry Tree	L	3
	<i>Olea europaea</i> Olive Tree	L	2
	<i>Parkinsonia florida</i> Palo Verde	VL	2
Total:			9





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LOS ANGELES, CA 90025

4101 EXPOSITION BLVD
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LOS ANGELES, CA

ISSUE DATE
03.28.2024

SHEET TITLE
**INSPIRATION
IMAGES**

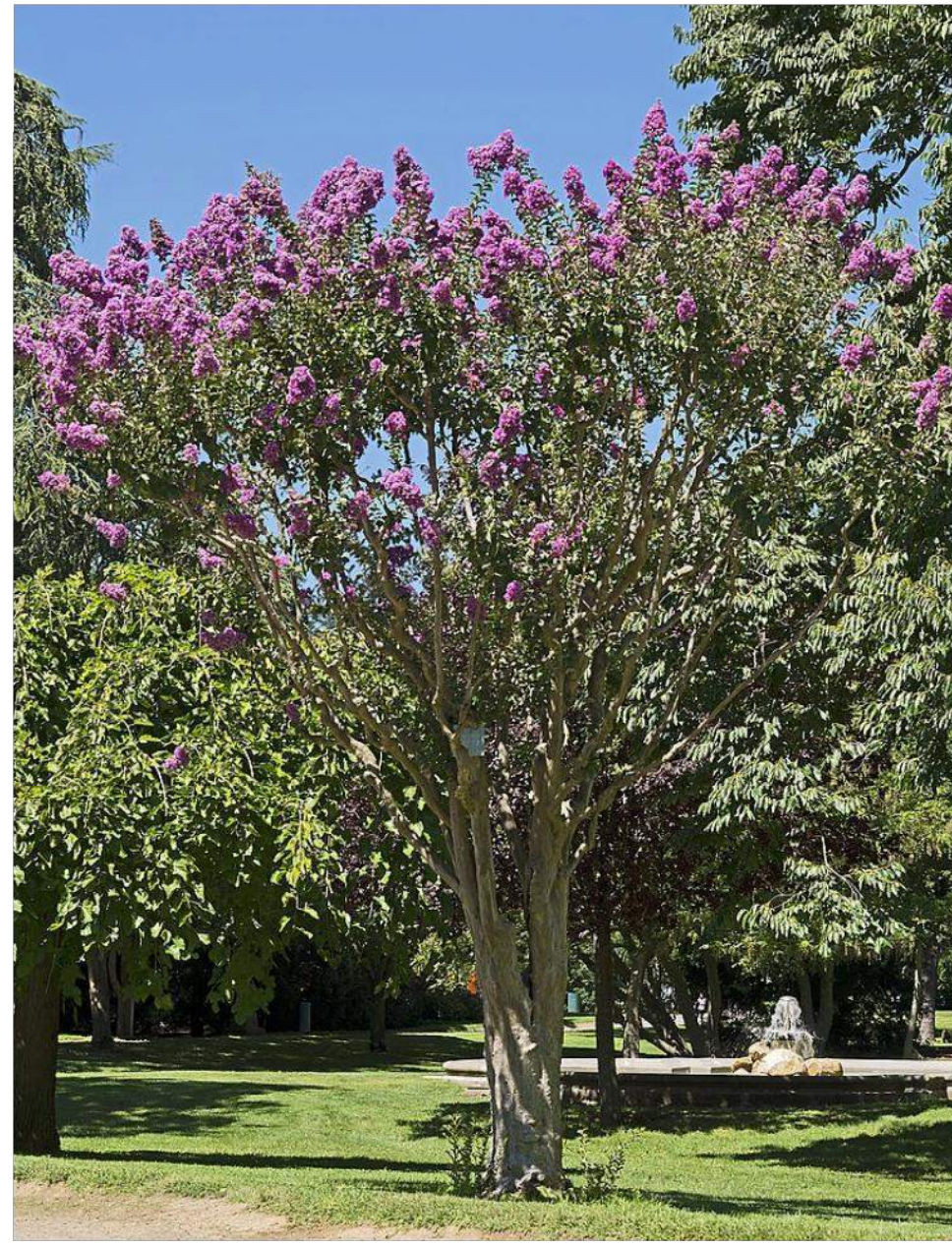
SHEET NUMBER
L104



Arbutus 'marina'
Strawberry Tree (3)



Olea europaea
Olive Tree (2)



Lagerstroemia in
Crape Myrtle (2)



Parkinsonia florida
Palo Verde (2)



