DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: June 13, 2024
Time: After 8:30 a.m.*
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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

Public Hearing: May 7, 2024
Appeal Status: Density Bonus On-Menu Incentives and Conditional Use are Appealable to City Council. Waivers of Development Standards are not Appealable.
Expiration Date: June 13, 2024
Multiple Approval: Yes

Case No.: CPC-2023-6389-CU-DB-WDI-HCA-PHP
CEQA No.: ENV-2023-6390-CE
Related Cases: N/A
Council No.: 13 – Soto-Martinez
Plan Area: Hollywood Community Plan

Specific Plan: N/A
Certified NC: Hollywood Studio District
Zone: R3-1XL
Existing GPLU: Medium Residential

Applicant: 5728 Waring Partners, LP

Representative: Jesi Harris
Brian Silveira & Associates

Item Continued from the June 13, 2024, City Planning Commission Meeting

PROJECT LOCATION: **5720 – 5728 Waring Avenue, Los Angeles, CA 90038**

PROPOSED PROJECT: The project involves the construction, use, and maintenance of a new five-story residential building with 35 residential units including seven (7) units reserved for Very Low Income households, with a maximum building height of 61 feet six-inches. The project includes 17 vehicular parking spaces provided on the ground floor level and a total of 41 bicycle parking spaces (33 long-term spaces and 8 short-term spaces). The project provides 3,923 square feet of open space, including a gym, a recreation, room, roof decks, and private balconies.

REQUESTED ACTIONS:

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

2) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use to allow a 70 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;

3) Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a Housing Development Project consisting of a total of 35 residential units, of which seven (7) units will be set aside for Very Low Income households; and pursuant to LAMC Sections

12.22-A.25(g)(2) and 12.22-A.25(g)(3)) three (3) On-Menu Incentives, and two (2) Waivers or Modifications of Development Standards:

a. An On-Menu Incentive to allow a reduction in the required side yard to permit a seven-foot six-inches easterly side yard setback in lieu of the otherwise required eight-foot easterly side yard;

b. An On-Menu Incentive to allow a reduction in the required side yard to permit a seven-foot six-inches westerly side yard setback in lieu of the otherwise required eight-foot westerly side yard;

c. An On-Menu Incentive to permit an increase in FAR to allow a 3.74:1 FAR in lieu of the otherwise permitted 3:1 FAR;

d. A Waiver of Development Standard to allow a reduction in the required front yard to permit a twelve-foot front yard setback in lieu of the otherwise required fifteen-foot front yard.

e. A Waiver of Development Standard to permit an increase in height to allow a building height of 61 feet six-inches in lieu of the otherwise required 30 feet; and

4) Pursuant to LAMC Section 12.37 I, a Waiver of Dedications and Improvements to waive the otherwise required dedications along Waring Avenue and the rear alley.

RECOMMENDED ACTIONS:

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

2) **Approve** a Conditional Use Permit to allow a 70 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;

3) **Approve** a Density Bonus Compliance Review to permit a housing development project consisting of 35 residential units, of which a minimum of seven (7) units will be set aside for Very Low Income households, and with the following Incentives:

a) An On-Menu Incentive to allow a reduction in the required side yard to permit a seven-foot six-inches easterly side yard setback in lieu of the otherwise required eight-foot easterly side yard setback;

b) An On-Menu Incentive to allow a reduction in the required side yard to permit a seven-foot six-inches westerly side yard setback in lieu of the otherwise required eight-foot westerly yard setback;

c) An On-Menu Incentive to permit an increase in FAR to allow a 3.74:1 FAR in lieu of the otherwise permitted 3:1 FAR;

d) A Waiver of Development Standard to allow a reduction in the required front yard to permit a twelve-foot front yard setback in lieu of the otherwise required fifteen-foot front yard; and

e) A Waiver of Development Standard to permit an increase in height to allow a building height of 61 feet six-inches in lieu of the otherwise required 30 feet; and

4) **Approve** a Waiver of Dedication and Improvements to waive the otherwise required dedications along Waring Boulevard and the rear alley; and

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

6) **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Heather Bleemers
Senior City Planner

Michelle Carter
City Planner

Louis Ortega
Louis Ortega Jr.
Planning Assistant

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

TABLE OF CONTENTS

PROJECT ANALYSIS

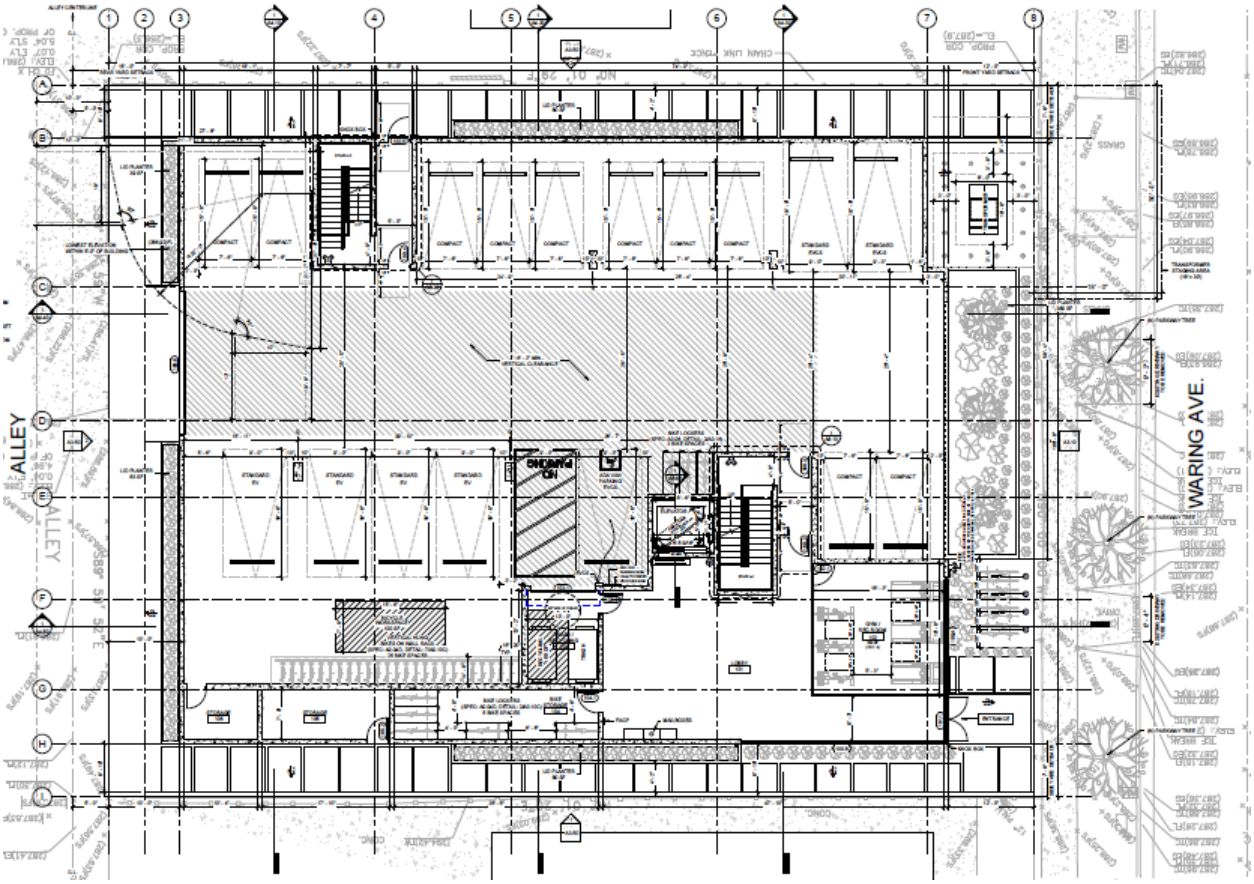
PROJECT SUMMARY

The project involves the construction, use, and maintenance of a new five-story residential building with 35 residential units including seven (7) units reserved for Very Low Income households, with a maximum building height of 61 feet six-inches. The project includes 17 vehicular parking spaces provided on the ground floor level and a total of 41 bicycle parking spaces (33 long-term spaces and 8 short-term spaces). The project provides 3,923 square feet of open space, including a gym, a recreation, room, roof decks, and private balconies.

Figure 1: Rendering of the proposed project

The project proposes a total of approximately 35,383 square feet of residential floor area, resulting in a total floor area ratio (FAR) of 3.74:1. At the ground level, as depicted in Figure 2 below, the project proposes a residential lobby, storage areas, bicycle parking, and a recreation room. Vehicular parking is also provided on the ground floor; on the second level, residential units line the entirety of the building exterior and fully encircle the vehicle parking area. The project proposes a total of 17 vehicular parking spaces.

Figure 2: Ground floor plan



Residential units are proposed at levels two through five of the proposed building. The building includes a mix of studio, one-bedroom, and two-bedroom units on every level. The project proposes 16 studio units, seven (7) one-bedroom units, and 12 two-bedroom units.

The project proposes approximately 3,923 square feet of open space. Proposed common open space is located on the roof with six (6) different rooftop deck areas. Proposed private open space consists of patios for the residential units on the second through fifth floor facing the alley and the adjacent property on the south side. All outdoor common areas will be landscaped with planters and trees. The subject property currently has no trees; however, the project proposes to provide at least nine (9) trees, including both on-site and street trees in the public right-of-way. The project also proposes landscaped buffer/setback areas along the western property line and the northern/southern property lines (abutting adjacent residential properties). Additional landscaping including tree/planter/parkway improvements are proposed for the sidewalk along Waring Avenue abutting the project site.

PROJECT BACKGROUND

The subject property consists of two (2) contiguous lots encompassing a total of approximately 13,508 square feet of lot area (approximately 0.3 acres) including half of the alley. The property is located south of the intersection of Waring Avenue and Gower Street and has a street frontage of approximately 100 feet along the southern side of Waring Avenue. The subject property is a rectangular shaped interior lot, fronting Waring Avenue to the north and an alley to the south.

The project site is located within the Hollywood Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan

designates the site for Medium Residential land uses corresponding to the R3 Zone. As depicted in Figure 3 below, the subject property is currently zoned R3-1XL and is consistent with the existing land use designation. The project is located within the State Enterprise Zone and is a designated Transit Priority Area within the City of Los Angeles. The subject property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The subject property is currently vacant as the applicant applied for demolition permits with the Los Angeles Department of Building and Safety. Demolition permits were initially filed for in December 2021; however, requested corrections were not addressed by the applicant at that time. Subsequently, the applicant applied for demolition permits under a separate plan check that were issued in December 2022. Upon receiving clearances from both City Planning and the Housing Department, the site was demolished in January 2023. The demolition permits were deemed final as of March 2023 by LADBS.

Surrounding Properties

The subject property is located in an established and heavily developed residential area of Hollywood, two blocks east of Vine Street. As shown in Figure 3 below, the project site is located just south of the intersection of Waring Avenue and Gower Street, an intersection of two local streets and in an area developed with a variety of commercial, office, and residential uses. The property to the north across Waring Avenue is zoned PPSP and is improved with the Paramount Studios surface parking lot. The abutting property to the east is improved with a two-story multifamily building and is zoned R3-1XL. The property to the south across the alley is improved with a two-story multifamily building and is zoned R3-1XL. The abutting property to the west is improved with a two-story multifamily building and is zoned R3-1XL.

Figure 3: Aerial view of the proposed project and surroundings

Streets

Waring Avenue, adjoining the subject property to the north, is a Local Street – Standard, with a designated right-of-way width of 60 feet. Waring Avenue is currently dedicated to a right-of-way width of 50 feet and is improved with curb, gutter, and sidewalk.

The Alley, adjoining the subject property to the south, is dedicated to a right-of-way width of 10 feet, and is improved with asphalt roadway.

Gower Street, adjoining the subject property to the east, is a Modified Avenue III, with a designated right-of-way width of 72 feet. Gower Street is currently dedicated to a right-of-way width of 68 feet and is improved with curb, gutter, and sidewalk.

REQUESTED ENTITLEMENTS

The applicant is requesting a Density Bonus with incentives for the development of the project, as follows:

a) An On-Menu Incentive to allow a reduction in the required side yard to permit a seven-foot six-inches easterly side yard setback in lieu of the otherwise required eight-foot easterly side yard setback;

b) An On-Menu Incentive to allow a reduction in the required side yard to permit a seven-foot six-inches westerly side yard setback in lieu of the otherwise required eight-foot westerly yard setback;

c) An On-Menu Incentive to permit an increase in FAR to allow a 3.74:1 FAR in lieu of the otherwise permitted 3:1 FAR;

d) A Waiver of Development Standard to allow a reduction in the required front yard to permit a twelve-foot front yard setback in lieu of the otherwise required fifteen-foot front yard; and

e) A Waiver of Development Standard to permit an increase in height to allow a building height of 61 feet six-inches in lieu of the otherwise required 30 feet; and

As the project proposes a density bonus of 105 percent, the applicant is also requesting a Conditional Use for a Density Bonus project in which the density increase is greater than the maximum 35 percent permitted pursuant to LAMC Section 12.22 A.25.

The applicant is also requesting a Waiver of Dedication and Improvements to waive the otherwise requested dedications along Waring Boulevard and the rear alley pursuant to LAMC Section 12.37 I.

Density Bonus / Affordable Housing Incentive Program

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

Density

The subject property is zoned R3-1XL, which permits residential density at a ratio of one (1) dwelling unit per 800 square feet of lot area. The subject property has a total lot area of approximately 13,508 square feet, including half of the alley and as such, the permitted base density on the subject property is 17 units (13,508 square feet of lot area divided by 800 square feet per dwelling unit equals 16.89 which is rounded up to a total of 17 dwelling units). The 35% density bonus and the additional 70% per the requested Conditional Use entitles the project to an

increase of 18 units for a total of 35 units. As such, the applicant is utilizing the Density Bonus Affordable Housing Incentives Program for increased density to allow the proposed 35 units.

Very Low Income Units (Percentage of Base Density)	Maximum Density Bonus Permitted (Based on Base Density)
*5 %**	*20 %**
*6 %**	*22.5 %**
*7 %**	*25 %**
*8 %**	*27.5 %**
*9 %**	*30 %**
*10 %**	*32.5 %**
*11 %**	*35 %**
12 %	**37.5 %**
13 %	**40 %**
14 %	**42.5 %**
15 %	**45 %**
16 %	**47.5 %**
17%	**50%**
18 %	**52.5 %**
19%	**55%**
20%	**57.5%**
21%	**60%**
22%	**62.5%**
23%	**65%**
24%	**67.5%**
25%	**70%**
26%	**72.5%**
27%	**75%**
28%	**77.5%**
29%	**80%**
30%	**82.5%**
31%	**85%**
32%	**87.5%**
33%	**90%**
34%	**92.5%**
35%	**95%**
36%	**97.5%**
37%	**100%**

38%	**102.5%**
39%	**105%**

**Existing set-aside chart as listed in Section 12.22 A.25 of the LAMC*

Per the chart above, in order to obtain a 105 percent density bonus, the proposed project must set aside at least 39 percent of the base density, equal to seven (7) units, for Very Low Income Households. Accordingly, the project proposes to set aside seven (7) units for Very Low Income Households in exchange for the requested Density Bonus.

Automobile Parking

Pursuant to Assembly Bill 2097, no minimum parking requirement shall be enforced for the proposed residential use on the project site as it is located within one-half mile of a Major Transit Stop. The Los Angeles Metro 10/48 Line at the corner of Melrose Avenue and Vine Street is identified as a Major Transit Stop and is located within one-half mile of the project site, therefore the proposed project is not required to provide any parking spaces.

The project proposes to provide 17 residential vehicle parking spaces, and thus meets these requirements. Separately, the project is subject to provide bicycle parking pursuant to LAMC 12.21. A.4 and is required to provide 32 long term and 4 short term bicycle parking stalls. The project proposes to provide 33 long term and 8 short term bicycle parking stalls, and thus meets these requirements.

Incentives

Pursuant to the LAMC and Government Code Section 65915, the applicant is entitled to three (3) Incentives, in exchange for reserving 15 percent of the base density for Very Low Income households. The proposed project will set aside seven (7) units, equal to approximately 41 percent of the base number of units, for Very Low Income households. Accordingly, the applicant has requested three (3) On-menu Incentives, as follows:

a. **On-menu Incentive for a decrease in Side Yard Setback**: The subject property is zoned R3-1XL, which requires an eight-foot setback pursuant to LAMC 12.10.C.3. The project proposes an easterly side yard setback of seven-foot-six-inches. Accordingly, the applicant is requesting an On-menu Incentive for a 6.25 percent decrease in the required side yard setbacks. The reduced easterly yard setback would allow for a larger construction envelope to provide the affordable units.

b. **On-menu Incentive for a decrease in Side Yard Setback**: The subject property is zoned R3-1XL, which requires an eight-foot setback pursuant to LAMC 12.10.C.3. The project proposes a westerly side yard setback of seven-foot-six-inches. Accordingly, the applicant is requesting an On-menu Incentive for a 6.25 percent decrease in the required side yard setbacks. The reduced westerly yard setback would allow for a larger construction envelope to provide the affordable units.

c. **On-menu Incentive for a Floor Area Ratio increase:** The subject property is zoned R3-1XL, which limits the Floor Area Ratio to 3.0:1. and a maximum of 28,350 square feet. The project is requesting a 25% increase in allowed Floor Area Ratio to 3.74:1 and a maximum of 35,383 square feet. Accordingly, the applicant is requesting an On-menu Incentive to permit the additional floor area ratio increase. The increase in FAR would allow for a larger construction envelope to provide the affordable units.

Waiver of Development Standards

Pursuant to Government Code Section 65915(e)(1) and Section 12.25 A.25(g) of the LAMC, a project that provides 15 percent of the base density for Very Low Income households qualifies for three (3) Incentives, and may also request other "waiver(s) or reduction(s) of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria…at the densities or with the concessions or incentives permitted under [State Density Bonus Law]". In addition to the three (3) requested Incentives, the applicant is also requesting two (2) Waiver of Development Standards, as follows:

a. **Waiver of Development Standard for a decrease in Front Yard Setback**: The subject property is zoned R3-1XL, which requires a fifteen-foot front yard setback pursuant to LAMC 12.10.C.3. The project proposes to provide a front yard setback of twelve feet. Accordingly, the applicant is requesting a Waiver of Development Standard for a 20 percent decrease in the required front yard setback. The requirement for required front yard would preclude the construction of the development at the approved density or with the concessions or incentives granted as part of the project.

b. **Waiver of Development Standard for a Height increase**: The subject property is zoned R3-1XL, which limits residential structures to a maximum height of 30 feet. The project is requesting a 31-foot six-inches height increase to provide the affordable dwelling units with a taller building envelope. Accordingly, the applicant is requesting a Waiver of Development Standard to permit the additional building height increase. The requirement for a 30 feet maximum height would preclude the construction of the development at the approved density or with the concessions or incentives granted as part of the project.

Housing Replacement

The Housing Crisis Act of 2019 prohibits the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the project replaces those units. The replacement requirements are applicable to those proposed housing development projects that submit a complete application pursuant to California Government Code Section 65943 to the Department of City Planning on or after January 1, 2020.

California Government Code Section 66300 et seq., prohibits the approval of any proposed housing development project on a site that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the project replaces those 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. Additionally, the project must also replace all existing or demolished "Protected Units".

Pursuant to the Determination made by the Los Angeles Housing Department (LAHD) dated July 6, 2023, these requirements apply to the subject property, which has been developed with housing uses in the last five years. Based on the SB 8 Determination, there were five (5) units that existed on the property within the last five years. Of the five (5) units, four (4) units were RSO units, and are subject to replacement pursuant to the requirements of California Government Code Section 66300 as "protected units", with four (4) of the five (5) units being subject to replacement as affordable "protected units". The project will comply with all other applicable requirements to the satisfaction of LAHD.

Relevant Cases on the Project Site

There are no relevant cases on the subject site.

Other Relevant Cases Within 1,000 Feet of the Project Site

The following relevant planning cases were identified within 1,000 feet of the project site:

Case No. CPC-2023-6515-CU-DB-WDI – The applicant is requesting a Conditional Use, Density Bonus, and Waiver of Dedication and improvements for the construction use and maintenance of a five-story multi-family residential building with 15 dwelling units, reserving two (2) units for Very Low Income Households, in the R3-1XL Zone at 5717 – 5721 West Camerford Avenue. No determination has been made.

Case No. DIR-2019-3050-DB – On February 3, 2020, the Director of Planning approved a Density Bonus for the construction, use, and maintenance of a four-story multi-family residential building with 36 dwelling units, reserving four (4) units for Very Low Income and one (1) for Low Income households, in the R3-1XL Zone, at 5801 – 5811 West Camerford Avenue.

PUBLIC HEARING

A public hearing on this matter was held by the Hearing Officer on Tuesday, May 7, 2024, via Zoom teleconference. Comments from both public hearings are documented in Public Hearing and Communications, Page P-1.

PROFESSIONAL VOLUNTEER PROGRAM

The proposed project was reviewed by the Urban Design Studio's Professional Volunteer Program (PVP) on January 2, 2024. The resulting comments and suggestions detailed in the following section, Issues and Considerations, include discussions, questions, and recommendations regarding various design and layout aspects of the project.

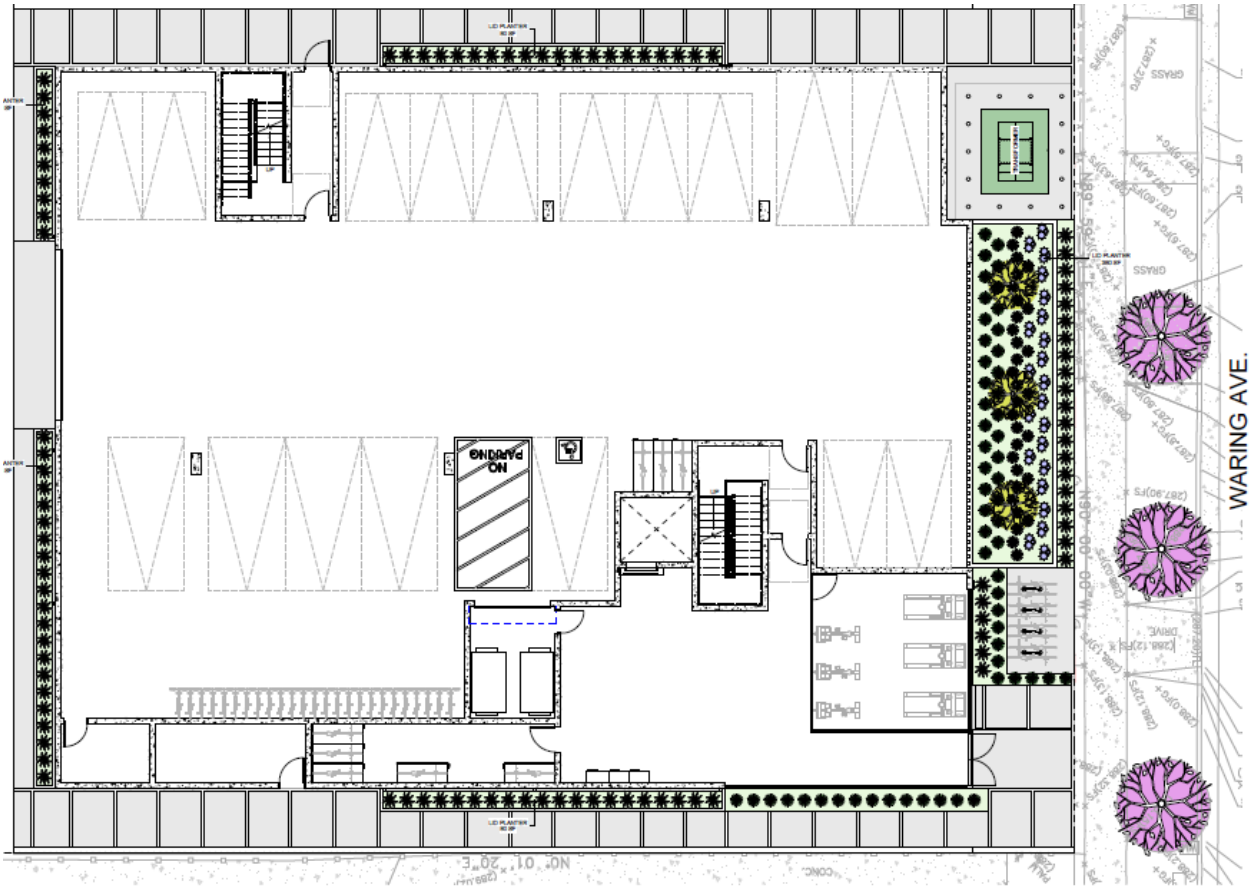
ISSUES AND CONSIDERATIONS

The following includes a discussion of issues and considerations related to the project. These were either identified during the project review process by the Department of City Planning, at the initial public hearing held on May 7, 2024, or raised by various members of the community.

Site Programming

In general, Planning and PVP noted that the project is well-designed and incorporates unique and interesting features, such as the roof deck, and various architectural building elements. Design-related discussions primarily centered on providing additional detail in the plans to illustrate clarity in building materials, landscaping, and parking layout. In particular, Planning noted design considerations for electric vehicle (EV) and ADA parking, street tree locations, and the future shading provided at maturity for the proposed tree species. In response, the applicant submitted revised architectural plans depicting the number of EV and ADA spaces and the proposed materials for each elevation sheet. The revised plans provide further details regarding landscaping and proposed planting schemes, the locations of trees throughout the property, and proposed sidewalk and landscaping improvements along Waring Avenue.

Figure 4: Landscape Site Plan



CONCLUSION

Based on evaluation of the project and information submitted, input from the public, and the proposed project's compliance with the General Plan, Los Angeles City Planning recommends the City Planning Commission find, based on its independent judgment, after consideration of the entire administrative record, that the project is categorically exempt from CEQA, and approve the requested Conditional Use, Density Bonus with the requested On-menu Incentives, Waivers of Development Standards, and Waiver of Dedications and Improvements.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.24 U.26, 12.22 A.25, and 12.37 I of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Development Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, landscape plan, renderings, and materials submitted by the applicant, dated March 6, 2024, stamped "Exhibit A", and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.

2. **Residential Density.** The project shall be limited to a maximum density of 35 dwelling units, including affordable units.

3. **Affordable Units:** A minimum of seven (7) units, or 41 percent of the base density, shall be reserved as Very Low Income units, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2), to meet the requirements of the requests herein. In the event of deviations to the requests that change this number of restricted affordable units, the composition/typology of units, and/or vehicle parking numbers, such changes shall be consistent with LAMC Section 12.22 A.25.

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 41 percent of the site's base density units available to Very Low Income Households. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.

5. **Incentives:**

    a. **Side Yard Setback**. The project shall be permitted a seven foot six inches easterly side yard setback in lieu of the required pursuant to LAMC Section 12.10.C.3.

    b. **Side Yard Setback.** The project shall be permitted a seven foot six inches westerly side yard setback in lieu of the required pursuant to LAMC Section 12.10.C.3.

    c. **Floor Area Ratio**. The project shall be permitted a maximum FAR of 3.74:1 in lieu of the otherwise permitted 3:1 FAR.

6. **Waiver of Development Standards:**

    a. **Front Yard Setback**. The project shall be permitted a 12-foot front yard setback in lieu of the required pursuant to LAMC Section 12.10.C.3.

b. **Building Height**. The project shall be permitted a maximum building height of 61 feet six inches in lieu of the otherwise permitted 30 feet.

7. **Parking:**

a. Automobile parking shall be provided consistent with the provisions of Assembly Bill (AB) 2097, Section 65915 of the California Government Code, and/or the LAMC.

b. In the event that the composition of residential units and/or commercial uses (i.e. the number of bedrooms or square footage of certain commercial uses) changes, or the applicant selects a different Parking Option as provided by State Density Bonus law and the LAMC and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth by Section 65915 of the California Government Code and/or LAMC Section 12.22 A.25.

c. **Bicycle Parking**. Residential bicycle parking shall be provided consistent with LAMC 12.21 A.16.

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

e. All vehicular parking shall provide electric vehicle charging spaces and electric vehicle charging stations in compliance with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

8. **Open Space**. The project shall be required to provide open space pursuant to LAMC Section 12.21-G.

9. **Signage.** On-site signs shall comply with the Municipal Code. Signage rights are not part of this approval.

10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

11. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.

12. **Solar Energy Infrastructure.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

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

14. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping and/or materials consistent with the building façade on all exposed sides to the satisfaction of LADWP.

15. **Landscaping:**

    a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.

    b. The project shall plant a total of nine (9) trees on-site and in the public right-of-way, as depicted on the plans in Exhibit A.

16. **Waiver of Dedication and Improvement**

    a. **Waiver of Dedication.** No dedication or sidewalk widening shall be required along Waring Boulevard or the rear alley.

    b. **Improvements.** All improvements otherwise required by the Bureau of Engineering or other agencies shall be provided.

Administrative Conditions

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

18. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

19. **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.

20. **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 “Final Plans”. A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

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

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

23. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

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

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

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

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

Applicant shall do all of the following:

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

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

c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does

not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

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

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

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

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

For purposes of this condition, the following definitions apply:

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

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

FINDINGS

Conditional Use Findings

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

The proposed project consists of the construction of a new five-story residential building with 35 residential units. The project site is located along Waring Avenue, south of the intersection with Gower Street. With two (2) contiguous lots that are currently vacant, the project site is an appropriate location for new housing units, given its location along two local streets in a heavily urbanized area of the City close to jobs, services, and transit. The project will improve the existing site by developing the vacant land with a modern residential building with extensive glazing and varied architectural features. In particular, the proposed project will incorporate new, varied, and attractive building materials along the facades and plant new trees and planters along the street frontage, which will significantly enhance said frontage and enhance the pedestrian experience. Therefore, the project will help alleviate the city's housing shortage by creating residential uses and enhance the built environment.

In addition, as a Density Bonus development, the project will provide much needed housing in general to the area, as well as provide restricted affordable housing units which will serve segments of the population from across the region. The requested increase in residential density directly enables and supports the provision of additional restricted affordable housing units. Therefore, the project will provide an essential and beneficial service to the community, City, and entire region.

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

The project site is located along Waring Avenue, south of the intersection with Gower Street; both thoroughfares are developed with a variety of commercial, office, and residential uses in this area. The intersection of Waring Avenue and Gower Street in particular includes a four-story parking structure for Paramount Studios across the street from the project site, multiple two-story multifamily buildings, and new multi-story residential complexes proposed nearby. The proposed project consists of the construction of a new five-story residential building with 35 residential units on two (2) parcels that are currently vacant. As such, the proposed project is a desirable use and development in this location, as it will be comparable in size and nature to other developments along the major roadways.

The subject property is designated for Medium Residential land uses corresponding to the R3 Zone. The subject property is zoned R3-1XL and is consistent with the existing land use designation. As a new residential building, the project will provide a modern and more attractive site and provide much needed housing in the area. The project is located within the State Enterprise Zone and is a designated Transit Priority Area within the City of Los Angeles. The subject property is not located within the boundaries of and is not subject to any other specific plan or community design overlay. With multifamily residential units, the project's proposed use is appropriate for its location in a heavily urbanized and centrally located area developed with a variety of other residential and commercial uses.

The project is a desirable use in a location designated for such developments and will be compatible with surrounding properties and the surrounding area. The proposed density,

height, and FAR, are permissible by the underlying zone and the provisions of Density Bonus law. The proposed building will be similar in scale to existing developments in the area and represents an appropriate and desirable transition between the Paramount Studios development along Waring Avenue and Gower Street and multifamily residential buildings in the area. The proposed building's active and transparent façade along Waring Avenue will complement the residential uses, while landscaped buffer areas provide additional setbacks and minimize potential impacts on adjacent properties. Therefore, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The project site is located within the Hollywood Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Medium Residential land uses corresponding to the R3 Zone. The subject property is currently zoned R3-1XL and is consistent with the existing land use designation. The subject property is not located within the boundaries of and is not subject to any other specific plan or community design overlay. The project is also located within the State Enterprise Zone and is a designated Transit Priority Area within the City of Los Angeles.

The requests enables the provision and construction of affordable housing units. The proposed project is consistent with the requirements of the underlying zone. The project proposes a residential development on a site designated for such uses. The requested Incentives are permissible by the provisions of Density Bonus law, and the project will comply with all other applicable provisions of the zoning code.

The project is consistent with the following Criteria, Objectives, and Standards of the Hollywood Community Plan:

Objective 1: "To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice."

Objective 6: "To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service."

Standards and Criteria: "The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon, shall be limited in accordance with the following criteria:

The availability of sewers, drainage facilities, fire protection services and facilities, and other public utilities."

The project is further consistent with other elements of the General Plan, including the Framework Element, the Housing Element, and the Mobility Element. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic

development, transportation, infrastructure, and public services. The project supports the following goal and objective of the Framework Element:

GOAL 4A: "AN EQUITABLE DISTRUBTION OF HOUSING OPPORTUNITIES BY TYPE AND COST ACCESSIBLE TO ALL RESIDENTS OF THE CITY."

Objective 4.1: "Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub-region to meet the projected housing needs by income level of the future population..."

The Housing Element of the General Plan was adopted on November 24, 2021, and provides land use policies and programs that encourage development of affordable housing across the City. The project also supports the following goals, objectives, and policies of the Housing Element:

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

Objective 1.2: "Facilitate the production of housing, especially projects that include Affordable Housing."

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

Policy 3.1.3: "Develop and implement design standards that promote quality residential development."

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

The Mobility Element of the General Plan, also known as Mobility Plan 2035, provides policies with the ultimate goal of developing a balanced transportation network for all users. The project supports the following policies of the Mobility Element:

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

Policy 5.2: "Support ways to reduce vehicle miles traveled (VMT) per capita."

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

The project proposes a new multi-family residential development that will provide much-needed housing, including affordable housing. Accordingly, the project fulfills the Community Plan, Framework Element, and Housing Element goals and objectives of providing housing for all persons in the community, including those at various income levels. The project utilizes development incentives to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City. Additionally, the project is a Density Bonus development located near, two major arterial roadways in the region that is well-served by public transportation. Thus, by locating higher-density development along major transit corridors, the project will contribute towards the creation of sustainable neighborhoods and a reduction in vehicle trips and VMT. The project will further promote mobility and sustainable

environments by providing an active and transparent building façade, residential amenities such as a gym, a recreation room, roof decks, and incorporating landscaping, all of which will significantly improve pedestrian movement and the quality of the streetscape in the area. The proposed improvements represent a significant improvement over the existing site conditions and help realize the City's goals, including the creation of attractive streetscapes and affordable housing (as detailed in the Hollywood Community Plan).

In addition, the project has been conditioned to include automobile parking spaces both ready for immediate use by electric vehicles (e.g., with electric vehicle chargers installed) and capable of supporting electric vehicles in the future. The project has also been conditioned to provide solar infrastructure. Together, these conditions further support applicable policies in the Health and Wellness Element, Air Quality Element, and Mobility Element of the General Plan by reducing the level of pollution/greenhouse gas emissions, ensuring new development is compatible with alternative fuel vehicles, and encouraging the adoption of low emission fuel sources and supporting green infrastructure. These conditions also support good planning practice by promoting overall sustainability and providing additional benefits and conveniences for residents, workers, and visitors.

The project contributes to and furthers the relevant goals, objectives, and policies of the plans that govern land use and development in the City. In addition, the project does not substantially conflict with any applicable plan or other regulation. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable Community Plan, and the applicable specific plan.

In addition to the above findings set forth in Section 12.24 E of the LAMC, the City Planning Commission shall find that:

4. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

The City's Housing Element for 2021-2029 was adopted by the City Council on November 24, 2021, and is the City's blueprint for meeting housing and growth challenges. The Housing Element identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of City programs to create sustainable, mixed- income neighborhoods across the City. The project supports the following goals and objectives of the Housing Element:

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

Objective 1.2: "Facilitate the production of housing, especially projects that include Affordable Housing."

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

Policy 3.1.3: "Develop and implement design standards that promote quality residential development."

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

The project proposes a new residential development with 35 housing units, with seven (7) units set aside for Very Low Income households. Accordingly, the project fulfills the Housing

Element goal of providing quality housing for all persons in the community. The project utilizes development incentives to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City. By providing housing in general and also affordable housing for Very Low Income households, the project directly supports the goals, objectives, and policies of the Housing Element that relate to the provision of affordable housing. Therefore, the project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

5. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application.

The subject property is zoned R3-1XL, which permits residential density at a ratio of one (1) unit per 800 square feet of lot area. The subject property has a total lot area of approximately 13,508 square feet including half of the alley and as such, the permitted base density on the subject property is 17 units.

Pursuant to the LAMC and California Government Code Section 65915, a Housing Development Project that sets aside a certain percentage of units as affordable, either in rental or for-sale units, shall be granted a corresponding density bonus, up to a maximum of 35 percent. While these provisions are limited to 35 percent, Government Code Section 65915(f) states that "the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage established." As such, in instances where a project is seeking a density bonus increase that is more than 35 percent, the amount of required units that are set aside as affordable shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35 percent would extend the existing set-aside charts located in Section 12.22 A.25 of the LAMC. LAMC Section 12.24 U.26, which implements this provision of the State law, states that based on the base density, as a Conditional Use a project may be granted additional density increases beyond the 35 percent maximum by providing additional affordable housing units. Per this code section, Table 1 below illustrates how the maximum allowable Density Bonus increases by 2.5 percent for every additional one percent of Very Low Income units provided, based on the base density and the chart prescribed in Section 12.22 A.25 of the LAMC.

Table 1: Density Bonus Percentages

Very Low Income Units (Percentage of Base Density)	Maximum Density Bonus Permitted (Based on Base Density)
*5 %**	*20 %**
*6 %**	*22.5 %**
*7 %**	*25 %**
*8 %**	*27.5 %**
*9 %**	*30 %**
*10 %**	*32.5 %**
*11 %**	*35 %**
12 %	**37.5 %**
13 %	**40 %**
14 %	**42.5 %**

15 %	**45 %**
16 %	**47.5 %**
17 %	**50 %**
18 %	**52.5 %**
19%	**55%**
20%	**57.5%**
21%	**60%**
22%	**62.5%**
23%	**65%**
24%	**67.5%**
25%	**70%**
26%	**72.5%**
27%	**75%**
28%	**77.5%**
29%	**80%**
30%	**82.5%**
31%	**85%**
32%	**87.5%**
33%	**90%**
34%	**92.5%**
35%	**95%**
36%	**97.5%**
37%	**100%**
38%	**102.5%**
39%	**105%**

**Existing set-aside chart as listed in Section 12.22 A.25 of the LAMC*

The project proposes to develop 35 dwelling units, equal to an increase of 18 units and a density bonus of 105 percent based on the base density on 17 units. Therefore, in order to obtain a 105 percent density bonus, the proposed project must set aside at least 41 percent of the base density, equal to seven (7) units, for Very Low Income Households. Accordingly, the project proposes to set aside seven (7) units for Very Low Income Households in exchange for the requested Density Bonus.

6. The project meets any applicable dwelling unit replacement requirements of the California Government Code Section 65915(c)(3).

The project proposes the construction, use and maintenance of a five-story 35-unit residential building. As the project site was previously developed with residential uses, there are applicable replacement dwelling unit requirements. Per the SB 8 Determination dated July 6, 2023, there were five (5) units that existed on the property within the last five years. Of the five (5) units, four (4) were RSO units, and are therefore subject to replacement pursuant to the requirements of California Government Code Section 66300 as “protected units”, with four

(4) of the five (5) units being subject to replacement as affordable "protected units". The project will comply with all other applicable requirements to the satisfaction of LAHD. Additionally, the project will meet any applicable dwelling unit replacement requirements of the California Government Code Section 65915(c)(3).

7. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the LAMC.

The proposed project has been conditioned to record a covenant for affordability restriction of a period of 55 years from the issuance of the Certificate of Occupancy to the satisfaction of the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the LAMC.

8. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

The City Planning Commission approved the Affordable Housing Incentives Guidelines (under Case No. CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by the City Council on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. LAHD utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. The Guidelines prescribe that the design and location of affordable units be comparable to the market rate units, the equal distribution of amenities, LAHD monitoring requirements, affordability levels, and procedures for obtaining LAHD sign-offs for building permits.

The project will result in 35 new dwelling units, with seven (7) units set aside as affordable units for Very Low Income households. All residents of the proposed project will have access to all common and open space amenities within the building. The restricted units will comply with affordability requirements in the Guidelines set for the by LAHD in conformance with US Department of Housing and Urban Development (HUD). Additionally, as part of the building permit process, the applicant will execute a covenant to the satisfaction of LAHD who will ensure compliance with the Guidelines. Therefore, the project will address the policies and standards contained in the Guidelines.

Density Bonus / Affordable Housing Incentives Findings

9. Pursuant to Section 12.22 A.25(g) of the LAMC and Section 65915 of the California Government Code, the Director shall approve a density bonus and requested incentive(s) unless the Director of Planning finds that[1]:

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

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives do not result in identifiable and actual cost reductions

[1] Pursuant to LAMC Section 12.22 A.25(g)(3), the City Planning Commission is considered the decision-maker for Off-menu density bonus requests. The findings referenced in LAMC Section 12.22 A.25(g)(2)(i)(c) apply to Off-menu requests.

to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Setbacks (On-Menu Incentives) – The subject property is zoned R3-1XL. Pursuant to LAMC Section 12.22-A.25(g)(3), the project is requesting two (2) On- Menu Incentives for yard reductions. The first incentive is to permit a seven foot six-inches easterly side yard setback in lieu of the eight-foot required. The second incentive is to permit a seven foot six-inches westerly side yard setback in lieu of the eight-foot required. These reductions enable the project to expand the building envelope by utilizing more space for building floor area and provide additional floor space and residential units, thus enabling the provision of more dwelling units.

Floor Area Ratio (On-Menu Incentive) – The subject property is zoned R3-1XL. Pursuant to LAMC Section 12.22-A.25(g)(3), the project is requesting an On-Menu Incentive for an increase in the FAR of the project site. The R3 zone in Height District 1XL generally permits a 3:1 FAR. In this case, the project has requested an On-Menu Incentive to allow an increase in the FAR for the entire project sire for a FAR of 3.74:1 which would allow for a larger construction envelope to provide the affordable units. The ability to develop larger building or more units will increase the revenues from the market-rate floor area, which will lower the marginal cost of developing and operating the affordable units. The additional floor area will allow certain fixed costs involved in the construction to be spread over more floor area thereby reducing the per square foot build cost of the development.