Sedum kamtschaticum
Orange stonecrop



Kalanchoe orygalis
Copper Spoons



Dianella tasmanica 'Silver Streak'
Silver Streak Flax Lily



Rosmarinus prostratus
Trailing rosemary



Euonymus japonicus 'Microphyllus Variegatus'
Variegated Boxleaf Euonymus



Grevillea noellii
Noell Grevillea



Clivia miniata 'Monya'
Flame Bush Lily



Agave 'Blue Glow'
Blue Glow Agave



Sempervivum 'Red Rubin'
Red Rubin Hens and Chicks



Echeveria 'Afterglow'
Afterglow Echeveria



Echeveria subrigida 'Fire and Ice'
Red Edge Echeveria



Senecio repens
Blue chalkstick



Rosmarinus officinalis 'Tuscan Blue'
Upright Rosemary



Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender



Kiwi Aeonium
Aeonium 'Kiwi'



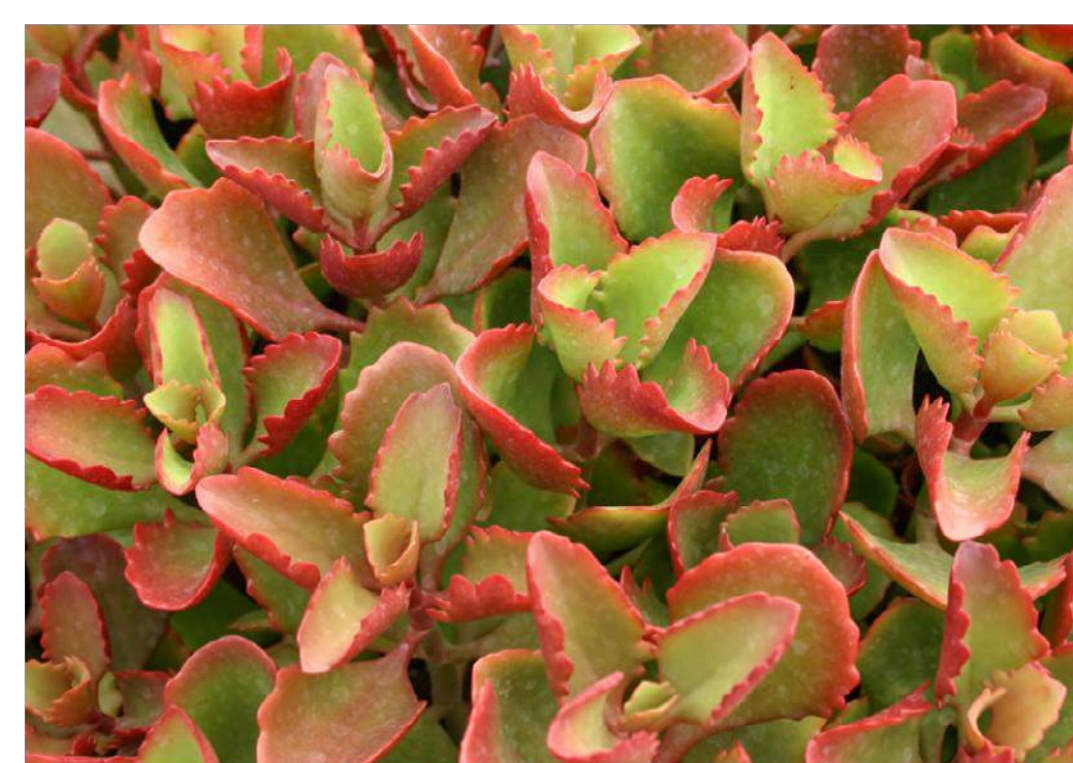
Xanadu Cut-Leaf Philodendron
Philodendron x 'Xanadu'



Sansevieria trifasciata
Snake Plant



Agave attenuata
Fox Tail Agave



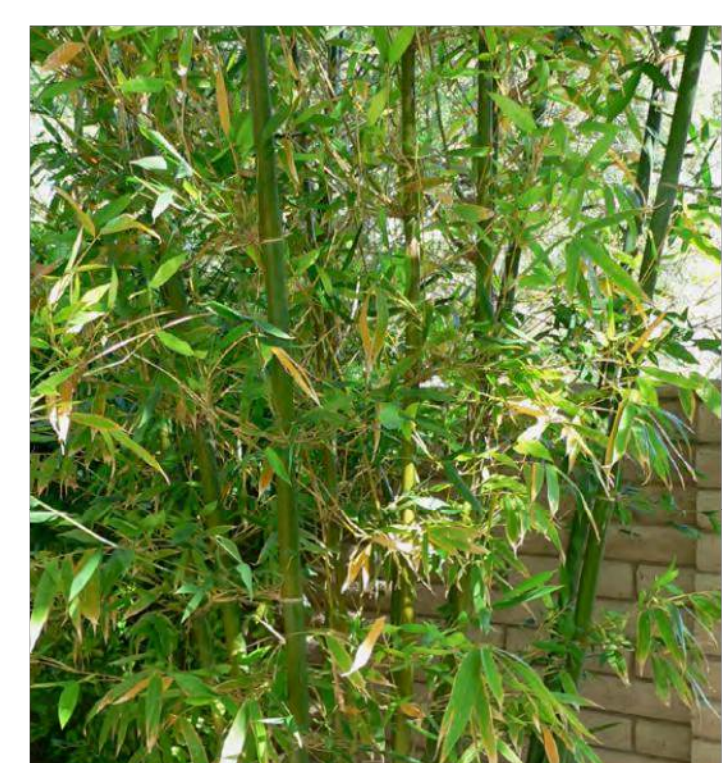
Kalanchoe thyrsiflora 'Desert Rose'
Desert Rose Paddle Plant



Festuca glauca
Blue Fescue



Cercis canadensis 'Forest Pansy'
Forest pansy Redbud



Bambusa oldhamii
Timber Bamboo

To	Alix Wisner / AGD	Project number
		2023132
cc		File reference
		M-4101 Exposition
From	Sean Bui, P.E. / AES	Date
		April 29, 2024
Subject	4101 – 4119 Exposition Boulevard Project Case No. DIR-2022-6462-TOC-VHCA Responses to Appeal dated February 19, 2024	

We have reviewed the objections (noise related) to the proposed 4101 – 4110 Exposition Boulevard Project (Project) in the above-referenced appeal letter and provide the following responses.

The appeal indicates in Item II.2 “*Cumulative Impacts of Successive Similar Projects*”, that there are three Transit Oriented Communities (TOC) Affordable Housing Incentive Program projects within 1,150 feet of the subject property and should be considered as part of the cumulative impacts. As indicated in the Project’s Determination (dated February 5, 2024), *there are no similar cases proposed within 1,000 feet of the Project Site. Therefore, there is no evidence to show a cumulative impact of successive projects of the same type in the same place as the proposed Project.*

Cumulative Construction Noise

Based on the *L.A. CEQA Thresholds Guide* screening criteria, noise from the construction of related projects is typically localized and has the potential to affect noise-sensitive uses within 500 feet from the construction site.¹ Therefore, noise from construction activities for two projects located within 1,000 feet of each other could contribute to a cumulative noise impact for receptors located midway between the two construction sites. The Project construction activities would generate approximately 85 dBA at a distance of 50 feet distance.² Since there are multiple intervening buildings, providing noise barriers with respect to the Project construction Site, located between the Project Site and the related projects, the estimated noise levels at the midpoint (i.e., 575 feet distance) would be approximately 45 dBA which would be well below the City’s noise limits of 75 dBA for construction equipment, as well as the below the measured ambient noise levels of approximately 60 dBA. As such, cumulative construction noise impacts would be less than significant.

Cumulative Construction Vibration

Typically, ground-borne vibration decreases rapidly with distance. Potential vibration impacts due to typical construction activities are generally limited to buildings/structures that are located in a close proximity to the construction site (i.e., within 15 feet as related to building damage). As indicated above, the closest related project is located approximately 1,150 feet from the Project Site. Therefore, based on dissipation of ground-vibration forces due to the distance attenuation, there would be no cumulative vibration impacts associated with the Project and the related projects.

¹ City of Los Angeles, *L.A. CEQA Thresholds Guide*, Page I.1-3, 2006
² City of Los Angeles, *L.A. CEQA Thresholds Guide*, Exhibit I.1-2, Page I.1-9, 2006

April 29, 2024

Cumulative Operation Noise

Due to the provisions set forth in the Los Angeles Municipal Code (LAMC) that limit stationary source noise from equipment, such as rooftop mechanical equipment, noise levels from stationary sources would be, as required by the Building Code, less than significant at the property line for each related project. In addition, noise impacts associated with the Project operations would be less than significant. Therefore, based on the presence of a relatively long distance between the Project Site and the respective off-site related projects (1,150 feet and greater), and the compliance with the mandatory LAMC Building Code, the cumulative noise impacts associated with the operation of the Project and related projects would be less than significant.

As noted, the Project and the associated related projects in the area would produce additional traffic volumes (off-site mobile sources) that would generate roadway noise. However, the traffic volume must increase by 100% (double the volume) to result in a 3 dBA noise increase. As provided in the Project's Transportation Study Assessment, the Project would generate 176 daily trips, and as analyzed in the Project's Noise Impact Study, this would result in traffic volume that would result in a maximum 0.5 dBA noise increase. Since the related projects have a smaller number of units, 28 and 29 residential units for the 3533 South Chesapeake Project and the 3514 South Chesapeake Project, respectively, the total cumulative traffic volumes (daily trips) would not double the existing traffic volumes on the nearby roadways, which would not result in significant noise increase.^{3,4} Therefore, cumulative noise impacts due to off-site mobile noise sources associated with the Project and related projects would be less than significant.