The project provides 41 percent of the base units for Very Low Income Households to qualify for the Density Bonus and the requested incentives. The requests will allow the developer to expand the building envelope so the affordable units can be constructed, and the overall space dedicated to residential uses is increased. The reduction in setbacks will allow for the construction of additional market rate floor area whose rents will subsidize the construction and operational costs of the affordable units. Therefore, these incentives support the applicant’s decision to set aside seven (7) dwelling units for Very Low Income households for 55 years.

b. ***The Incentive(s) will have a Specific Adverse Impact upon public health and safety or the physical environment or 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 (Government Code Section 65915(d)(1)(B) and 65589.5(d)).***

There is no substantial evidence in the record that the proposed Incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22-A,25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The record does not identify a public health and safety standard in relation to this finding. There are no historic

resources on the subject property. Potential environmental impacts have been analyzed in the Categorical Exemption (CE) prepared for the project; the CEQA Class 32 Categorial Exemption, did not find any significant environmental impacts as a result of the project. The property is not located on a substandard street in a Hillside area and is not located in a Liquefaction Zone, a Special Grading Area, a Very High Fire Hazard Severity Zone, a Methane Zone, or any other special hazard area. Therefore, there is no substantial evidence that the proposed project, and thus the requested Incentives, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource. Based on the above, there is no basis to deny the requested Incentives.

c. ***The Incentives are contrary to State/federal law*****.**

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

10. Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:

a. The Waiver(s) will have specific adverse impact upon public health and safety 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 the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no substantial evidence in the record that the proposed waivers of a development standard will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The record does not identify a public health and safety standard in relation to this finding. There are no historic resources on the subject property. Potential environmental impacts have been analyzed in the Categorical Exemption (CE) prepared for the project; the CEQA Class 32 Categorial Exemption, did not find any significant environmental impacts as a result of the project. The property is not located on a substandard street in a Hillside area and is not located in a Liquefaction Zone, a Special Grading Area, a Very High Fire Hazard Severity Zone, a Methane Zone, or any other special hazard area.

Therefore, there is no substantial evidence that the proposed project, and the requested waivers will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource. Based on the above, there is no basis to deny the requested waivers.

b. ***The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).***

A Density Bonus project may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1).

Pursuant to LAMC Section 12.21.1, the underlying zone and height district requires the project to provide a maximum height of 30 feet. The project request includes a waiver of development standard to allow for an increase in building height in lieu of the otherwise 30 feet required. Pursuant to LAMC Section 12.16.C.1, the underlying zone requires the project to provide a 15-foot front yard setback. The project request includes a waiver of development standard to allow for a reduction of the required front yard in lieu of the otherwise required 15-foot front yard.

As proposed, the granting of these waivers will allow for the development of the proposed residential building with the inclusion of the affordable residential units because the quantity of units allowed under the density bonus yard reductions and floor area ratio increase granted under the Incentives allows for the development of the affordable units. As presented by the applicant, without the requested yard and height waivers, the floor area located within those yards would be physically precluded from the Project preventing the construction of the proposed floor area and units described in the plans.

c. The Waivers are contrary to State/federal law.

There is no substantial evidence in the record indicating that the requested waivers are contrary to any State or federal laws.

Waiver of Dedication and Improvement Findings

11. The dedication or improvement requirement is physically impractical.

The proposed Project involves the construction, use, and maintenance of a new five-story residential building with 35 dwelling units. Currently, the public right-of-way along Waring Avenue adjacent to the Project site maintains a 15-foot public sidewalk.

The existing residential corridor along Waring Avenue has a uniform nature and all buildings along the block maintain a 15-foot setback which implies that the street widening dedication will likely go unrealized. The nearby structures were constructed in years ranging from the 1910s to the 1980s and represent a diverse cluster of residential development. Paramount Studios parking structure was constructed in 1989 and provides parking for studio employees with a 10-foot setback. This site in addition to the existing Paramount Studios remain an integral and useful building to the surrounding neighborhood. As such, given the intensity and usefulness of the established developments in the vicinity of the subject site, there is no evidence that all nearby parcels would accomplish the 15-foot street dedication to improve the half roadway width to 30 feet.

Requiring the dedication would reduce the overall lot area and therefore reduce the footprint and size of the proposed building. The abutting properties are unlikely to have an opportunity to observe this require dedication for street expansion, the dedication will only be reserved for a small stretch of land directly adjacent to the Project site. The existing sidewalk will be improved in compliance with the LAMC, and the proposed landscaping will drastically improve the pedestrian ease of travel. Furthermore, City agencies have recently expressed the intention to reform the WDI process to provide relief to projects such as the proposed project. The Public Works and Planning and Land Use Committee of the City Council submitted

motions recommending reform to include the following objectives: 1) Preserve consistent roadway widths and curb lines and 2) Prioritize consistent pedestrian experience with no or minimal sidewalk meandering (City Council Agenda Item 11, March 3, 2023). The project as currently planned would preserve consistent road widths, curb lines, and sidewalks, while a dedication would require the disruption of all three.

The requested Waiver of Dedication along Waring Avenue and the rear alley will facilitate the construction of the project. The dedications are likely to go unfulfilled collectively in the future as these lots have no immediate need or opportunity to fulfill this dedication. The Project will provide improvements for the adjacent sidewalk along Waring Avenue and the rear alley. Therefore, the dedication requirement is physically impractical.

Additional Findings

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

13. The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of “In-fill Projects”. The project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting five established conditions and if it is not subject to an Exception that would disqualify it. The Categorical Exemption document attached to the subject case file provides the full analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption.

PUBLIC HEARING AND COMMUNICATIONS

An official virtual (online) public hearing was conducted on Tuesday, May 7, 2024, at approximately 10:00 a.m. via Zoom teleconference.

1. Attendees

   The hearing was attended by approximately 10 people, consisting of the applicant's team, including the representative. Many of the attendees were members of the public. One representative from Council District 13 was present.

2. Testimony

   a. The Hearing Officer began the hearing by discussing format and logistics and introduced the project.

   b. Mr. Kevin Scott representative for the applicant's team, presented the project. Mr. Scott described the project, its various design features and development standards, and specific features that have been discussed during the planning process.

   c. Four members of the public spoke on the project. Lorilee King-Beckman stated the project was not in scale with the neighborhood, traffic would increase, that the adjacent sidewalk was severely damaged, and that the property was not being maintained well enough by the owner which has led to coyotes and squatters.

   d. Todd questioned the proposed parking for the project and stated that there is no parking for residents in the area, parking is worse on street cleaning days, and that the Paramount Studios parking lot is strictly for Staff and that as a handicap individual the typical parking spot is about four blocks away.

   e. Britney D. stated that the proposed parking was greedy and that they were not satisfied with the proposed units to parking ratio.

   f. Kim Cooper echoed previous comments and stated that there has been inadequate communication from the owners, the project is being piece mailed, and that the project removed affordable housing.

   g. In response to the questions and concerns raised, Mr. Scott reiterated that the project was in compliance with local and state density bonus laws and that housing affordability is the main crisis. Also, emphasized that the project site was demolished first and then the project was proposed by the applicant.

   h. The Hearing Officer asked one questions of the applicant, which asked the project team to elaborate on AB 2097. In response, Mr. Scott stated that the applicant is eligible to provide zero parking space pursuant to the CA Assembly Bill but that 17 parking spaces will be provided in addition to bicycle parking on the property.

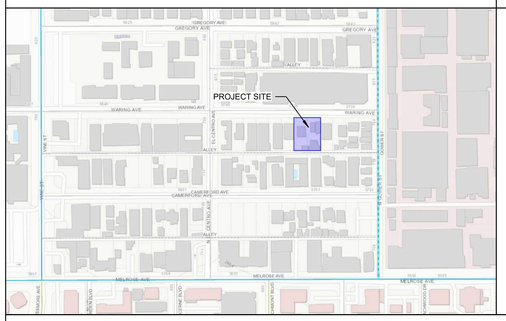
   i. With no other questions or speakers, the Hearing Officer closed the hearing and informed the audience that the project would be considered by the City Planning Commission on Thursday June 13, 2024.

Response to Comments

The comments made at the public hearings and otherwise received have been addressed in the Issues and Considerations section of the staff report.

W A R I N G A V E

VICINITY MAP



CODE

BUILDING CODE:	2023 LABC, (TITLE 24, PART 2.5) BASED ON THE 2021 IRC (INCLUDES ACCESSIBILITY)
STRUCTURAL:	2023 LABC, VOL 2 (TITLE 24, PART 2, VOL 2) BASED ON THE 2021 IBC WITH ASCE 7-16
MECHANICAL CODE:	2022 CA MECHANICAL CODE, (TITLE 24, PART 4) BASED ON THE 2021 UNIFORM MECHANICAL CODE
PLUMBING CODE:	2022 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON THE 2021 UNIFORM PLUMBING CODE
ELECTRICAL CODE:	2022 CA ELECTRICAL CODE (TITLE 24, PART 3) BASED ON THE 2020 NATIONAL ELECTRIC CODE
ENERGY CODE:	2022 CA ENERGY CODE (TITLE 24, PART 6) 2020 CITY OF LOS ANGELES GREEN BUILDING CODE

PROJECT DIRECTORY

OWNER
NAME: 5728 WARING PARTNERS LP
ADDRESS: 5728 WARING AVE. LOS ANGELES, CA 90038
PHONE NO.:

ARCHITECT
NAME: BREAKFORM DESIGN
ADDRESS: 127 ARENA STREET EL SEGUNDO, CA 90245
PHONE NO.: 310-322-3700

STRUCTURAL ENGINEER
NAME: ANDY ALEXANDER & ASSOCIATES
ADDRESS: 1615 GRAMERCY AVE. TORRANCE, CA 90501
PHONE NO.: 424-358-1085

LAND SURVEYOR
NAME: PACIFIC LAND CONSULTANTS, INC.
ADDRESS: 28441 HIGHRIDGE RD. SUITE 230 ROLLING HILLS ESTATES, CA 90274
PHONE NO.: 310-544-8689

TITLE 24
NAME: A & N DESIGN GROUP INC.
ADDRESS: 21550 OXNARD ST. #300 WOODLAND HILLS, CA 91367
PHONE NO.: 818-288-4361

PROJECT INFORMATION

PROJECT SUMMARY:	NEW 5 STORY RESIDENTIAL BUILDING WITH 35 APARTMENT UNITS (28 MARKET RATE, 7 VERY LOW INCOME) AND PARKING ON GROUND FLOOR
PROJECT ADDRESS:	5728 WARING AVE. LOS ANGELES, CA 90038
LOT SIZE:	6,504.1 SF & 6,503.9 SF
LOT AREA:	13,007 SF
ASSESSOR'S PARCEL #:	5534033006 & 5534033007
TRACT:	EL CENTRO TRACT
MAP REFERENCE:	M B 2-84
BLOCK:	13
LOT:	9 & 11
CENSUS TRACT:	1918.20
ZONING:	R3-1XL
HILLSIDE AREA:	NO
SPECIFIC PLAN AREA:	NONE
METHANE HAZARD SITE:	METHANE BUFFER ZONE
SPECIAL GRADING AREA:	NO
USE:	MEDIUM RESIDENTIAL
HEIGHT LIMIT:	30'
BUILDING FOOTPRINT:	9,126 SF
BUILDING SQUARE FOOTAGE:	43,620 SF
BUILDING HEIGHT:	61' - 6"
TYPE OF CONSTRUCTION:	TYPE I-A & TYPE III-A
OCCUPANCY GROUP:	S2 & R2
NUMBER OF STORY:	5
PARKING REQUIREMENT:	41 SPACES
PARKING PROVIDED:	17 SPACES
SPRINKLER:	NFPA-13
FIRE ALARM:	MANUAL FIRE ALARM SYSTEM

RESIDENTIAL UNITS

UNIT #	OCCUPANCY	S.F.	TYPE	UNIT #	OCCUPANCY	S.F.	TYPE
2A	2 BD / 2 BTH	1,033 SF	MARKET RATE	5A	2 BD / 2 BTH	1,033 SF	MARKET RATE
2C	/ 1 BTH	524 SF	AFFORDABLE	5B	1 BD / 1 BTH	900 SF	MARKET RATE
2D	2 BD / 2 BTH	986 SF	MARKET RATE	5C	/ 1 BTH	524 SF	MARKET RATE
2E	1 BD / 1 BTH	820 SF	AFFORDABLE	5D	2 BD / 2 BTH	986 SF	MARKET RATE
2F	/ 1 BTH	523 SF	MARKET RATE	5E	1 BD / 1 BTH	820 SF	MARKET RATE
2G	/ 1 BTH	523 SF	MARKET RATE	5F	/ 1 BTH	523 SF	MARKET RATE
2H	/ 1 BTH	523 SF	MARKET RATE	5G	/ 1 BTH	523 SF	MARKET RATE
2I	2 BD / 2 BTH	1,082 SF	MARKET RATE	5H	/ 1 BTH	523 SF	AFFORDABLE
				5I	2 BD / 2 BTH	1,082 SF	MARKET RATE
3A	2 BD / 2 BTH	1,033 SF	MARKET RATE				
3B	1 BD / 1 BTH	900 SF	MARKET RATE				
3C	/ 1 BTH	524 SF	MARKET RATE				
3D	2 BD / 2 BTH	986 SF	AFFORDABLE				
3E	1 BD / 1 BTH	820 SF	MARKET RATE				
3F	/ 1 BTH	523 SF	AFFORDABLE				
3G	/ 1 BTH	523 SF	MARKET RATE				
3H	/ 1 BTH	523 SF	MARKET RATE				
3I	2 BD / 2 BTH	1,082 SF	MARKET RATE				
4A	2 BD / 2 BTH	1,033 SF	AFFORDABLE				
4B	1 BD / 1 BTH	900 SF	MARKET RATE				
4C	/ 1 BTH	524 SF	MARKET RATE				
4D	2 BD / 2 BTH	986 SF	MARKET RATE				
4E	1 BD / 1 BTH	820 SF	AFFORDABLE				
4F	/ 1 BTH	523 SF	MARKET RATE				
4G	/ 1 BTH	523 SF	MARKET RATE				
4H	/ 1 BTH	523 SF	MARKET RATE				
4I	2 BD / 2 BTH	1,082 SF	MARKET RATE				

SETBACKS PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
FRONT YARD	12'-0"	FRONT YARD	15'-0"
REAR YARD	15'-0"	REAR YARD	15'-0"
EAST SIDE YARD	7'-6"	EAST SIDE YARD	8'-0"
WEST SIDEYARD	7'-6"	WEST SIDEYARD	8'-0"

F.A.R. PROVIDED VS. REQUIRED

PROVIDED		ALLOWED	
RESIDENTIAL FLOOR AREA:	35,383 SF	TOTAL LOT AREA:	13,007 SF
(F.A.R.) x 9,450 SF = 35,383 SF		BUILDABLE AREA:	9,450 SF
F.A.R. PROVIDED:	3.74:1	F.A.R. ALLOWED:	3:1
		(3) X 9,450 =	28,350 SF
TOTAL PROVIDED:	35,383 SF	TOTAL ALLOWED:	28,350 SF

RESIDENTIAL DENSITY PROVIDED VS. REQUIRED

PROVIDED		ALLOWED	
DWELLING UNITS:	35 DWELLING UNITS	TOTAL LOT AREA: 1/2 ALLEY AREA:	13,007 SF 500 SF
MARKET RATE:	28		13,508 SF
VERY LOW INCOME:	7	(TOTAL LOT AREA) / 800 : (BASE DENSITY)	16.89 ≈ 17
TOTAL PROVIDED:	35 DWELLING UNITS	TOTAL ALLOWED:	17 DWELLING UNITS

PARKING PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
(AB 2097 ELIGIBLE)		TENANT PARKING: (AB 2345 ELIGIBLE)	
TENANT PARKING:	**17 SPACES**	0-1 BED UNIT = 1 SPACE REQ. (23 UNITS)	23 SPACES
STANDARD PARKING	**6 SPACES**	2-3 BED UNIT = 1.5 SPACE REQ. (12 UNITS)	18 SPACES
EV READY	4 SPACES		
EVCS	2 SPACES		
COMPACT PARKING	**10 SPACES**		
ADA VAN	**1 SPACE**		
EVCS	1 SPACE		
TOTAL PROVIDED:	**17 SPACES**	**TOTAL:**	**41 SPACES**

BICYCLE PARKING PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
LONG TERM BICYCLE PARKING:	33 SPACES	LONG TERM BICYCLE PARKING: 1-25 UNITS RESIDENTIAL: 1 / 1 UNIT	25 SPACES
SHORT TERM BICYCLE PARKING:	8 SPACES	26-35 UNITS RESIDENTIAL: 1/ 1.5 UNITS	6.67 ≈ 7 SPACES
(AB 2097 ELIGIBLE)		SHORT TERM BICYCLE PARKING: 1-25 UNITS RESIDENTIAL: 1 / 10 UNITS	2.5 ≈ 3 SPACES
		26-35 UNITS RESIDENTIAL: 1/ 15 UNITS	.67 ≈ 1 SPACE
TOTAL LONG TERM ROVIDED:	33 SPACES	TOTAL LONG TERM REQUIRED:	32 SPACES
TOTAL SHORT TERM PROVIDED:	8 SPACES	TOTAL SHORT TERM REQUIRED:	4 SPACES

OPEN SPACE PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
COMMON OPEN SPACE:	3,523 SF	23 @ < 3 HABITABLE ROOMS (100 SF) (23 UNITS) (100 SF) =	2,300 SF
PRIVATE OPEN SPACE:	400 SF	12 @ 3 HABITABLE ROOMS (125 SF) (12 UNITS) (125 SF) =	1,500 SF
		0 @ > 3 HABITABLE ROOMS (175 SF) (0 UNITS) (175 SF) =	0 SF
TOTAL OPEN SPACE PROVIDED:	3,923 SF	TOTAL OPEN SPACE REQUIRED:	3,800 SF

ACTIONS REQUESTED

THE REQUEST CONFORMS TO THE FOLLOWING REQUIREMENTS AS FOLLOWS:

CODE SECTION FROM WHICH RELIEF IS REQUESTED: CODE SECTION WHICH AUTHORIZES RELIEF: 12.24 U 26

A CONDITIONAL USE PERMIT PURSUANT TO LAMC 12.24 U 26 TO PERMIT A DENSITY BONUS FOR A PROJECT FOR WHICH THE DENSITY INCREASE IS GREATER THAN THE MAXIMUM 35% PERMITTED IN LAMC SECTION 12.22.A.25; IN CONJUNCTION WITH THE CONSTRUCTION, USE, AND MAINTENANCE OF 35 FOR-RENT DWELLING UNITS IN LIEU OF 17 THE DWELLING UNITS OTHERWISE PERMITTED BY LAMC 12.22 A 25; WITH SEVEN (7) DWELLING UNITS RESERVED FOR VERY LOW INCOME HOUSEHOLDS; AND PURSUANT TO LAMC SECTION 12.24 F.

INCENTIVES AND WAIVERS

INCENTIVES (12.22.A.25):

- PERMIT A 6.25% DECREASE IN REQUIRED EASTERLY SIDE YARD SETBACK TO ALLOW A 7-FOOT 6-INCH SIDE YARD SETBACK IN LIEU OF THE 8 FEET REQUIRED BY THE R3 ZONE PURSUANT TO LAMC 12.10.C.3.
- PERMIT A 6.25% DECREASE IN REQUIRED WESTERLY SIDE YARD SETBACK TO ALLOW A 7-FOOT 6-INCH SIDE YARD SETBACK IN LIEU OF THE 8 FEET REQUIRED BY THE R3 ZONE PURSUANT TO LAMC 12.10.C.3.
- PERMIT A 20% DECREASE IN REQUIRED NORTHERLY FRONT YARD SETBACK TO ALLOW A 12-FOOT FRONT YARD SETBACK IN LIEU OF THE 15 FEET REQUIRED BY THE R3 ZONE PURSUANT TO LAMC 12.10.C.3.

WAIVERS OF DEVELOPMENT STANDARDS:

- PERMIT A 31-FOOT AND 6-INCHES INCREASE IN HEIGHT TO 61-FEET AND 6-INCHES IN LIEU OF THE MAXIMUM HEIGHT OF 30 FEET ALLOWED IN THE R3-1XL ZONES PURSUANT TO LAMC 12.21.1.
- PERMIT A 24.8% INCREASE IN ALLOWED FLOOR AREA RATIO FROM 3.0:1 TO 3.74:1 TO ALLOW 35,383 SQUARE FEET OF FLOOR AREA IN LIEU OF THE 28,350 SQUARE FEET PERMITTED PURSUANT TO LAMC 12.21.1.A.1.

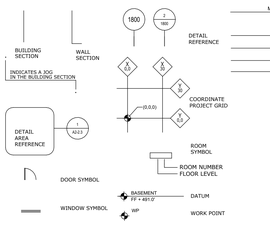
EXHIBIT "A"
Page No. 1 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

SHEET INDEX

NOTE:
"THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.

ABREVIATIONS & SYMBOLS

&	And	BLKG	Blocking	D	Deep, Depth	EXP	Expansion	GALV	Galvinized	JT	Joint	N	North	P.T.D.	Paper Towel Dispenser	SIM	Similar	T.P.D.	Toilet Paper Dispenser
<	Angle	BM	Beam	DBL	Double	EXPO	Exposed	G.B.	Grab Bar			N.I.C.	Not in Contract	PTN	Partition	SLDG	Siding	T.S.	Top of Steel
@	At	BOT	Bottom	DET	Detail	EXT	Exterior	G.I.	Galvanized Iron	KIT	Kitchen	NO	Number			SPEC	Specification	TV	Television
℄	Centerline	BR	Bedroom	D.F.	Drinking Fountain			GL	Glass, Glazing			NOM	Nominal	Q.T.	Quarry Tile	SQ	Square	T.O.W.	Top of Wall
ø	Diameter or Round	BSMT	Basement	DIA	Diameter	F.A.	Fire Alarm	GND	Ground	LAM	Laminate	N.S.	No Scale			S.S.	Stainless Steel	TYP	Typical
⊥	Perpendicular	B.U.R.	Built Up Roofing	DIM	Dimension	F.D.	Floor Drain	GR	Grade	LAV	Lavatory	N.T.S.	Not to Scale	R	Riser	SSK	Service Sink		
#	Number			DISP	Dispenser	FDN	Foundation	GYP	Gypsum	L.F.	Lineal Foot			RAD	Radius	STD	Standard	UNF	Unfinished
(E)	Existing	CAB	Cabinet	DN	Down	F.E.	Fire Extinguisher			L.H.	Left Hand	O/	Over	R.D.	Roof Drain	STL	Steel	U.O.N.	Unless Otherwise Noted
		CARP	Carpet	D.O.	Door Opening	F.E.C.	Fire Extinguisher	H	High	LKR	Locker	OA	Overall	REF	Reference	STOR	Storage	UR	Urinal
AB	Anchor Bolt	C.B.	Catch Basin	DR	Door	F.H.		H.B.	Hose Bib	L.R.	Living Room	OBSC	Obscure	REFR	Refrigerator	STRUCT	Structrual		
A/C	Air Conditioning	CEM	Cement	DS	Downspout	F.G.	Finish Grade	H.C.	Hollow Core	LT	Light	O.C.	On Center	REINF	Reinforced or Reinforcing	SUSP	Suspended	VERT	Vertical
A.C.	Asphaltic Concrete	CER	Ceramic	D.S.P.	Dry Standpipe	F.H.C.	Fire Hose Cabinet	HCP	Handicapped	LVR	Louver	O.D.	Outside Diameter	REQ	Required	SW	Switch	VEST	Vestibule
ACT	Acoustical Tile	C.I.	Cast Iron	DWG	Drawing	FIN	Finish	HDWR	Hardware			O.F.D.	Overflow Drain	RESIL	Resilient	SYM	Symmetrical	V.I.F.	Verify in Field
ACOUS	Acoustical	CLG	Ceiling	DWR	Drawer	FLASH	Flashing	HDWD	Hardwood	MATL	Material	OFF	Office	REV	Revised	SYS	System	VOL	Volume
ADJ	Adjustable	CLO	Closet			FLR	Floor	H.M.	Hollow Metal	MAX	Maximum	O.H.	Overhang	RFG	Roofing				
A.F.F.	Above Finish Floor	CLR	Clear	E	East	FLUOR	Fluorescent	HORIZ	Horizontal	M.B.	Machine Ball	OVHD	Overhead	R.H.	Right Hand	T	Tread	W	West
ALT	Alter or Alternate	CMU	Concrete Masonry Unit	EA	Each	F.O.C.	Face of Concrete	HR	Hour	MECH	Mechanical	OPNG	Opening	RM	Room	T.B.	Towel Bar	W/	With
ALUM	Aluminum	CNTR	Counter	EJ	Expansion Joint	F.O.F.	Face of Finish	HT	Height	MEMB	Membrane	OPP	Opposite	R.O.	Rough Opening	T&G	Tongue and Groove	W.H.	Water Heater
ANOD	Anodized	COL	Column	EL	Elevation	F.O.M.	Face of Masonry	HVAC	Heating, Ventilation and Air Conditioning	MET	Metal			RWD	Redwood	T.O.C.	Top of Curb	W/O	Without
A.P.	Access Panel	CONC	Concrete	ELEC	Electrical	F.O.S.	Face of Stud			MFR	Manufacture	PC	Piece			T.O.D.	Top of Drain	W.C.	Water Closet
APPROX	Approximate	CONN	Connection	ELEV	Elevation	FPRF	Fireproof	H.W.	Hot Water	MH	Manhole	P.D.	Planter Drain	S	South	TEL	Telephone	WD	Wood
ARCH	Architectural	CONST	Construction	EMER	Emergency	FR	Frame			MIN	Minimum	PL	Plate	S.C.	Solid Core	TEMP	Tempered, Temperature	WP	Waterproof
ASPH	Asphalt	CONT	Continuous	ENCL	Enclosure	FS	Full Size	I.D.	Inside Diameter	MIR	Mirror	P.L.	Property Line	SCHED	Schedule	TER	Terrazzo	WPM	Waterproof Membrane
		CONTR	Contractor	E.O.S.	Edge of Slab	FT	Foot, Feet	INCL	Including	MISC	Miscellaneous	PLMG	Plumbing	SECT	Section	THK	Thick, Thickness	WSCT	Wainscot
BD	Board	CORR	Corridor	EQ	Equal	FTG	Footing	INSUL	Insulation	M.O.	Masonry Opening	PLAM	Plastic Laminate	SEP	Separation, Separate	THR	Threshold	W.S.P.	Wet Standpipe
BITUM	Bituminous	C.T.	Ceramic Tile	EQUIP	Equipment	FURR	Furring, Furred	INT	Interior	M.R.	Moisture Resistant	PLAS	Plaster	SH	Shelf	TOIL	Toilet	WT	Weight
BLDG	Building	CTR	Center	E.W.	Each Way	FUT	Future			MTD	Mounted	PLYWD	Plywood	SHR	Shower	T.O.P.	Top of Pavement		
BLK	Block	CTSK	Countersunk	E.W.C.	Electric Water Cooler			JAN	Janitor	MUL	Mullion	PR	Pair	SHT	Sheet	T.O.S.	Top of Slab		
		C.W.	Cold Water	EXIST	Existing	GA	Gauge	JST	Joist			PT	Paint			T.P.D.	Toilet Paper Dispenser		



breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

COVER

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:03:33 AM
SCALE	
JOB #	22-A004

A0.00

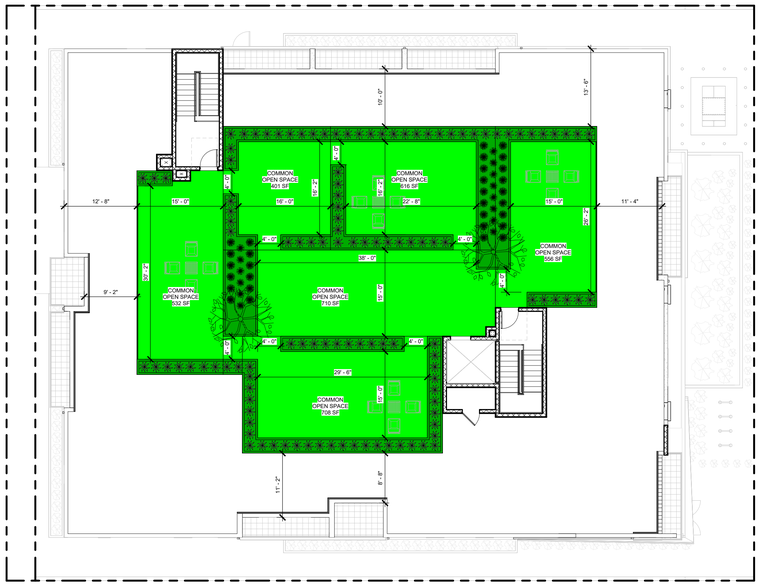
OPEN SPACE PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
COMMON OPEN SPACE:	3,523 SF	23 UNITS @ < 3 HABITABLE ROOMS (100 S.F.) (23 UNITS)(100 S.F.) =	2,300 SF
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON ZONING CODE 12.21 G: 8 UNITS x 50 SF =	400 SF	12 UNITS @ 3 HABITABLE ROOMS (125 S.F.) (12 UNITS)(125 S.F.) =	1,500 SF
		0 UNITS @ > 3 HABITABLE ROOMS (175 S.F.) (0 UNITS)(175 S.F.)=	0 SF
TOTAL PROVIDED OPEN SPACE:	3,923 SF	TOTAL REQUIRED OPEN SPACE:	3,800 SF

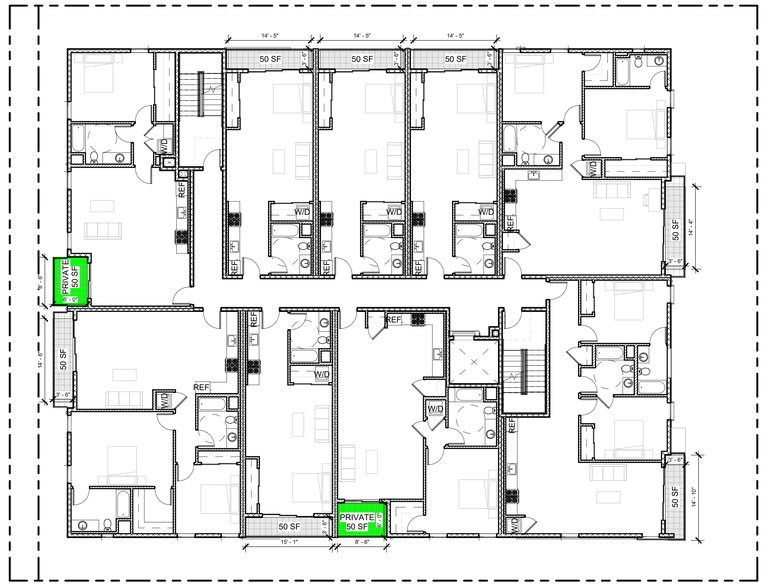
COMMON OPEN SPACE TREE COUNT			
PROVIDED		REQUIRED	
ON SITE	6 TREES	1 TREE PER EVERY 4 UNITS	
IN PARKWAY	3 TREES	36 UNITS / 4 =	9 TREES
TOTAL	**9 TREES**	**TOTAL**	**9 TREES**

COMMON OPEN SPACE PLANTING AREA

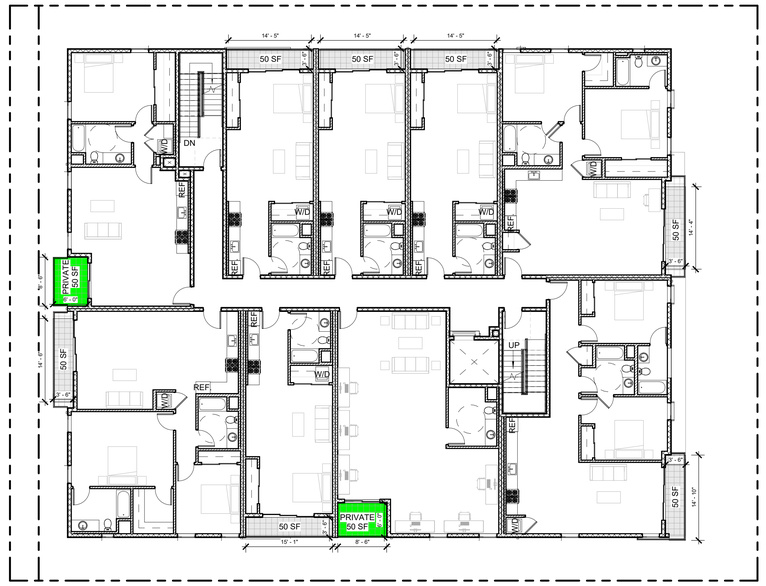
ROOF DECK COMMON OPEN SPACE:	3,523 SF
REQUIRED PLANTING AREA: 25% OF THE COMMON OPEN SPACE	880 SF
PROVIDED PLANTING AREA:	889 SF



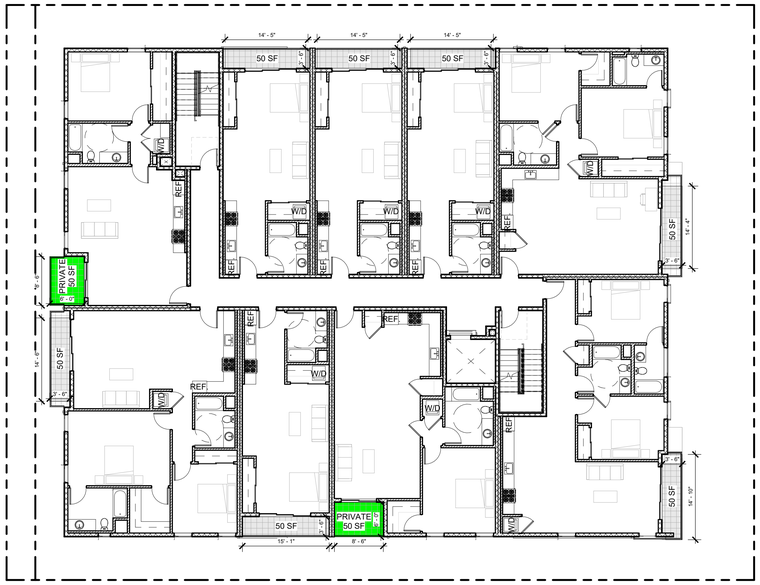
OPEN SPACE - ROOF 3/32" = 1'-0" 6



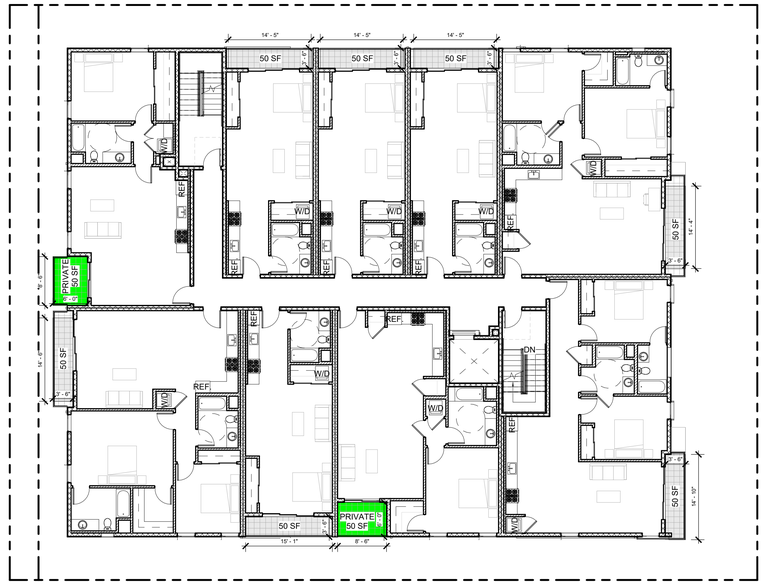
OPEN SPACE - FOURTH FLOOR 3/32" = 1'-0" 4



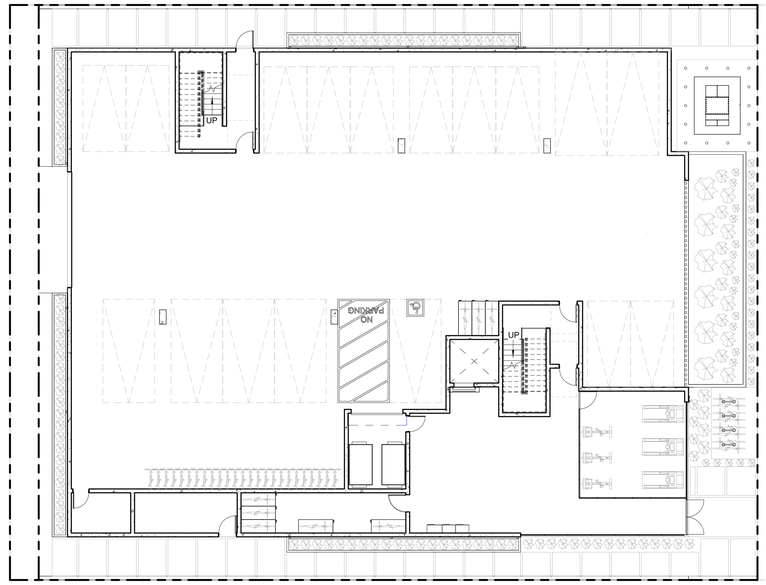
OPEN SPACE - SECOND FLOOR 3/32" = 1'-0" 2



OPEN SPACE - FIFTH FLOOR 3/32" = 1'-0" 5



OPEN SPACE - THIRD FLOOR 3/32" = 1'-0" 3



OPEN SPACE - GROUND FLOOR 3/32" = 1'-0" 1

EXHIBIT "A"
Page No. 2 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

OPEN SPACE AREA CALCULATIONS

DRAWN	Author
CHECKED	Checker
DATE	3/6/2024 11:04:23 AM
SCALE	3/32" = 1'-0"
JOB #	22-A004

A0.15

SITE PLAN LEGEND

- FLOOR TYPE
- PROPERTY LINE
- SETBACKS

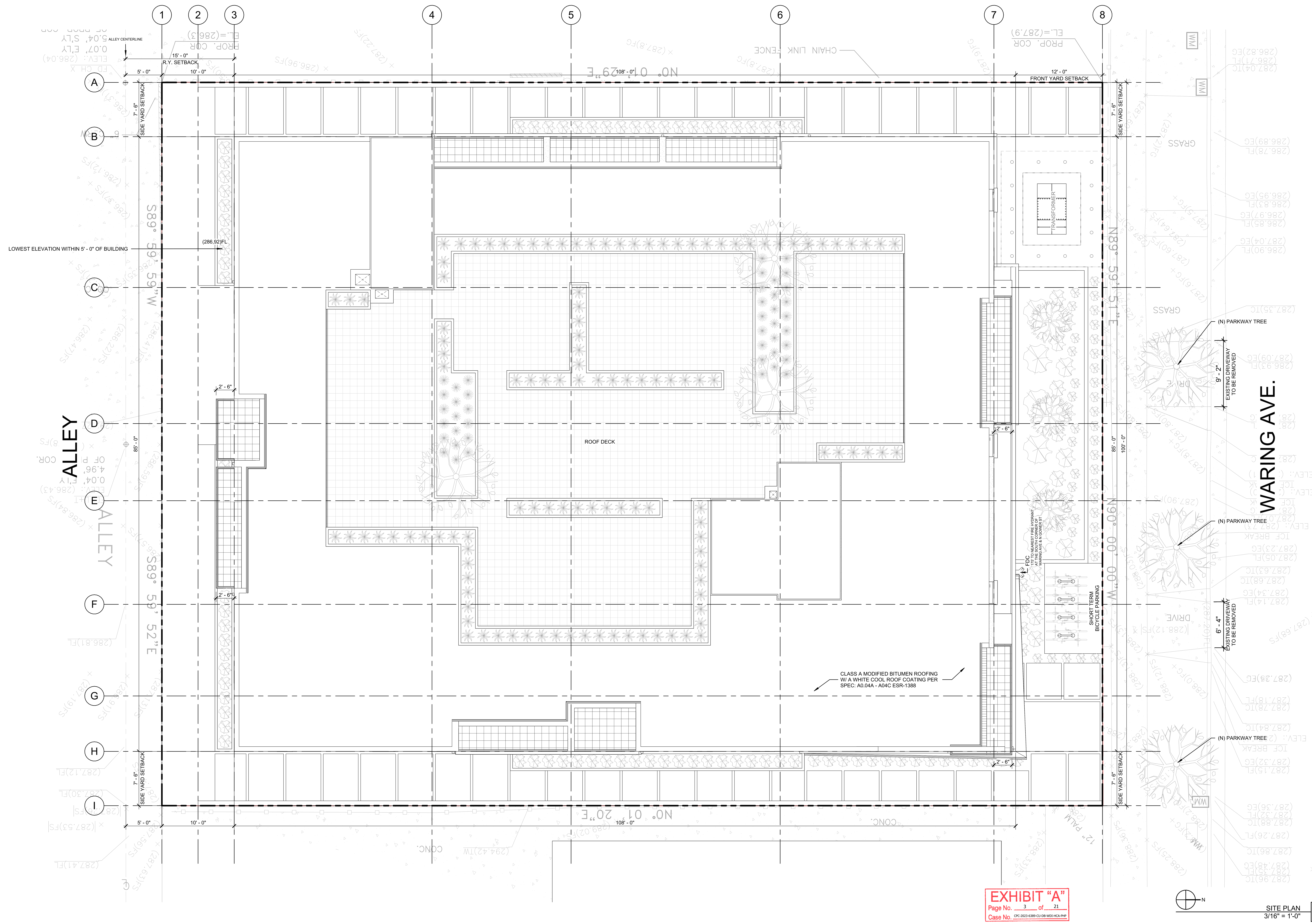


EXHIBIT "A"
Page No. 3 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

SITE PLAN
3/16" = 1'-0"
1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

SITE PLAN

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:04:38 AM
SCALE	As indicated
JOB #	22-A004

A1.00

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

FLOORS

1. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2. CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
3. CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
4. WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
5. WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
6. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
7. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)

INTERIOR FINISHES NOTES:

1. INTERIOR MATERIAL APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.

2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF CORRIDOR, LOBBY AND EXIT ENCLOSURE ARE IDENTIFIED ON PLANS AS CLASS C = FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450.

3. INTERIOR WALL AND CEILING FINISH MATERIAL SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 286 AND COMPLY WITH SECTION 803.1.1.1:
- **A.** DURING THE 40 KW EXPOSURE, FLAMES SHALL NOT SPREAD TO THE CEILING.
- **B.** THE FLAME SHALL NOT SPREAD TO THE OUTER EXTREMITY OF THE SAMPLE ON ANY WALL OR CEILING.
- **C.** FLASHOVER, AS DEFINED IN NFPA 286, SHALL NOT OCCUR.
- **D.** THE PEAK HEAT RELEASE RATE THROUGHOUT THE TEST SHALL NOT EXCEED 800 KW.
- **E.** THE TOTAL SMOKE RELEASED THROUGHOUT THE TEST SHALL NOT EXCEED 1,000 M2.