Cumulative Operation Vibration

As indicated in the Project's Noise Impact Study, vibration levels from project operation are generally limited to building mechanical equipment and vehicle circulation and would be limited to the immediate vicinity of the project sites. The related projects would generate similar vibration levels as the Project. As described above, the nearest related project is located approximately 1,150 feet from the Project Site. Since ground-borne vibration decreases rapidly with distance, operation of the related projects would not contribute to cumulative vibration impacts due to the distance between the Project and the related projects. Therefore, based on the distance of the related projects from the Project Site and the operational vibration levels associated with the Project, cumulative vibration impacts associated with operation of the Project and related projects would be less than significant.

In summary, the cumulative noise and vibration impacts associated with the Project and the related projects as analyzed above would be less than significant, as concluded in the Project's Determination.

³ City of Los Angeles, Planning Case Number DIR-2019-6653-TOC, 3533 S Chesapeake Ave., Los Angeles

⁴ City of Los Angeles, Planning Case Number DIR-2021-484-TOC-HCA, 3524 S Chesapeake Ave., Los Angeles



DALE J. GOLDSMITH
T: 310.254.9054
E: Dale@AGD-Landuse.com

May 9, 2024

BY EMAIL

The Honorable City Planning Commission of the City of Los Angeles
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: Case Nos. DIR-2022-6462-TOC-VHCA and ENV-2022-6463-CE; 4101-4119
Exposition Blvd.

Dear Commissioners:

We represent AEI Expo OZ Fund, LLC (“Applicant”), which is seeking to develop a multi-family project with 36 apartment units, including four Extremely Low Income (“ELI”) units and one Very Low Income (“VLI”) unit (the “Project”) at the above-referenced site. The Project is fully consistent with applicable provisions of the Los Angeles Municipal Code (the “LAMC”) and the General Plan and will provide needed market rate and affordable housing.

On February 5, 2024, the Department of City Planning issued a Director’s Determination (“LOD”) approving Transit Oriented Communities (“TOC”) Affordable Housing Incentive Program Compliance Review for the Project. On February 20, 2024, Ms. Mindy Zhao and Mr. Victor Oshita (“Appellants”) filed an appeal of the Director’s Determination (the “Appeal”).

We are writing on behalf of our client to provide a point-by-point response to the Appeal. As set forth below, the Appeal is meritless and should be denied.

A. Discussion

1. The Project Qualifies for TOC Tier 3.

Appellants claim that the Project does not meet the Tier 3 affordability requirements under the TOC Affordable Housing Incentive Guidelines, which require 10% ELI, 14% VLI, or 23% Low Income units. Therefore, the Project is required to provide four ELI units¹ to qualify for TOC Tier 3 and be eligible for up to three incentives under the TOC Guidelines. The Project, as submitted, includes four ELI units to qualify for TOC Tier 3. The Project also includes one VLI

¹ 36 total units x 10% = 3.6 units, rounded up to 4 units



replacement unit to meet SB 330/SB 8 requirements.² The LOD contains an apparent typographical error and shows three ELI, one VLI, and one LI units.³

The Appeal also maintains that the side and rear yard reductions exceed the maximum 30% reduction allowed as a TOC Additional Incentive. As shown on the approved plans, the Project would provide a 10'6" rear yard in lieu of 15 feet and a 5'7" side yard in lieu of 8 feet. Neither reduction exceeds 30%.

Planning Staff has acknowledged that the LOD will be corrected to reflect the requirement of four ELI units and one VLI unit, as well as a rear yard setback reduction from 15 feet to 10 feet six inches.

2. The Project Will Not Cause Significant Shade or Shadow Impacts.

Appellants assert that the Project will result in significant shade and shadow impacts on their property. Shade and shadow impacts are types of aesthetic impacts. As the Project is located within one-half mile of transit,⁴ its aesthetic impacts are deemed to be not significant under SB 743⁵ and ZI 2452. Therefore, the Project's shade and shadow impacts are less than significant as a matter of law, and no additional analysis is warranted.

3. The Project Will Provide Replacement Units in Full Compliance with Applicable Law.

Appellants claim, based on an initial September 7, 2022 determination by the Housing and Community Investment Department (now known as the Los Angeles Housing Department or "LAHD"), that the Project must replace seven affordable units under SB 330, as amended by SB 8.⁶ However, LAHD issued an *AMENDED Replacement Unit Determination Letter*, dated November 16, 2023 (the "Amended LAHD RUD"), in which they revised their conclusion based on Tenant Income Certification forms received after they issued their initial determination. The Amended LAHD RUD requires that only *five* of the 10 existing units be replaced as affordable units.