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.07 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- 1 HR
- 2 HR
- SMOKE DETECTOR
- CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

MB	MASTER BEDROOM	**PWR**	POWDER ROOM
MBA	MASTER BATHROOM	**CL**	CLOSET
BD	BEDROOM	**WIC**	WALK IN CLOSET
BA	BATHROOM	**LR**	LAUNDRY ROOM
LR	LIVING ROOM	**BC**	BALCONY
KI	KITCHEN	**EN**	ENTRY
DR	DINING ROOM	**HLWY**	HALLWAY

KEYNOTE LEGEND

1. MAILBOXES DETAIL: A0.11C
2. OCCUPANT LOAD SIGN
3. STAIRWAY IDENTIFICATION SIGN
4. FLOOR LANDING NUMBER (4/A0.16)
5. SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C
6. LONG TERM BICYCLE PARKING (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL 7/A0.10C
7. LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
8. MEDICAL SERVICES SYMBOL (5/A0.16)
9. STONE COUNTERTOP
10. SMART THERMOSTAT
11.
12. ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D

EV PARKING CALCULATIONS

BASED ON THE 17 PROVIDED SPACES
STANDARD / COMPACT - 16
ADA - 1

EV PARKING SPACES

EV TOTAL:
16 x 30% = 4.8 → **5**

EV READY:
16 x 25% = **4**

EVCS:
16 x 10% = 1.6 → **2**

ADA EV PARKING SPACES

ADA EV TOTAL:
1 x 30% = 0.30 → 1

ADA EV READY:
1 x 25% = 0.25 → 1

ADA EVCS:
1 x 10% = 0.10 → 1

PROVIDED EV SPACES

4 EV READY (9'x18' STALLS)

2 EVCS (9'x18' STALLS)

1 ADA EVCS (9'x18' STALL)

DEFINITIONS

EVSE: ELECTRIC VEHICLE SUPPLY EQUIPMENT

EVCS: ELECTRIC VEHICLE CHARGING STATION

NOTES:

- FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT. ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD.
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5

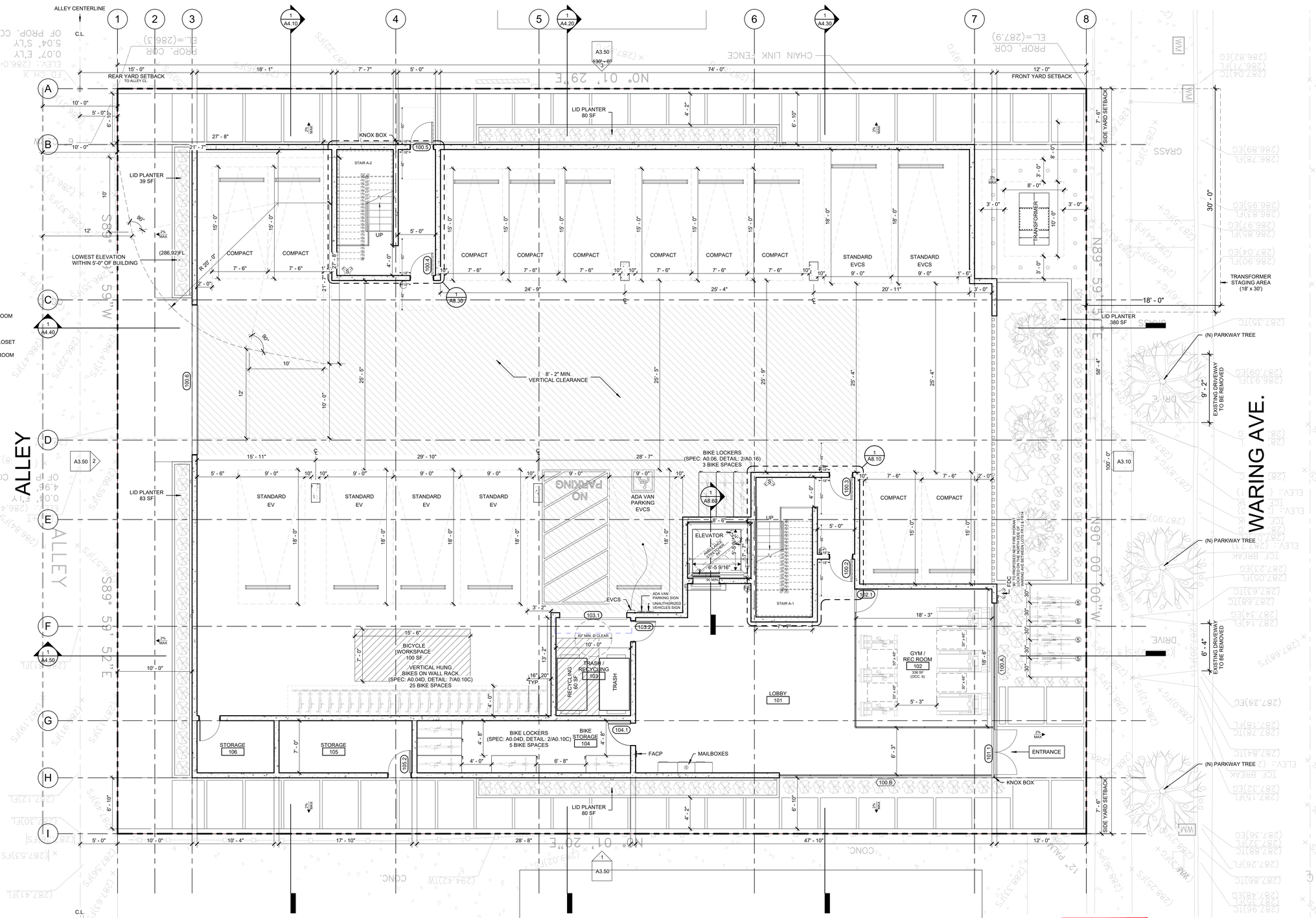


EXHIBIT "A"
Page No. 4 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

GROUND FLOOR PLAN
3/16" = 1'-0"

1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:15:13 AM
SCALE	As indicated
JOB #	22-A004

A2.10

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

FLOORS

1. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2. CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
3. CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
4. WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
5. WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
6. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
7. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)

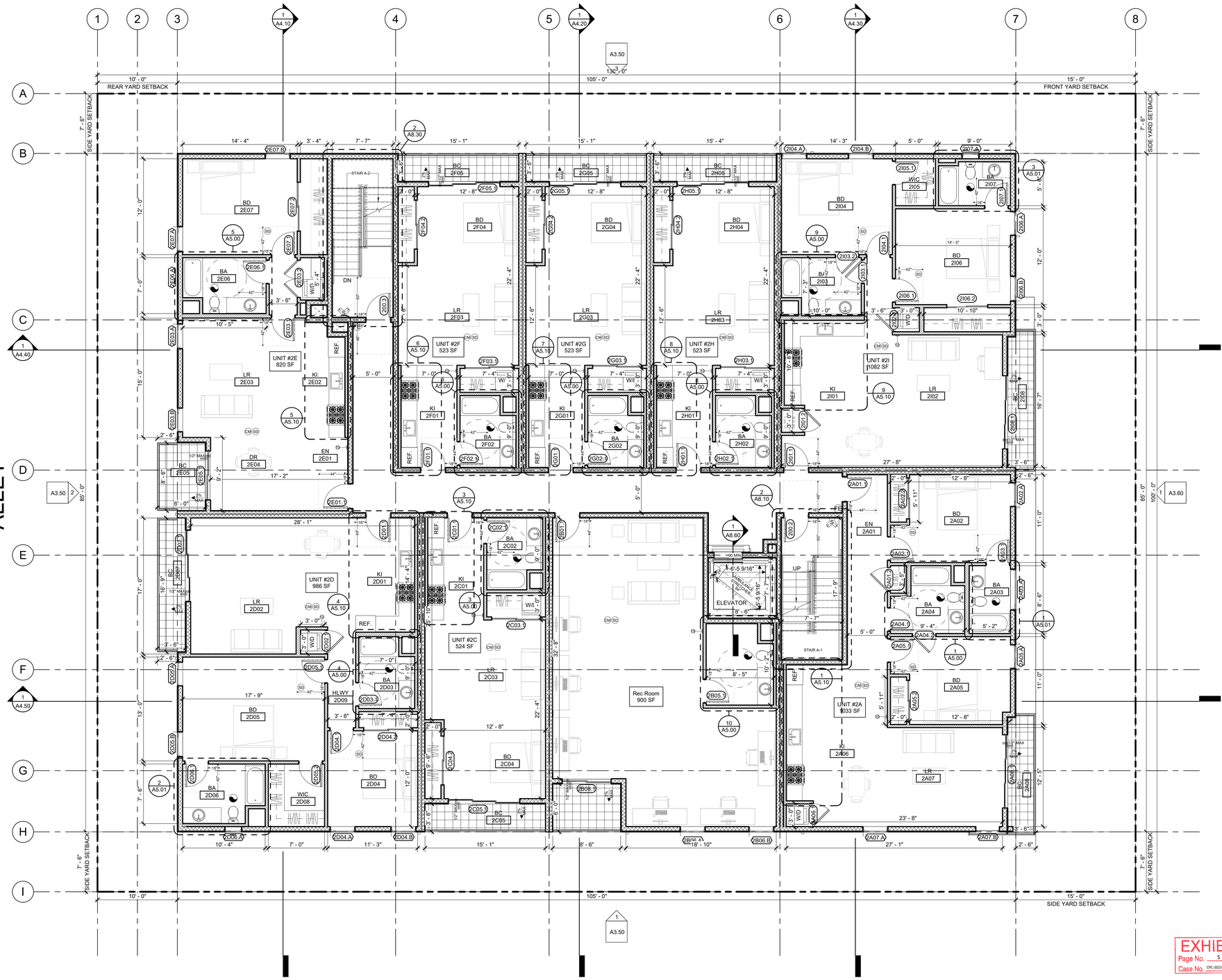
FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.07 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- 1 HR
- 2 HR
- SMOKE DETECTOR
- CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

MB	MASTER BEDROOM	**PWR**	POWDER ROOM
MBA	MASTER BATHROOM	**CL**	CLOSET
BD	BEDROOM	**WIC**	WALK IN CLOSET
BA	BATHROOM	**LR**	LAUNDRY ROOM
LR	LIVING ROOM	**BC**	BALCONY
KI	KITCHEN	**EN**	ENTRY
DR	DINING ROOM	**HLWY**	HALLWAY

KEYNOTE LEGEND

1. MAILBOXES DETAIL: A0.11C
2. OCCUPANT LOAD SIGN
3. STAIRWAY IDENTIFICATION SIGN
4. FLOOR LANDING NUMBER (4/A0.16)
5. SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C
6. LONG TERM BICYCLE PARKING (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL 7/A0.10C
7. LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
8. MEDICAL SERVICES SYMBOL (5/A0.16)
9. STONE COUNTERTOP
10. SMART THERMOSTAT
11.
12. ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D



SECOND FLOOR PLAN
3/16" = 1'-0"

1

EXHIBIT "A"
Page No. 5 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:16:08 AM
SCALE	As indicated
JOB #	22-A004

A2.20

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

FLOORS

- F1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
- F2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
- F3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
- R1 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
- R2 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
- R3 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
- R4 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)

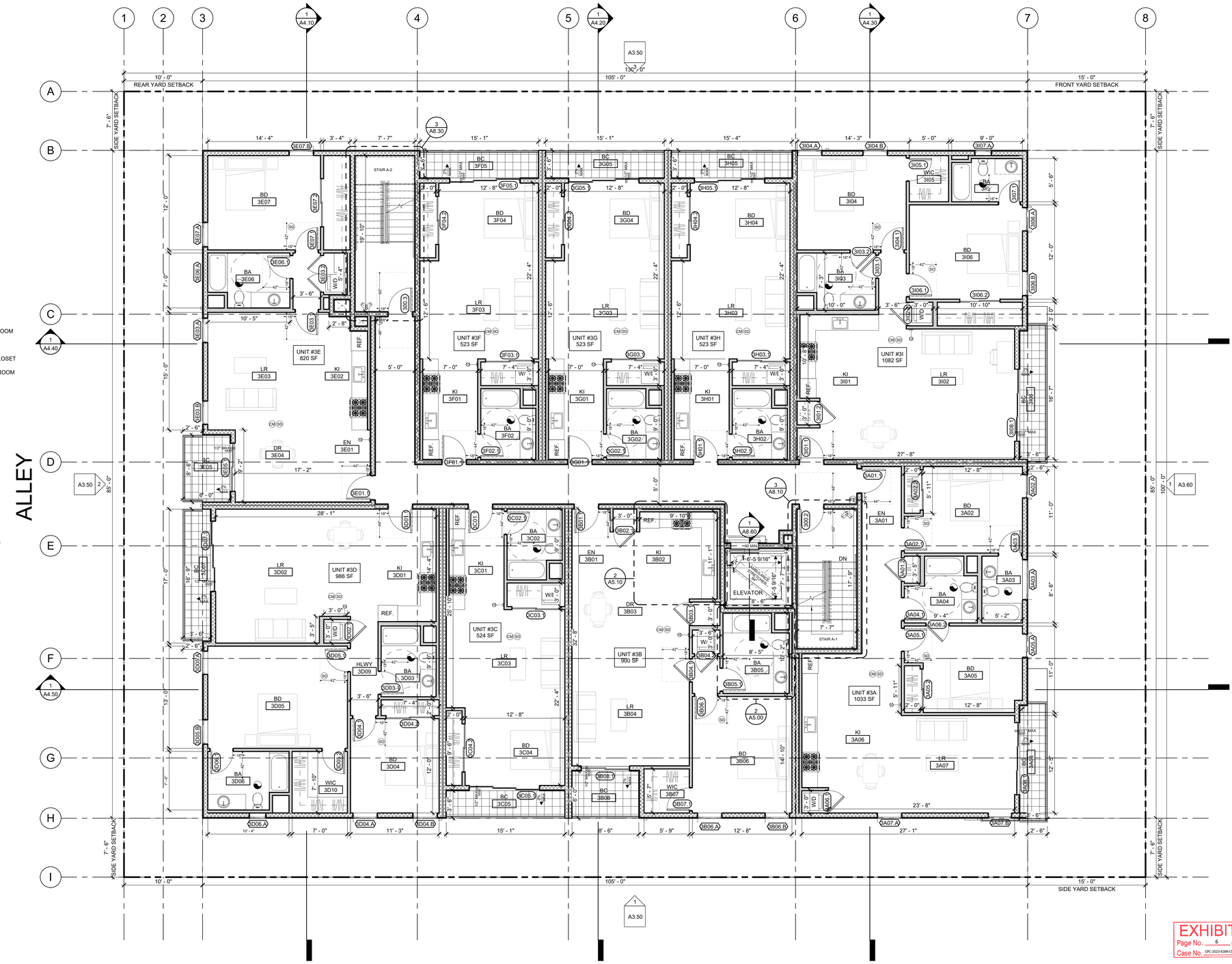
FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.07 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- 1 HR
- 2 HR
- SMOKE DETECTOR
- CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

MB	MASTER BEDROOM	**PWR**	POWDER ROOM
MBA	MASTER BATHROOM	**CL**	CLOSET
BD	BEDROOM	**WIC**	WALK IN CLOSET
BA	BATHROOM	**LR**	LAUNDRY ROOM
LR	LIVING ROOM	**BC**	BALCONY
KI	KITCHEN	**EN**	ENTRY
DR	DINING ROOM	**HLWY**	HALLWAY

KEYNOTE LEGEND

1. MAILBOXES DETAIL: A0.11C
2. OCCUPANT LOAD SIGN
3. STAIRWAY IDENTIFICATION SIGN
4. FLOOR LANDING NUMBER (4/A0.16)
5. SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C
6. LONG TERM BICYCLE PARKING (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL 7/A0.10C
7. LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
8. MEDICAL SERVICES SYMBOL (5/A0.16)
9. STONE COUNTERTOP
10. SMART THERMOSTAT
11.
12. ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D



THIRD FLOOR PLAN
3/16" = 1'-0"

1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:04:54 AM
SCALE	As indicated
JOB #	22-A004

A2.30

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

FLOORS

A. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
B. CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
C. CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
D. WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
E. WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
F. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
G. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)

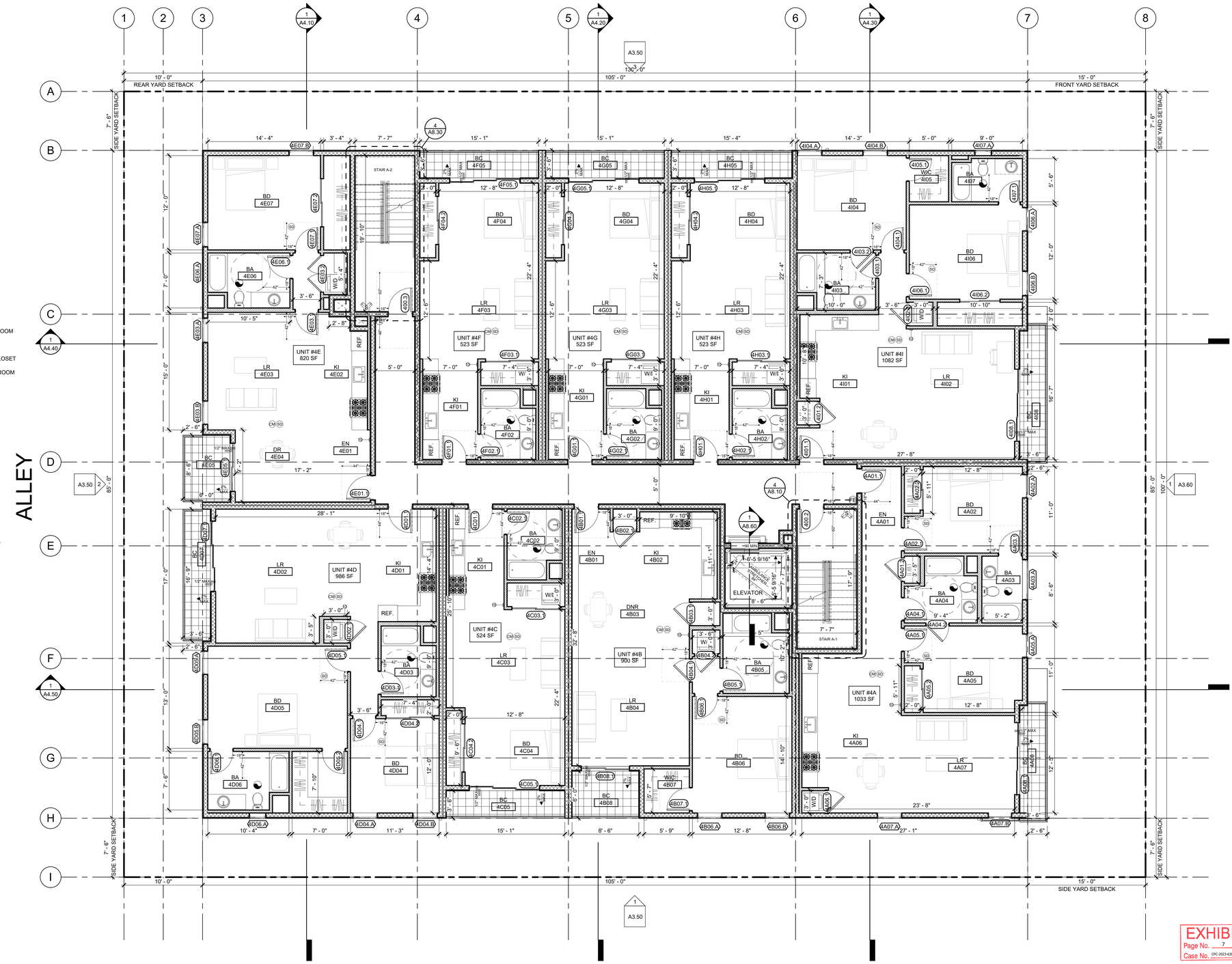
FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.07 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- 1 HR
- 2 HR
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- FDC — FIRE DEPARTMENT CONNECTION
- HOSE BIB
- EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

MB	MASTER BEDROOM	**PWR**	POWDER ROOM
MBA	MASTER BATHROOM	**CL**	CLOSET
BD	BEDROOM	**WIC**	WALK IN CLOSET
BA	BATHROOM	**LR**	LAUNDRY ROOM
LR	LIVING ROOM	**BC**	BALCONY
KI	KITCHEN	**EN**	ENTRY
DR	DINING ROOM	**HLWY**	HALLWAY

KEYNOTE LEGEND

1. MAILBOXES DETAIL: A0.11C
2. OCCUPANT LOAD SIGN
3. STAIRWAY IDENTIFICATION SIGN
4. FLOOR LANDING NUMBER (4/A0.16)
5. SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C
6. LONG TERM BICYCLE PARKING (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL 7/A0.10C
7. LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
8. MEDICAL SERVICES SYMBOL (5/A0.16)
9. STONE COUNTERTOP
10. SMART THERMOSTAT
11.
12. ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D



FOURTH FLOOR PLAN
3/16" = 1'-0"

EXHIBIT "A"
Page No. 7 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:04:59 AM
SCALE	As indicated
JOB #	22-A004

A2.40

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

FLOORS

- CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
- CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
- CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
- WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
- WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
- WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
- WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)

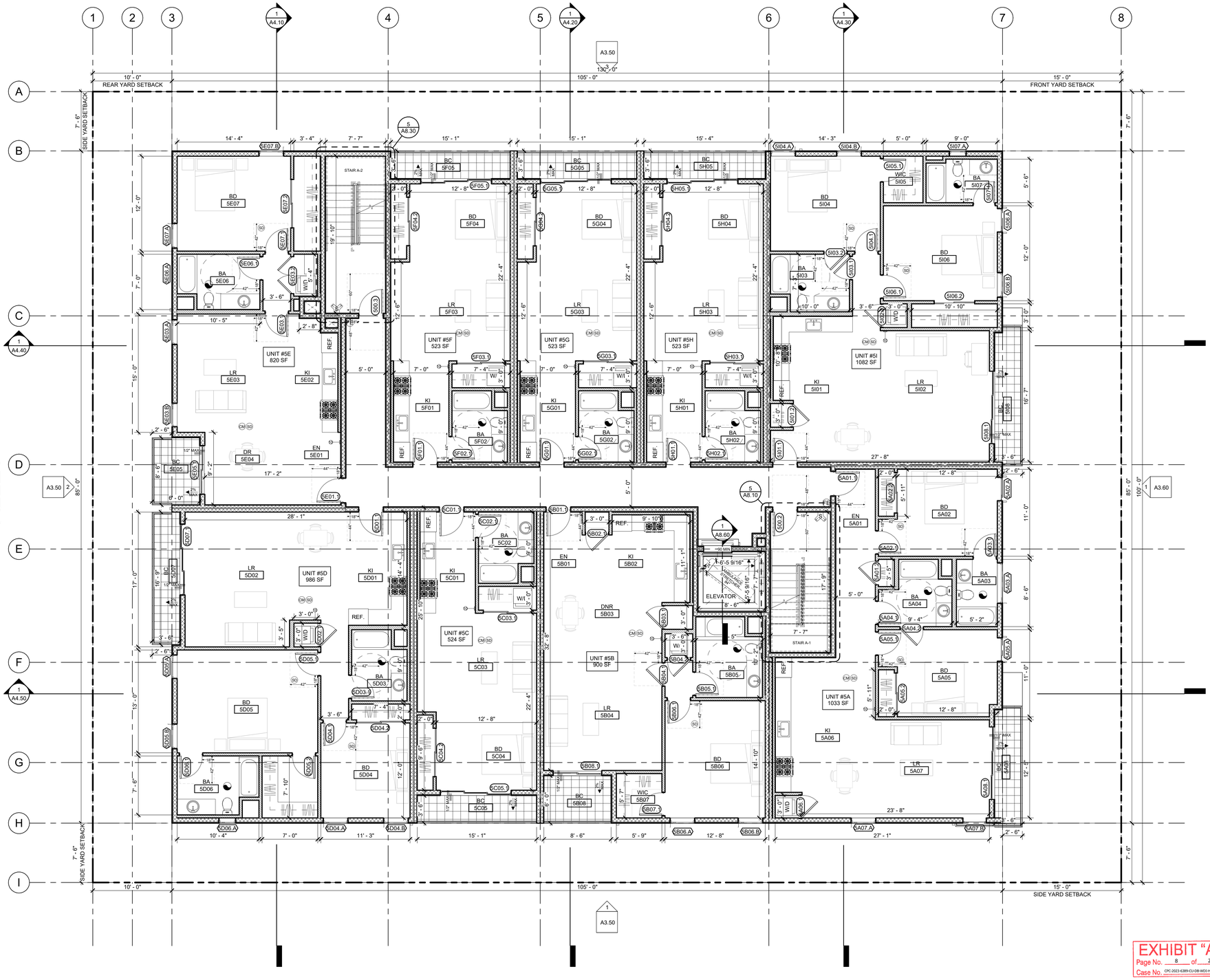
FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.07 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- 1 HR
- 2 HR
- SMOKE DETECTOR
- CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

MB	MASTER BEDROOM	**PWR**	POWDER ROOM
MBA	MASTER BATHROOM	**CL**	CLOSET
BD	BEDROOM	**WIC**	WALK IN CLOSET
BA	BATHROOM	**LR**	LAUNDRY ROOM
LR	LIVING ROOM	**BC**	BALCONY
KI	KITCHEN	**EN**	ENTRY
DR	DINING ROOM	**HLWY**	HALLWAY

KEYNOTE LEGEND

1. MAILBOXES DETAIL: A0.11C
2. OCCUPANT LOAD SIGN
3. STAIRWAY IDENTIFICATION SIGN
4. FLOOR LANDING NUMBER (4/A0.16)
5. SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C
6. LONG TERM BICYCLE PARKING (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL 7/A0.10C
7. LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
8. MEDICAL SERVICES SYMBOL (5/A0.16)
9. STONE COUNTERTOP
10. SMART THERMOSTAT
11.
12. ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D



FIFTH FLOOR PLAN
3/16" = 1'-0"

EXHIBIT "A"
Page No. 8 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign

127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:05:05 AM
SCALE	As indicated
JOB #	22-A004

A2.50

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

FLOORS

A-1. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
A-2. CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
A-3. CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
B-1. WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
B-2. WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
B-3. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
B-4. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)

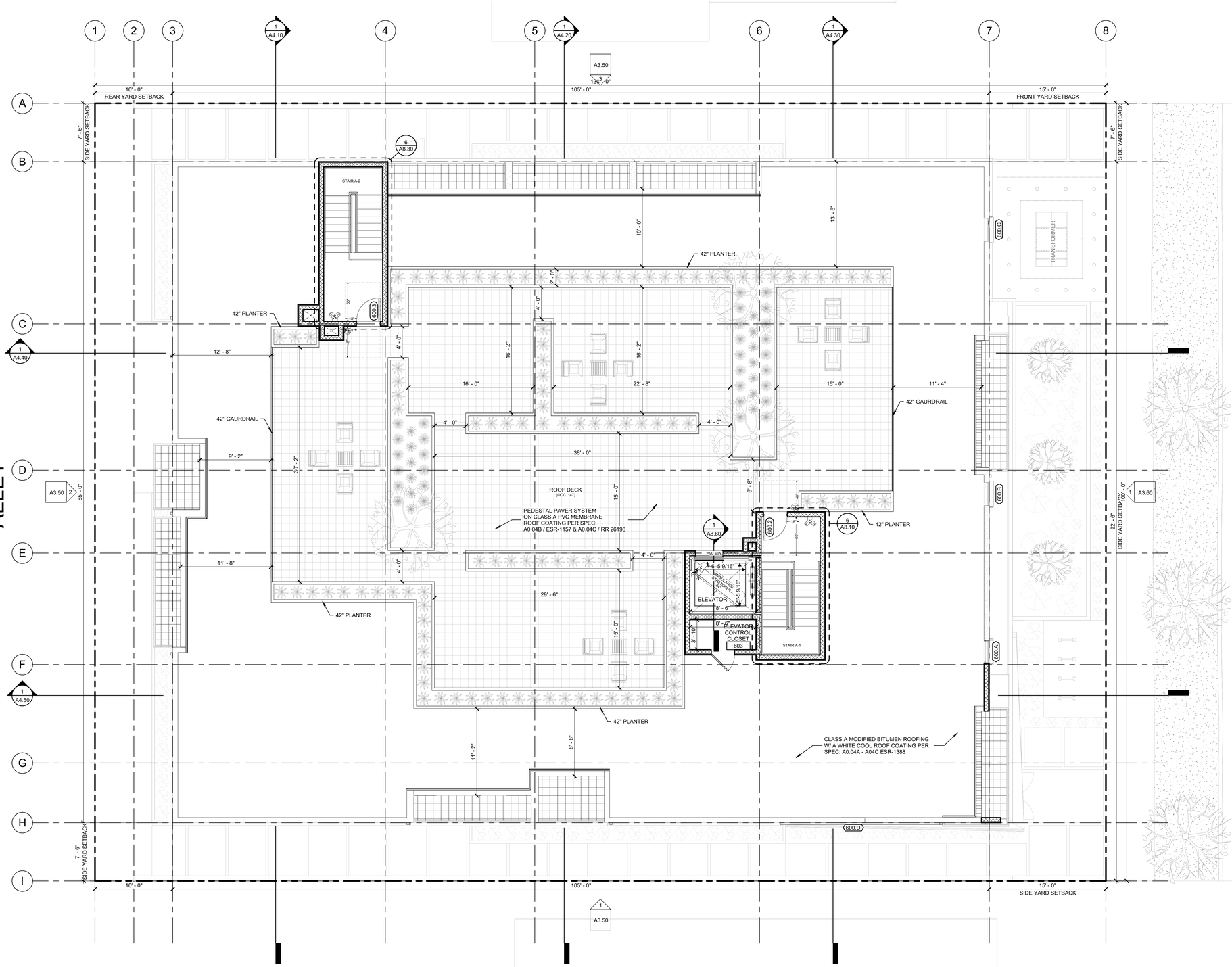
FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.07 - SCHEDULE)
- DOOR TAG (A0.05 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- 1 HR
- 2 HR
- SMOKE DETECTOR
- CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
- INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

MB	MASTER BEDROOM	**PWR**	POWDER ROOM
MBA	MASTER BATHROOM	**CL**	CLOSET
BD	BEDROOM	**WIC**	WALK IN CLOSET
BA	BATHROOM	**LR**	LAUNDRY ROOM
LR	LIVING ROOM	**BC**	BALCONY
KI	KITCHEN	**EN**	ENTRY
DR	DINING ROOM	**HLWY**	HALLWAY

KEYNOTE LEGEND

1. MAILBOXES DETAIL: A0.11C
2. OCCUPANT LOAD SIGN
3. STAIRWAY IDENTIFICATION SIGN
4. FLOOR LANDING NUMBER (4/A0.16)
5. SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C
6. LONG TERM BICYCLE PARKING (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL 7/A0.10C
7. LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
8. MEDICAL SERVICES SYMBOL (5/A0.16)
9. STONE COUNTERTOP
10. SMART THERMOSTAT
11.
12. ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D



ROOF PLAN
3/16" = 1'-0"

1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:05:10 AM
SCALE	As indicated
JOB #	22-A004

EXHIBIT "A"
Page No. 9 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

A2.60

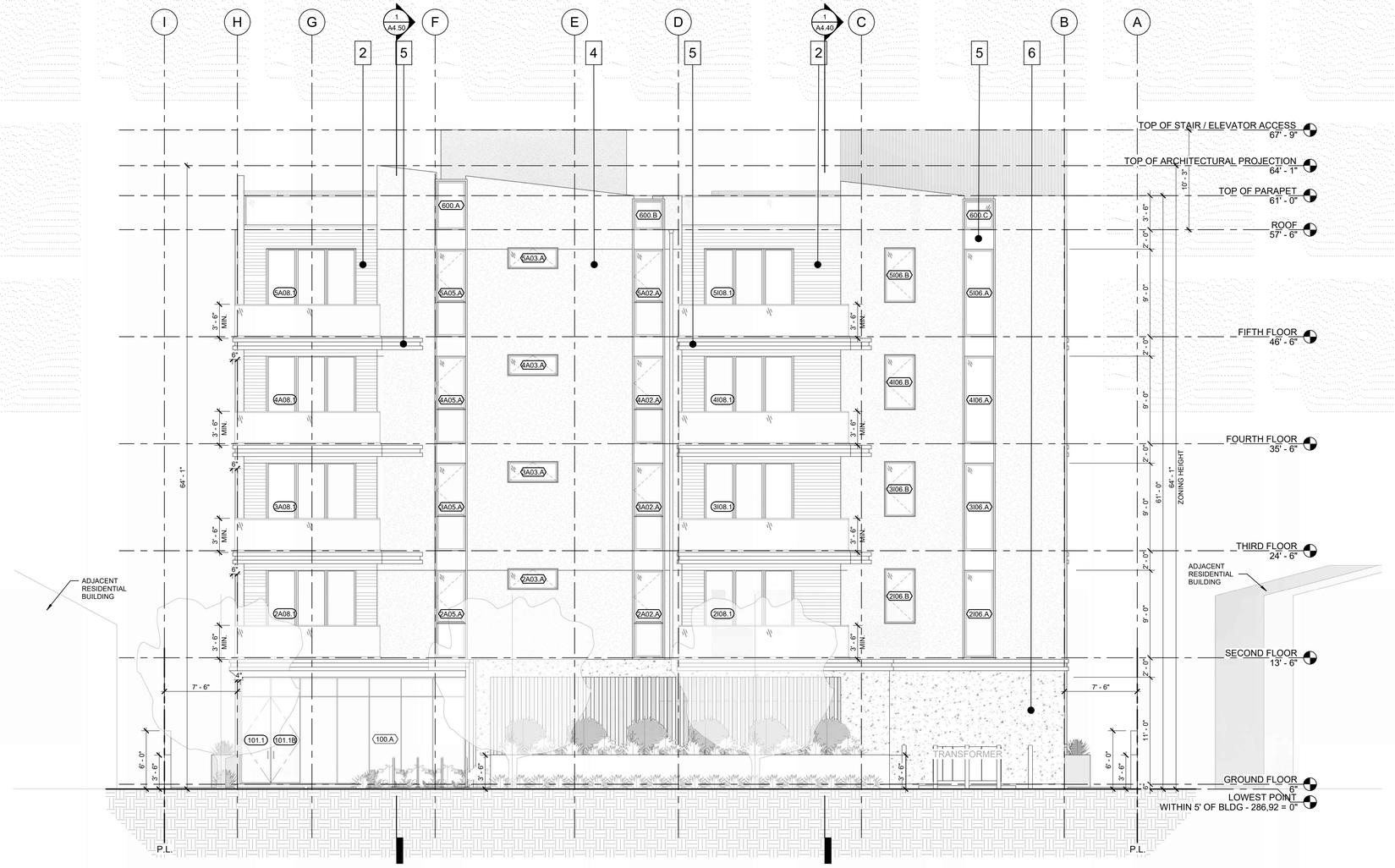
TAG

②		CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)
③		BLACK METAL STANDING SEAM
④		STUCCO (LIGHT GRAY)
⑤		BLACK METAL FLASHING
⑥		CONCRETE

ELEVATION LEGEND

	PROPERTY LINE (PL)
	1 HR
	2 HR
XXX	WINDOW TAG
XXX	DOOR TAG
X-X"	ELEVATION MARKER

NOTE:
1. PROVIDE ANTI-GRAFITI FINISHE AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIROR WALLS AND DOORS. 6306
2. DOWNSPOUT(S) DISCHARGING INTO BMPs.
3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.



NORTH ELEVATION
3/16" = 1'-0"

1

EXHIBIT "A"
Page No. 10 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:05:17 AM
SCALE	As indicated
JOB #	22-A004

A3.10

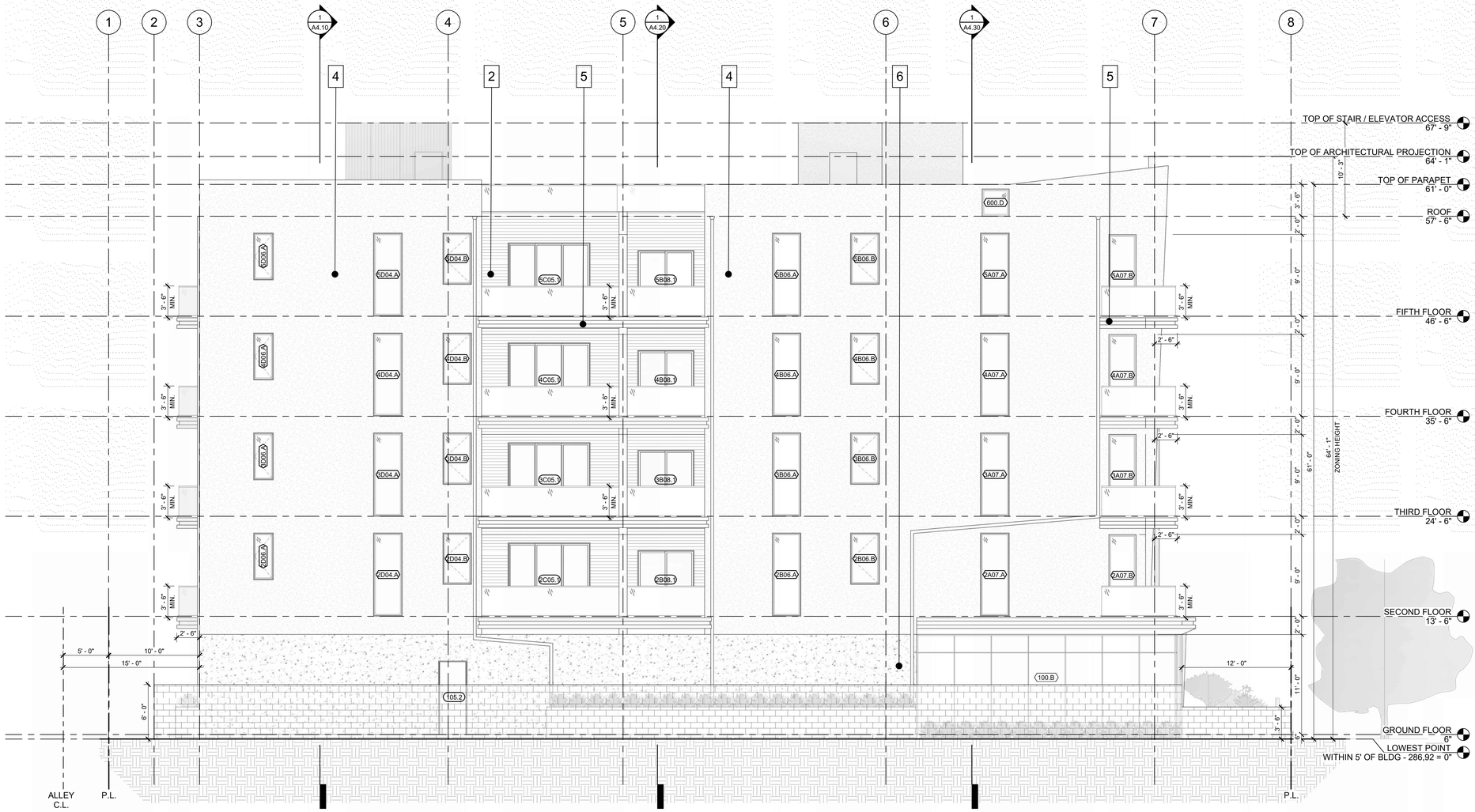
TAG

②		CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)
③		BLACK METAL STANDING SEAM
④		STUCCO (LIGHT GRAY)
⑤		BLACK METAL FLASHING
⑥		CONCRETE

ELEVATION LEGEND

	PROPERTY LINE (PL)
	1 HR
	2 HR
XXX	WINDOW TAG
XXX	DOOR TAG
X-X"	ELEVATION MARKER

NOTE:
1. PROVIDE ANTI-GRAFITI FINISHE AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIROR WALLS AND DOORS. 6306
2. DOWNSPOUT(S) DISCHARGING INTO BMPs.
3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.



EAST ELEVATION
3/16" = 1'-0"

1

EXHIBIT "A"
Page No. 11 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:05:46 AM
SCALE	As indicated
JOB #	22-A004

A3.20

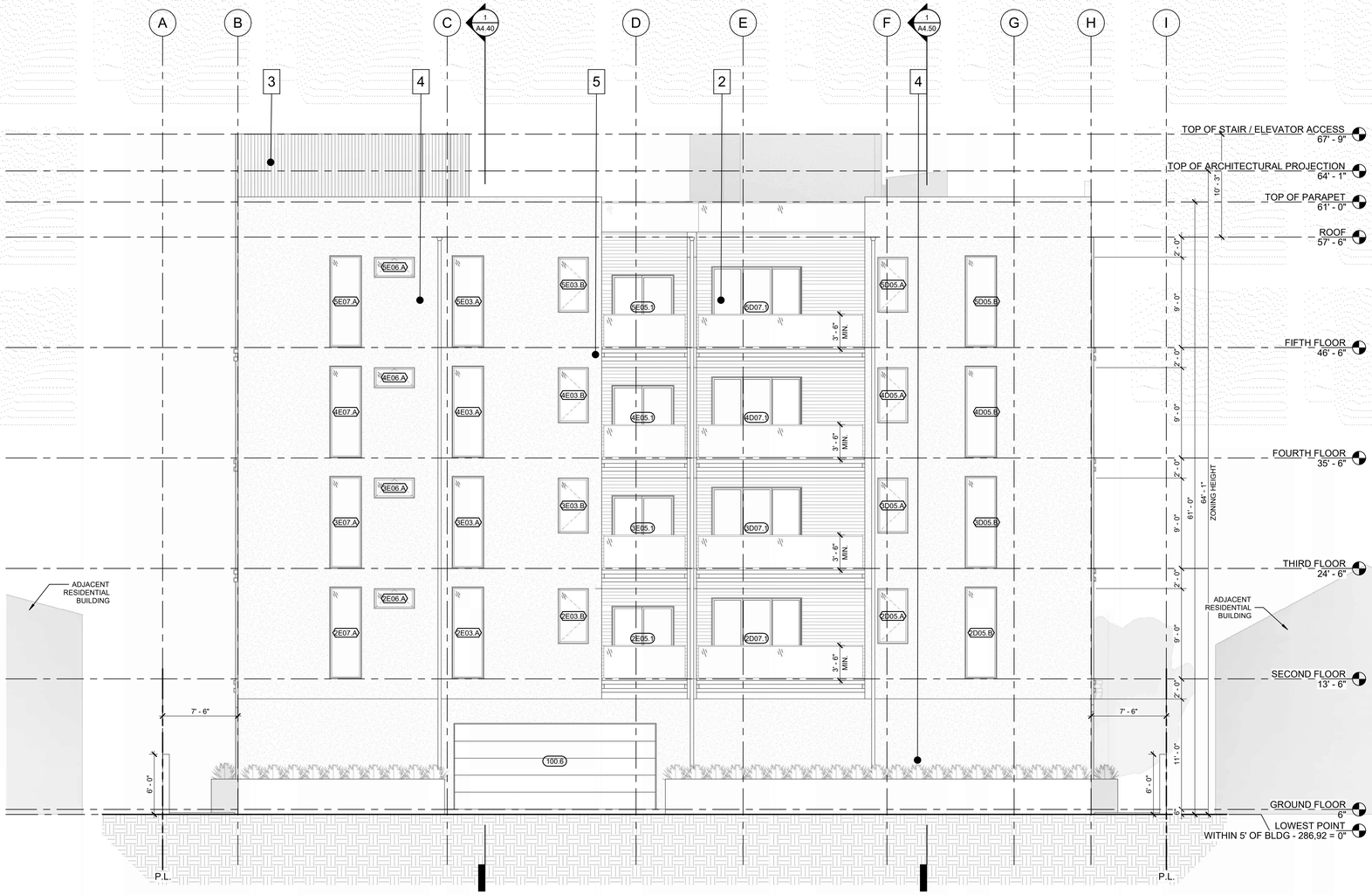
TAG

②		CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)
③		BLACK METAL STANDING SEAM
④		STUCCO (LIGHT GRAY)
⑤		BLACK METAL FLASHING
⑥		CONCRETE

ELEVATION LEGEND

	PROPERTY LINE (PL)
	1 HR
	2 HR
XXX	WINDOW TAG
XXX	DOOR TAG
X-X"	ELEVATION MARKER

NOTE:
1. PROVIDE ANTI-GRAFITI FINISHE AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIROR WALLS AND DOORS. 6306
2. DOWNSPOUT(S) DISCHARGING INTO BMPs.
3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.



SOUTH ELEVATION
3/16" = 1'-0"

1

EXHIBIT "A"
Page No. 12 of 21
Case No. CPC-2023-5389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:06:11 AM
SCALE	As indicated
JOB #	22-A004

A3.30

TAG

②		CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)
③		BLACK METAL STANDING SEAM
④		STUCCO (LIGHT GRAY)
⑤		BLACK METAL FLASHING
⑥		CONCRETE

ELEVATION LEGEND

	PROPERTY LINE (PL)
	1 HR
	2 HR
XXX	WINDOW TAG
XXX	DOOR TAG
X-X"	ELEVATION MARKER

NOTE:
1. PROVIDE ANTI-GRAFITI FINISHE AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIROR WALLS AND DOORS. 6306
2. DOWNSPOUT(S) DISCHARGING INTO BMPs.
3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.

WEST ELEVATION
3/16" = 1'-0"

EXHIBIT "A"
Page No. 13 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS

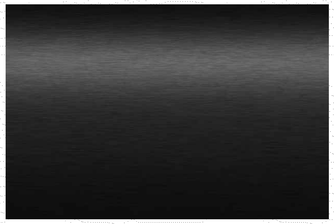
DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:06:39 AM
SCALE	As indicated
JOB #	22-A004

A3.40

MATERIAL LEGEND

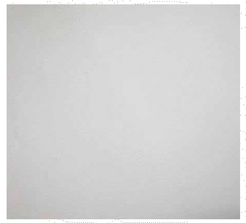
- MANUFACTURER:
- COLOR: GRAY

CONCRETE | 6



- MANUFACTURER:
- COLOR: LIGHT GRAY

METAL FLASHING | 5



- MANUFACTURER: OMEGA OR SIMILAR
- COLOR: WHITE
- TEXTURE: SMOOTH

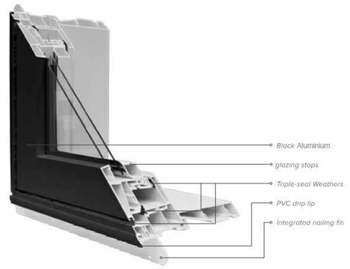
COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 4

- MANUFACTURER:
- PROFILE:
- COLOR: BLACK

METAL STANDING SEAM | 3

- COLOR: CLEAR VERTICAL GRAIN WITH CLEAR COAT
- ORIENTATION: HORIZONTAL

CEDAR T+G 1x6 | 2



- MANUFACTURER: ALL WEATHER WINDOWS & DOORS
- COLOR: BLACK
- TYPE: ARCHITECTURAL ALUMINIUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS | 1

NORTH ELEVATION
1/4" = 1'-0"

1

EXHIBIT "A"
Page No. 14 of 21
Case No. CPC-2023-6399-CU-DB-WDI-HCA-PHP

breakformdesign

127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS
COLOR

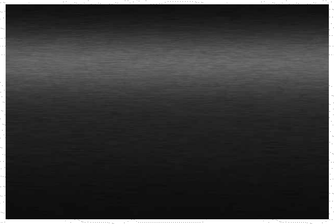
DRAWN	JS
CHECKED	PNK
DATE	3/6/2024 11:06:57 AM
SCALE	As indicated
JOB #	22-A004

A3.60

MATERIAL LEGEND

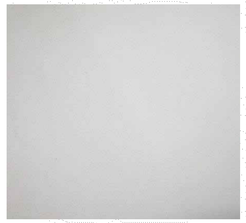
- MANUFACTURER:
- COLOR: GRAY

CONCRETE | 6



- MANUFACTURER:
- COLOR: LIGHT GRAY

METAL FLASHING | 5



- MANUFACTURER: OMEGA OR SIMILAR
- COLOR: WHITE
- TEXTURE: SMOOTH

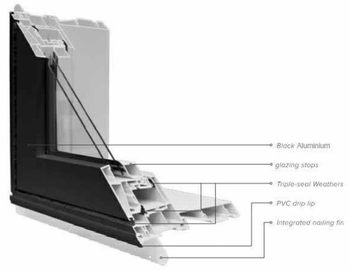
COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 4

- MANUFACTURER:
-PROFILE:
- COLOR: BLACK

METAL STANDING SEAM | 3

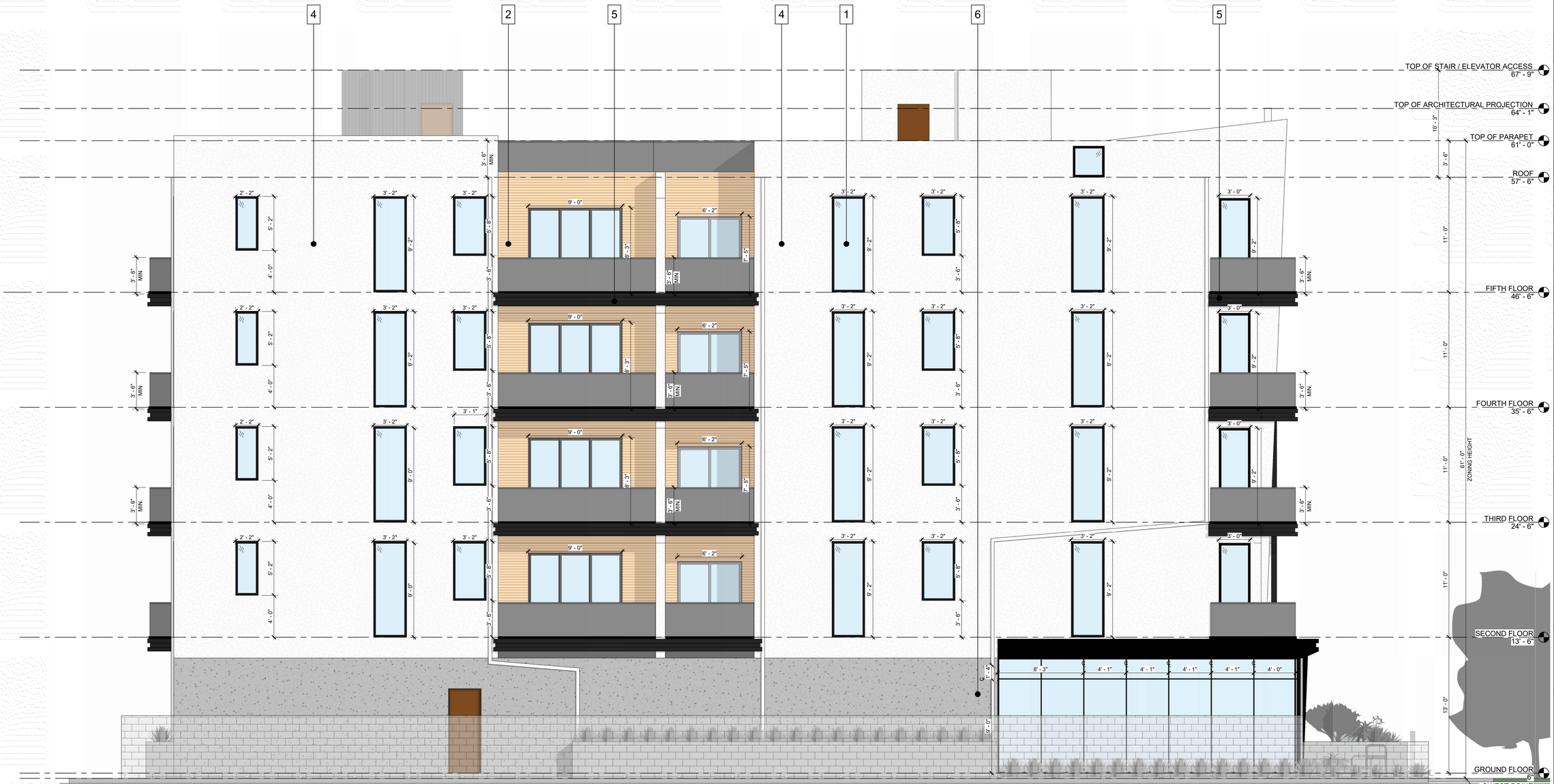
- COLOR: CLEAR VERTICAL GRAIN WITH CLEAR COAT
- ORIENTATION: HORIZONTAL

CEDAR T+G 1x6 | 2



- MANUFACTURER: ALL WEATHER WINDOWS & DOORS
- COLOR: BLACK
- TYPE: ARCHITECTURAL ALUMINIUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS | 1



EAST ELEVATION
1/4" = 1'-0"

1

EXHIBIT "A"
Page No. 15 of 21
Case No. DPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS
COLOR

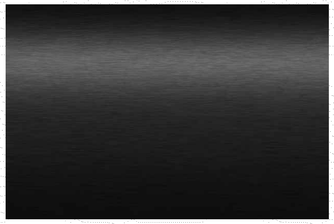
DRAWN	JS
CHECKED	PNK
DATE	3/6/2024 11:07:18 AM
SCALE	As indicated
JOB #	22-A004

A3.70

MATERIAL LEGEND

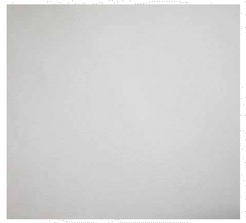
- MANUFACTURER:
- COLOR: GRAY

CONCRETE | 6



- MANUFACTURER:
- COLOR: LIGHT GRAY

METAL FLASHING | 5



- MANUFACTURER: OMEGA OR SIMILAR
- COLOR: WHITE
- TEXTURE: SMOOTH

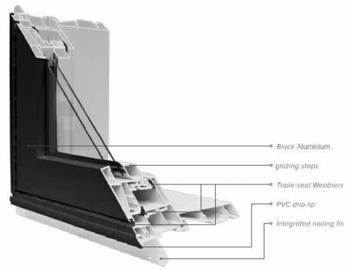
COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 4

- MANUFACTURER:
- PROFILE:
- COLOR: BLACK

METAL STANDING SEAM | 3

- COLOR: CLEAR VERTICAL GRAIN WITH CLEAR COAT
- ORIENTATION: HORIZONTAL

CEDAR T+G 1x6 | 2



- MANUFACTURER: ALL WEATHER WINDOWS & DOORS
- COLOR: BLACK
- TYPE: ARCHITECTURAL ALUMINIUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS | 1

SOUTH ELEVATION
1/4" = 1'-0"

1

EXHIBIT "A"
Page No. 16 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign

127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS
COLOR

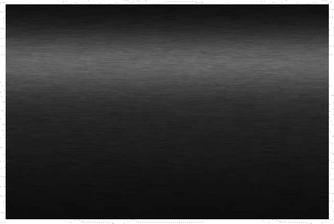
DRAWN	JS
CHECKED	PNK
DATE	3/6/2024 11:07:36 AM
SCALE	As indicated
JOB #	22-A004

A3.80

MATERIAL LEGEND

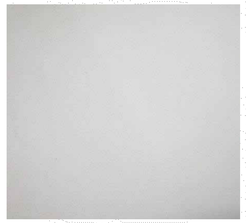
- MANUFACTURER:
- COLOR: GRAY

CONCRETE | 6



- MANUFACTURER:
- COLOR: LIGHT GRAY

METAL FLASHING | 5



- MANUFACTURER: OMEGA OR SIMILAR
- COLOR: WHITE
- TEXTURE: SMOOTH

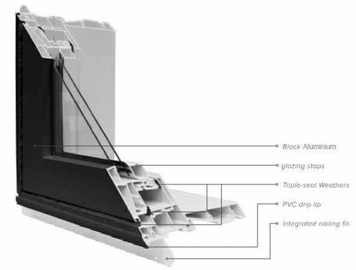
COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 4

- MANUFACTURER:
-PROFILE:
- COLOR: BLACK

METAL STANDING SEAM | 3

- COLOR: CLEAR VERTICAL GRAIN WITH CLEAR COAT
- ORIENTATION: HORIZONTAL

CEDAR T+G 1x6 | 2



- MANUFACTURER: ALL WEATHER WINDOWS & DOORS
- COLOR: BLACK
- TYPE: ARCHITECTURAL ALUMINIUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS | 1

WEST ELEVATION
1/4" = 1'-0"

1

EXHIBIT "A"
Page No. 17 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS
COLOR

DRAWN	JS
CHECKED	PNK
DATE	3/6/2024 11:07:54 AM
SCALE	As indicated
JOB #	22-A004

A3.90

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

FLOORS

A1. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
A2. CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
A3. CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
B1. WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
B2. WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
B3. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
B4. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)

SECTION LEGEND

- 1 HR
- 2 HR
- X'-X" ELEVATION MARKER
- PROPERTY LINE
- EXISTING GRADE
- WOOD JOIST FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)
- CONCRETE FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)

EXHIBIT "A"
Page No. 18 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

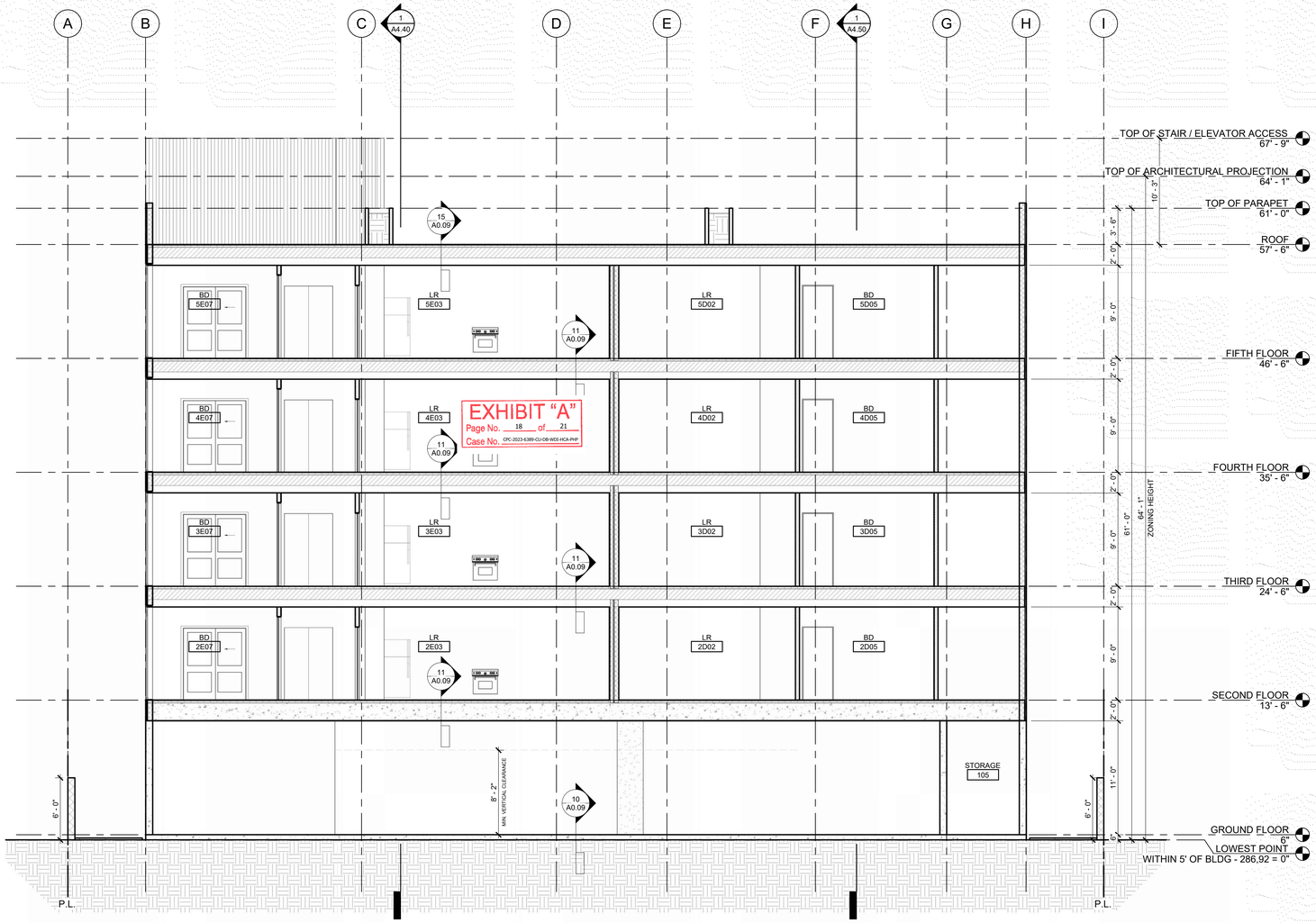


EXHIBIT "A"
Page No. 18 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

SECTION A
3/16" = 1'-0"

1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

PROPOSED SECTIONS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:08:02 AM
SCALE	As indicated
JOB #	22-A004

A4.10

PLANTING NOTES

1. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.

2. ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.

3. ONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.

4. ONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

6. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.

7. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.

8. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.

9. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

10. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.

11. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

12. GROUNDCOVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUNDCOVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.

13. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIEABILITY TO RELOCATE THE MATERIALS.

14. ALL PLANTING AREAS SHALL BE LOOSENED TO A DEPTH OF 8", APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.

15. FOR ALL TREES AND SHURB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT:
SITE SOIL - 6 PARTS BY VOLUME
ORGANIC AMENDMENT - 4 PARTS BY VOLUME
SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX
IRON SULFATE - 2 LBS. PER C.Y.OF MIX

16. TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE..

17. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

18. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

19. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SIL. COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

20. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLYS WITH THE PERFORMANCE APPROACH.

DATE_____ SIGNED_____

21. AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION NOTES

1. CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTR4UCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.

2. ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.

3. SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUNDCOVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.

4. LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.

5. CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATIONTHAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.

6. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

7. SIXTY DAYS AFTER TLANDSCAPE AND IRRIGATION INSTALLATION. THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)

8. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TRESS AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

STATEMENTS AND CERTIFICATION

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

4. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

"THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:

A. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLEATED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

B. SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.

C. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.

D. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION."

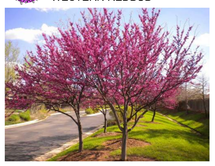
PROJECT DESCRIPTION:	NEW 5 STORY RESIDENTIAL BUILDING WITH 35 APARTMENT UNITS (28 MARKET RATE, 7 VERY LOW INCOME) AND PARKING ON GROUND FLOOR)
PROJECT ADDRESS:	5720 - 5728 WARING AVE. LOS ANGELES, CA 90038
LOT SIZE:	6,504.1 SF & 6,503.9 SF
LOT AREA:	13,008 SF
ASSESSOR'S PARCEL NUMBER:	5534033006 & 5534033007
TRACT:	EL CENTRO TRACT
BLOCK:	13
LOT:	9 & 11
ZONING:	RD3-1XL

PLANTING LEGEND

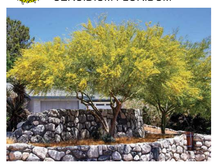
SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	6	10'	10'	CERCIS OCCIDENTALIS / WESTERN REDBUD	NO	LOW	0.4	1
	3	10' - 20'	10' - 20'	BLUE PALO VERDE / CERCIDIUM FLORIDUM	YES	VERY LOW	0.1	1
	216	24" - 36"	24" - 48"	SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE	NO	LOW	0.3	1
	85	12"	6" - 9"	DASYLIRION SPP. / DESERT SPOON	NO	VERY LOW	0.2	1
	44	2' - 3'	4' - 5'	MUHLENBERGIA CAPILLARIS / REGAL MIST	NO	MODERATE	0.3 X	1
	24	12"	24" - 36"	TRADESCANTIA PALLIDA / SPIDERWORT	NO	MEDIUM	0.4	2

* A TOTAL OF 9 TREES WILL BE PROVIDED TO SATISFY URBAN FORESTRY'S REQUIREMENTS, 3 TREES LOCATED IN THE PARKWAY AND 6 TREES LOCATED ON THE SITE. 10 EXISTING TREES ON THE SITE WILL BE REMOVED.

CERCIS OCCIDENTALIS / WESTERN REDBUD



BLUE PALO VERDE / CERCIDIUM FLORIDUM



SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE

DASYLIRION SPP. / DESERT SPOON

MUHLENBERGIA CAPILLARIS / REGAL MIST

TRADESCANTIA PALLIDA / SPIDERWORT

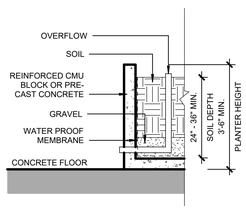
LANDSCAPE	
TURF AREA	0 SF
PLANT AREA	1,581 SF
TOTAL	1,581 SF

HARDSCAPE	
IMPERVIOUS	5,078 SF
PERVIOUS/ PERMEABLE	0 SF
TOTAL	5,078 SF

NOTE: ALL IMPERVIOUS AND PERVIOUS/ PERMEABLE CONCRETE TO BE UNCOLORED CONCRETE (U.C.) WITH SMOOTH FINISH.

HARDSCAPE AREA

GROUND FLOOR HARDSCAPE (U.C.)	1,944 SF
ROOF DECK (SRI 81) (SEE A0.04C FOR SPEC)	2,649 SF
BALCONIES	485 SF
TOTAL HARDSCAPE	5,078 SF
30% OF HARDSCAPE	1,523 SF
0.30 SOLAR REFLECTANCE TOTAL OR UNCOLORED CONCRETE (U.C.)	5,078 SF



DETAIL - PLANTER BOX
3/8" = 1'-0" 2

LANDSCAPE PLAN
3/16" = 1'-0" 1

EXHIBIT "A"
Page No. 19 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

LANDSCAPE PLAN

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:08:41 AM
SCALE	As indicated
JOB #	22-A004

L1.00

PLANTING NOTES

1. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.

2. ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.

3. ONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.

4. ONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

6. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.

7. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.

8. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.

9. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

10. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.

11. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

12. GROUNDCOVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUNDCOVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.

13. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIEABILITY TO RELOCATE THE MATERIALS.

14. ALL PLANTING AREAS SHALL BE LOOSENED TO A DEPTH OF 8", APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.

15. FOR ALL TREES AND SHURB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT:
SITE SOIL - 6 PARTS BY VOLUME
ORGANIC AMENDMENT - 4 PARTS BY VOLUME
SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX
IRON SULFATE - 2 LBS. PER C.Y.OF MIX

16. TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE..

17. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

18. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

19. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SIL. COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

20. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLYS WITH THE PERFORMANCE APPROACH.

DATE_____ SIGNED_____

21. AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION NOTES

1. CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTR4UCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.

2. ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.

3. SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUNDCOVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.

4. LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.

5. CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATIONTHAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT

6. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

7. SIXTY DAYS AFTER TLANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)

8. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TRESS AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

STATEMENTS AND CERTIFICATION

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

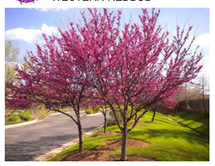
4. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

PLANTING LEGEND

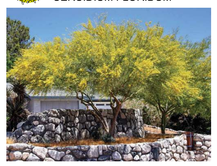
SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	6	10'	10'	CERCIS OCCIDENTALIS / WESTERN REDBUD	NO	LOW	0.4	1
	3	10' - 20'	10' - 20'	BLUE PALO VERDE / CERCIDIUM FLORIDUM	YES	VERY LOW	0.1	1
	216	24" - 36"	24" - 48"	SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE	NO	LOW	0.3	1
	85	12"	6" - 9"	DASYLIRION SPP. / DESERT SPOON	NO	VERY LOW	0.2	1
	44	2' - 3'	4' - 5'	MUHLENBERGIA CAPILLARIS / REGAL MIST	NO	MODERATE	0.3 X	1
	24	12"	24" - 36"	TRADESCANTIA PALLIDA / SPIDERWORT	NO	MEDIUM	0.4	2

* A TOTAL OF 9 TREES WILL BE PROVIDED TO SATISFY URBAN FORESTRY'S REQUIREMENTS, 3 TREES LOCATED IN THE PARKWAY AND 6 TREES LOCATED ON THE SITE. 10 EXISTING TREES ON THE SITE WILL BE REMOVED.

CERCIS OCCIDENTALIS / WESTERN REDBUD



BLUE PALO VERDE / CERCIDIUM FLORIDUM



SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE

DASYLIRION SPP. / DESERT SPOON

MUHLENBERGIA CAPILLARIS / REGAL MIST

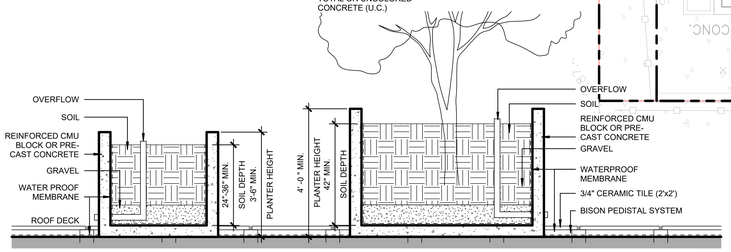
TRADESCANTIA PALLIDA / SPIDERWORT

LANDSCAPE		HARDSCAPE	
TURF AREA	0 SF	IMPERVIOUS	5,078 SF
PLANT AREA	1,581 SF	PERVIOUS/ PERMEABLE	0 SF
TOTAL	1,581 SF	TOTAL	5,078 SF

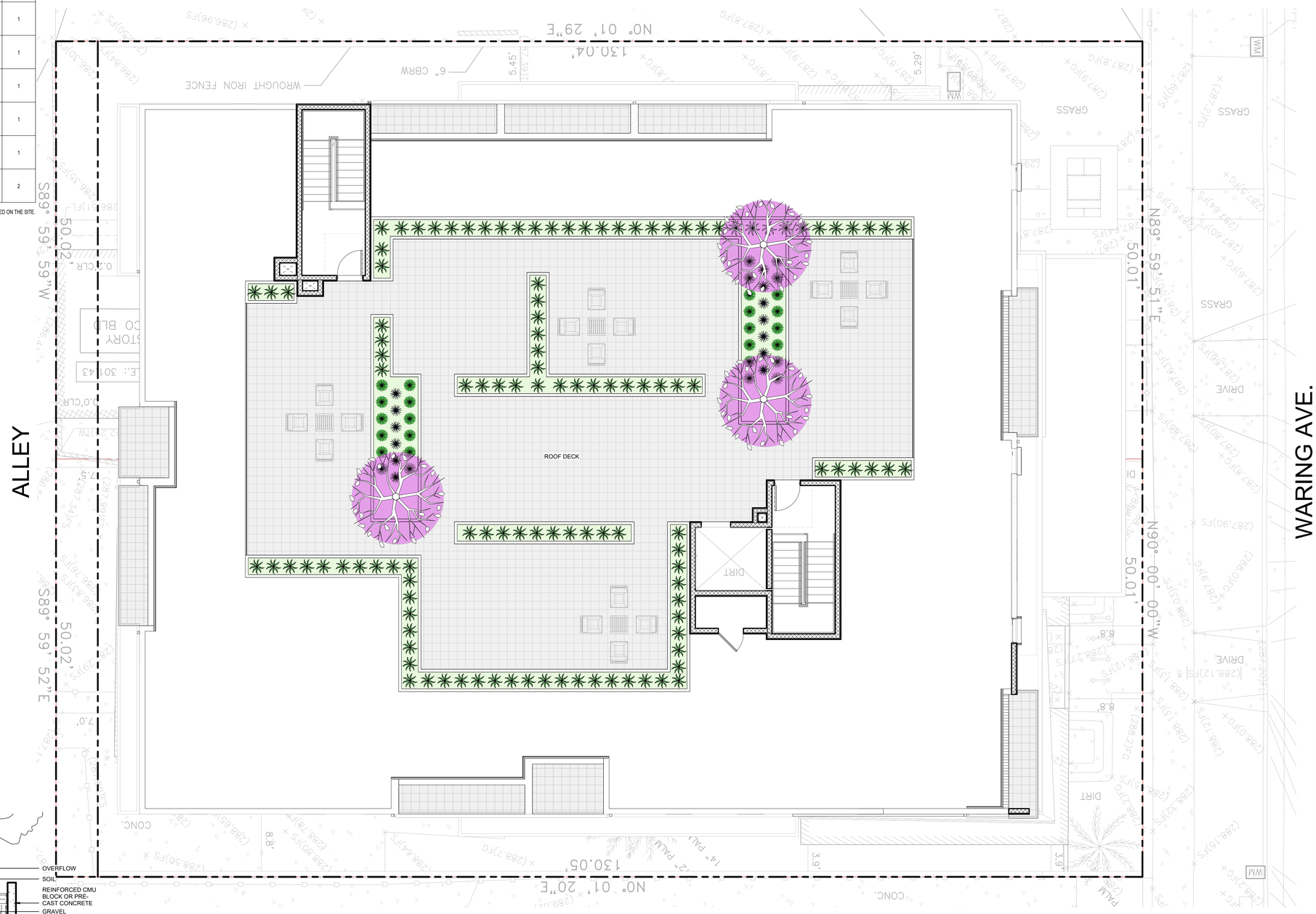
NOTE: ALL IMPERVIOUS AND PERVIOUS/ PERMEABLE CONCRETE TO BE UNCOLORED CONCRETE (U.C.) WITH SMOOTH FINISH.

HARDSCAPE AREA

GROUND FLOOR HARDSCAPE (U.C.)	1,944 SF
ROOF DECK (SRI 81) (SEE A0.04C FOR SPEC)	2,649 SF
BALCONIES	485 SF
TOTAL HARDSCAPE	5,078 SF
30% OF HARDSCAPE	1,523 SF
0.30 SOLAR REFLECTANCE TOTAL OR UNCOLORED CONCRETE (U.C.)	5,078 SF



DETAIL - ROOF PLANTER BOX
3/8" = 1'-0" 2



LANDSCAPE PLAN - ROOF
3/16" = 1'-0" 1

EXHIBIT "A"
Page No. 20 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

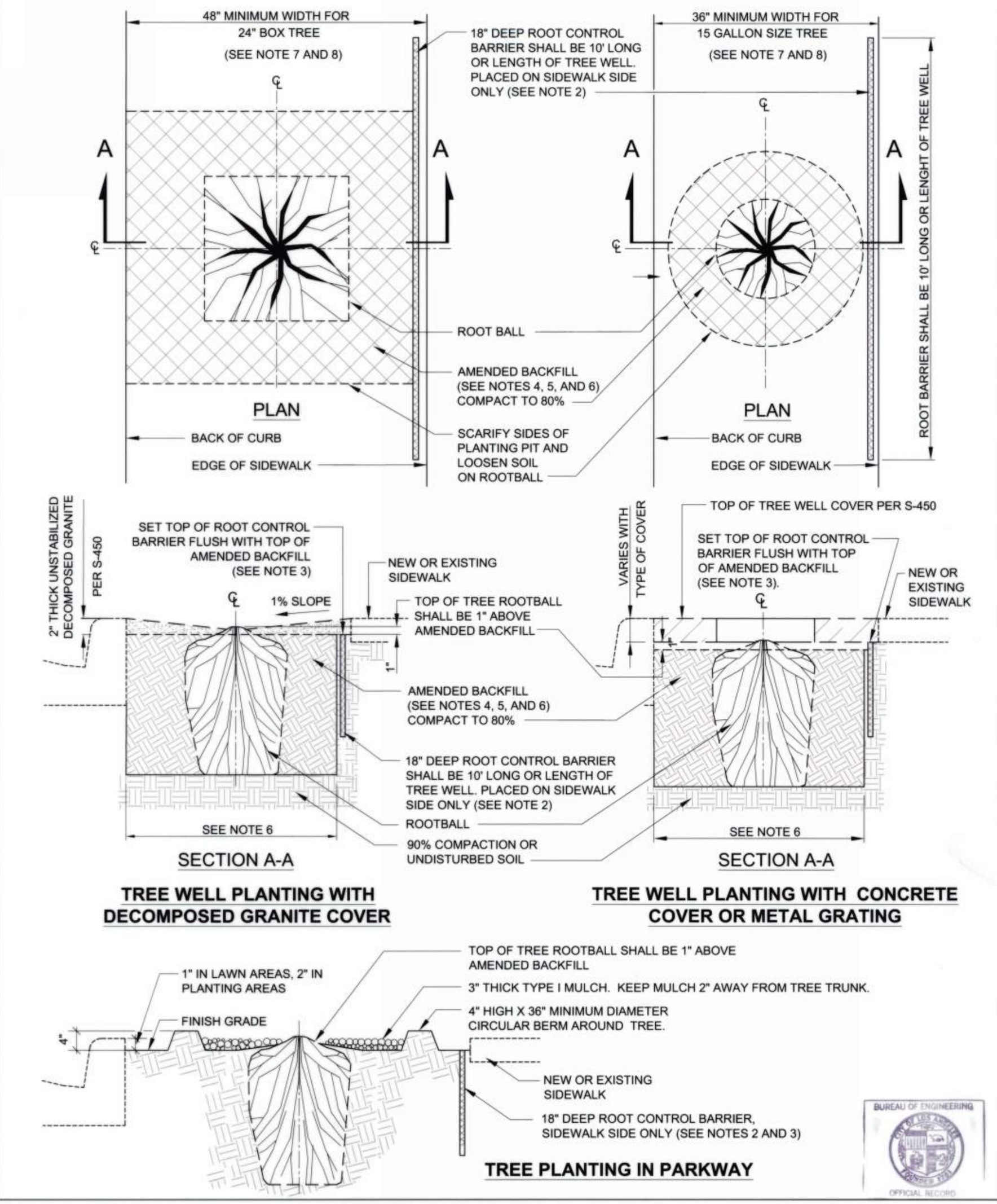
Revision Schedule

Revision Number	Revision Date

LANDSCAPE PLAN

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:08:48 AM
SCALE	As indicated
JOB #	22-A004

L1.10



BUREAU OF ENGINEERING — DEPARTMENT OF PUBLIC WORKS — CITY OF LOS ANGELES

TREE PLANTING AND ROOT CONTROL BARRIER DETAIL — STANDARD PLAN S-456-2

SUPERSEDES: S-456-1, B-4115 — REFERENCES: S-450, S-663

VAULT INDEX NUMBER B-4730 — SHEET 1 OF 2 SHEETS

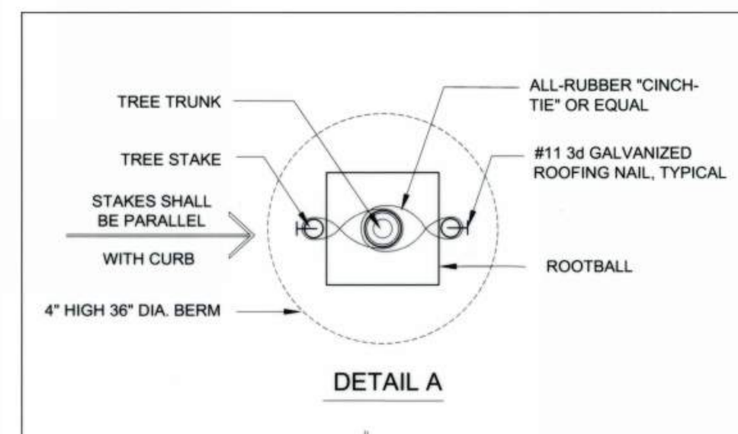
NOTES

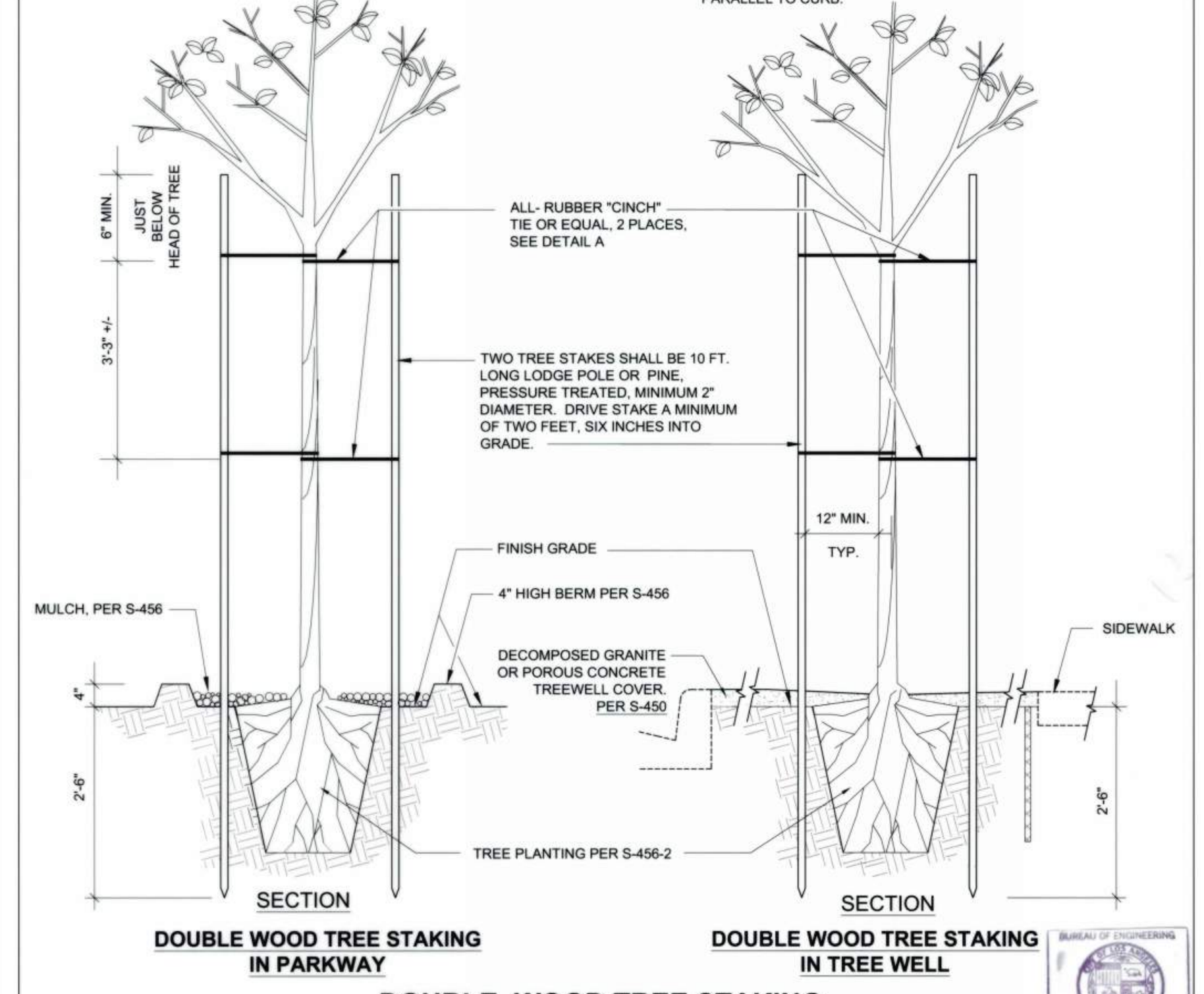
1. SEE PROJECT PLANS FOR TYPE OF TREE COVER TO BE USED; USE DG WHEN TREE WELL COVER OR GRATING IS NOT CALLED OUT ON PLANS.
2. ROOT CONTROL BARRIER SHALL BE FABRICATED FROM A HIGH DENSITY AND HIGH IMPACT PLASTIC SUCH AS POLYVINYL CHLORIDE, ABS OR POLYETHYLENE AND HAVE A MINIMUM THICKNESS OF 0.06 INCH. THE PLASTIC SHALL HAVE 1/2-INCH HIGH RAISED VERTICAL RIBS ON THE INNER SURFACE SPACED NOT MORE THAN 8 INCHES APART, AND SHALL BE 18" DEEP.
3. THE TOP OF THE ROOT CONTROL BARRIER SHALL BE SET FLUSH WITH TOP OF AMENDED BACKFILL.
4. AMENDED BACKFILL SHALL CONSIST OF A PREPARED SOIL MIX WITH 50% ON-SITE SOIL (OR CLASS A SOIL, SHOULD SOIL REPORT RECOMMENDS SOIL REPLACEMENT) AND 50% TYPE 1,2 OR 3 ORGANIC SOIL AMENDMENT. COMPACT AMENDED BACKFILL TO 80% RELATIVE COMPACTION.
5. AFTER PLANTING, EACH TREE SHALL BE WATERED IMMEDIATELY WITH 10 TO 20 GALLONS OF WATER AS NEEDED. REPEAT THE WATERING TWICE IN THE NEXT 3 DAYS; ALLOW TIME FOR WATER TO BE ABSORBED INTO THE SOIL, BY NOT WATERING TWICE IN THE SAME 24 HOUR PERIOD.
6. PLANTING PIT SHALL BE TWICE THE TREE CONTAINER SIZE IN PARKWAYS OR THE SIZE OF TREE WELL.
7. MINIMUM PARKWAY WIDTH FOR TREE PLANTING IS 3 FEET. IN PLANTING AREAS THAT ARE LESS THAN 4 FEET IN WIDTH, A 15 GALLON SIZE TREE SHALL BE USED. IN PLANTING AREAS THAT ARE 4 FEET OR LARGER, A 24" BOX TREE SHALL BE USED.
8. FOR TREE WELL SIZES, SEE STANDARD PLAN S-450.
9. FOR TREE STAKING, SEE DETAIL S-663.
10. TREE SPECIES AND LOCATIONS SHALL BE APPROVED BY THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.
11. THE APPLICANT SHALL OBTAIN A DIG ALERT IDENTIFICATION NUMBER BY CALLING USA (UNDERGROUND SERVICE ALERT) TOLL FREE 1-800-422-4133 TWO WORKING DAYS PRIOR TO EXCAVATION PER CALIFORNIA GOVERNMENT CODE SECTION 4216.