The Applicant will record a covenant to ensure that the five replacement units are guaranteed to be available for ELI and VLI households. Further, the existing ELI, VLI, and LI tenants have a right to return to the Project under SB 330. In addition, the City opted to require

² Los Angeles Housing Department AMENDED Replacement Unit Determination Letter, dated November 16, 2023.

³ The Amended LAHD RUD shows three ELI, one VLI, and one LI units; however, the Applicant has opted to provide an additional ELI unit in lieu of the one LI unit. LAHD allows a less restrictive affordable unit to be replaced with a more restrictive affordable unit.

⁴ The Project Site is 50' from the existing rail and within one-half mile of existing rail transit stations, the Metro E (Expo) Line Farmdale Station and Expo/Crenshaw Station.

⁵ SB 743 is codified in Public Resources Code Section 20199

⁶ SB 330, as amended by SB 8, is codified in California Government Code Section 66300 et seq.



that the five market rate units be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).

In full compliance with applicable law, the existing ten RSO units will be replaced with 36 new units, five of which will be deed restricted for 55 years as ELI and VLI units, and an additional five of which will be subject to the RSO. As the rent for the existing units could be raised to market rate when the tenants move out, the Project will provide more long-term affordable units than the existing buildings.

4. The Project Will Not Result in Significant Cumulative Impacts

The Planning Director determined that the Project meets the criteria for a Class 32 exemption and is therefore exempt from CEQA pursuant to CEQA Guidelines §15332. Appellants speculate that the Project and other development in the area surrounding the Farmdale Metro Rail Station could result in significant cumulative impacts, but provide no evidence thereof. As set forth below, the Project will not result in any significant cumulative impacts.

a. Air Quality. The City follows the SCAQMD's methodology to determine the significance of cumulative air quality impacts. Under this methodology, a project will not have a significant cumulative impact unless its emissions exceed the SQAQMD's project-specific significance thresholds. As shown in Ramboll's attached expert *Response to Appeal of the 4101 Exposition Project*, dated April 29, 2024, the Project will not result in a project-specific significant air quality impact; therefore, the Project would not result in a cumulatively considerable impact.

b. Noise. As discussed in the attached *4101 – 4119 Exposition Boulevard Project Case No. DIR-2022-6462-TOC-VHCA Responses to Appeal dated February 19, 2024*, prepared by AES Inc., dated April 29, 2024, noise from construction is typically localized and has the potential to affect noise-sensitive uses within 500 feet from the construction site, based on the L.A. CEQA Thresholds Guide screening criteria. Thus, noise from construction activities for two projects within 1,000 feet of each other can contribute to a cumulative noise impact for receptors located midway between the two construction sites. There is no related project within 1000 feet of the Project Site that would combine with the Project to create cumulative noise or vibration impacts on sensitive receptors near the Project Site, nor have Appellants identified any such project. Therefore, cumulative construction noise and vibration impacts would be less than significant.

It generally requires a doubling of traffic volumes to result in a perceptible increase in traffic noise. As shown in the LADOT Transportation Study Assessment for the Project, the Project would not result in a substantial increase in daily vehicle trips that would double traffic volumes on roadways in the vicinity. Therefore, cumulative noise impacts from traffic would be less than significant. Furthermore, no related projects are in close proximity to the Project Site, and such projects would be required to comply with the City's noise regulations regarding stationary sources. Therefore, cumulative operational noise impacts would be less than significant.



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c. Traffic. The Project would not result in a significant project-specific VMT impact. Therefore, the cumulative VMT impact would be less than significant under LADOT's *Traffic Assessment Guidelines*. Like the Project, the related projects would be infill developments near transit and would be reviewed for compliance with applicable transportation plans. Therefore, cumulative impacts regarding compliance with transportation plans would be less than significant. Further, as the Project would generate only a minimal amount of traffic and would maintain emergency access during construction and there are no related projects in the immediate vicinity that could affect emergency access. Therefore, cumulative impacts to emergency access would be less than significant.

d. Water Quality. Water quality impacts are generally site-specific. Moreover, like the Project, all related projects would be required to implement stormwater best management practices as part of a stormwater pollution prevention plan that would reduce or eliminate the discharge of potential pollutants from the stormwater runoff. Also like the Project, during operation the related projects would be required to implement standard urban stormwater mitigation plan and low impact development requirements. Compliance with these regulatory requirements would ensure that cumulative water quality impacts would be less than significant.