STANDARD PLAN NO. S-456-2 — VAULT INDEX No. B-4730 — SHEET 2 OF 2 SHEETS

NOTES FOR DOUBLE WOOD TREE STAKING:

1. ALL 15 GAL. AND 24" BOXED TREES SHALL BE STAKED. SEE GUYING DETAIL FOR LARGER TREE SIZES.
2. CINCH TIE SHALL BE INSTALLED "LOOSELY" TO ALLOW APPROXIMATELY 1" MOVEMENT OF TREE TRUNK.
3. NURSERY STAKES SHALL BE REMOVED. TREE SHALL BE SELF-SUPPORTING PRIOR TO PLANTING, OR IS TO BE REJECTED AND REMOVED FROM SITE.
4. USE METAL TREE STAKING IN HIGH WIND AREAS. SEE SHEET 2 OF 3.
5. STAKES AND TIES SHALL BE REMOVED TWO YEARS AFTER INSTALLATION PER GREEN BOOK, SECTION 308.
6. STAKES SHALL BE INSTALLED OUTSIDE OF ROOTBALL AND PARALLEL TO CURB.





BUREAU OF ENGINEERING — DEPARTMENT OF PUBLIC WORKS — CITY OF LOS ANGELES

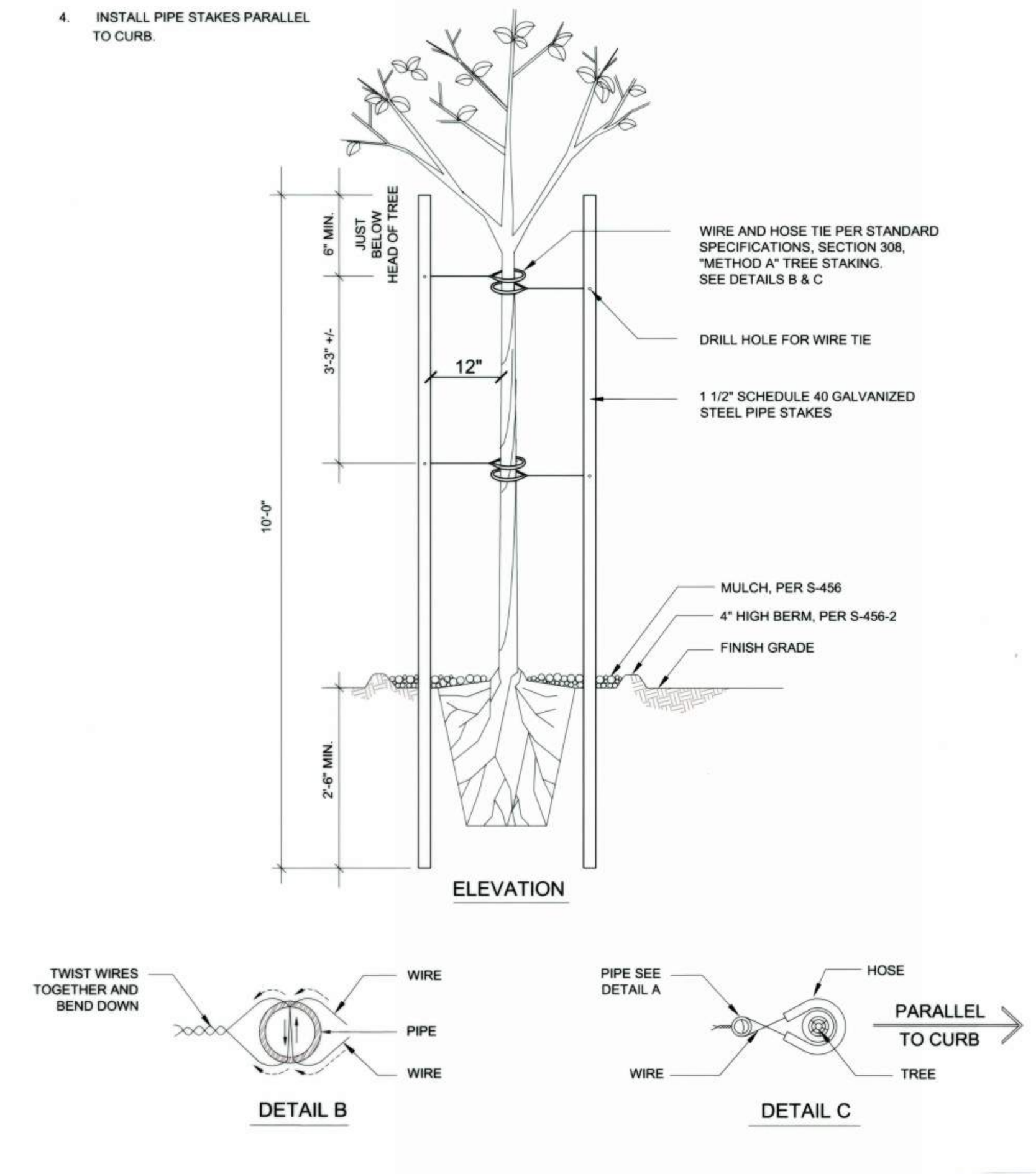
TREE STAKING AND GUYING DETAILS — STANDARD PLAN S-663-1

SUPERSEDES: S-663-0, B-3906 — REFERENCES: S-450, S-456

VAULT INDEX NUMBER B-4727 — SHEET 1 OF 3 SHEETS

NOTES FOR DOUBLE METAL TREE STAKING:

1. METAL STAKES SHALL BE USED IN HIGH WIND AREAS ONLY. HIGH WIND AREAS ARE THOSE AREAS ESTABLISHED BY THE BUREAU OF ENGINEERING, OR WHERE THE INSPECTOR DETERMINES THAT LOCAL CONDITIONS WARRANT THE USE OF METAL STAKES. ALL OTHER AREAS SHALL USE DOUBLE WOOD STAKES, SEE SHEET 1 OF 3.
2. ALL 15 GAL AND 24" BOXED TREES SHALL BE STAKED.
3. STAKES AND TIES SHALL BE REMOVED TWO YEARS AFTER INSTALLATION.
4. INSTALL PIPE STAKES PARALLEL TO CURB.



DOUBLE METAL TREE STAKING

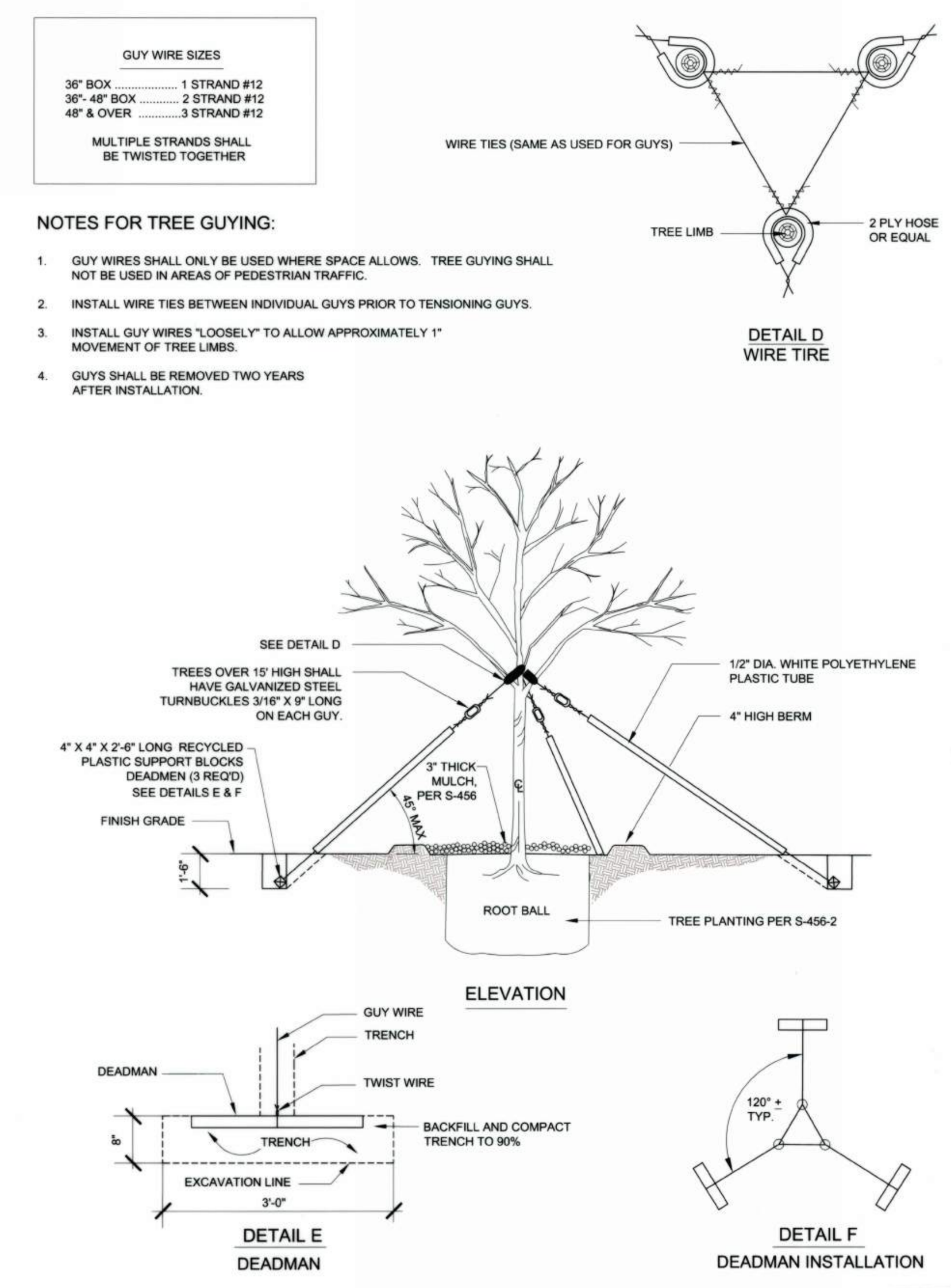
STANDARD PLAN NO. S-663-1 — VAULT INDEX No. B-4727 — SHEET 2 OF 3 SHEETS

GUY WIRE SIZES	
36" BOX	1 STRAND #12
36"- 48" BOX	2 STRAND #12
48" & OVER	3 STRAND #12

MULTIPLE STRANDS SHALL BE TWISTED TOGETHER

NOTES FOR TREE GUYING:

1. GUY WIRES SHALL ONLY BE USED WHERE SPACE ALLOWS. TREE GUYING SHALL NOT BE USED IN AREAS OF PEDESTRIAN TRAFFIC.
2. INSTALL WIRE TIES BETWEEN INDIVIDUAL GUYS PRIOR TO TENSIONING GUYS.
3. INSTALL GUY WIRES "LOOSELY" TO ALLOW APPROXIMATELY 1" MOVEMENT OF TREE LIMBS.
4. GUYS SHALL BE REMOVED TWO YEARS AFTER INSTALLATION.



TREE GUYING

STANDARD PLAN NO. S-663-1 — VAULT INDEX No. B-4727 — SHEET 3 OF 3 SHEETS

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT — RAMSEY DAHAM — No. C-34257 — 10/31/23 RENEWAL DATE — STATE OF CALIFORNIA

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

LANDSCAPE DETAILS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:08:55 AM
SCALE	
JOB #	22-A004

EXHIBIT "A"
Page No. 21 of 21
Case No. CPC-2023-6389-CU-DB-WDI-HCA-PHP

L1.20

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

Categorical Exemption

5720-5728 Waring Ave Project

Environmental Case Number: ENV-2023-6390-EAF Related Case Number: CPC-2023-6389-CU-DB-WDI-HCA-PHP

Project Location: 5720-5728 W Waring Ave, Los Angeles, CA 90038

Community Plan Area: Hollywood

Council District: 13, Hugo-Soto-Martinez

Project Description: Construction of a new 5-story, 61'-6" high, 12,623 sq ft (FAR @ 3.10:1), 35-unit multi-family building with 7 units set aside as Very Low-Income Units. Open space for the project will be provided throughout the building via private balconies and a rooftop deck. No trees will be removed on-site or off-site (none exist).

Discretionary entitlements, reviews, permits and approvals required to implement the Project would include, but are not necessarily limited to, the following: 1. A conditional use permit pursuant to LAMC 12.24. U 26 to permit a Density Bonus for a project for which the density increase is greater than the maximum 35% permitted in LAMC Section 12.22 A 25; 2. An Off-Menu Density Bonus Waiver to permit a 31-foot and 6-inch increase in building height to allow up to 61 feet-6 inches in lieu of the maximum 30 feet allowed in the R3-1XL zone pursuant to LAMC 12.21.1.A.1., an On-Menu Density Bonus Incentive to permit a 24.8% increase in the allowable Floor Area Ratio to allow a Floor Area Ratio of 3.74:1 in lieu of the 3.0:1 FAR permitted in the R3-1XL zone pursuant to LAMC 12.21.1.A.1., an On-Menu Density Bonus Incentive to permit a 20% decrease in required front yard setback to allow a 12-foot front yard setback in lieu of the 15 feet required by the R3-1XL zone pursuant to LAMC 12.10.C.2., an On-Menu Density Bonus Waiver to permit a 6.25% decrease in required west side yard setback to allow a 7.5-foot side yard setback in lieu of the 8 feet required by the R3-1XL zone pursuant to LAMC 12.10.C.2. 3., and an On-Menu Density Bonus Waiver to permit a 6.25% decrease in required east side yard setback to allow a 7.5-foot side yard setback in lieu of the 8 feet required by the R3-1XL zone pursuant to LAMC 12.10.C.2.; 3. A Waiver of Dedication and Improvement to relieve the Bureau of Engineering's (BOE) recommendation for the widening of the half-roadway to 18 feet along the project's frontage and maintain the existing 15-foot half-roadway with 15 feet devoted to the sidewalk, parkway, and curb improvements.; 4. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

PREPARED FOR:
The City of Los Angeles
Los Angeles City Planning

PREPARED BY:
Brian Silveira & Associates, LLC
P.O. Box 291
Venice, CA 90294

APPLICANT:
5717 Camerford Partners, LP
5717 Camerford Ave
Los Angeles, 90038

August 2023, revised March 2024

Memorandum

Date: March 29, 2024

To: City of Los Angeles, Department of Planning

Subject: Assessment of 5720-5728 Waring Avenue Project Eligibility for a Categorical Exemption as a Class 32 In-Fill Development

---

Brian Silveira & Associates drafted this assessment for the City of Los Angeles as the lead agency. This assessment evaluates whether the proposed 5720-5728 Waring Avenue Project (Project) located in the City of Los Angeles (City) qualifies for a Class 32 Categorical Exemption under the California Environmental Quality Act (CEQA) as eligible infill development.

CEQA defines categorical exemptions for various types of projects the Secretary of the Resources Agency of the State of California has determined would not have a significant effect on the environment, and therefore are not subject to further environmental review under CEQA. The Class 32 Exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. The class consists of environmentally benign infill projects consistent with local general plan and zoning requirements.

Pursuant to Section 15332 of the State CEQA Guidelines, for a project to be eligible for a Categorical Exemption as Class 32 In-fill Development, a project must meet the following conditions, or criteria:

Criteria

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
b) The proposed development occurs within city limits on a project site of no more than five (5) 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.
f) In addition, projects seeking this Categorical Exemption cannot fall under certain specified exceptions, as follows.

Exceptions

a) Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. The project site is not in a location subject to this consideration.
b) The project and successive projects of the same type in the same place will result in cumulative impacts.
c) There are unusual circumstances creating the reasonable possibility of significant effects.
d) The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway.
e) The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government code section 65962.5, as being affected by hazardous wastes or clean-up problems.
f) The project may cause a substantial adverse change in the significance of an historical resource.

The justification for use of a Class 32 Categorical Exemption as an infill project in compliance with CEQA and the City's Class 32 requirements is provided below in the following format: I. Project Description, II. Evaluation of Class 32 Exemption Criteria, III. Consideration of Exemptions, and IV. Conclusion.

I. Project Description

The subject property consists of two existing parcels (5534-033-006 and 5534-033-007) that would be developed into a multi-family residential building located at 5720-5728 Waring Avenue within the Hollywood Community Plan Area of the City. The Project proposes a 35-unit multi-family project on the combined 13,007 square foot (sf) lot with 28 market rate units and 7 affordable units for Very Low-Income households and parking on the ground floor. The Project site is surrounded by urban development, consisting of medium density residential land uses and commercial uses, including Paramount Studios. The Project site is composed of two vacant lots which previously contained a single-family dwelling unit and a four-unit multi-family dwelling complex, both of which were demolished under approved building permits (included as Attachment E). Site preparation and grading would involve approximately 3,000 cubic yards of cut and fill, most of which would be exported from the site. Up to 600 cubic yards of earth could be retained for recompaction onsite,

II. Evaluation of Class 32 Exemption Criteria

The following subsections provide discussion and analysis of the project's consistency with the criteria listed in Section 15332 of the State CEQA Guidelines, for a project to be eligible for a Categorical Exemption as a Class 32 In-fill Development project.

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The Project is consistent with the existing General Plan designation, as specified by the Hollywood Community Plan Area, which designates the sites "Medium Residential." The site zoning is R3-1XL. The Project would therefore not require a General Plan Amendment or Zoning Change. Multiple dwelling units are consistent with the R3-1XL zoning, as outlined in the Los Angeles Municipal Code (LAMC) Section 12.10. Additionally, the Project is consistent with the Medium Residential General Plan land use designation. Under the existing zoning of R3-1XL, the minimum lot area per dwelling unit is 800 sf. Therefore, the existing 13,007 sf lot would allow 17 units on the Project site. The Project is requesting a Density Bonus and would provide a 41 percent affordable housing set aside (7 Very Low-Income Units), which would allow for an additional 18 units.

Additionally, the Project's On-menu incentives would allow for the following:

- Permit a 6.25% decrease in required easterly side yard setback to allow a 7-foot 6-inch side yard setback in lieu of the 8 feet required by the R3 zone pursuant to LAMC 12.10.c.3.
- Permit a 6.25% decrease in required westerly side yard setback to allow a 7-foot 6-inch side yard setback in lieu of the 8 feet required by the R3 zone pursuant to LAMC 12.10.c.3.
- Permit a 20% decrease in required northerly front yard setback to allow a 12-foot front yard setback in lieu of the 15 feet required by the R3 zone pursuant to LAMC 12.10.c.3.

The density bonus with Waivers of Development Standards would allow for the following:

- Permit a 31-foot and 6-inch increase in height to 61-feet and 6-inches in lieu of the maximum height of 30 feet allowed in the R3-1XL zone pursuant to LAMC 12.21.1.
- Permit a 25% increase in allowed floor area ratio from 3.0:1 to 3.74:1 to allow 35,383 square feet of floor area in lieu of the 28,350 square feet permitted pursuant to LAMC 12.21.1.a.1.

Because the Project is in an area designated by the City to be eligible for AB 2097 (Friedman), a law prohibiting public agencies from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop, it is not required to provide any vehicle parking. Nonetheless, the Project will provide 17 voluntary vehicle parking spaces. Therefore, the Project would be consistent with all applicable general plan designations, general plan policies, and 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 Project is located within the city limits of the City of Los Angeles. The project site consists of approximately 13,007 sf of land, or approximately 0.3 acres, and is surrounded by existing urban uses, including single family residential surrounding the Project site and commercial uses near the site. Therefore, the Project is consistent with this criterion.

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

The Project site is located within a highly urbanized portion of the City of Los Angeles. The surrounding urban landscape, including the project site, has been developed for decades. The Project site was and has long been primarily developed with structures, pavement, and other physical improvements, and is currently entirely vacant; therefore, it is not likely to possess any value as habitat. The subject property does not include any trees, natural waterways, or wetlands or any other identified sensitive habitat areas. Additionally, there are currently no trees in the public right-of-way in front of the site. The subject property does not have reported occurrences of special-status species in the California Natural Diversity Database (CNDDB) maintained by the California Department of Fish and Wildlife (CDFW). The Project site does not include riparian areas or other sensitive plant communities. Therefore, the Project site has no substantive value as habitat for endangered, rare, or threatened species. A Tree Report by a Certified Arborist is included as Attachment F.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

a. Transportation

The Project would have a significant impact if the Project would conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)(1), relating to Vehicle Miles Traveled (VMT). CEQA Guidelines Section 15064.3(b)(1) applies to land use projects and states, "Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact." Both of the following City of Los Angeles Transportation Assessment Guidelines (TAG) screening criteria must be met in order to require further analysis of a land use project's VMT contribution: the land use project would both generate a net increase of 250 or more daily vehicle trips and the project would generate a net increase in daily VMT.

In order to determine if both criteria are triggered by the Project, a basic run of the City of Los Angeles VMT Calculator was performed as a part of the project's Traffic Referral Assessment. The VMT Calculator (included as Attachment A) determined that the Project's 35 new apartments would generate 119 average daily trips (ADT) and 789 daily VMT. The Project would be constructed on an empty lot that previously contained abandoned multi-family housing, which was demolished under a demolition permit finalized by the City of Los Angeles Department of Building and Safety on March 8, 2023. Therefore, the Project would result in a project-related net increase of 119 ADT and 789 daily VMT, which would be below the City's screening criterion of 250 ADT for a VMT analysis to be required. As such, the VMT generated by the Project would not result in a significant effect relating to transportation, and further analysis of the project's VMT contribution would not be warranted.

b. Noise

Existing Noise Conditions

A noise study was conducted to establish the existing conditions as they relate to noise at sensitive uses near the Project site. Noise impacts due to construction and operational activities were modeled and compared to existing conditions.

To identify existing noise conditions, three short-term (15-minute) noise levels were measured in the vicinity of the Project site. Figure 1, Noise Measurement Location Map, depicts the locations of the noise measurements. The Project team consultant conducted the noise survey on January 16, 2024, between 1:49 PM and 2:39 PM. The consultant calibrated and operated the sound measurement instrument according to the manufacturer's written specifications. At the measurement sites, the consultant placed the microphone at a height of approximately five feet above grade. As shown on Figure 1, Noise Measurement Location Map, the Consultant took the noise measurements near the closest noise-sensitive land uses: the multifamily residential property to the west of the Project site located at 5716 W Waring Avenue (NM1); the multifamily residential property to the east of the Project site located at 5732 W Waring Avenue (NM2); and the family clinic services center (Uplift Family Services) located at 815 N El Centro Avenue, approximately 400 feet from the Project site (NM3). Table 1, Existing Ambient Noise Levels, provides a summary of the ambient noise data. Ambient average noise levels (L_{EQ}) were between 61.2 and 70.1 dBA L_{EQ}. The dominant noise sources were from vehicles traveling along the adjacent roadways, vehicles traveling within, into, and out of the five-story parking garage on Waring Avenue, activity on the Paramount Studio lot (located on the west side of the Gower / Waring intersection), handheld lawn power tools, car doors closing in off- and on-street parking spaces, car horns from the adjacent roadways, residential ambiance (music playing), dogs barking, ambulances, helicopters and other aircraft.

Figure 1 – Noise Measurement Locations

NOISE MEASUREMENT LOCATION	LOCATION	PRIMARY NOISE SOURCES	L_{EQ}	L_{MAX}	L_{MIN}
NM1	5716 W Waring Ave	• Gower parking Lot vehicular activity • Roadway vehicular activity • Paramount Studio Lot activity • Helicopters and other aircraft • Handheld power tools • Residential ambience • Car horns	61.2	89.6	46.5
NM2	5732 W Waring Ave		64	90	48.2
NM3	815 N El Centro Ave (Uplift Family Services)		70.1	96.1	51

Table 1 – Existing Ambient Noise Levels at Nearest Sensitive Uses

Construction Noise

For this analysis, a noise impact is considered potentially significant if Project construction activities extended beyond ordinance time limits for construction or construction-related noise levels exceed the ordinance noise level standards unless technically infeasible to do so. The proposed Project consists of the construction of a 35-unit, six-story multifamily residential building with 17 parking spaces on the ground floor and no subterranean levels. The Applicant expects construction of the Project to last approximately 12-18 months and require the use of heavy equipment. The Applicant anticipates that the construction phases for the Project would include site preparation, grading, building construction, paving, and architectural coating. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in

operation and the location of each activity.

Construction activities and associated noise would be temporary and be restricted to daytime hours pursuant to Los Angeles Municipal Code (LAMC) Section 41.40. The maximum noise level of construction equipment is regulated by LAMC Section 112.05 to 75 dB at 50 feet from the source; however, the LAMC indicates such restrictions do not apply where technically infeasible despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment. Based on the L_{EQ} noise levels of construction equipment provided in the Federal Highway Administration (FHWA) Roadway Construction Noise Model, 2006 construction equipment noise levels would be reduced with the use of mufflers and sound barriers required by LAMC Section 112.05. The table below shows the projected construction noise impacts on the nearest sensitive receptor, the multifamily residential property 10 feet to the east.

FHWA Roadway Construction Noise Model with and without Regulatory Compliance

Phase Name	Equipment	Usage Factor	dBA at 5716 Waring Ave (no barrier)	dBA at 50 ft (no barrier)	dBA at 5716 Waring Ave (with barrier)	dBA at 50 ft (with barrier)
Site Preparation	Grader	40%	95.0	81.0	85.0	71.0
	Backhoe	40%	87.6	73.6	77.6	63.6
	Total	**N/A**	**95.1**	**81.7**	**85.1**	**71.7**
Grading	Grader	40%	95.0	81.0	85.0	71.0
	Dozer	40%	91.7		81.7	
	Backhoe	40%	87.6	73.6	77.6	63.6
	Total	**N/A**	**97.2**	**83.2**	**87.2**	**73.2**
Building Construction	Crane	16%	86.6	76.7	76.6	66.7
	Forklift	20%	81.7	67.7	71.7	57.7
	Backhoe	40%	87.6	73.6	77.6	63.6
	Total	**N/A**	**88.0**	**76.7**	**78.0**	**66.7**
Paving	Concrete Mixer	40%	88.8	74.8	78.8	64.8
	Paver	50%	88.2	74.2	78.2	64.2
	Roller	20%	87.0	73.0	77.0	63.0
	Backhoe	40%	87.6	73.6	77.6	63.6
	Total	**N/A**	**94.0**	**80.0**	**84.0**	**70.0**

Table 2: Noise levels at nearest sensitive receptor by construction phase
Source: FHWA's Roadway Construction Noise Model, 2006

As shown in the final column of **Table 1, FHWA Roadway Construction Noise Model with and without Regulatory Compliance** regulatory compliance with LAMC Section 112.05 standards, requiring mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment) would reduce the construction noise levels to less than 75 dBA at 50 feet through industrial-grade mufflers on mobile equipment and barriers or enclosures formed by sound transmission obscuring products around stationary equipment. Mufflers and sound transmission obscuring products, like barriers or enclosures, are available from a variety of manufacturers. Therefore, construction related temporary noise level increases would be less than significant with regulatory compliance measures incorporated.

Operation

Pursuant to LAMC Section 112.02, the Project would be considered to exceed operational noise ordinance standards if it would increase the ambient noise level on another property

by more than 5 dBA.

This Project does not propose to develop commercial, industrial, manufacturing, or institutional facilities that are associated with loud stationary noise sources. The Project would introduce new stationary noise sources in the form of Heating, Ventilation, and Air Conditioning (HVAC) units. It is assumed that the Project would include rooftop HVAC units for each of the 35 dwelling units for a total of 35 HVAC units. Based on noise levels for HVAC units similar to those expected to be used in the Project, each HVAC unit would produce a noise level of 68 dBA Leq at 3.3 ft.

This analysis assumes all 35 roof-mounted HVAC units are in simultaneous use as a "worst-case" scenario although actual HVAC use would depend on weather conditions and tenant occupancy. Addition of the reference noise levels for the 35 HVAC units would result in a composite reference noise level of 83.3 dBA at 3.3 feet, a value that is used to calculate noise levels at greater distances. While the exact location of the HVAC units is not available as of January 2024 due to the phase of design, it is assumed that the units would be distributed around the perimeter of the roof. The eastern and western edges of the roof would be the nearest to residential structures on either side of the Project side, as the northern edge faces Waring Avenue and the southern edge faces an alley. Even if all 35 units were located on the western edge of the roof, where the nearest neighboring structure is located, the diagonal and vertical distance from the HVAC units to the neighboring units would be approximately 60 feet. At this distance, noise levels would be reduced by 25.2 dBA to 57.8 dBA based on the equation for distance attenuation of a point source. In addition, the parapet and roofline would decrease noise levels by a further 10 dBA based on the Federal Transit Administration (FTA) methodology for calculating barrier insertion loss for a final noise level of 47.8 dBA.

Table 3 below shows the effects of the noise generated by the rooftop HVAC equipment on each nearby sensitive receptor. The average change in noise level for all receptors is 0.1 dBA. Generally, human detection of the change of a change in noise requires a change of +/- 3dBA. Therefore, the impact of HVAC operational noise will not cause a potentially significant noise impact.

NOISE MEASUREMENT LOCATION	LOCATION	EXISTING L_{EQ}	L_{EQ} WITH HVAC UNITS[1]	L_{EQ} DIFFERENCE (EXISTING L_{EQ} - L_{EQ} WITH HVAC UNITS)
NM1	5716 W Waring Ave	61.2	61.4	0.2 dBA
NM2	5732 W Waring Ave	64	64.1	0.1 dBA
NM3	815 N El Centro Ave (Uplift Family Services)	70.1	70.1	0 dBA

Table 3: Noise levels at nearest sensitive receptors with HVAC units

Based on the formula for the addition of decibels, the addition of noise from the 35 proposed HVAC units to the ambient daytime noise level would increase the daytime ambient noise level by 0.2 dBA, at most. All other property boundaries would experience lower levels of

HVAC noise. Therefore, operational HVAC noise would not exceed the ambient noise level by more than 5 dBA in compliance with LAMC Section 112.02. In addition, noise levels would potentially be further reduced by the structural and architectural materials of nearby source receptors.

Generally, it takes a doubling of traffic volumes to increase traffic noise levels by 3 dBA, which is the level at which changes are barely perceptible to the human ear. The major source of traffic noise in the Project vicinity is Gower Avenue, which is designated as a Modified Avenue II nearly one block to the east of the Project. Based on City of Los Angeles Department of Transportation data (included as Attachment D), the intersection of Gower Avenue and Camerford Avenue north- and south-bound traffic volume of 11,348 vehicles and 9,627 vehicles, respectively, on a daily basis. A traffic volume increase of 119 ADT over the course of the entire day on Gower Avenue as a result of the Project would therefore not be expected to result in a doubling of traffic volumes. Waring Avenue near the site currently carries approximately 323 vehicles per day. The Project is expected to add 119 trips per day to Waring Avenue, which translates to a total of 56 dBA. As such, the additional traffic generated by the Project would not be expected to result in a significant noise impact.

The Project does not propose the use of impact equipment during construction or operational phases and, therefore, is not expected to have any impacts related to ground vibration.

A detailed noise study is included as Attachment G.

c. Air Quality

The Project's potential air quality effects were evaluated by estimating the potential construction and operational emissions of criteria pollutants and comparing those levels to significance thresholds provided by the Southern California Air Quality Management District (SCAQMD). The Project's emissions were estimated using the CalEEMod 2022.1.1.14 model provided by SCAQMD for the purposes of evaluating air quality impacts of proposed projects. CalEEMod air quality impact analysis modeling accounts for construction equipment (like diesel generators, machinery, etc) and vehicles (including trucks and tailpipe emissions) traveling to and from the site.

Projects in the SCAQMD with daily emissions that exceed any of the emission thresholds provided in **Table 5, SCAQMD Daily Maximum Emissions Thresholds**, may be considered significant under CEQA guidelines.

Table 5, South Coast Air Quality Significance Thresholds

Pollutant	Construction	Operation
NO_X	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM_{10}	150 lbs/day	150 lbs/day
$PM_{2.5}$	55 lbs/day	55 lbs/day
SO_X	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

Construction activity emissions considered site preparation, grading, building construction, paving, and architectural coating (including painting or other surface treatments). Following construction, emissions from operation of the Project would result from mobile sources (vehicle use), area sources (including on-site maintenance, landscaping, and use of natural gas), and off- site electricity generation to serve the Project. **Table 6**, **Maximum Daily Emissions**, summarizes the Project's maximum daily emissions estimated by CalEEMod for short- term construction and long-term operations (model outputs provided in Attachment C).

As shown in the table below, the maximum GHG emissions in terms of pounds per day during construction would include an estimated 44.4 lb.s/day of ROG during the architectural coating phase and 24.7 lb.s/day of NO_X, 16.42 lb.s/day of CO, .086 lb.s/day of SO_2, 5.639 lb.s/day of PM_{10}, and 2.46 lb.s/day of $PM_{2.5}$ during the grading phase which is projected to last for 2 days.

During operations, the greatest GHG emissions would result from the use of consumer products, landscape equipment, the re-application of architectural coatings, and the operation of HVAC equipment.

Table 6, Maximum Daily Emissions

Daily Emissions(lbs/day)	**ROG**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Construction						
Max. Daily Construction Emissions	44.4	24.7	16.42	0.086	5.639	2.416
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Y/N	N	N	N	N	N	N
Operations (lbs/day)						
Max. Daily Operational Emissions	10.14	0.833	19.82	0.046	2.507	2.461
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	N	N	N	N	N	N
Source: CalEEMod output, August 16, 2023. (a) Construction emissions reflect required compliance with SCAQMD Rule 403 for applying water during grading to reduce dust.						

As shown in **Table 6, Maximum Daily Emissions**, the Project would not exceed SCAQMD significance thresholds and would therefore not result in a significant effect relating to air quality.

Localized Significance Thresholds (LSTs) were developed to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. The LST methodology addresses specific emissions, namely oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and they are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

For the proposed Project, LST impacts were evaluated using SCAQMD screening table thresholds for a 1-acre site with a source-receptor distance of 25 meters, the most stringent parameter for which the screening tables provide thresholds. This evaluation is based on maximum daily onsite construction emissions that would occur during any phase of Project construction. Daily emissions would typically be lower than the reported maximum amounts. The table below shows the relevant threshold and the estimated peak daily onsite emissions for each pollutant during Project construction to establish the highest level of onsite emissions to be evaluated for LST impacts. As shown in **Table 7, Project Related LST Evaluation**, the Project's maximum daily onsite construction emissions would not exceed the relevant LST screening table thresholds for LST-related criteria pollutants, and impacts would be less than significant.

Table 7, Project Related LST Evaluation

1 acre/25 meter/Central Los Angeles County	**Project LST Emissions (lbs/day)**			
	NO_x	**CO**	**PM_{10}**	**$PM_{2.5}$**
LST Threshold	74	680	2	5
Peak Onsite Daily Emissions	11.39	10.72	0.534	0.491

Significant Impact? Y/N	N	N	N	N
Source: CalEEMod output dated August 16, 2023. Maximum daily emissions reported for summer or winter season, whichever is greater. Includes application of water for dust suppression as required by SCAQMD Rule 403.				

d. Water Quality

The proposed infill development would develop multi-family style housing onto a residential lot that contained residential dwelling units prior to their demolition. Existing utility lines would provide water supplies and wastewater treatment services. The Project would replace the previously existing residential land uses with new, higher density residential uses, which would not significantly differ in potential water quality effects. The Project would be served by existing infrastructure including vertical laterals that connect to existing sewer main lines located in the alley along the southern property line of the Project (Pipe ID 49306023), maintained by the City Department of Public Works. The Project does not propose on-site groundwater extraction to serve future uses and does not propose on-site wastewater treatment. The Project would not be anticipated to generate, store, or dispose of substantial quantities of hazardous materials that could affect water quality.

Stormwater runoff currently leaves the site by sheet flow and drains east on Waring Avenue and the alley behind the property to El Centro Avenue. Storm water is conveyed to catch basins at the intersection of Waring Avenue and El Centro Avenue. During the construction phase (including site preparation, excavation, and grading), City Ordinance No. 178,132 would require the preparation of a Stormwater Prevention Plan (SWPPP) to minimize erosion and sediment from leaving the site via storm water runoff through implementation of Best Management Practices (BMPs), such as silt fencing and/or sandbags to reduce the velocity of runoff leaving the site and filter stormwater to reduce erosion and situation offsite.

During operations, stormwater runoff generated by structures and hardscape surfaces would be required to comply with the City Low Impact Development (LID) Ordinance No. 181899 to manage the quality of stormwater runoff to reduce offsite runoff and improve water quality through infiltration, evapotranspiration, retention for onsite use, or a biofiltration system, which will be included in the final design plans to be reviewed during plan check. Runoff generated by hardscape would also be required to comply with City Ordinance No. 172,176 and No. 173,494, which specify Stormwater and Urban runoff Pollution Control requirements, including the application of BMPs. Compliance with these applicable regulations would ensure the Project would not have a significant adverse effect relating to water quality.

e) The site can be adequately served by all required utilities and public service

An impact in this section would occur if the proposed Project resulted in the need for and or the provision of new or physically altered fire, emergency response, waste management, or utility facilities, the construction of which would cause significant environmental impacts in order to maintain service ratios, response times, or other performance objectives. (The need for or deficiency in adequate fire, emergency response, or sanitation services in and of itself is not a CEQA impact, but a social or economic impact. To the extent that the proposed Project caused a need for additional fire, emergency response, waste management, or utility services that resulted in the construction of new facilities or additions to the existing facilities and the impact from that construction resulted in a potential impact to the environment, that would be considered a CEQA impact requiring further evaluation. *[City of Hayward v. Board of Trustees* (2015) 242 Cal. App. 4th 833, 843.])

The Project site is located in an urbanized area of the Hollywood Community Plan Area and consists of two parcels that contained residential structures served by existing utilities and public services prior to the demolition of the structures. The Project would construct 35 multi- family style residential units. The proposed Project would be served by the same utility and public service providers that serve the site and surrounding vicinity under existing conditions, including:

- Los Angeles Fire Department Station 52
- Los Angeles Police Department West Bureau
- City of Los Angeles Department of Public Works
- City of Los Angeles Department of Recreation and Parks

The Project would add a net increase of 35 new dwelling units to the site, consistent with existing planning and zoning as discussed in Section II.a., on which utilities and public service agencies base their service and facility planning. The Project would be served by existing public service providers, is consistent with existing planning and zoning, and would not substantially increase demand for utilities or public service over existing conditions.

Per the American Communities Survey, the average household size in the Project's census tract 2030 is 1.94 occupants. Rounding up, the Project's 35 new dwelling units would be expected to provide housing for an estimated net 70 persons. The projected future population of the Hollywood Community Plan Area for the year 2040 is 226,000. The Community Planning process is directed toward accommodating growth, such as the project's added population, that utilities and public service agencies use for planning purposes. As the increase in units would not be substantial and would be within the projected City growth, the Project would be adequately served by required utilities and public services.

Utilities: Electricity

California Public Utilities Code (PUC) Section 9621 requires publicly owned utilities (POUs) with an annual electrical demand exceeding 700 gigawatt hours (GWh) to develop integrated resource plans (IRPs). IRPs are electricity system planning documents that describe how utilities plan to meet their energy and capacity resource needs between 2018 and 2030, while achieving policy goals and mandates, meeting physical and operational constraints, and fulfilling other priorities such as reducing effects on customer rates. Each IRP filing must include data and supporting information sufficient to demonstrate the utility is meeting these goals and targets. PUC Section 9621 requires the governing board of a POU to adopt an IRP and a process for updating it at least once every five years by January 1, 2019.

The California Energy Commission's (CEC) Publicly Owned Utility Integrated Resource Plan Submission and Review Guidelines require those utilities to file an IRP with data and supporting information sufficient to demonstrate that they meet these requirements and the various targets and planning goals from 2018 to 2030. The Energy Commission must review the IRPs to ensure consistency with the requirements of PUC Section 9621 The Los Angeles Department of Water and Power's (LADWP) 2017 Power Integrated Resource Plan, submitted on April 30, 2019, outlines the utility's strategy for procuring future resources that meet the requirements of PUC Section 9621.

Senate Bill 350 (De León, Chapter 547, Statutes of 2015) (SB 350) requires filing POUs to adopt an IRP that ensures system and local reliability and addresses resource adequacy requirements. Staff reviewed the LADWP's capacity reporting table and discussion and finds that LADWP has planned for sufficient resources to maintain a reliable electric system. In addition, LADWP's selected portfolio of resources contains sufficient capacity to meet

anticipated resource adequacy requirements in 2030. Staff finds that the IRP is consistent with the reliability requirements in PUC Section 9621(b)(3) and resource adequacy requirements in PUC Section 9621(d)(1)(E).

LADWP is its own balancing authority and as such is responsible for operating its electricity system in real time. This is done by finely balancing power system demand and supply while ensuring reliability. This includes controlling generation and transmission of electricity within its control area, as well as between balancing authorities. The Western Electricity Coordinating Council (WECC) establishes operating standards that all balancing authorities must meet to ensure reliability. State law also requires POUs to meet WECC's most recently approved planning reserve and reliability criteria and "prudently plan for and procure resources that are adequate to meet its planning reserve margin and peak demand and operating reserves, sufficient to provide reliable service to its customers."

North American Electric Reliability Corporation (NERC) operating standards prescribe the amount of contingency and replacement reserves that a balancing authority must have in case of a generation or transmission outage. To comply with NERC operating standards, LADWP must carry additional generating capacity above its instantaneous load. LADWP plans for a 15 percent reserve margin based on a 1-in-10 peak demand, which typically occurs on hot summer afternoons. In addition to contingency reserve, LADWP plans for additional outages by carrying replacement reserves to cover unplanned outages of older generating units. LADWP also conducts an annual 10-year transmission assessment plan to maintain grid reliability and identify necessary improvements needed to avoid potential overloads on key segments of its transmission system. LADWP's IRP filing demonstrates that the utility is planning appropriately to ensure reliable supplies for its customers.

LADWP continues to be in compliance with all applicable Federal Energy Regulatory Commission (FERC), North American Electric Reliability Corporation (NERC) and Western Electric Coordinating Council (WECC) standards regarding bulk power system reliability.

As the nation's municipal power utility, LADWP has a net maximum plant capacity of 10,730 megawatts and a net dependable capacity of 8,007 MW, according to information available to the public via their website (ladwp.com/who-we-are/power-system). According to Project load calculations generated by Mechanical, Electrical, and Plumbing Engineering firm A&N Design Group Inc., the Project is expected to generate a load demand of 465,378 volt-amperes (VA) (Attachment H). A volt-ampere (VA) is a measurement of power in a direct current (DC) electrical circuit. As a unit of measurement for electrical power, VA represents how much energy a device consumes or how much current it draws from the electrical circuit. The projected load demand includes the power necessary for each of the Project's 35 units to support the use of general lighting, small appliances, a refrigerator, a garbage disposal, a microwave, a washer, a dryer, smoke detectors, a stove, and a dishwasher. It also includes the power necessary to support the building's HVAC equipment, exhaust fans, elevators, and seven EV charging spaces in the ground floor garage. The Project's total projected load demand of 465,378 VA representants .0058% of LADWP's net dependable capacity of 8,007 MW and, therefore, would not be considered to have a potentially significant impact on the available electrical utility capacity. The Project plans include the installation of a 1600 AMP transformer to supply the development. LA DWP Receiving Station H is located approximately 1.46 miles from the Project site (7,700 feet to the west) at 936 Poinsettia Place.

The Project plans to provide EnergyStar rated appliances in each of its 35 dwelling units, including EnergyStar qualified refrigerators, dishwashers, clothes washers, and clothes dryers. EnergyStar appliances perform more efficiently than standard appliances and, therefore, require less energy and a lower demand load from the power grid. To earn the EnergyStar, they must meet strict energy efficiency criteria set by the US Environmental

Protection Agency or the US Department of Energy.

Therefore, the proposed Project is not expected to cause a potentially significant impact to the power system.

Utilities: Water

The Project would be served by existing sewer line infrastructure including vertical laterals Which connect to existing sewer main lines located in the rear alley of the Project site (Pipe ID 4930602349306022A), maintained by the City Department of Public Works. The proposed development will add 35 apartment units to a site was previously developed with five residential units. The average U.S. household uses approximately 300 gallons of water per day, therefore, the net demand expected to be generated by the Project is 10,500 gallons per day.

LADWP's Water System is the nation's second largest municipal water utility and serves a population of 3.9 million people within 473 square miles. The Water System supplies approximately 191 billion gallons of water annually and an average of 524 million gallons per day for the 674,000 residential and business water service connections. LADWP can currently deliver 160 billion US gallons (606 million cubic meters) of water. Therefore, the proposed Project is not expected to cause a potentially significant impact to the water system.

Utilities: Sanitation

The Project site is served by LA Sanitation and Environment which maintains solid waste management facilities for the City of LA. The site is situated approximately 8 miles from LA Sanitation's North Central Collection Yard which will serve the Project assuring timely and thorough collection of solid waste materials.

The nearest wastewater treatment facility is Hyperion Water Reclamation Plant, the City's oldest and largest wastewater treatment facility. The plant has been operating since 1894 with multiple expansions and improvements over the last 100+ years. The Hyperion Treatment Plant is a "mega plant" with a 500 mgd (Million Gallons per Day) treatment capacity and "high tech" operations including combustion, turbine power generation, cryogenic oxygen generation, oxygen activated sludge and a variety of off-site biosolids reuse alternatives. The plant's size and complexity are unique in the industry.
Typical households in developed nations like the United States generate about 80-100 gallons of wastewater per day. The Project's total wastewater generation of approximately 3,500 gallons of wastewater per day represent .0007% of the Hyperion Water Reclamation Plant's capacity.

Therefore, the proposed Project is not expected to cause potentially significant impacts to the solid waste management or wastewater treatment systems.

Public Services: Fire

The Project site is served by the Los Angeles Fire Department, Fire Station No. 52 located at 4957 Melrose Avenue, approximately 0.8 miles from the Project site. Fire Station No. 52 is equipped with fire engines and an ambulance unit. According to the Hollywood Community Plan EIR, current response times for Fire Station No. 52 are 04:12 and 04:13 for non-EMS and EMS calls, respectively.

LAFD's services continue to be based on the community's needs, as determined by ongoing evaluations, taking into consideration calls for service. These evaluations are used to determine the need for the reallocation of equipment or personnel, or if required, the acquisition of equipment, personnel, and or new stations. As development occurs, The LAFD

reviews development applications for needed facilities. Where appropriate, construction of new facilities is required as a condition of development for individual projects. The Project's 35 added apartment units are not expected to overwhelm service demands for LAFD but will be required to contribute to the department's overall staffing and equipment needs through the imposition of development fees as determined by the Los Angeles Fire Department.

Public Services: Police

The Los Angeles Police Department (LAPD) provides police protection services in the City of Los Angeles. The LAPD also contains specialized units, including Special Operations, Special Weapons and Tactics (SWAT), Gangs and Narcotics, K-9 Units, and Mounted Units. The LAPD is divided into four geographic bureaus: Central, South, West, and Valley Bureaus, which are divided into 21 community police divisions, and into reporting districts. As of September 2016, the LAPD has a total of 9,811 sworn officers. (Hollywood Community Plan Update).

The Project is located within the. LAPD West Bureau. The West Bureau comprises a 124 square mile service area with a population of approximately 840,000 residents. The West Bureau is further divided into LAPD Divisions. The Project site is within the Hollywood Division, approximately 0.9 miles from its community police station at 1358 N. Wilcox Ave. The station is operated by 365 sworn officers and 17 civilian staff serving a 17.2-square mile area containing approximately 300,000 people.

III. Consideration of Exceptions

Section 15300.2 of the CEQA Statutes and Guidelines provides a list of exceptions for consideration of a project as categorically exempt. The exceptions that apply to the project are listed and discussed below:

Cumulative Impacts
The project and successive projects of the same type in the same place will result in cumulative impacts.

In addition to evaluating the potential for significant environmental impacts caused by a proposed Project, CEQA also decries that an evaluation be conducted assessing the potential for "cumulatively considerable" impacts, meaning that the incremental effects of the Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. The standard practice is to evaluate the cumulative impacts of proposed and probable similar projects within a 500-foot radius of the subject property. A list of these projects which are located within 500 feet proximity of the Waring Avenue Project and their proximity to the Waring Avenue Project is shown in Table 8.

Projects within 500 Feet of Project Address	**Relationship to Site**	**Proposed Use**
5717 Camerford Avenue	15 ft south	15-unit residential building
Table 8: Similar Projects within 500 feet of Subject Property		

Figure 2, below, shows the proposed Project site at Waring and its relationship to the proposed Project site at 5717 Camerford Ave.

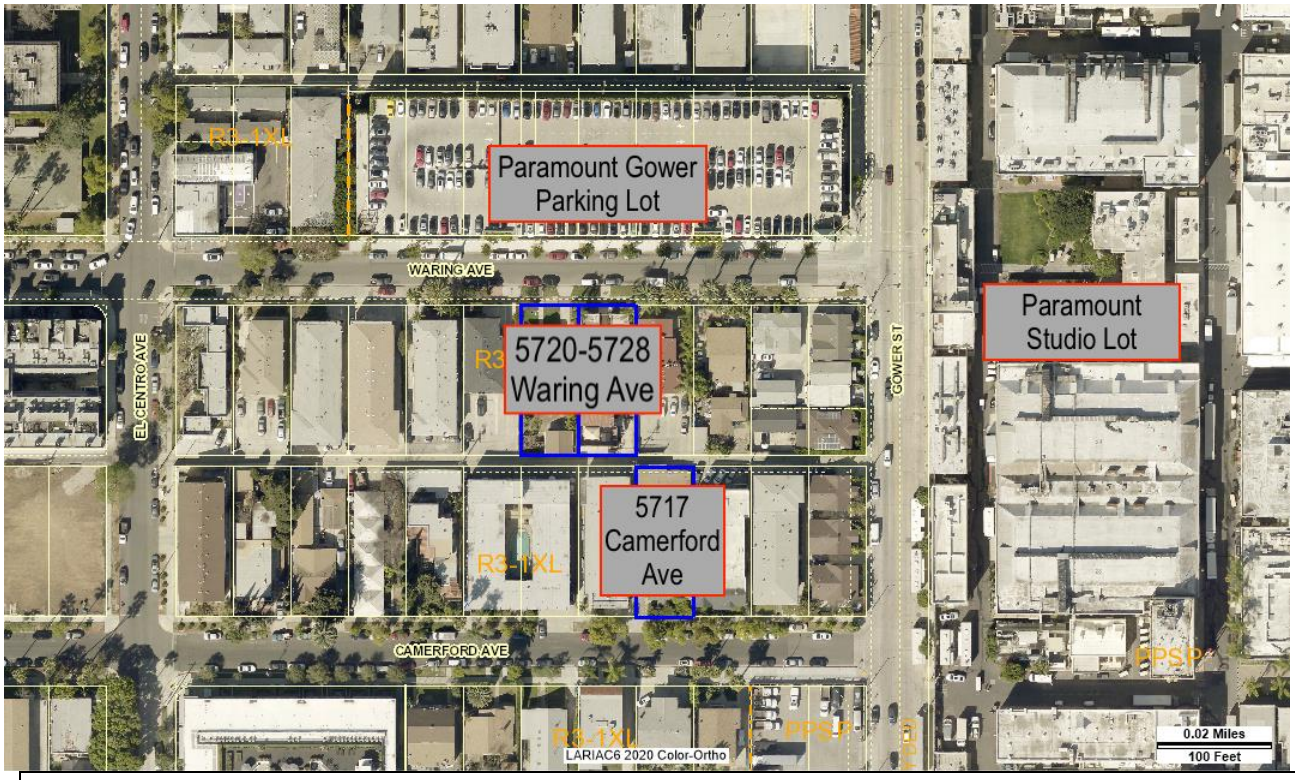


Figure 2: Map of Proposed Residential Projects within a 500-foot Radius

Neither the subject Project nor the one planned at 5717 W Camerford Avenue have completed the process of attaining building permits as neither project has currently completed the Planning Entitlement process with the Los Angeles Department of City Planning. For the purposes of this evaluation, potentially significant cumulative impacts of the 5720-5728 Waring Ave Project and the 5717 Camerford Ave Projects are broken out into three categories: traffic, noise, and air quality. The cumulative impacts of the projects for all three categories are assessed and discussed below.

Cumulative Impacts: Traffic

As shown on the attached VMT Calculator produced and distribued by LA DOT, the Waring Ave Project is expected to generate 119 Average Daily Trips. The same method shows that the Camerford Ave project is expected to generate 49 net daily trips. Combined, they are expected to produce 168 net ADT. A net ADT generation of 250 is considered a significant traffic impact. Therefore, the combined traffic impact of both Projects is not expected to be a significant environmental impact.

Cumulative Impacts: Noise

Construction Noise Impacts

As mentioned above, neither the Waring Ave nor the Camerford Ave Project have attained Planning Entitlements or building permits. However, the Project site at 5720-5728 W Waring Avenue will not require demolition. The initial stages of construction (demolition and grading) generate the highest levels of noise. Grading activities are projected to take two days for each project but are not expected to occur at the same time. By the time the proposed project breaks ground at the 5717 W Camerford site, the 5720-5728 W Waring Project will likely be in the framing stages. Most construction will be accomplished with handheld tools

which are considerably quieter than heavy diesel equipment used for demolition and grading.

This analysis concludes (above) that, with standard regulatory construction measures, the Waring Project will not result in significant noise impacts. The Camerford project is considerably smaller and will have a staggered construction schedule due to its need for demolition and site preparation. Therefore, the two residential Projects are not expected to have a potentially significant cumulative noise impact during their respective construction periods.

Operational Noise Impacts

This analysis shows that the 35 rooftop HVAC units proposed for the Waring Ave Project would result in a net total noise level of 47.8 dBA at the closest sensitive use, the two-story multifamily residential use at 5716 Waring Ave. The Camerford project's 15 HVAC units would produce a noise level of 43.15 dBA at the same property – which is closest to both Project sites – assuming all 15 HVAC units are being used at full capacity simultaneously. The addition of Waring's 47.8 dBA and Camerford's 43.15 dBA create a combined noise level of 49.1 dBA. When added to the existing ambient noise level recorded at 5716 Waring Ave, 61.2 dBA, the total resulting noise level is 61.5 dBA, representing a 0.3 dBA increase. An increase of 5 dBA is considered significant. Therefore, it is not expected the cumulative noise levels of the HVAC systems at 5720 Waring or 5715 Camerford would cause a significant noise impact to the nearest sensitive use.

This analysis shows that the Waring Ave Project is projected to add 119 trips per day to surrounding roadways, which translates to a total of 56 dBA on a receiver 15 feet from the noise source. The Camerford Ave project is expected to add a total of 49 vehicles to surrounding roadways, which results in a total of 52.1 dBA on a receiver 15 feet from the noise source. The combined traffic projected to be added by both Projects to surrounding roadways is 168 vehicles, which would produce a total noise level of 59.5 dBA. The existing ambient noise level is between 61.2 and 72 dBA at the closest sensitive uses, the addition of 59.5 dBA would result in an ambient noise level ranging from 63.4 dBA to 72.2 dBA, an increase of 2.1 and 0.2 dBA at the sensitive uses nearest Waring and Camerford, respectively. Therefore, the combined traffic noise of the two Projects is not expected to result a significant increase in the ambient noise levels at sensitive uses nearby.

Cumulative Impacts: Air Quality

This analysis shows that the Waring Ave Project would result in the construction and operational emissions shown below in Table 9. Shown in the Table 10 below are the projected air quality emissions for the Camerford project, modeled using CalEEMod emissions modeling software. Finally, Table 11 shows the combined emissions for both Projects.

Table 9 - Maximum Daily Emissions – Waring Ave Project

Daily Emissions(lbs/day)	**ROG**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Construction						
Max. Daily Construction Emissions	44.4	24.7	16.42	0.086	5.639	2.416
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Y/N	N	N	N	N	N	N
Operations (lbs/day)						
Max. Daily Operational Emissions	10.14	0.833	19.82	0.046	2.507	2.461
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	N	N	N	N	N	N

Source: CalEEMod output, August 16, 2023. (a) Construction emissions reflect required compliance with SCAQMD Rule 403 for applying water during grading to reduce dust.

Table 10 - Maximum Daily Emissions – Camerford Ave Project						
Daily Emissions(lbs/day)	**ROG**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Construction						
Max. Daily Construction Emissions	1.2662	14.115	12.326	0.0299	6.5379	3.2648
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Y/N	N	N	N	N	N	N
Operations (lbs/day)						
Max. Daily Operational Emissions	4.2993	0.3571	8.4935	0.0197	1.0743	1.0547
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	N	N	N	N	N	N
Source: CalEEMod output, August 11, 2023 (a) Construction emissions reflect required compliance with SCAQMD Rule 403 for applying water during grading to reduce dust.						

Table 11 - Maximum Daily Emissions – Combined						
Daily Emissions(lbs/day)	**ROG**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Construction						
Max. Daily Construction Emissions	45.6662	38.815	28.746	0.1159	12.1769	5.6808
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Y/N	N	N	N	N	N	N
Operations (lbs/day)						
Max. Daily Operational Emissions	14.4393	1.1901	28.3135	0.0657	3.5813	3.5157
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	N	N	N	N	N	N
(a) Construction emissions reflect required compliance with SCAQMD Rule 403 for applying water during grading to reduce dust.						

As shown above, neither Project separately nor combined would cause significant air quality emission impacts.

Cumulative Impacts Summary

This Project proposes an infill development of residential uses within an urban setting surrounded by existing residential and commercial uses. The Project's environmental effects regarding traffic, noise, and air quality would be less than significant, as discussed above. The Project's census tract average household size is approximately two (2) persons per dwelling unit, and therefore, the Project's 35 new apartment units would provide housing for an estimated 70 persons. The 2021 population estimate for the City of Los Angeles was 2,561,060 per the American Communities Survey. An increase of 70 residents as a result of the Project represents a 0.003 percent increase in the population of the City of Los Angeles. When combined with the projected resident increase of 30 people associated with the Camerford Ave project, the 100-resident increase accounts for a .004 percent increase in the City's 2021 population. The Projects' combined increase of a small fraction of one percent of the projected growth in housing and population for the City would have a less than cumulatively considerable contribution to projected growth in the City and any associated population related impacts such as increases in demand for municipal services that would arise from other foreseeable development.

In addition, the Project site is located within an urbanized area in the Hollywood

Community Plan Area, was previously developed with residential uses, and would not have any significant impacts, as evaluated in this Categorical Exemption analysis. According to the Hollywood Community Plan updated (yet to be implemented), the Hollywood Community Plan Area is expected to have approximately 240,000 to 264,000 residents by year 2040, which would be a population increase of approximately 37,000 to 58,000 residents compared to the estimated 2016 population. The combined increase of 100 residents represents a 0.27-0.17 percent increase in the projected Hollywood Plan population.
Therefore, the proposed development of 35 multi-family residential units would not be expected to result in a cumulatively considerable contribution to impacts involving other past, present, or future projects in the area.

Significant Effect

There are unusual circumstances creating the reasonable possibility of significant effects.

The construction and operation of 35 multi-family housing units surrounded by existing residential uses would not have a significant effect on the environment due to unusual circumstances. The Project site is not located within a flood zone, a fire hazard severity zone, a Bureau of Engineering Special Grading Area, an earthquake fault zone, or a liquefaction zone. Although the Project site is located within a Methane Buffer Zone, the Project will be required to comply with all additional applicable regulatory requirements as a result, and therefore there will be no significant impacts. As discussed in Section II, the Project would not have a significant effect on the environment, and there are no unusual site conditions or issues at the site location that would warrant further environmental analysis.

Scenic Resources
The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway.

There are no designated state scenic highways located within the Project vicinity (Caltrans 2018). According to the Mobility Plan 2035, the site is not located on or visible from any designated boulevards within the City of Los Angeles (Los Angeles Department of City Planning, 2016). Therefore, the Project would not result in any impacts to scenic resources within an officially designated state scenic highway.

Hazardous Waste Sites
The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government code section 65962.5, as being affected by hazardous wastes for clean-up problems.

The Project is not located within a site which is included in any list compiled pursuant to Section 65962.5 of the Government Code, commonly referred to as the Cortese List. The site is not listed on the California Department of Toxic Substances Control maintained EnviroStor online data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues and is not listed on the State Water Resources Control Board GeoTracker online data management system for tracking sites that require cleanup, such as Leaking Underground Storage Tanks (LUSTs) (Department of Toxic Substances Control 2023; State Water Resources Control Board 2023). The South Coast Air Quality Management District (SCAQMD) Rule 1403 regulates the removal and disposal of asbestos containing materials, and the Occupational Safety and Health Administration (OSHA) requirements provides safety requirements regarding removal of lead- based paint. Therefore, the Project is not identified as a hazardous waste site and would not be in conflict with this exception for a Class 32 In-Fill Development Categorical Exemption.

Historical Resources

The project may cause a substantial adverse change in the significance of an historical resource.

The Project site was identified as a potential historic resource through survey LA in 2015 as a "Spanish Colonial Revival bungalow court; three detached buildings oriented around a landscaped courtyard." Survey LA described the property as an "excellent example of a 1930s bungalow court in Hollywood." However, the Project site was never given a designation or classification following the evaluation. In March 2023, the Los Angeles Department of Building and Safety finalized a demolition permit (included as Attachment E) for the existing structures on the Project site, which were not occupied, and the structures were demolished following the permit approval. Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource.

IV. Conclusion

Based on the above information and attached documentation, this analysis demonstrates that development of the Project would be consistent with the criteria for a Class 32 Categorical Exemption under CEQA Statute Section 15332.

References

American Communities Survey. 2021. *DP05 ACS Demographic and Housing Estimates, Census Tract 1918.20, Los Angeles County*. Accessed: August 10, 2023. Available: https://data.census.gov/table?g=060XX00US0603791750&tid=ACSDP5YSPT2021.DP05

American Communities Survey. 2021. *S1101 Households and Family, Census Tract 1918.20, Los Angeles County*. Accessed: August 10, 2023. Available: https://data.census.gov/table?g=1400000US06037191820&tid=ACSST5Y2021.S1101

California Department of Fish and Wildlife. 2023. *California Natural Diversity Database*. Accessed: August 11, 2023. Available: https://apps.wildlife.ca.gov/bios6/Default.aspx?tool=cnddbqv

California Department of Transportation (Caltrans). 2018. *California State Scenic Highway System Map*. Accessed: August 11, 2023. Available: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

City of Los Angeles. 2023. *ZIMAS*. Accessed: August 10, 2023. Available: https://zimas.lacity.org

City of Los Angeles Department of Transportation. 2014. *Manual Traffic County Summary*. Accessed: August 10, 2023. Available: https://navigatela.lacity.org/dot/traffic_data/manual_counts/VINE.WARING140123-MAN.pdf

Department of Toxic Substances Control. 2023. *EnviroStor*. Accessed: August 11, 2023. Available: https://www.envirostor.dtsc.ca.gov/

Los Angeles Department of Building and Safety. 2023. *141B189-122*. Accessed: August 10, 2023. Available: https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResultsbyPin?pin=141B189%20%20%20122

Los Angeles Bureau of Engineering. 2023. *Navigate LA*. Accessed: August 10, 2023. Available: https://navigatela.lacity.org/navigatela/

Los Angeles City Planning. 2023b. *Historic Places LA*. Accessed: August 10, 2023. Available: http://historicplacesla.org/map

Los Angeles City Planning. 2023c. *SurveyLA Results: Hollywood*. Accessed: August 10,

2023. Available: https://planning.lacity.org/preservation-design/survey-la-results-hollywood
Los Angeles Department of City Planning. 2016. *Mobility Plan 2035*. Accessed: August 11, 2023. Available: https://planning.lacity.org/odocument/523f2a95-9d72-41d7-aba5-1972f84c1d36/Mobility_Plan_2035.pdf
Los Angeles Department of City Planning. 2021. *Hollywood Draft Community Plan*. Accessed: August 10, 2023. Available: https://planning.lacity.org/odocument/73938107-9332-404e-b2fa-75f8a0fe19ae.pdf
South Coast Air Quality Management District. 2023. *South Coast AQMD Air Quality Significance Thresholds*. Accessed: August 10, 2023. Available: http://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25
State Water Resources Control Board. 2023. *GeoTracker*. Accessed: August 11, 2023. Available: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1904+preuss+road

Attachments

Attachment A – VMT Calculator Output Data Sheets, dated August 16, 2023
Attachment B – Muffler and Barrier Specification Sheets
Attachment C – CalEEMod Output Data Sheets, dated August 16, 2023
Attachment D - LA Department of Transportation Traffic Volume Counts
Attachment E - Finalized Demolition Permit
Attachment F - Tree Report by Certified Arborist
Attachment G – Noise Study
Attachment H - Electrical Submittal for Energy and Power Requirements

Attachment A

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

Project Information

Project: 5720 Waring Avenue

Scenario: 35 Apartments

Housing | Affordable Housing - Family	7
Housing | Multi-Family	28

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

Parking

Reduce Parking Supply

☑ Proposed Prj ☐ Mitigation

41 city code parking provision for the project site

17 actual parking provision for the project site

Unbundle Parking

☐ Proposed Prj ☐ Mitigation

monthly parking cost (dollar) for the project site

Parking Cash-Out

☐ Proposed Prj ☐ Mitigation

0 percent of employees eligible

Price Workplace Parking

☐ Proposed Prj ☐ Mitigation

6.00 daily parking charge (dollar)

50 percent of employees subject to priced parking

Residential Area Parking Permits

☐ Proposed Prj ☐ Mitigation

200 cost (dollar) of annual permit

Analysis Results

Proposed Project	With Mitigation
119 Daily Vehicle Trips	119 Daily Vehicle Trips
789 Daily VMT	789 Daily VMT
N/A Household VMT per Capita	N/A Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: N/A Threshold = 6.0 15% Below APC	**Household: N/A** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 7.6 15% Below APC	**Work: N/A** Threshold = 7.6 15% Below APC

Measuring the Miles

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: September 14, 2023
Project Name: 5720 Waring Avenue
Project Scenario: 35 Apartments
Project Address: 5720 W WARING AVE, 90038

0 Retail VMT

0 Retail VMT

Transit

Education & Encouragement Commute Trip Reductions Shared Mobility

Bicycle Infrastructure Neighborhood Enhancement

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	28	DU
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	Family	7	DU
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	*0.000*	*ksf*
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement Superstore	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
	General Office	*0.000*	*ksf*

Office	*Medical Office*	*0.000*	*ksf*
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
	University	*0*	*Students*

School	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: September 14, 2023
Project Name: 5720 Waring Avenue
Project Scenario: 35 Apartments
Project Address: 5720 W WARING AVE, 90038

Analysis Results			
Total Employees: N/A			
Total Population: N/A			
Proposed Project		***With Mitigation***	
119	**Daily Vehicle Trips**	**N/A**	**Daily Vehicle Trips**
N/A	**Daily VMT**	**N/A**	**Daily VMT**
N/A	**Household VMT per Capita**	**N/A**	**Household VMT per Capita**
N/A	**Work VMT per Employee**	**N/A**	**Work VMT per Employee**

Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average Household = 6.0 Work = 7.6			
Proposed Project		***With Mitigation***	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 6.0 Work > 7.6	N/A N/A	Household > 6.0 Work > 7.6	N/A N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: September 14, 2023
Project Name: 5720 Waring Avenue
Project Scenario: 35 Apartments
Project Address: 5720 W WARING AVE, 90038

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	41	41
		Actual parking provision (spaces)	17	17
	Unbundle parking	*Monthly cost for parking ($)*	*$0*	*$0*
	Parking cash-out	*Employees eligible (%)*	*0%*	*0%*
	Price workplace parking	*Daily parking charge ($)*	*$0.00*	*$0.00*
		Employees subject to priced parking (%)	*0%*	*0%*
	Residential area parking permits	*Cost of annual permit ($)*	*$0*	*$0*

(cont. on following page)

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: September 14, 2023
Project Name: 5720 Waring Avenue
Project Scenario: 35 Apartments
Project Address: 5720 W WARING AVE, 90038

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	0%
		Existing transit mode share (as a percent of total daily trips) (%)	0%	0%
		Lines within project site improved (<50%, >=50%)	0	0
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Employees and residents eligible (%)	0%	0%
		Amount of transit subsidy per passenger (daily equivalent) ($)	$0.00	$0.00
Education & Encouragement	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
	Promotions and marketing	Employees and residents participating (%)	0%	0%

(cont. on following page)

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: September 14, 2023
Project Name: 5720 Waring Avenue
Project Scenario: 35 Apartments
Project Address: 5720 W WARING AVE, 90038

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	*Required commute trip reduction program*	*Employees participating (%)*	*0%*	*0%*
	Alternative Work Schedules and Telecommute Program	*Employees participating (%)*	*0%*	*0%*
		Type of program	*0*	*0*
	Employer sponsored vanpool or shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees eligible (%)	*0%*	*0%*
		Employer size (small, medium, large)	*0*	*0*
	Ride-share program	*Employees eligible (%)*	*0%*	*0%*
Shared Mobility	*Car share*	*Car share project setting (Urban, Suburban, All Other)*	*0*	*0*
	Bike share	*Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)*	*0*	*0*
	School carpool program	*Level of implementation (Low, Medium, High)*	*0*	*0*

(cont. on following page)

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: September 14, 2023
Project Name: 5720 Waring Avenue
Project Scenario: 35 Apartments
Project Address: 5720 W WARING AVE, 90038

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	*Implement/Improve on-street bicycle facility*	*Provide bicycle facility along site (Yes/No)*	*0*	*0*
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	*Includes indoor bike parking/lockers, showers, & repair station (Yes/No)*	*0*	*0*
Neighborhood Enhancement	*Traffic calming improvements*	*Streets with traffic calming improvements (%)*	*0%*	*0%*
		Intersections with traffic calming improvements (%)	*0%*	*0%*
	Pedestrian network improvements	*Included (within project and connecting off-site/within project only)*	*0*	*0*

Attachment B

Acoustical Surfaces, Inc.

SOUNDPROOFING, ACOUSTICS, NOISE & VIBRATION CONTROL SPECIALISTS
123 Columbia Court North • Suite 201 • Chaska, MN 55318
(952) 448-5300 • Fax (952) 448-2613 • (800) 448-0121
Email: sales@acousticalsurfaces.com
Visit our Website: www.acousticalsurfaces.com

Acoustical Surfaces, Inc
S.T.O.P.
o nd ransmission bscuring rod ucts

We Identify and S.T.O.P. Your Noise Problems

Echo Barrier™

The Industry's First Reusable, Indoor/ Outdoor Noise Barrier/Absorber

- Superior acoustic performance
- Industrial durability
- Simple and quick installation system
- Lightweight for easy handling
- Unique roll-up design for compact storage and transportation
- Double or triple up for noise 'hot spots'
- Ability to add branding or messages
- Range of accessories available
- Weatherproof - absorbs sound but not water
- Fire retardant
- 1 person can do the job of 2 or 3 people

Why is it all too often we see construction sites with fencing but no regard for sound issues created from the construction that is taking place? This is due to the fact that there has not been an efficient means of treating this type of noise that was cost effective ***until now.***

Echo Barrier temporary fencing is a reusable, outdoor noise barrier. Designed to fit on all types of temporary fencing. Echo Barrier absorbs sound while remaining quick to install, light to carry and tough to last.

BENEFITS: Echo Barrier can help reduce noise complaints, enhance your company reputation, extend site operating hours, reduce project timescales & costs, and improve working conditions.

APPLICATIONS: Echo Barrier works great for construction & demolition sites; rail maintenance & replacement; music, sports and other public events; road construction; utility/maintenance sites; loading and unloading areas; outdoor gun ranges.

DIMENSIONS: 6.56' x 4.49'.

WEIGHT: 13 lbs.

ACOUSTIC PERFORMANCE: 10-20dB noise reduction (greater if barrier is doubled up).

INSTALLATION: The Echo Barrier is easily installed using our quick hook system and specially designed elastic ties.

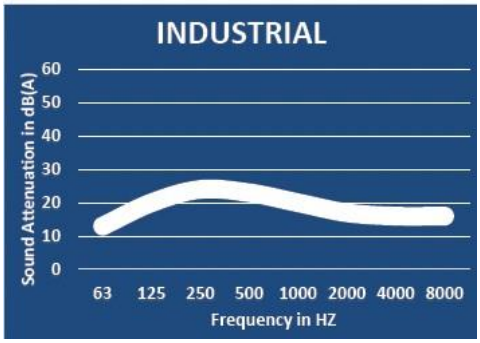
Echo Barrier Transmission Loss Field Data							
	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz
Single Layer	6	12	16	**23**	**28**	**30**	**30**
Double Layer	7	19	**24**	**28**	**32**	**31**	**32**

(@ www.nettinc.com [BI sales@nettinc.com @ +1 (905) 672-5453

i1ffIffI

Model NTIN-C (Cylindrical), 15-20 dBA

TYPICAL ATIENUATION CURVE



NettTechnologies' Industrial Grade Silencers are designed toachieve maximum performance with the least amount of backpressure.
The silencers are Reactive Silencers and are typically used for reciprocating or positive displacement engines where noise level regulations are low.

FEATIJRES & BENEFITS

- Over 25 years of excellence in manufacturing noise and emission control solutions
- Compact modular designs providing ease of installations, less weight and less foot-print
- Responsive lead time for both standard and custom designs to meet your needs
- Customized engineered systems solutions to meet challenging integration and engine requirements

Contact Nett Technologies with your projects design requirements and specifications for optimized noise control solutions.

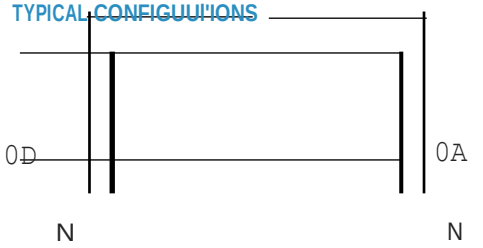
OPTIONS

- Versatile connections including ANSI pattern flanges, NPT, slip-on, engine flange, schedule 40 and others
- Aluminized Steel, Stainless Steel 304 or 316 construction
- Horizontal or vertical mounting brackets and lifting lugs

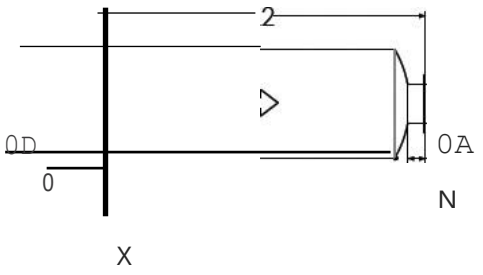
At.CESSORIES

- Hardware Kits
- Flexible connectors and expansion joints
- Elbows
- Thimbles
- Raincaps
- Thermal insulation: integrated or with thermal insulation blankets
- Please see our accessories catalog for a complete listing

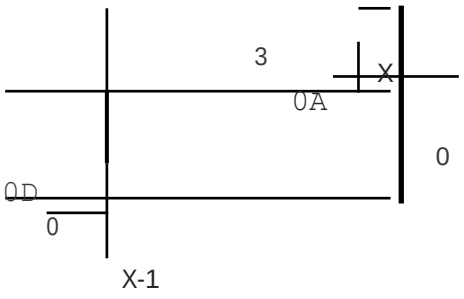
TYPICAL CONFIGUUI"IONS



END INEND OUT(EI-EO)



SIDE INEND OUT{S1-EO)



SIDE IN SIDE OUT {SI-SO)

PRODUCT DIMENSIONS {In)

Model*

mm!IE!IIlmDEml!mBIIIDIlal

NTIN-Cl	1	4	20	18	16	3	7	2	4
NTIN-Cl.5	1.5	6	22	20	18	3	8	2	5
NTIN-C2	2	6	22	19	16	3	8	3	6
NTIN-C2.5	2.5	6	24	21	18	4	9	3	6
NTIN-C3	3	8	26	23	20	5	10	3	7
NTIN-C3.5	3.5	9	28	25	22	5	11	3	8
NTIN-C4	4	10	32	29	26	5	12	3	8
NTIN-C5	5	12	36	33	30	6	14	3	9
NTIN-C6	6	14	40	36	32	7	16	4	11
NTIN-C8	8	16	SO	46	42	8	21	4	12
NTIN-ClO	10	20	52	48	44	11	21	4	14
NTIN-C12	12	24	62	58	54	12	26	4	16
NTIN-C14	14	30	74	69	64	15	31	5	20
NTIN-C16	16	36	82	77	72	18	35	5	23
NTIN-C18	18	40	94	89	84	18	42	5	25
NTIN-C20	20	40	110	105	100	19	52	5	25
NTIN-C22	22	48	118	113	108	22	56	5	29
NTIN-C24	24	48	130	125	120	24	62	5	29

• 01tlermodelsandcustom designsare available uponrequest. Dimensions sUbject o changewl1hout notice. Allsilencersareequippedwl111 drainports on Inletside The silencerIsallweldedconstruction andcoatedwithhighheat blac1(paint for maximum dIJlbility.
**StarllardInletloufletposition.

Attachment C

5720 Waring Avenue Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	5720 Waring Avenue
Construction Start Date	8/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	0.50
Precipitation (days)	16.8
Location	5720 Waring Ave, Los Angeles, CA 90038, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4333
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.17

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

Apartments Mid Rise	35.0	Dwelling Unit	0.30	35,383	3,923	—	70.0	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-9	Use Dust Suppressants
Construction	C-10-A	Water Exposed Surfaces
Transportation	T-4	Integrate A ordable and Below Market Rate Housing
Transportation	T-15	Limit Residential Parking Supply

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.	2.26	1.45	24.7	16.4	0.09	0.67	8.22	8.88	0.62	3.36	3.98	—	12,465	12,465	0.65	1.73	24.9	13,020
Mit.	2.26	1.45	24.7	16.4	0.09	0.67	4.97	5.64	0.62	1.79	2.42	—	12,465	12,465	0.65	1.73	24.9	13,020
% Reduced	—	—	—	—	—	—	39%	37%	—	47%	39%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.80	44.4	5.89	8.65	0.01	0.26	0.36	0.62	0.24	0.09	0.32	—	1,763	1,763	0.07	0.04	0.04	1,776
Mit.	0.80	44.4	5.89	8.65	0.01	0.26	0.36	0.62	0.24	0.09	0.32	—	1,763	1,763	0.07	0.04	0.04	1,776
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.24	0.63	1.81	2.56	< 0.005	0.08	0.14	0.22	0.07	0.04	0.11	—	558	558	0.02	0.02	0.26	565
Mit.	0.24	0.63	1.81	2.56	< 0.005	0.08	0.12	0.20	0.07	0.03	0.10	—	558	558	0.02	0.02	0.26	565
% Reduced	—	—	—	—	—	—	13%	9%	—	21%	8%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.04	0.11	0.33	0.47	< 0.005	0.01	0.03	0.04	0.01	0.01	0.02	—	92.4	92.4	< 0.005	< 0.005	0.04	93.5
Mit.	0.04	0.11	0.33	0.47	< 0.005	0.01	0.02	0.04	0.01	0.01	0.02	—	92.4	92.4	< 0.005	< 0.005	0.04	93.5
% Reduced	—	—	—	—	—	—	13%	9%	—	21%	8%	—	—	—	—	—	—	—

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	2.26	1.45	24.7	16.4	0.09	0.67	8.22	8.88	0.62	3.36	3.98	—	12,465	12,465	0.65	1.73	24.9	13,020
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.80	0.67	5.89	8.65	0.01	0.26	0.36	0.62	0.24	0.09	0.32	—	1,763	1,763	0.07	0.04	0.04	1,776
2025	0.75	44.4	5.40	8.49	0.01	0.22	0.36	0.58	0.20	0.09	0.29	—	1,754	1,754	0.07	0.04	0.04	1,767
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.24	0.20	1.81	2.56	< 0.005	0.08	0.14	0.22	0.07	0.04	0.11	—	558	558	0.02	0.02	0.26	565
2025	0.02	0.63	0.16	0.24	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	44.7	44.7	< 0.005	< 0.005	0.02	45.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2024	0.04	0.04	0.33	0.47	< 0.005	0.01	0.03	0.04	0.01	0.01	0.02	—	92.4	92.4	< 0.005	< 0.005	0.04	93.5
2025	< 0.005	0.11	0.03	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.41	7.41	< 0.005	< 0.005	< 0.005	7.46

2.3. Construction Emissions by Year, Mitigated

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	2.26	1.45	24.7	16.4	0.09	0.67	4.97	5.64	0.62	1.79	2.42	—	12,465	12,465	0.65	1.73	24.9	13,020
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.80	0.67	5.89	8.65	0.01	0.26	0.36	0.62	0.24	0.09	0.32	—	1,763	1,763	0.07	0.04	0.04	1,776
2025	0.75	44.4	5.40	8.49	0.01	0.22	0.36	0.58	0.20	0.09	0.29	—	1,754	1,754	0.07	0.04	0.04	1,767
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.24	0.20	1.81	2.56	< 0.005	0.08	0.12	0.20	0.07	0.03	0.10	—	558	558	0.02	0.02	0.26	565
2025	0.02	0.63	0.16	0.24	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	44.7	44.7	< 0.005	< 0.005	0.02	45.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.04	0.04	0.33	0.47	< 0.005	0.01	0.02	0.04	0.01	0.01	0.02	—	92.4	92.4	< 0.005	< 0.005	0.04	93.5
2025	< 0.005	0.11	0.03	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.41	7.41	< 0.005	< 0.005	< 0.005	7.46

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.	10.3	10.1	0.83	19.8	0.05	2.51	—	2.51	2.46	—	2.46	340	978	1,318	2.20	0.02	0.25	1,379
Mit.	10.3	10.1	0.83	19.8	0.05	2.51	—	2.51	2.46	—	2.46	340	978	1,318	2.20	0.02	0.25	1,379
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	10.1	9.97	0.81	17.8	0.05	2.51	—	2.51	2.46	—	2.46	340	973	1,312	2.20	0.02	0.25	1,374
Mit.	10.1	9.97	0.81	17.8	0.05	2.51	—	2.51	2.46	—	2.46	340	973	1,312	2.20	0.02	0.25	1,374
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83	1.57	0.15	2.61	< 0.005	0.18	—	0.18	0.18	—	0.18	34.4	393	427	1.29	0.01	0.25	462
Mit.	0.83	1.57	0.15	2.61	< 0.005	0.18	—	0.18	0.18	—	0.18	34.4	393	427	1.29	0.01	0.25	462
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.15	0.29	0.03	0.48	< 0.005	0.03	—	0.03	0.03	—	0.03	5.69	65.0	70.7	0.21	< 0.005	0.04	76.6
Mit.	0.15	0.29	0.03	0.48	< 0.005	0.03	—	0.03	0.03	—	0.03	5.69	65.0	70.7	0.21	< 0.005	0.04	76.6
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Area	10.3	10.1	0.75	19.8	0.05	2.50	—	2.50	2.45	—	2.45	328	632	960	0.98	0.01	—	988
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	329	329	0.03	< 0.005	—	330
Water	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Waste	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	10.3	10.1	0.83	19.8	0.05	2.51	—	2.51	2.46	—	2.46	340	978	1,318	2.20	0.02	0.25	1,379
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Area	10.1	9.96	0.73	17.8	0.05	2.50	—	2.50	2.45	—	2.45	328	626	954	0.98	0.01	—	982
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	329	329	0.03	< 0.005	—	330
Water	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Waste	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	10.1	9.97	0.81	17.8	0.05	2.51	—	2.51	2.46	—	2.46	340	973	1,312	2.20	0.02	0.25	1,374
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Area	0.82	1.57	0.06	2.58	< 0.005	0.17	—	0.17	0.17	—	0.17	22.5	46.5	69.0	0.07	< 0.005	—	70.9
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	329	329	0.03	< 0.005	—	330
Water	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Waste	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	0.83	1.57	0.15	2.61	< 0.005	0.18	—	0.18	0.18	—	0.18	34.4	393	427	1.29	0.01	0.25	462
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Area	0.15	0.29	0.01	0.47	< 0.005	0.03	—	0.03	0.03	—	0.03	3.72	7.71	11.4	0.01	< 0.005	—	11.7
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.4	54.4	< 0.005	< 0.005	—	54.6
Water	—	—	—	—	—	—	—	—	—	—	—	0.41	2.89	3.31	0.04	< 0.005	—	4.68
Waste	—	—	—	—	—	—	—	—	—	—	—	1.56	0.00	1.56	0.16	0.00	—	5.46
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

Total	0.15	0.29	0.03	0.48	< 0.005	0.03	—	0.03	0.03	—	0.03	5.69	65.0	70.7	0.21	< 0.005	0.04	76.6

2.6. Operations Emissions by Sector, Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Area	10.3	10.1	0.75	19.8	0.05	2.50	—	2.50	2.45	—	2.45	328	632	960	0.98	0.01	—	988
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	329	329	0.03	< 0.005	—	330
Water	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Waste	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	10.3	10.1	0.83	19.8	0.05	2.51	—	2.51	2.46	—	2.46	340	978	1,318	2.20	0.02	0.25	1,379
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Area	10.1	9.96	0.73	17.8	0.05	2.50	—	2.50	2.45	—	2.45	328	626	954	0.98	0.01	—	982
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	329	329	0.03	< 0.005	—	330
Water	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Waste	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	10.1	9.97	0.81	17.8	0.05	2.51	—	2.51	2.46	—	2.46	340	973	1,312	2.20	0.02	0.25	1,374
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Area	0.82	1.57	0.06	2.58	< 0.005	0.17	—	0.17	0.17	—	0.17	22.5	46.5	69.0	0.07	< 0.005	—	70.9
Energy	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	329	329	0.03	< 0.005	—	330
Water	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Waste	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	0.83	1.57	0.15	2.61	< 0.005	0.18	—	0.18	0.18	—	0.18	34.4	393	427	1.29	0.01	0.25	462
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Area	0.15	0.29	0.01	0.47	< 0.005	0.03	—	0.03	0.03	—	0.03	3.72	7.71	11.4	0.01	< 0.005	—	11.7
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.4	54.4	< 0.005	< 0.005	—	54.6
Water	—	—	—	—	—	—	—	—	—	—	—	0.41	2.89	3.31	0.04	< 0.005	—	4.68
Waste	—	—	—	—	—	—	—	—	—	—	—	1.56	0.00	1.56	0.16	0.00	—	5.46
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	0.15	0.29	0.03	0.48	< 0.005	0.03	—	0.03	0.03	—	0.03	5.69	65.0	70.7	0.21	< 0.005	0.04	76.6