4. The Project Will Comply With the City's Methane Mitigation Standards.

The Appeal asserts that the LOD should include a condition of approval requiring compliance with the Methane Mitigation Standards in Chapter IX of the Los Angeles Municipal Code. As these Standards are mandatory regulatory compliance measures, they apply regardless of whether there is a specific condition of approval. Therefore, such a condition is not necessary.

C. Conclusion

Based on the foregoing, the Appeal is without merit. Therefore, we respectfully request that you uphold the Director's Determination and deny the Appeal.

We are available to answer any questions you may have.

Very truly yours,

Dale J. Goldsmith

cc: Department of City Planning
Councilmember Heather Hutt's Office
AEI Expo OZ Fund, LLC

4101 – 4119 Exposition Boulevard Project Description and Findings

(Revised based on Amended LAHD RUD)

Project Description and Subject Property

AEI Expo OZ Fund, LLC (the “Applicant”) proposes the demolition of existing improvements, including multi-family residential units, and the construction of a new residential project with 36 dwelling units, including five affordable housing units (the “Project”). The Project includes construction of a five-story building with a maximum height of 62 feet six inches and a total floor area of approximately 40,306 square feet. The Project will include a total of 28 vehicular parking spaces, 35 bicycle parking spaces, and 3,150 square feet of open space.

The subject property comprises three lots located on the northwest corner Exposition Boulevard and Buckingham Road at 4101-4119 Exposition Boulevard (the “Project Site”).¹ The Project Site is surrounded by multi-family residential to the west, north, and east and residential to the south beyond the Metro E rail line tracks.



The Project Site has a total lot area of 16,507 square feet² and is currently improved with three buildings containing ten dwelling units. There are several existing on-site trees, only one of which measures more than 8 inches in diameter, which will be removed, and vehicular access is currently provided via one driveway on Exposition Boulevard and one driveway on Buckingham Road.

The Applicant is seeking a density bonus under the City of Los Angeles Transit Oriented Communities (TOC) Guidelines with base incentives for increased density and floor area ratio (FAR), and reduced parking, and additional incentives for increased height, reduced side yards, and reduced open space. Based on the Project Site’s location within 2,640 feet of a Major Transit

¹ Assessor Parcel Numbers: 5046-006-025, -026, -027

² Lot area per survey.

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Stop³ which is a rail station, the Project is eligible for Tier 3 incentives under the TOC Guidelines with the provision of affordable housing. The Project includes five units (14 percent of the total number of units) that will be designated for affordable housing.

Circulation and Parking

The Project Site is located on Exposition Boulevard and is within 2,640 feet of a Major Transit Stop. The Metro E (Expo) Line Farmdale and Expo/Crenshaw stations are within 2,640 feet of the Project Site which qualifies the Project Site for Tier 3 incentives under the TOC Guidelines.

Vehicular parking for the residential units is required at a rate of 0.5 spaces for each dwelling unit under the TOC Guidelines; however, Assembly Bill 2097 (AB 2097) prohibits public agencies from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within 1/2 mile of public transit.⁴ Therefore, the Project would not have a minimum parking requirement. Nevertheless, the Project includes a total of 28 parking spaces.

Bicycle parking for the residential units is required at a rate of one long-term space for each dwelling unit up to 25 and one long-term space for each one-and-a-half units between 26-100 and one short-term space for each ten dwelling units up to 25 and one short-term space for each 15 units between 26-100. The total required bicycle parking would be 35 spaces of which the Project includes the total required amount.

Vehicular access to would be provided via one two-way driveway on Exposition Boulevard.

Land Use and Entitlements

The Project Site is zoned R3-1 and is located within the West Adams - Baldwin Hills - Leimert Community Plan area with a land use designation of Medium Residential.

Density

The permitted residential density in the R3 zone is one dwelling unit per 800 square feet of lot area. The Project Site has a total lot area of 16,507 square feet. With the provision of a minimum of ten percent of total number of units, or four units, affordable for Extremely Low-Income households, the Project includes a TOC Guidelines base incentive

³ 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).

⁴ California Government Code §65863.2

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to increase density by 70 percent.⁵ Based on the required lot area per dwelling unit, the density would be calculated as follows:

Zone	Lot Area	Lot Area / Dwelling Unit	Base Units	Multiplier	Units with Bonus
R3-1	16,507	800	21	1.7	36
				TOTAL	36

Floor Area Ratio and Height

The permitted FAR in the R3-1 zone is 3 to 1 with a height limitation of 45 feet. The Applicant is seeking a TOC Guidelines base incentive to increase FAR from 3 to 1 to up to 4.5 to 1 in the R3 zone. The Project includes a total floor area of 40,306 square feet for an FAR of 3.6 to 1. The Applicant is also seeking a TOC Guidelines additional incentive to increase height by up to 22 feet which would allow a height of 67 in lieu of 45 feet. The five-story Project building will be 62 feet six inches in height.