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
Demolitio n	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
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	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipmen	0.02	0.01	0.13	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolitio n	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolitio n	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	—
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	—
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	—
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	—	3.72	3.72	< 0.005	< 0.005	0.01	—
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	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.62	0.62	< 0.005	< 0.005	< 0.005	—
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	—
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	—

3.2. Demolition (2024) - Mitigated

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	0.61	0.51	4.69	5.79	0.01	0.19	—	0.19	0.17	—	0.17	—	852	852	0.03	0.01	—	855
Demolitio n	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
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	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.02	0.01	0.13	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolitio n	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolitio n	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	—
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	—
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	—
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	—	3.72	3.72	< 0.005	< 0.005	0.01	—
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	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.62	0.62	< 0.005	< 0.005	< 0.005	—
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	—
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	—

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	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 Movemen	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
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	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.38	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	70.6	70.6	< 0.005	< 0.005	0.28	—
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	—
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	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	0.19	0.19	< 0.005	< 0.005	< 0.005	—
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	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	—
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	—
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	—

3.4. Site Preparation (2024) - Mitigated

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	0.60	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 Movemen	—	—	—	—	—	—	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	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.38	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	70.6	70.6	< 0.005	< 0.005	0.28	—
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	—
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	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	0.19	0.19	< 0.005	< 0.005	< 0.005	—
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	—

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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	—
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	—
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	—

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	—	—	—	—	—	5.32	5.32	—	2.57	2.57	—	—	—	—	—	—	—
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	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movemen	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—

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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	—
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	—
Hauling	0.81	0.23	13.3	5.13	0.07	0.13	2.80	2.93	0.13	0.77	0.90	—	10,646	10,646	0.57	1.71	24.5	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	0.56	0.56	< 0.005	< 0.005	< 0.005	—
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	—
Hauling	< 0.005	< 0.005	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	58.3	58.3	< 0.005	0.01	0.06	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	—
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	—
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.66	9.66	< 0.005	< 0.005	0.01	—

3.6. Grading (2024) - Mitigated

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	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	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movemen	—	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56

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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	—
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	—
Hauling	0.81	0.23	13.3	5.13	0.07	0.13	2.80	2.93	0.13	0.77	0.90	—	10,646	10,646	0.57	1.71	24.5	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	0.56	0.56	< 0.005	< 0.005	< 0.005	—
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	—
Hauling	< 0.005	< 0.005	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	58.3	58.3	< 0.005	0.01	0.06	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	—
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	—
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.66	9.66	< 0.005	< 0.005	0.01	—

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	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.17	0.15	1.46	1.82	< 0.005	0.07	—	0.07	0.06	—	0.06	—	340	340	0.01	< 0.005	—	341
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.03	0.03	0.27	0.33	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.2	56.2	< 0.005	< 0.005	—	56.4
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.11	0.12	1.90	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	356	356	0.01	0.01	1.40	—
Vendor	0.01	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	121	121	< 0.005	0.02	0.33	—
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	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.14	1.61	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	337	337	0.02	0.01	0.04	—
Vendor	0.01	< 0.005	0.15	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	121	121	< 0.005	0.02	0.01	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.04	0.44	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	89.1	89.1	< 0.005	< 0.005	0.16	—
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	0.04	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.7	14.7	< 0.005	< 0.005	0.03	—
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.20	5.20	< 0.005	< 0.005	0.01	—
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	—

3.8. Building Construction (2024) - Mitigated

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	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.17	0.15	1.46	1.82	< 0.005	0.07	—	0.07	0.06	—	0.06	—	340	340	0.01	< 0.005	—	341
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.03	0.03	0.27	0.33	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.2	56.2	< 0.005	< 0.005	—	56.4
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.11	0.12	1.90	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	356	356	0.01	0.01	1.40	—
Vendor	0.01	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	121	121	< 0.005	0.02	0.33	—
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	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.14	1.61	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	337	337	0.02	0.01	0.04	—
Vendor	0.01	< 0.005	0.15	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	121	121	< 0.005	0.02	0.01	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.04	0.44	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	89.1	89.1	< 0.005	< 0.005	0.16	—
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	0.04	—

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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.7	14.7	< 0.005	< 0.005	0.03	—
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.20	5.20	< 0.005	< 0.005	0.01	—
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	—

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.01	0.01	0.08	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.4	20.4	< 0.005	< 0.005	—	20.5
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.38	3.38	< 0.005	< 0.005	—	3.39
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	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.12	1.49	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	330	330	0.02	0.01	0.03	—
Vendor	0.01	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	119	119	< 0.005	0.02	0.01	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.25	5.25	< 0.005	< 0.005	0.01	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.86	1.86	< 0.005	< 0.005	< 0.005	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.31	0.31	< 0.005	< 0.005	< 0.005	—
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	—

3.10. Building Construction (2025) - Mitigated

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	0.62	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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.01	0.01	0.08	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.4	20.4	< 0.005	< 0.005	—	20.5
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.38	3.38	< 0.005	< 0.005	—	3.39
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.12	1.49	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	330	330	0.02	0.01	0.03	—
Vendor	0.01	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	119	119	< 0.005	0.02	0.01	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.25	5.25	< 0.005	< 0.005	0.01	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.86	1.86	< 0.005	< 0.005	< 0.005	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	—

Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.31	0.31	< 0.005	< 0.005	< 0.005	—
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	—

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	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	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	1.03	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	229	229	0.01	0.01	0.02	—
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	—
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	—
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	—	3.19	3.19	< 0.005	< 0.005	0.01	—
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	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	—
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	—
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	—

3.12. Paving (2025) - Mitigated

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	4.37	5.31	0.01	0.19	—	0.19	0.18	—	0.18	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	1.03	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	229	229	0.01	0.01	0.02	—
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	—
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	—
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	—	3.19	3.19	< 0.005	< 0.005	0.01	—
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	—

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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	—
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	—
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	—

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (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
Architectural Coatings	—	44.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.61	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	66.1	66.1	< 0.005	< 0.005	0.01	—
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	—
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	—
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	—	0.92	0.92	< 0.005	< 0.005	< 0.005	—
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	—
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	—
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	—
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	—
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	—

3.14. Architectural Coating (2025) - Mitigated

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	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	44.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.61	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipmen	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	66.1	66.1	< 0.005	< 0.005	0.01	—
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	—
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	—
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	—	0.92	0.92	< 0.005	< 0.005	< 0.005	—
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	—
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	—
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	—
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	—
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	—

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

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	—	—	—	—	—	—	—	—	—	—	—	—	217	217	0.02	< 0.005	—	218
Total	—	—	—	—	—	—	—	—	—	—	—	—	217	217	0.02	< 0.005	—	218
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	217	217	0.02	< 0.005	—	218
Total	—	—	—	—	—	—	—	—	—	—	—	—	217	217	0.02	< 0.005	—	218
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	36.0	36.0	< 0.005	< 0.005	—	36.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	36.0	36.0	< 0.005	< 0.005	—	36.2

4.2.2. Electricity Emissions By Land Use - Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	217	217	0.02	< 0.005	—	218
Total	—	—	—	—	—	—	—	—	—	—	—	—	217	217	0.02	< 0.005	—	218
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	217	217	0.02	< 0.005	—	218
Total	—	—	—	—	—	—	—	—	—	—	—	—	217	217	0.02	< 0.005	—	218
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	36.0	36.0	< 0.005	< 0.005	—	36.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	36.0	36.0	< 0.005	< 0.005	—	36.2

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 Mid Rise	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112
Total	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112

Total	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.4	18.4	< 0.005	< 0.005	—	18.5
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.4	18.4	< 0.005	< 0.005	—	18.5

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112
Total	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112
Total	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	111	111	0.01	< 0.005	—	112
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.4	18.4	< 0.005	< 0.005	—	18.5
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.4	18.4	< 0.005	< 0.005	—	18.5

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	10.1	9.14	0.73	17.8	0.05	2.50	—	2.50	2.45	—	2.45	328	626	954	0.98	0.01	—	982
Consumer Products	—	0.76	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.19	0.18	0.02	1.98	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.31	5.31	< 0.005	< 0.005	—	5.33
Total	10.3	10.1	0.75	19.8	0.05	2.50	—	2.50	2.45	—	2.45	328	632	960	0.98	0.01	—	988
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	10.1	9.14	0.73	17.8	0.05	2.50	—	2.50	2.45	—	2.45	328	626	954	0.98	0.01	—	982
Consumer Products	—	0.76	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	10.1	9.96	0.73	17.8	0.05	2.50	—	2.50	2.45	—	2.45	328	626	954	0.98	0.01	—	982
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.13	0.11	0.01	0.22	< 0.005	0.03	—	0.03	0.03	—	0.03	3.72	7.10	10.8	0.01	< 0.005	—	11.1

Consumer Products	—	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.02	0.02	< 0.005	0.25	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.60	0.60	< 0.005	< 0.005	—	0.60
Total	0.15	0.29	0.01	0.47	< 0.005	0.03	—	0.03	0.03	—	0.03	3.72	7.71	11.4	0.01	< 0.005	—	11.7

4.3.2. Mitigated

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	10.1	9.14	0.73	17.8	0.05	2.50	—	2.50	2.45	—	2.45	328	626	954	0.98	0.01	—	982
Consumer Products	—	0.76	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.19	0.18	0.02	1.98	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.31	5.31	< 0.005	< 0.005	—	5.33
Total	10.3	10.1	0.75	19.8	0.05	2.50	—	2.50	2.45	—	2.45	328	632	960	0.98	0.01	—	988
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	10.1	9.14	0.73	17.8	0.05	2.50	—	2.50	2.45	—	2.45	328	626	954	0.98	0.01	—	982

Consum Products	—	0.76	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	10.1	9.96	0.73	17.8	0.05	2.50	—	2.50	2.45	—	2.45	328	626	954	0.98	0.01	—	982
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.13	0.11	0.01	0.22	< 0.005	0.03	—	0.03	0.03	—	0.03	3.72	7.10	10.8	0.01	< 0.005	—	11.1
Consum er Products	—	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipme nt	0.02	0.02	< 0.005	0.25	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.60	0.60	< 0.005	< 0.005	—	0.60
Total	0.15	0.29	0.01	0.47	< 0.005	0.03	—	0.03	0.03	—	0.03	3.72	7.71	11.4	0.01	< 0.005	—	11.7

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Total	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Total	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	0.41	2.89	3.31	0.04	< 0.005	—	4.68
Total	—	—	—	—	—	—	—	—	—	—	—	0.41	2.89	3.31	0.04	< 0.005	—	4.68

4.4.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Total	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Total	—	—	—	—	—	—	—	—	—	—	—	2.50	17.5	20.0	0.26	0.01	—	28.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	0.41	2.89	3.31	0.04	< 0.005	—	4.68
Total	—	—	—	—	—	—	—	—	—	—	—	0.41	2.89	3.31	0.04	< 0.005	—	4.68

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	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Total	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Total	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1.56	0.00	1.56	0.16	0.00	—	5.46
Total	—	—	—	—	—	—	—	—	—	—	—	1.56	0.00	1.56	0.16	0.00	—	5.46

4.5.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Total	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Total	—	—	—	—	—	—	—	—	—	—	—	9.42	0.00	9.42	0.94	0.00	—	33.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1.56	0.00	1.56	0.16	0.00	—	5.46
Total	—	—	—	—	—	—	—	—	—	—	—	1.56	0.00	1.56	0.16	0.00	—	5.46

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

4.6.2. Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

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

4.7.2. Mitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

4.8.2. Mitigated

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

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

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

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

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

4.9.2. Mitigated

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

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

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

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

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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	8/1/2024	8/15/2024	5.00	10.0	—
Site Preparation	Site Preparation	8/16/2024	8/17/2024	5.00	1.00	—
Grading	Grading	8/18/2024	8/20/2024	5.00	2.00	—
Building Construction	Building Construction	8/21/2024	1/8/2025	5.00	100	—
Paving	Paving	1/9/2025	1/16/2025	5.00	5.00	—
Architectural Coating	Architectural Coating	1/17/2025	1/24/2025	5.00	5.00	—

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	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
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	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
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
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	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
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
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	0.00	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	0.00	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	151	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	25.2	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	3.74	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	5.04	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

5.3.2. Mitigated

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	0.00	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	0.00	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	151	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	25.2	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	3.74	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	5.04	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	71,651	23,884	0.00	0.00	—

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 (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	0.00	0.00	0.50	0.00	—
Grading	0.00	2,409	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%

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
Total all Land Uses	0.00	0.00	0.00	43,435	0.00	0.00	0.00	287,985

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	35,309	0.00	0.00	0.00	234,106

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	2
Gas Fireplaces	30
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	4
Conventional Wood Stoves	0
Catalytic Wood Stoves	2
Non-Catalytic Wood Stoves	2

Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	2
Gas Fireplaces	30
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	4
Conventional Wood Stoves	0
Catalytic Wood Stoves	2
Non-Catalytic Wood Stoves	2
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)
71650.575	23,884	0.00	0.00	—

5.10.3. Landscape Equipment

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

5.10.4. Landscape Equipment - Mitigated

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	114,922	690	0.0489	0.0069	347,388

5.11.2. Mitigated

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	114,922	690	0.0489	0.0069	347,388

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	1,304,583	67,245

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	1,304,583	67,245

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	17.5	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	17.5	—

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

5.14.2. Mitigated

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

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	7.38	annual days of extreme heat

Extreme Precipitation	6.85	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	57.0
AQ-PM	73.1
AQ-DPM	70.2
Drinking Water	92.5
Lead Risk Housing	60.4
Pesticides	0.00

Toxic Releases	73.3
Traffic	55.3
Effect Indicators	—
CleanUp Sites	65.3
Groundwater	77.5
Haz Waste Facilities/Generators	61.8
Impaired Water Bodies	0.00
Solid Waste	63.7
Sensitive Population	—
Asthma	51.1
Cardio-vascular	48.5
Low Birth Weights	45.9
Socioeconomic Factor Indicators	—
Education	59.6
Housing	60.9
Linguistic	80.4
Poverty	54.6
Unemployment	37.7

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	31.42563839
Employed	94.37957141
Median HI	25.70255357
Education	—

Bachelor's or higher	69.75490825
High school enrollment	100
Preschool enrollment	1.873476197
Transportation	—
Auto Access	15.29577826
Active commuting	89.95252149
Social	—
2-parent households	4.863338894
Voting	0.885409983
Neighborhood	—
Alcohol availability	4.516874118
Park access	81.35506224
Retail density	94.00744258
Supermarket access	94.25125112
Tree canopy	39.54831259
Housing	—
Homeownership	4.812010779
Housing habitability	37.88014885
Low-inc homeowner severe housing cost burden	75.25984858
Low-inc renter severe housing cost burden	90.2219941
Uncrowded housing	27.38354934
Health Outcomes	—
Insured adults	13.78159887
Arthritis	90.1
Asthma ER Admissions	45.1
High Blood Pressure	79.9
Cancer (excluding skin)	77.2

Asthma	65.7
Coronary Heart Disease	81.5
Chronic Obstructive Pulmonary Disease	74.0
Diagnosed Diabetes	64.3
Life Expectancy at Birth	99.6
Cognitively Disabled	58.3
Physically Disabled	55.6
Heart Attack ER Admissions	52.2
Mental Health Not Good	47.3
Chronic Kidney Disease	73.0
Obesity	43.9
Pedestrian Injuries	94.0
Physical Health Not Good	51.8
Stroke	80.6
Health Risk Behaviors	—
Binge Drinking	20.5
Current Smoker	45.1
No Leisure Time for Physical Activity	55.7
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	81.0
Elderly	65.5
English Speaking	16.9
Foreign-born	73.3
Outdoor Workers	66.0
Climate Change Adaptive Capacity	—

Impervious Surface Cover	4.7
Traffic Density	82.5
Traffic Access	87.4
Other Indices	—
Hardship	51.9
Other Decision Support	—
2016 Voting	31.0

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	74.0
Healthy Places Index Score for Project Location (b)	29.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification

Land Use	per architectural area

Attachment D

City Of Los Angeles
Department Of Transportation
MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South VINE ST.

East/West WARING AV.

Day: THURSDAY **Date:** January 23, 2014 **Weather:** SUNNY

Hours: 7-10AM 2-5PM **Chekrs:** JC & YT

School Day: YES **District:** HOLLYWOOD **I/S CODE** 18380

	N/B	S/B	E/B	W/B
DUAL-WHEELED	49	115	6	6
BIKES	15	14	6	1
BUSES	23	27	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	239	9.30	385	8.15	9	8.30	41	8.15
PM PK 15 MIN	185	3.00	335	3.30	22	4.30	27	3.15
AM PK HOUR	871	9.00	1437	7.45	28	8.30	130	7.45
PM PK HOUR	650	2.30	1248	3.00	74	4.00	79	2.45

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	37	581	19	637
8-9	25	753	50	828
9-10	13	851	7	871
2-3	5	538	18	561
3-4	11	568	34	613
4-5	9	559	31	599
TOTAL	100	3850	159	4109

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	14	1201	5	1220
8-9	9	1412	9	1430
9-10	4	1108	10	1122
2-3	18	919	8	945
3-4	15	1221	12	1248
4-5	15	1183	6	1204
TOTAL	75	7044	50	7169

TOTAL	XING S/L		XING N/L	
N-S	Ped	Sch	Ped	Sch
1857	2	0	3	0
2258	3	3	12	8
1993	9	0	2	0
1506	4	1	7	0
1861	2	2	4	2
1803	1	0	4	0
11278	21	6	32	10

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	3	10	14
8-9	5	0	18	23
9-10	6	1	19	26
2-3	7	3	23	33
3-4	16	11	25	52
4-5	14	18	42	74
TOTAL	49	36	137	222

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	19	3	35	57
8-9	18	4	93	115
9-10	11	5	23	39
2-3	8	0	47	55
3-4	30	1	42	73
4-5	18	1	27	46
TOTAL	104	14	267	385

TOTAL	XING W/L		XING E/L	
E-W	Ped	Sch	Ped	Sch
71	17	1	36	18
138	33	4	72	65
65	23	0	16	0
88	28	2	44	18
125	37	11	37	36
120	49	6	24	9
607	187	24	229	146

(Rev Oct 06)

Attachment E

5LAf'1DBS READY-•TO•ISSUE SHEET ; c **RTI**

OEPARTMENTOFBUILDINGANDSAFE'ff **PERMIT IS.SUANCE PROCEDURE** *p* REGULAR

Plan Check Engineer: DANIEL SAN JUAN Date 06/23/2022

Inlt11i.

PC engineer contact information: daniel.sanjuan@lacity.org

email 1dd.-.n phone nurnbtr

Job Address: **6728 W WARl G AVE** PC Exp Date 11/16/2023

PCIS #(s) **22019 10000 02522** Pa'n Check #(s): B2 LA10163

Permit(s) will not be Issued If all relevant checked items below are not provided. Please print legibly all pertinent informwlon required below. Please contact the plan check engineer If the permlt(s) has not been issued prior to the **above** *r,plration dates or If revisions have been made to the RT/ approved set of plans.*

☒ 1 ;ets of wet-stamped "RTI" plans

I

☒ , microfilm *(plan maintenance lea co /acted),* **and/or LA** County **Assessors**

Approved and in• Plot Plan *(attached)*

D Clea ance from PW Bureau of Engineering for Sewer availability, call (213) 482-7030

D Identity of who will be pulling the permit: *(circle)* Contractor, Owner, or Agent

(see below for required Information from Contractor, Owner, and Agents)

181 Name: ____________________

181 Phone Number: ____________________

181 Ema l address: ____________________

E ilad s

181 cc ma dre ses:

D Complete and sign attached Signature Declaration Attached Form'

D Sign attached "Plan Maintenance Target" sheet

ATTENTION CONTRACTOR OR AGENT FOR CONTRACTOR

0 A copy of valid Identification

D Contractor license#--- –

D Copy of L os Angeles City Business Tax License or# ____________________

To apply for new Business Tax License, visit finance.lacity.org.

0 Copy of Worker's Compensation Insurance coverage *(Sect* on *3800* of *CA Labor Code)*

D Sold Waste Hauler information (License#) ____________________

For **more** *info, isit* ***rdms.lacity.orglreqortlcache(Haulerlistpdf***

0 **Agent:** Copy of a Notarized Letter of Authorization dated within a year from current date

ATTENT 1 ON OWNER or AGENT FOR OWNER

D Sohd Waste Hauler information (License#) ____________________

For more Information, visit ***rdms.Jaci(y.orglreporttcache{Hau{erlist pelf***

☐ Owner--R11ilrlAr nAr.l::i.r.:.n form . To Obtain a copy, visit ladbs.org/forms.

☐ **Agent:** Copy of a Notarized Letter of Au1thnr17.:at on dated within a year from current date

D op-off and Pick-up areas n each offce are open **8:00** a - 4:00 pm Monday - Friday.

Perm t can be ssued at a y of the fo lowing offices For effc e cy retur ng tot e offce where the RTI was issued 1s highly recommended.

MEiTiRO	VAN NUYS	WEST LA
201 N gueroa	6262 Van Nuys Bl	1828 Sawtelle Bl

Development SerVMes c;en **firs ere** not currently avf:l lab e to. tt"ff) publ c P ce th s RTI sheet on top of the package that will be dropped off at the etro Va N ys, or West LA Off ce Drop O Area

5728 W Waring Ave

Application#: **22019 - 10000 - 02521**
Plan Check#: B22LA IOI 63 Printed: 06/23/22 10:38 AM
Event Code:

Bldg-Demolition
I or 2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSPECTION TO DEMOLISH BUI DING OR STRUCTURE

Last Status: PC Info Complete
Status Date: 06/23/2022

1...IMC[	lU.w;K	J.Qiul.	ARll	o:misn: l&t BtE i	rA BCtl, IIH (f:IIS ltl	1 &SStSS!lB f:&BCt;I,
EL CENTRO TRACT	13	II		MB 2-84	1418189 122	5534 - 033 - 007

J; rABCf.a, IISfi!B l&Il!llS
LADBS Branch Office - LA
Council District - I J
Certified Neighborhood Council - Hollywood Studio Dist
Census Tract - 1918 20
District Map - J41B189
Energy Zone - 9
Thomas Brothers Map Grid - 593-F6
Area Planning Commission - Central
Community Plan Area • Hollywood
Near Source Zone Distance - 2 6
School Within 500 Foot Radius • YES
Methane Hazard Site - Methane Buffer Zone

ZON(S(S): RJ-IXL

! l!ilCll I t;ISI5
ZI - Zl-2374 State Enterprise Zone: Los, ORD- ORD-164691
ZI • Zl-2433 Revised Hollywood Comm, ORD· ORD-182173-SA4 I
ZI • Zl-2452 Transit Prionty Area in the ORD -ORD-182960
ORD-ORD-16I I 16-SAl9
CPC • CPC-1984-1-HD
CPC • CPC-1986-831-GPC
CPC - CPC-1997-43-CPU
CPC - CPC-2005-6082-CPU
ere· CPC-2014-669-CPU
CPC -CPC-2016-1450-CPU

_s **cumm urns**

6, tB!ltt:B.D: Qll'.1Sf;8 If;iSdilSI dittl ICAll'I lr'.SE!JB I.Ul!l:S
Owner(s)
AMBEGUIA, F.SPIRITU A TR ESPIRITU A 5728 WARING A VE LOS ANGELES CA 90038

Tenant.

Apphcant (Rcla11onsh1p: A cnl for Owner)
NEGIN HAERI • (310) 322-3700

1 f;llSIIISii 1151;
(01) Dwelling - Single Family
(07) Garage • Private

tBiltQ5t;D: 115t
(23) Demolition

I 1:U;SCBIITl!JIS !JE '!JBK
DEMO OF (E) 2 STORY SFD AND(E) DETACHED GARAGE FENCE AND CLEAR LOT

I 2 !Bl u H liilt olii lilt'

IP. <!.Ptl ICdillil:S PROP:5511SG INfOBMAilil:S
BLDG. PC By: Adam Hegaz1
OK for Cashier;
Signature:
DAS PC By:
Coord. OK:
Date:

I For mspecuon r,:quesls, call loll-free **(888) LA4BlllLD (524-284).** **or** reques1 mspec11ons via **www.ladbs.org,** To speak lo a CallCenter ai;eni, call **311.** Ou1side LA Coun1y, call(213) 473-3231

For Cashier's Use Only **W/0 #: 2190252**

11 PBQ,ll'CI I'd.l l'.UIQS olii n·r ISOOBMAIIQ:S Final Fee Penod
P!,;m1i1 Valuation: $10,000 PC Valuation:

fINAL TOTAL Bldg-Demoli1ion	260.48
Permit Fee Subtotal Bldg-Demolit	165.00
Plumbing	42.90
Plan Check Subtotal Bldg-Dernolit	0.00
E.Q. lnstrumentation	1.30
D.S.C. Surcharge	6.28
Sys. Surcharge	12.55
Planning Surcharge	9.90
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar!	I 1.55
CA Bldg Std Commission Surchar	1,00
Permit Issuing Fee	0.00

Payment Date:
Receipt No:
Amount:
Method:

Sewer Cap ID; Total Bomt;s) Due:

U Alld.Cll IE:SIS
CEQA Bldg Demolition Notice Plot Plan

Demo Affirmation Posting

*0800122019 1000002 522FN•

13 STRUCTIIBE: INYE:NTORI:: (Nott': Numrric 1Masurrmtnt da1a i■ tht' rormal "nu bfr/ nu.nbfr" Im(>IIn "th.an1t In numtric valut-/1e1al rtsulling n•nnric nlur")

(P) Dwelling Unit: -1 Units/ 0 Units
(P) R3 0cc. Group: -1396 Sqft / 0 Sqft
(P) U 0cc. Group: -360 Sqft / 0 Sqft

H APPI ICAJIQ:S comn:lliTS•

DPJ 22019-10000-02522

J. DIIU.DI:SG REI oc.arn FROM•

6. CONTRACTOR, ARCHITECT & ENGINEER NAME

LICENSE# .I'.IIIIXE..!I

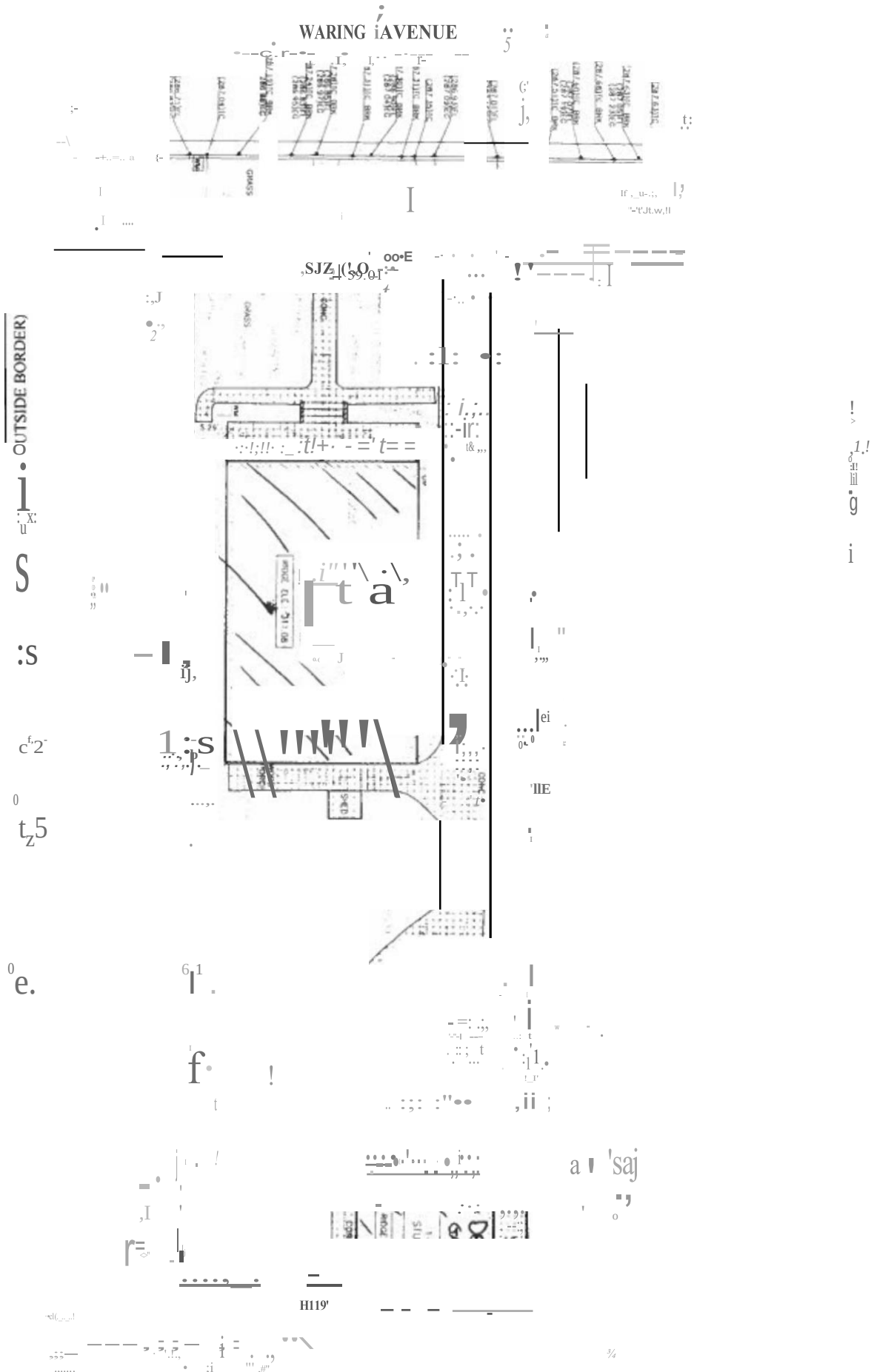
5728 W Waring Ave Pennit Application : **22019 - 10000 - 02522**

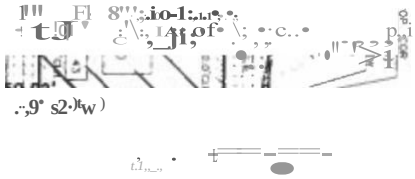
Bldg-Demolition
I or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check /I: B22LA IO163
Initiating Office: METRO
Printed on: 05/26122 15:05:07





OUNCIL OIS'lRICT 13 INSPECTION DISTRICT: RS04I Pl.OT PLA

City of Los Angeles• Dcpanment of Building and Safety

Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

I, Notice to Owner

If yo11 are npplyilfg for" demollfio11 pumil fo facilitate Ille co11structllon or developme11f of the project tile, yo11 mt1y be referred to tire P/am1i11g Depart111e11t for furtlter ossista11ce.

The California Environmental Quality Acr (CEQA) directs public agencies 10 assess and disclose the environmental effects of the projects it approves. In detennining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific pennits or approvals sought. (Public Resources Code Sect:or.21065) Failure by a project applicant to disclose future construction or development activities on the project site may result i11 a violation of CEQA, If the City dete1111ines that an application or approval 1s part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole proJcct Is reviewed and an appropriate CEQA clearance is adopted or certified.

Nease comae/ the Planning Department if'yoi, have additional quesllons afler reviewing this notice.

11, Owner's Project Information

, Uasod upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and If so, will the larger project require any discretionary approvnls from the City?(Sclect "Yes" or"No," and follow the related instructions)

Yes _A CEQA tlearancc from the Planning Department will be required prior to the issuance of the demolition permit for the proposed projecL Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

Nods1gn and notarize the signature at *the* bottom of the form and return the notarized rorm to a Department or Building a1uJ Safety Plan Check Engineer at the time of plan check,

III, Owner's Declamtion

I own the property located at::, 7 Wo.r,.. _,1/e _,, LO> W1:.el(>1 . 1 have read the above "Notice to Owner." I understand !hat a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibit! treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City detennine 1ha1 the demolition proposed is part ofa larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or cenified.

I cenlfy that (i) the demolition authorized by this pennit is not to facilitate the construction or development of a h1rger prvJect iii the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Dcpar1ment, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permit. to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date \o L / 22- Name of the Owner(Print) 512.

Signature

(See page 2 of2 For Notary Acknowledgment)

City *of* Los **Angele** . Department ofBuilding and Safety

Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to **CEQA**
and Project Scope

ACKNOWLEDGMENT

A notary public or o:her 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 Jum- I'--/ -z.o -z.-z.. before me, -fo.v/,. V)1.f. d n" fl o+"""t fvhh <-
(insert name and titre of the officer)

personally appeared r' meeas ,
who proved to me on the basis *of* satisfactory evi ence to *e* the person(s) whose name(s) ls/are subscribed to the within instrument and acknowledged to me that he/she/they executed lhe same ir. his/her/their authorized capacity(les), and ltiat by his/her/their signature{s) on lhe instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ **(Seal)**

P.4UU MEDINA
Notuy Public· Calffornla
los4n19ll'I County
Coml!'IHlon *t* 2Jb10J5
M.y Comm. Exp1rl'l Jun 17, ZO?,

LA.•·D. ■S AFFIRMATION OF POSTING FOR DEMOLITION OF

u . E::;5::;;: **EXISTING BUILDINGS OR STRUCTURES**

DEPARTMENT o. ILDINCUND SAFm -=LA=M::::::C.::::S •c t:::iO.::.n.:.91.w.•.:.::10::.::::&::::.4.:::.s .1

Project Address: o-=1-2.8 W W''i ''-' Demolition Permit #: _2 19-10000 - 02?32I-

Les A"Cfl\t!>, c.A. ,00₃'6

Affirmation of Posting

The Los Angeles Municipal Code {LAMC) Section 91.106.4.51 requires posting of a notice prior to the Issuance of a pennlt for demollttton of an existing bufldlng or structure for which the original bulldlng permit was issued more than 46 years prior to the date of submittal of the application for demolition preinspectlon, or where Information submitted with the application Indicates that the building or structure Is more than 45 years old based on the date the application is submitted, the property shall be posted In a conspicuous place near the entrance of the property where demolition will occur, with public notice of the application for demolition preInspectfon.

I hereby affirm that the property located at 53::2 W Wo...fil"U'I. 1wt. was posted on 05, o&, 'A (mm/dd/yyyy} In accordance with LXMc 91.106.4.5.1 at least 30 days prior to the issuance of this permit for demolition of the existing bulldlng(s) or structure(s).

Print Name: Ne":)'0 \.\o..O(·\

Sign ...

Date: OS° j 2$" / 2-0'ZZ-

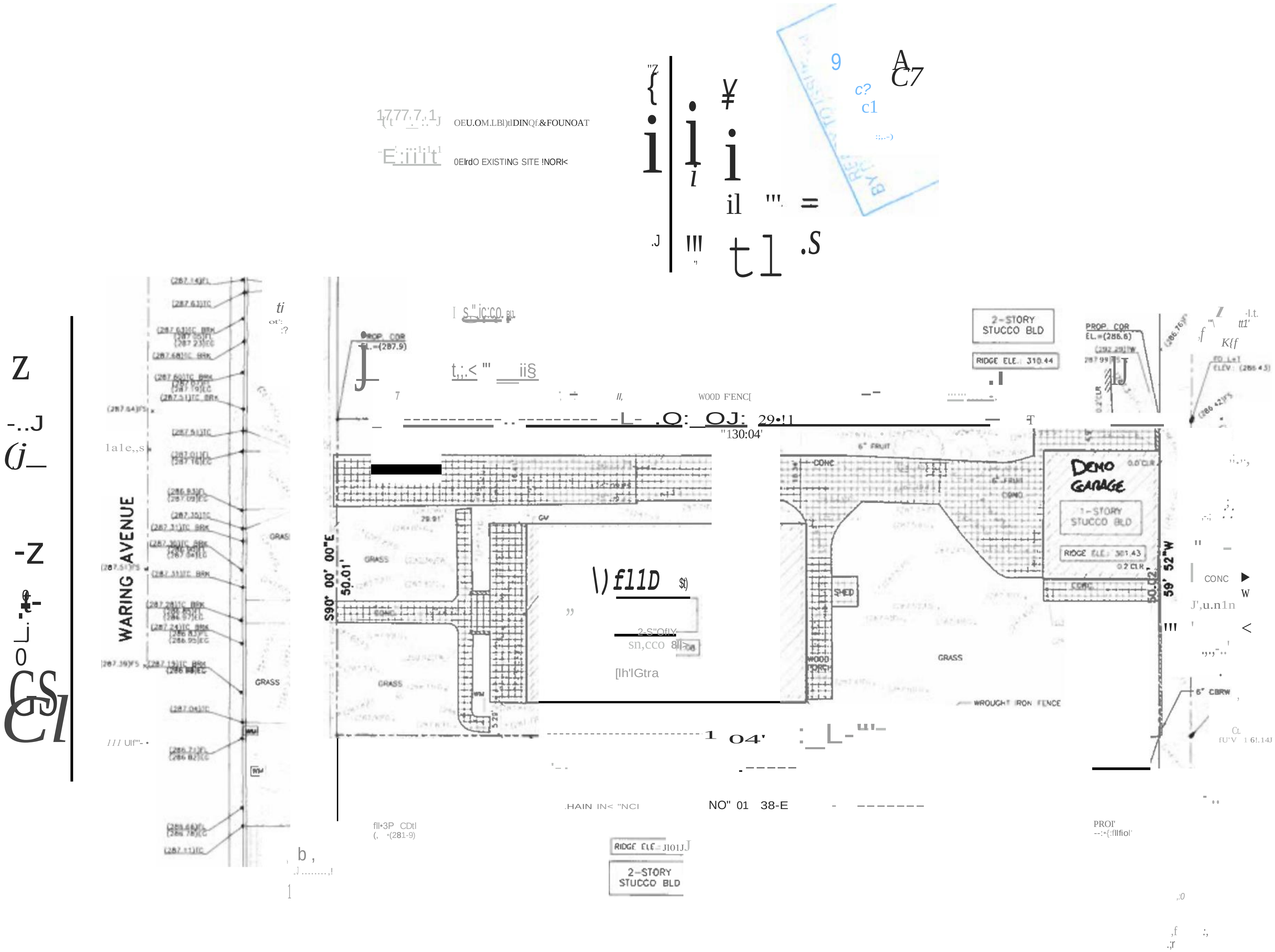
Please check one: ( ) Owner, ( ) Contractor, (uthorized Agent for Owner

FOR DEPARTMENT USE ONLY

DPI Application #: 2a"7tq - IOcco - o-Z..l()l-f Date notification letters mailed: 051¢5/26{;

Note: Verify notification and posting were completed at least 30 days prior to demolition permit Issuance.

Reviewed by (print name): ADP.,,, •-ff&LI,'t Signature: @ ,


0EIrdO EXISTING SITE
WARING AVENUE
PROP. COR EL.=(287.9)
2-STORY STUCCO BLD
RIDGE ELE.: 310.44
PROP. COR EL.=(286.6)
WOOD FENCE
6" FRUIT
CONC
DEMO GARAGE
1-STORY STUCCO BLD
RIDGE ELE.: 301.43
0.2 CLR
SHED
WOOD PORCH
GRASS
WROUGHT IRON FENCE
6" CBRW
S90° 00' 00"E 50.01'
59° 52"W 50.02'
NO" 01 38-E
RIDGE ELE.
2-STORY STUCCO BLD

City of Los Angeles
Department of Building and Safety

Current Version 1

Demolition Pre-Inspection Report

Address: **5728 W WARING AVE**

Council District: **13** Permit Application: **22019-10000-02104**

Work Description:

DPI & POSTING FOR DEMO OF (E) 2 STORY SFD AND (E) DETACHED GARAGE

Inspector/Telephone: **SHAVONNE ESPINOZA, (213) 202-3240**

Inspection District: **LA**

Inspection Date: **05/10/2022**

Description of Work: **DPI & POSTING FOR DEMO OF (E) 2 STORY SFD AND (E) DETACHED GARAGE**

Number of Building(s) to Demo: **1**

Is Address Correct? **yes** If No, Enter Correct Address:

Plot Plan: **OK as provided** If Not Accurate, Why?

SEWER INFORMATION: **None**

SEWER CAP: **Not Required**

PEDESTRIAN PROTECTION: **Fence**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Consturction
Building 1	**Unknown**	**Wood**	**2**	**21**	**V**

ADJACENT BLDG INFO

Nly Side: Street

Sly Side: Alley

Ely Side: SFD

Wly Side: SFD

Comments: **Sign Posted on Front Gate.**

Demolition Notes (Revl9JO)

3. Method of Demolition {See 1B P/BC 2014-39)
a) *Handwrecking* - Use of small wheel mounted pneumatic tools will be permitted if first approved by building inspector.

4. Comply with the following notes:
a) All debris shall be wet at time of handling to prevent dust.
b) No structural member in any story shall be demolished until the story above is completely removed.
c) There will be no free fall dumping over exterior wall for a height of more than 25ft.
d) Call for inspection at least 24 hours before starting work.
e) Approval of protection fences and canopies is required prior to demo.
f) All basement fills shall be clean and uniform.
g) Storage of materials on floors shall not exceed ___ PSF live load.

5. An 8' high chain link fence must be provided to prevent unauthorized entry to the vacant lot after demolition.

Storm Water Pollution Control

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.