Yard Setbacks

In the R3 zone, the yard setbacks are required as follows: front – 15 feet; side – five feet plus one additional foot for each story over two for a total of eight feet; and rear – 15 feet. The Project includes a 15-foot front yard setback, an eight-foot side yard setback (west), a five-foot seven-inch sides yard setback (east), and a 10-foot six-inch rear yard setback.

The Applicant is seeking an approval under the TOC Guidelines additional incentives to reduce the required east side yard setback from the required eight feet to the proposed five feet seven inches and to reduce the required rear yard setback from 15 feet to 10 feet six inches.

Open Space

There shall be 100 square feet of open space provided for each residential unit having less than three habitable rooms; 125 square feet of open space provided for each residential unit consisting of three habitable rooms; and 175 square feet of open space provided for each residential unit containing more than three habitable rooms.⁶ The Project is a multi-

⁵ The Project includes a total of five units for affordable housing.
⁶ From LAMC Section 12.03, “For the purpose of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room.”

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family project consisting of 36 apartments units. The Applicant is seeking an approval under the TOC Guidelines additional incentives to reduce the open space requirement by up to 25 percent from 4,200 square feet to 3,150 square feet. The Project includes 3,157 square feet of open space that is inclusive of a rooftop deck with seating and barbeque area as well as private (balcony) open space areas.

Lighting

Lighting would include low-level exterior lights adjacent to buildings and along pathways for security and way-finding purposes. In addition, low-level lighting to accent architectural features and landscaping elements would also be incorporated throughout the site. Proposed lighting would be designed to provide for efficient, effective, and aesthetically pleasing lighting solutions, which would minimize light trespass from the proposed buildings and overall Project Site, reduce sky-glow to increase night sky access, and improve nighttime visibility through glare reduction.

Trash Collection and Loading Areas

The Project is designed to minimize the visual impact of trash receptacles and loading areas. Electrical rooms, storage rooms, trash enclosures, and loading spaces are located within the Project and are not visible from surrounding public streets and public view. Rooftop equipment will be set back from the roof parapet edge and appropriately screened from public view. The Project does not include any commercial uses; therefore, a loading area is not required.

Actions Requested

The City of Los Angeles has the primary responsibility for approving the Project. Approvals required for the development of the Project may include, but are not limited to, the following:

- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.25(f)(4), the Applicant requests an additional incentive to increase height in the R3-I zone to 62 feet six inches in lieu of 45 feet;
- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.25(f)(4), the Applicant requests an additional incentive to reduce the east side yard to five feet seven inches feet in lieu of eight feet and reduce the rear yard to 10 feet six inches in lieu of 15 feet;
- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.25(f)(4), the Applicant requests an additional incentive to reduce the required open space to 3,150 square feet in lieu of 4,200 square feet;
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits; and

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- A Class 32 Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act Guidelines.

A. TOC Guidelines (LAMC 12.22.A.31)

The Applicant proposes to develop a multi-family project with 36 apartment units three parcels on Exposition Boulevard.

The Applicant requests three additional incentives that will facilitate the provision of affordable housing at the Project Site.

1. Height

The Project includes a request to increase the permitted height on the R3 zoned parcels to 62 feet six inches in lieu of 45 feet. As a Tier 3 qualifying property under the TOC Guidelines, the Project is eligible for an additional incentive to permit an additional 22 feet in height and two additional stories over the zoning permitted height.

2. Reduced Yard Setbacks

The Project includes a request to reduce side yard setbacks to provide a five-foot, seven-inch side yard setback in lieu of the required minimum eight-foot side yard setback and a 10-foot six-inch rear yard setback in lieu of the required minimum 15-foot rear yard setback. As a Tier 3 qualifying property under the TOC Guidelines, the Project is eligible for an additional incentive to permit up to a 30% decrease in the required width or depth of two individual yards or setbacks.

3. Reduced Open Space

The Project includes a request to reduce open space to provide 3,150 square feet of open space in lieu of the required 4,200 square feet of open space. As a Tier 3 qualifying property under the TOC Guidelines, the Project is eligible for up to a 25 percent decrease in the required open space.

Pursuant to the TOC Guidelines, the additional incentives are subject to the procedures for an On-Menu Incentive for Density Bonus projects, LAMC Section 12.22.A.25(f)(4). Pursuant to the LAMC, the City shall approve a density bonus and requested incentive(s) (in this case a Tier 3 TOC Project and additional incentives) unless the City finds that:

1. The Incentives are not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low-, Low-, and Moderate-Income Households.

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Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The requested additional incentives for increased height, reduced open space, and reduced yard setbacks allow the Applicant to expand the building envelope so the additional density and FAR that are permitted by-right with the inclusion of affordable housing can be constructed. The incentives support the Applicant's intent to set aside five units for affordable housing for 55 years.

2. The Incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is 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 general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no evidence that the proposed additional incentives will have a specific adverse impact upon public health and safety or the physical environment. 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)). There is no evidence to suggest that the enhanced development rights afforded by the additional incentives alone would create a specific adverse impact.

As required by the TOC Guidelines, the Project meets the eligibility criterion that is required for TOC projects. Thus, no substantial evidence has been provided to demonstrate that the Project could cause a "specific adverse impact" on the public health or safety or on the physical environment.

The Project would involve demolition of older nondescript residential buildings. The existing structures are not listed on the National or California Register or designated as local Historic Cultural Monuments. The existing structures are also not identified on "Survey LA" (the City of Los Angeles' official Historic Resources Inventory) as potentially eligible historic resources. Thus, there is also no substantial evidence that the Project would have a specific adverse impact on a property listed in the California Register of Historic Resources.

a. The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.

The Project design employs various architecture methods to establish a distinguishable and attractive building design. A variety of building materials and finishes, as well as landscape and

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hardscape materials, will result in an attractive design that is complementary to the neighborhood. Dark blue CMU walls, medium blue plaster, light gray and white metal siding, perforated metal screen and railing, and storefront glass, etc. are some of the materials that distinguish different building elements and uses of the Project and create an attractive pedestrian view from the sidewalk. The building façades are modulated by the projecting and recessed balconies. Variations in color, rhythm, opacity, and reflectivity on the façades ensure that the overall experience is unique and enjoyable to inhabitants, visitors, and neighbors.

- b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.*

The Project provides pedestrian access from Exposition Boulevard with the residential lobby clearly delineated by a recessed glazed lobby. A combination of the projecting and recessed balconies and partial stepbacks divide the building into multiple vertical and horizontal elements which decrease the scale of the building and identify each unit stack. All of the units above the ground level have balconies. As noted above, the Project employs a number of architectural treatments and varying materials to define and distinguish the ground floor spaces from the residential units and to create articulation and interest.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

None of the existing structures on the Project Site are designated as a City Historic-Cultural Monument nor is the Project Site located within a designated Historic Preservation Overlay Zone.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The Project Site is not located on a substandard street in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Class 32 Categorical Exemption – Written Justification

The Project includes the demolition of existing improvements, including multi-family residential buildings and the construction of a new residential project with 36 dwelling units, including five affordable housing units. The Project includes construction of one building with a total floor area of approximately 40,306 square feet over ground level parking. The Project will include a total of 28 vehicular parking spaces, 35 bicycle parking spaces, and 3,150 square feet of open space.

- a. The project is consistent with the applicable general plan designation and all applicable plan policies as well as with the applicable zoning designations and regulations.
- b. The proposed development occurs within the 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 will 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 utility and public services.

As the redevelopment of an underutilized property within the City of Los Angeles, the Project is characterized as an in-fill development, and as such, the Project qualifies for the Class 32 Categorical Exemption.

The general plan land use designation for this property is Medium Residential with corresponding zoning of R3-1. The property is located in the Los Angeles Coastal Transportation Corridor area. The Project will comply with the requirements of the TIMP and, with approval of the TOC Guidelines incentives, is consistent permitted FAR, Height, Setback, Access, Parking, and Open Space. The proposed development is located on three parcels totaling 16,507 square feet, is less than five acres and is surrounded by urban uses. The Project is consistent with the existing multi-family development in the area. The existing site is improved with residential uses and there are existing structures and asphalt paving. As a site that has been previously disturbed and is surrounded by development, the Project Site has no value as habitat for endangered, rare, or threatened species. Furthermore, the Project Site is not located within or near any protected habitat indicated on the State of California Department of Fish and Wildlife website. The Project will be subject to Regulatory Compliance Measures (RCMs), which will require compliance with the City of Los Angeles noise ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure that the Project will not have significant impacts on noise and water. LADOT has determined that a traffic assessment review is not required since the Project would result in less than 40 new units. Interim thresholds were developed by Planning staff based on the CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operation thresholds. Existing utilities already serve the Project Site and are available for the

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Project. The subject site is located approximately one mile to the east from the fire station located at Exposition Boulevard and 7th Avenue. The Project has frontage on Exposition Boulevard which has a street designation of Modified Collector and Buckingham Road which has a street designation of Collector. No new major utility improvements or expansion of public services will be required. Therefore, the Project meets all of the Criteria for the Class 32 Categorical Exemption.