6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The

construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

Permit and Inspection Report

Home

Help

Parcel Profile Report

LADBS Home

LAHD Property Activity Report

Disclaimer

5728 W WARING AVE 90038
APPLICATION / PERMIT NUMBER: 22019-10000-02522
PLAN CHECK / JOB NUMBER: B22LA10163

Plan Check and Permit Information

GROUP:	Building				
TYPE:	Bldg-Demolition				
SUB-TYPE:	1 or 2 Family Dwelling				
PRIMARY USE:	(1) Dwelling - Single Family				
WORK DESCRIPTION:	DEMO OF (E) 2 STORY SFD AND (E) DETACHED GARAGE.FENCE AND CLEAR LOT				
PERMIT ISSUED:	Yes	**PERMIT ISSUE DATE:**	07/14/2022	**ISSUING OFFICE:**	Metro
CURRENT STATUS:	Permit Finaled	**CURRENT STATUS DATE:**	08/05/2022		

Permit Application Status History

Submitted	05/26/2022	APPLICANT
Assigned to Plan Check Engineer	05/26/2022	ADAM HEGAZI
Corrections Issued	05/26/2022	ADAM HEGAZI
Plan Check Approved	06/23/2022	DANIEL SANJUAN
Issued	07/14/2022	APPLICANT
Permit Finaled	08/04/2022	JEFFREY MEAD

Permit Application Clearance Information

ZI	Cleared	06/22/2022	KENTON TRINH

Licensed Professional/Contractor Information

Contractor Information

Cm Construction Inc; Lic. No.: 1030804-B
9512 HILLHAVEN AVE
TUJUNGA, CA 91042

Inspection Activity Information

Inspector Information

JEFFREY MEAD, (213) 202-3240
Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Demo Pre-Inspection	07/15/2022	Approved	JEFFREY MEAD
Final	08/04/2022	Permit Finaled	JEFFREY MEAD

BACK NEW SEARCH

5724 W WARING AVE 90038
APPLICATION / PERMIT NUMBER: 21019-20000-05214
PLAN CHECK / JOB NUMBER: B21VN17399

Plan Check and Permit Information

GROUP:	Building				
TYPE:	Bldg-Demolition				
SUB-TYPE:	1 or 2 Family Dwelling				
PRIMARY USE:	(1) Dwelling - Single Family				
WORK DESCRIPTION:	DEMO (E) SFD. SEWER CAP AND PEDESTRIAN FENCE REQUIRED.				
PERMIT ISSUED:	Yes	**PERMIT ISSUE DATE:**	12/19/2022	**ISSUING OFFICE:**	
CURRENT STATUS:	Permit Finaled	**CURRENT STATUS DATE:**	03/08/2023		

Permit Application Status History

Submitted	12/14/2021	APPLICANT
Assigned to Plan Check Engineer	12/23/2021	RAPHAEL ROSAS
Corrections Issued	12/23/2021	RAPHAEL ROSAS
Plan Check Approved	12/09/2022	MADISON ODELL
Issued	12/19/2022	APPLICANT
Permit Finaled	03/07/2023	JEFFREY MEAD

Permit Application Clearance Information

Demolition	Cleared	10/24/2022	ASHLEY RODARTE
ZI	Cleared	10/24/2022	ASHLEY RODARTE
Demo/Removal of Rental Units	Cleared	12/01/2022	MICHELLE MATHEWS

Licensed Professional/Contractor Information

Contractor Information

Cm Construction Inc; Lic. No.: 1030804-B
9512 HILLHAVEN AVE
TUJUNGA, CA 91042

Inspection Activity Information

Inspector Information

JEFFREY MEAD, (213) 202-3240
Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Demo Pre-Inspection	01/23/2023	Approved	JEFFREY MEAD
Final	03/07/2023	Permit Finaled	JEFFREY MEAD
Sewer Cap	03/07/2023	Approved	JEFFREY MEAD

BACK NEW SEARCH

LA DBS DEPARTMENT OF BUILDING AND SAFETY

Permit and Inspection Report

Home

Help

Parcel Profile Report

LADBS Home

LAHD Property Activity Report

Disclaimer

5720 W WARING AVE 90038
APPLICATION / PERMIT NUMBER: 21019-20000-05213
PLAN CHECK / JOB NUMBER: B21VN17399

Plan Check and Permit Information

GROUP:	Building				
TYPE:	Bldg-Demolition				
SUB-TYPE:	1 or 2 Family Dwelling				
PRIMARY USE:	(1) Dwelling - Single Family				
WORK DESCRIPTION:	DEMO (E) SFD. SEWER CAP AND PEDESTRIAN FENCE REQUIRED.				
PERMIT ISSUED:	Yes	**PERMIT ISSUE DATE:**	12/19/2022	**ISSUING OFFICE:**	
CURRENT STATUS:	Permit Finaled	**CURRENT STATUS DATE:**	03/08/2023		

Permit Application Status History

Submitted	12/14/2021	APPLICANT
Assigned to Plan Check Engineer	12/23/2021	RAPHAEL ROSAS
Corrections Issued	12/23/2021	RAPHAEL ROSAS
Plan Check Approved	12/09/2022	MADISON ODELL
Issued	12/19/2022	APPLICANT
Permit Finaled	03/07/2023	JEFFREY MEAD

Permit Application Clearance Information

Demolition	Cleared	10/24/2022	ASHLEY RODARTE
ZI	Cleared	10/24/2022	ASHLEY RODARTE
Demo/Removal of Rental Units	Cleared	12/01/2022	MICHELLE MATHEWS

Licensed Professional/Contractor Information

Contractor Information

Cm Construction Inc; Lic. No.: 1030804-B
9512 HILLHAVEN AVE
TUJUNGA, CA 91042

Inspection Activity Information

Inspector Information

JEFFREY MEAD, (213) 202-3240
Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspection Request(s)

No data available

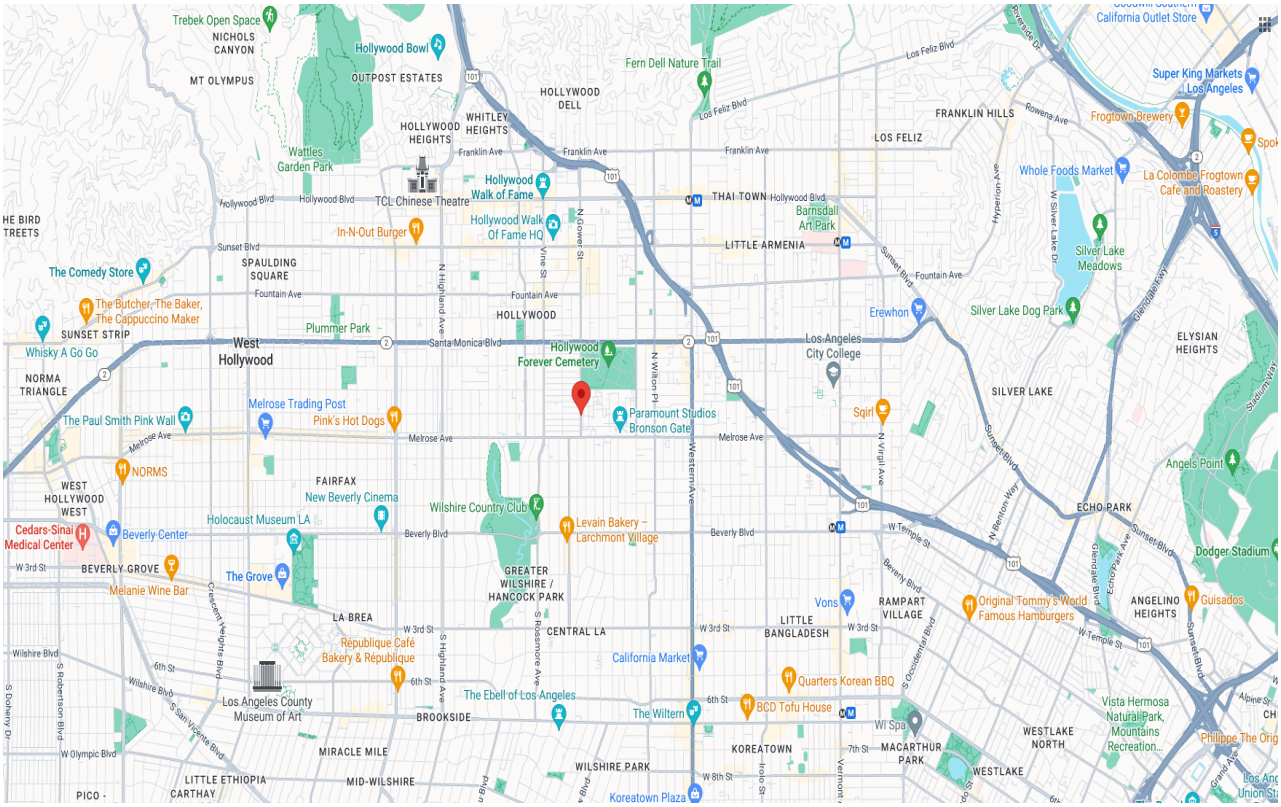
Inspection Request History

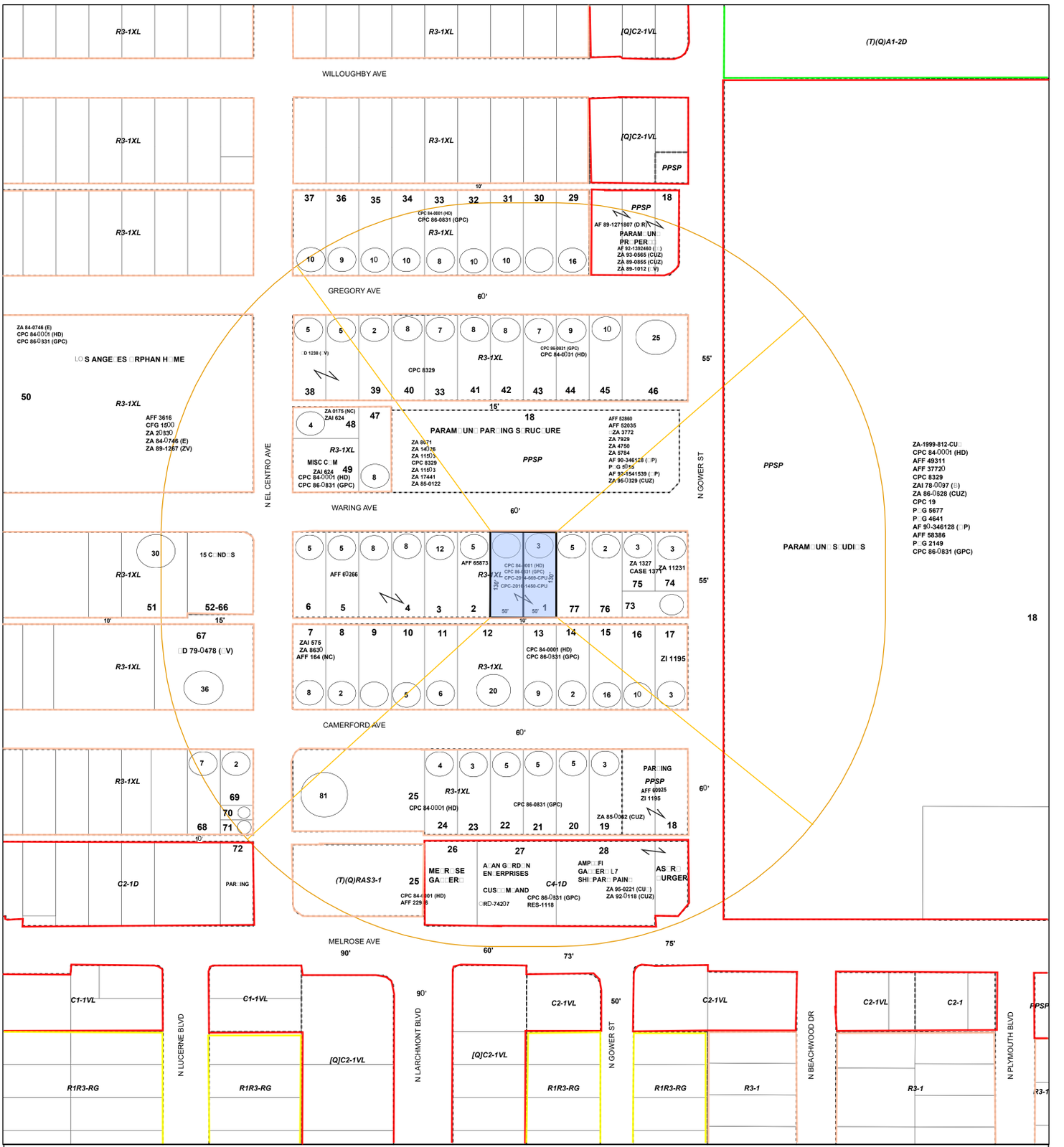
Demo Pre-Inspection	01/23/2023	Approved	JEFFREY MEAD
Final	03/07/2023	Permit Finaled	JEFFREY MEAD
Sewer Cap	03/07/2023	Approved	JEFFREY MEAD

BACK NEW SEARCH

Vicinity Map

5720 – 5728 Waring Ave





DENSI□□ □□NUS - C□NDI□I□NA□ USE PERMI□

PR□□EC□ ADDRESS:
5720 - 5728 □ ARING AVE
LO**S ANGE□ES□CA 90038**
NE□ ACREAGE: □299

CEN□ERP□IN□ RADIUS MAPS
263 W **□□IVE AVE # 193**
□UR□AN□□CA 91502
818□220□5401
□□□□r□□□r□d□□□ □□□@ □□ □□□□□□
www.cent □rpoi □r□d□smaps □om
DRA□ N BY: □BOO **NE**
DA□E: 09-12-2023

□H□MAS □R□□HERS□
PAGE: 593□GRID: F6

□EGA□:

LOT **S: 9, 11**

□RAC□□E□ CEN□R□ □RAC□

M□□: 2 - 84

BLO **C**K: **13**

MAP SHEE□: 141B189

C□D: 13

C□□□1918□20

P□A: HOLLY □ OO**D**

USES: FIE□D

CASE #: □_____

SCA□E: 1" = 100'

N

Louis Ortega <louis.ortega@lacity.org>

RE: Housing Project - Case # CPC-2023-6389-CU-DB-WDI-HCA-PHP

2 messages

Bevin Hamilton <bevinwhamilton@gmail.com> Thu, Apr 25, 2024 at 2:33 PM
To: "louis.ortega@lacity.org" <louis.ortega@lacity.org>
Cc: "LoriLee.Beckman@gmail.com" <LoriLee.Beckman@gmail.com>

Hi Mr. Ortega!

My name is Bevin Hamilton, and I am a resident on 5716 Waring Ave, Los Angeles, CA 90038. I am writing with my concerns on the above housing project that will be discussed on Tuesday May 7th. I have been residing for 8 years in the building next to where the proposed construction of this massive complex will be taking place. Needless to say, that I, and many other residents of both my complex and the street in general, are absolutely beside ourselves regarding this structure. Here are my concerns. Firstly, the individuals that bought this property have not been upkeeping the area. They ruined our sidewalks for almost two years. It was after two years of calling building and safety that they finally fixed it because people were almost getting hit by cars. The fact is, that it has been abandoned has left it to be graffitied on, which not only looks horrible but attracts very shady characters to our community. I have a two-year old daughter, and this has been extremely stressful. Additionally, there are now coyotes that have taken to coming to the property which is very unsafe as we live right next door. My baby's sandbox is right next to where they have been populating.

All this to say here are my other concerns:

- The noise level during construction will be unbearable as I and many others work from home some days. During the tear down of the previous buildings we had to leave the house because the decibel was outrageous.
- The owners of the property have been unwilling up to this point to adhere to any basic requests to maintain their property.
- The massive five-story building will block all of our light that comes into our space.
- The size of the building and number of allowable tenants is absolutely unreasonable. There are already too many people on our block and no parking, how is this going to work? We already have to deal with people going to Paramount Studios parking on our street and not getting ticketed. We worked for five years just to make this a permitted street and they don't even enforce it.
- No compensation for all of the inconveniences and stress we have been put through and will continue to go through.

These are just a few of my long list of concerns. I will try to make it to the meeting but I work a lot and as I mentioned have a young toddler, so wanted to email them to you in case I cannot attend this particular date and time.

Let me know if I can help or answer any questions you might have.

A very concerned and upset neighbor,
Bevin Hamilton

Louis Ortega <louis.ortega@lacity.org> Thu, Apr 25, 2024 at 3:24 PM
To: Bevin Hamilton <bevinwhamilton@gmail.com>
Cc: "LoriLee.Beckman@gmail.com" <LoriLee.Beckman@gmail.com>

Hi Bevin,

Thank you for your email regarding case CPC-2023-6389-CU-DB-WDI-HCA-PHP. I will include this email in the case file as public correspondence. Thank you again!

Best,
Louis

LOS ANGELES CITY PLANNING

Louis Ortega Jr.
Pronouns: He, His, Him
Planning Assistant
Los Angeles City Planning
200 North Spring Street
Los Angeles, CA 90012
T: (310) 231-2909 | Planning4LA.org

Note: Regular Day Off Alternating Fridays

[Quoted text hidden]

5720-5724 Waring Avenue

Historical Resource Assessment

November 2024 | 09252.00001.001

Prepared for:

Mr. Cy Kirshner
2999 Overland Avenue
Los Angeles, CA 90064

Prepared by:

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942

This page intentionally left blank

TABLE OF CONTENTS

TABLE OF CONTENTS (cont.)

LIST OF APPENDICES

LIST OF FIGURES

TABLE OF CONTENTS (cont.)

LIST OF TABLES

This page intentionally left blank

ACRONYMS AND ABBREVIATIONS

ACHP	Advisory Council on Historic Preservation
b.	born
BERD	Built Environment Resources Directory
c.	circa
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historic Landmark
CHR	California Historical Resources
CHRIS	California Historical Resources Information System
City	City of Los Angeles
CPA	Community Plan Area
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
HCM	Historical-Cultural Monument
HELIX	HELIX Environmental Planning, Inc.
HPOZ	Historic Preservation Overlay Zone
HRA	Historical Resource Assessment
HRI	Historic Resources Inventory
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
OHR	Office of Historic Resources
PQS	Professional Qualifications Standards
PRC	Public Resources Code
RPA	Register of Professional Archaeologists
SCCIC	South Central Coastal Information Center
SHPO	State Historic Preservation Officer
USC	United States Code
USGS	U.S. Geological Survey
WW	World War

This page intentionally left blank

EXECUTIVE SUMMARY

Purpose and scope: Mr. Cy Kirshner retained HELIX Environmental Planning, Inc. (HELIX) to prepare a Historical Resource Assessment (HRA) for the property located at 5720-5724 Waring Avenue (subject property; Assessor's Parcel No. 5534-033-006) in the Hollywood section of the City and County of Los Angeles, California. Although the property is presently vacant, prior to demolition in early 2023, there were three detached dwellings that were constructed in two phases in 1923 and 1930. In 2015, SurveyLA assigned the property California Historical Resource Status Codes 3S, 3CS, and 5S3, meaning that through the survey evaluation, the property appears eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), and also appears eligible for designation as a Los Angeles Historic-Cultural Monument (HCM). SurveyLA identified it as eligible under Criteria A/1/1 because "bungalow courts have particular significance in Hollywood; many were built in the 1920s-30s to accommodate people working in the entertainment industry." SurveyLA simultaneously identified it as eligible under Criteria C/3/3 as "an excellent example of a 1930s bungalow court in Hollywood." The September 2022 *Historical Resources Assessment Report for 5720-5724 Waring Avenue, Los Angeles, California 90038* (2022 Report) contrarily recommended that the property is not eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM under any criteria. The 2022 Report recorded the property on California Department of Parks and Recreation (DPR) 523 series forms. In response to resulting guidance from the Los Angeles City Planning's Office of Historic Resources (OHR), HELIX has prepared this HRA, which includes the following: the results of a cultural resource records search and literature review, a site history, comparative research and analysis of bungalow courts in Hollywood, and an evaluation to determine if the property is individually eligible for listing in the NRHP, listing in the CRHR, and/or for designation as a Los Angeles HCM and, therefore, whether it constitutes a *historical resource* for the purposes of the California Environmental Quality Act (CEQA). The methodology for this HRA complies with best industry standards as well as the current requirements defined by the City of Los Angeles (City) Office of Historic Resources.[1]

Dates of investigation: On July 30, 2024, HELIX verified that the subject property is vacant. HELIX completed archival research in October 2024.

Survey findings: On July 25, 2024, HELIX conducted a California Historical Resources Information System (CHRIS) records search (within a 500-foot radius) at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

Prior to 2024, situated on the property were three dwellings, one-story 5720 and 5724 Waring Avenue, which were constructed in 1923 and were located at the north (front) end of the property facing the street. Parallel to the south (rear) boundary was one- and two-story 5722 and 5722½ Waring Avenue that was constructed in 1930 as a single dwelling with attached garages, then altered in 1940 and again in 1942, when it was divided into two units. Both permits from 1923 listed the California Building and Construction Co. as the architect and contractor. Neither permit from 1930 listed an architect but listed Security Building Co. of L.A. as the contractor.

As part of the current evaluation, this HRA utilized the following historic contexts and evaluation guidelines: Los Angeles Citywide Historic Context Statement: Residential Development and

[1] City of Los Angeles, Department of City Planning, Office of Historic Resources, *Requirements for Historical Resources Assessment Reports*, January 2022.

Suburbanization, 1880-1980; Theme: Multi-Family Residential Development, 1895-1970; Subtheme: The Bungalow Court, 1910-1939.

Based on the following investigation and analysis, the property at 5720-5724 Waring Avenue is recommended to not be individually eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM. Research to date indicates that counter to the findings of SurveyLA, the property was not, in arrangement plan nor construction chronology, a "purpose-built multi-family residential property that is … composed of multiple detached or semi-detached buildings oriented around a central common court area," as bungalow courts are described by SurveyLA and, therefore, it did not represent this pattern of development (Criteria A/1/1). The owners and occupants associated with the property during the historic period (before 1974) did not make significant contributions to national, state, or local history (Criteria B/2/2). The property was not, in arrangement plan nor construction chronology, a bungalow court, nor does it exemplify the Spanish Colonial Revival. Likewise, it did not embody distinctive characteristics of a type, period, or method of construction, possess high artistic value, or appear to be the work of a master (Criteria C/3/3). Further study of the property would not add any new information to the historic record (Criteria D/4).

The property is not a contributor to a SurveyLA-identified historic district.

As a result, the property is recommended to not be a *historical resource* for the purposes of CEQA.

Disposition of data: The final HRA and any subsequent related reports will be submitted to Mr. Cy Kirshner; copies will be retained by HELIX's La Mesa, California, office. All field notes, photographs, and records related to the current study are also on file at HELIX's La Mesa office.

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

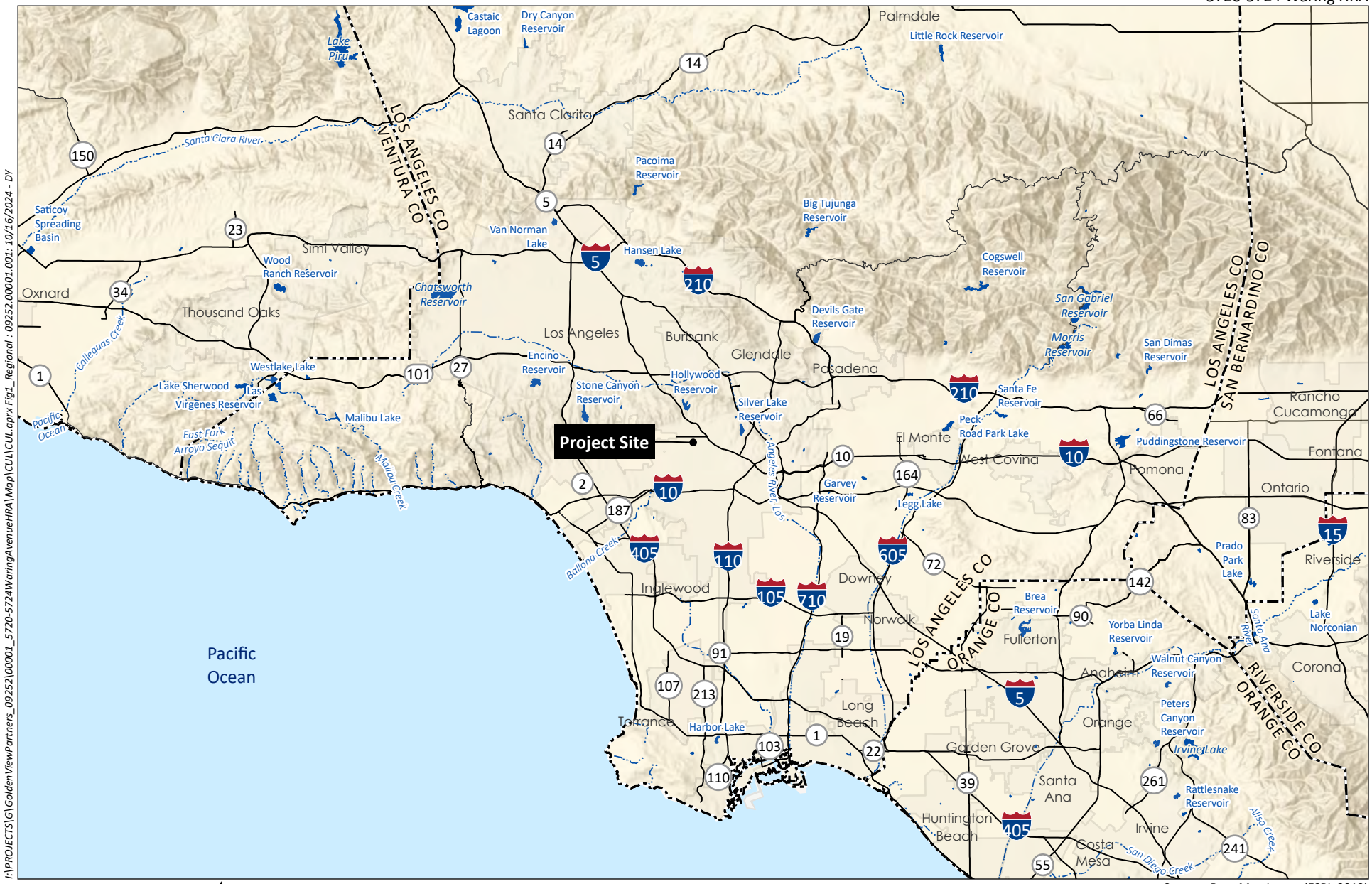
Mr. Cy Kirshner retained HELIX Environmental Planning, Inc. (HELIX) to prepare a Historical Resource Assessment (HRA) for the property located at 5720-5724 Waring Avenue (subject property; Assessor's Parcel No. 5534-033-006) in the Hollywood section of the City and County of Los Angeles, California. Although the property is presently vacant, prior to demolition in early 2023, there were three detached dwellings that were constructed in two phases in 1923 and 1930. In 2015, SurveyLA assigned the property California Historical Resource Status Codes 3S, 3CS, and 5S3, meaning that through survey evaluation, the property appears eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), and appears eligible for designation as a Los Angeles Historic-Cultural Monument (HCM). SurveyLA identified it as eligible under Criteria A/1/1 because "bungalow courts have particular significance in Hollywood; many were built in the 1920s-30s to accommodate people working in the entertainment industry." SurveyLA simultaneously identified it as eligible under Criteria C/3/3 as "an excellent example of a 1930s bungalow court in Hollywood." The September 2022 *Historical Resources Assessment Report for 5720-5724 Waring Avenue, Los Angeles, California 90038* (2022 Report) contrarily recommended that the property is not eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM under any criteria. In response to resulting guidance from the Los Angeles City Planning's Office of Historic Resources (OHR), HELIX has prepared this HRA, which includes the following: the results of a cultural resource records search and literature review, a site history, comparative research and analysis of bungalow courts in Hollywood, and an evaluation to determine if the property is individually eligible for listing in the NRHP, listing in the CRHR, and/or for designation as a Los Angeles HCM and, therefore, whether it constitutes a *historical resource* for the purposes of the California Environmental Quality Act (CEQA). The methodology for this HRA complies with best industry standards as well as the current requirements defined by the City of Los Angeles (City) Office of Historic Resources.[2]

HELIX Senior Architectural Historian Nelson White conducted the evaluation and authored this assessment. He has a master's degree in Historic Preservation and both meets and exceeds the Secretary of the Interior's Professional Qualifications Standards (PQS) for Architectural History. HELIX Historian James Turner conducted historical research and contributed to the historic contexts. HELIX Cultural Resources Group Manager Mary Robbins-Wade, M.A., RPA, provided quality control and review. She both meets and exceeds the Secretary of the Interior's PQS for History. Resumes of key personnel are included in this report as Appendix A.

1.2 PROJECT LOCATION

The subject property is located in the Hollywood section of the City and County of Los Angeles, California (Figure 1, *Site and Vicinity Map*; Figure 2, *USGS Topographic Map*; and Figure 3, *Aerial Photograph*). The approximately 0.14-acre rectangular parcel is located on the south side of Waring Avenue, between N. El Centro Avenue to the west and N. Gower Street to the east. The property consists of El Centro Tract, Block 13, Lot 9.

[2] City of Los Angeles, Department of City Planning, Office of Historic Resources, *Requirements for Historical Resources Assessment Reports*, January 2022.



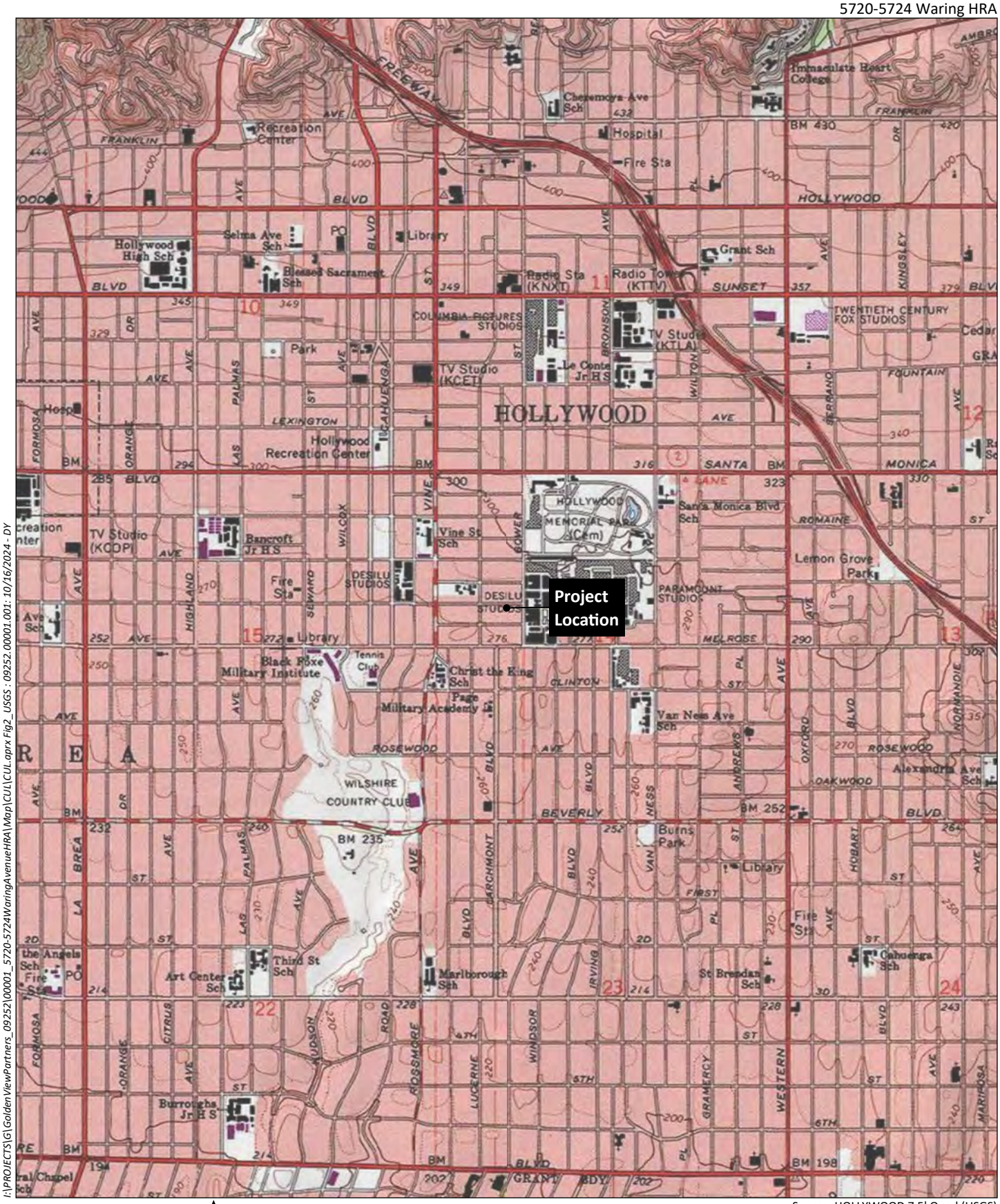
I:\PROJECTS\G\GoldenViewPartners_09252\00001_5720-5724WaringAvenueHRA\Map\CUL\CUL aprx Fig1_Regional : 09252.00001.001: 10/16/2024 - DY

Source: Base Map Layers (ESRI, 2013)

HELIX Environmental Planning

Regional Location

Figure 1



I:\PROJECTS\G\GoldenViewPartners_09252\00001_5720-5724WaringAvenueHRA\Map\CUL\CUL.aprx Fig2_USGS : 09252.00001.001: 10/16/2024 - DY

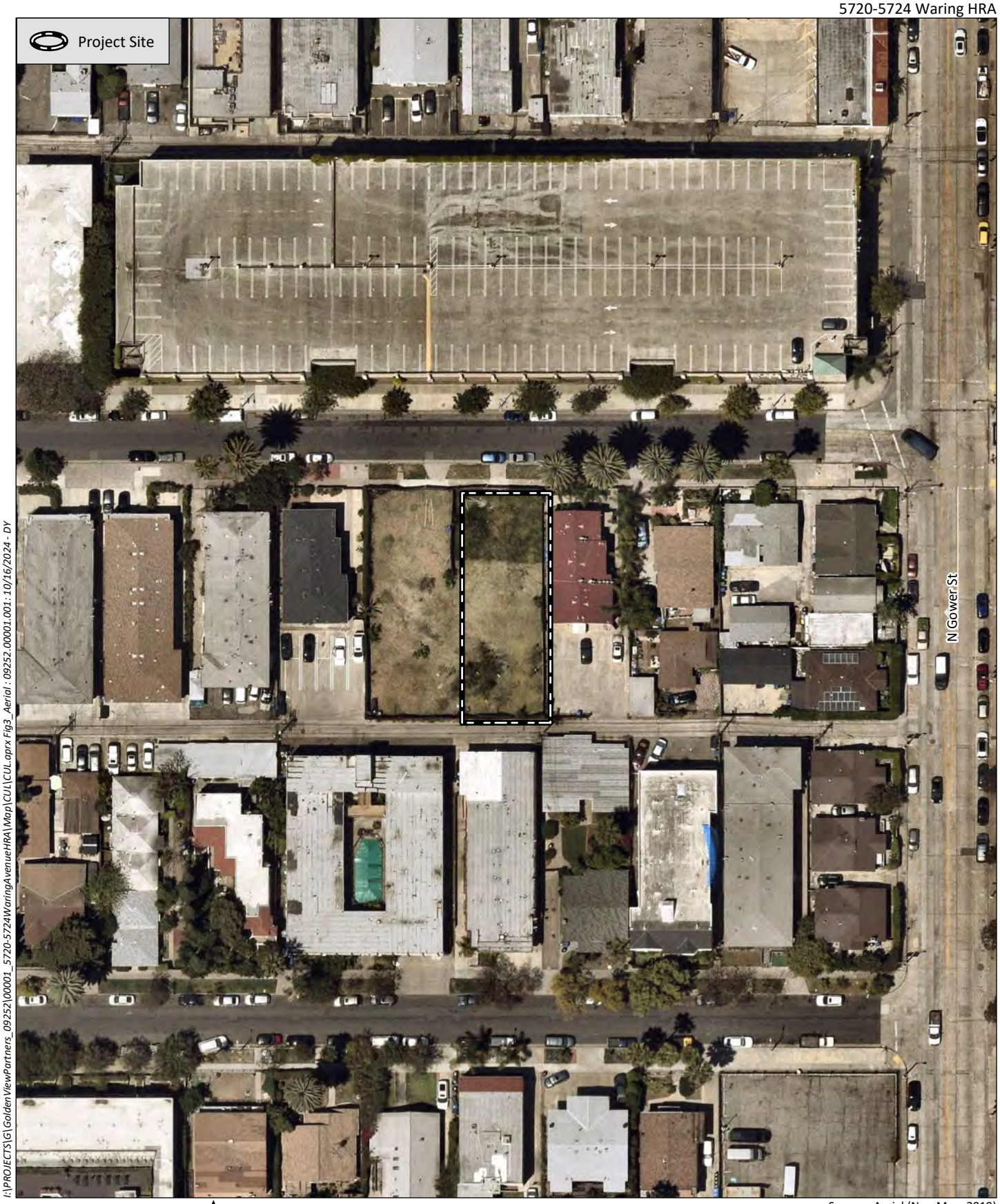
0 2,000 Feet

Source: HOLLYWOOD 7.5' Quad (USGS)

HELIX Environmental Planning

USGS Topography

Figure 2



I:\PROJECTS\G\GoldenViewPartners_09252\00001_5720-5724WaringAvenueHRA\Map\CUL\CUL.aprx Fig3_Aerial : 09252.00001.001 : 10/16/2024 - DY

0 75 Feet

Source: Aerial (NearMap, 2019)

HELIX Environmental Planning

Aerial Photograph

Figure 3

2.0 REGULATORY FRAMEWORK

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Significant resources are those resources that have been found eligible for listing in the NRHP, the CRHR, or for local listing, as applicable.

2.1 FEDERAL REGULATIONS

2.1.1 National Historic Preservation Act of 1966

The National Historic Preservation Act (NHPA) of 1966 (16 United States Code [USC] 470), declared a national policy of historic preservation and instituted a multifaceted program, administered by the Secretary of the Interior, to encourage the achievement of preservation goals at the federal, state, and local levels. The NHPA authorized the creation of the NRHP, established the position of State Historic Preservation Officer (SHPO) and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes in preserving their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP).

2.1.1.1 Section 106

Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP and that the ACHP must be afforded an opportunity to comment on such undertakings through a process outlined in 36 Code of Federal Regulations (CFR) Part 800. The Section 106 process involves the identification of historic properties within the area of potential effect, the determination of whether the undertaking will cause an adverse effect on historic properties, and the resolution of those adverse effects through consultation with parties to the Section 106 review process, most prominently including the California SHPO and Native American tribes.

2.1.2 National Register of Historic Places

The NRHP was established by the NHPA of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 CFR Part 60.2).

The NRHP is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Properties can be significant at the local, state, or national level. To qualify for listing in the NRHP, properties generally must be at least 50 years old, possess historic significance, and retain physical integrity. To be eligible for listing in the NRHP, a property must be considered significant under one or more of the NRHP criteria, which include:

- Criterion A: associated with events that have made a significant contribution to the broad patterns of our history;

- Criterion B: associated with the lives of persons significant in our past;

- Criterion C: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; and/or

- Criterion D: has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in NRHP Bulletin 15 *How to Apply the National Register Criteria for Evaluation* as the "ability of a property to convey its significance."[3] To assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;

2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;

3. Setting – the physical environment of a historic property;

4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;

5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

6. Feeling – a property's expression of the aesthetic or historic sense of a particular period of time; and

7. Association – the direct link between an important historic event or person and a historic property.

2.2 STATE REGULATIONS

2.2.1 California Environmental Quality Act

Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources, or identified as significant in a local survey conducted in accordance with state guidelines, are also considered historical resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in, or determined eligible for listing in, the CRHR, or is not included in a local

[3] National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 2002).

register or survey, shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historic resource as defined in California Public Resources Code (PRC) §5024.1.7.

CEQA, PRC 21084.1, and California Code of Regulations (CCR) Title 14 Section 15064.5, address determining the significance of impacts to archaeological and historic resources and discuss significant cultural resources as "historical resources," which are defined as:

- resource(s) listed or determined eligible by the State Historical Resources Commission for listing in the CRHR (14 CCR Section 15064.5[a][1])

- resource(s) either listed in the NRHP or in a "local register of historical resources" or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, unless "the preponderance of evidence demonstrates that it is not historically or culturally significant" (14 CCR Section 15064.5[a][2])

- resources determined by the Lead Agency to meet the criteria for listing on the CRHR (14 CCR Section 15064.5[a][3])

2.2.2 California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC §5024.1[a]). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks (CHL), numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR.

A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria (PRC §5024.1[c]):

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

- Criterion 2: It is associated with the lives of persons important to local, California, or national history;

- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;

- Criterion 4: It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a "historical resource" for the purposes of CEQA at the discretion of the lead agency.

Significant resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Resource integrity, which is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance, is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. In an archaeological deposit, integrity is assessed with reference to the preservation of material constituents and their culturally and historically meaningful spatial relationships. A resource must also be judged with reference to the particular CRHR/NRHP criteria under which it is proposed for eligibility.

2.3 LOCAL REGULATIONS

2.3.1 Los Angeles Historic-Cultural Monument

Local landmarks in the City of Los Angeles are known as HCMs and are under the aegis of the City of Los Angeles OHR. An HCM, monument, or local landmark is defined in the Cultural Heritage Ordinance as follows:

> [A] Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.[4]

2.3.2 Historic Preservation Overlay Zone (HPOZ)

As described by the City of Los Angeles OHR, "to identify and protect neighborhoods with distinct architectural and cultural resources, the City … developed an expansive program of Historic Preservation Overlay Zones … HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts." The HPOZ Ordinance was adopted in 1979 and amended in 2004. Regarding HPOZ eligibility, City of Los Angeles Ordinance No. 175891 states that features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or

- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or city; or

- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.[5]

[4] Los Angeles Municipal Code, Section 22.171.7 (Added by Ordinance No. 178,402. Effective 4/2/07).

[5] Los Angeles Municipal Code, Section 12.20.3.

Regarding effects on federal and locally significant properties, the Los Angeles Municipal Code declares the following:

> The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.[6]

2.3.3 SurveyLA, City of Los Angeles Office of Historic Resources

SurveyLA is a citywide survey of Los Angeles overseen by the City of Los Angeles OHR. Conducted between 2010 and 2017, field surveys were completed in three phases by Community Plan Area, incorporating over 880,000 legal parcels and nearly 500 square miles. SurveyLA staff, volunteers, and consultant teams developed multiple-property documentation-driven historic context statements for themes and property types throughout Los Angeles. Included among these are architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, and entertainment, among others. These contexts define associated themes, property types, eligibility standards, character-defining features, and integrity considerations to be used when evaluating properties.

3.0 CURRENT HISTORIC STATUS

The subject property at 5720-5724 Waring Avenue is not listed individually in the NRHP or CRHR or designated as a Los Angeles HCM. The subject property is not located within any NRHP-listed or CRHR-listed historic districts.

- **2015** - In 2015, SurveyLA assigned the building California Historical Resource Status Codes 3S, 3CS, and 5S3, meaning that through the survey evaluation, the property appears eligible for listing in the NRHP and the CRHR, and for designation as a Los Angeles HCM. SurveyLA identified it as eligible under Criteria A/1/1 because "bungalow courts have particular significance in Hollywood; many were built in the 1920s-30s to accommodate people working in the entertainment industry." SurveyLA simultaneously identified it as eligible under Criteria C/3/3 as an "excellent example of a 1930s bungalow court in Hollywood."[7]

[6] Los Angeles Municipal Code, Section 91.106.4.5 (Permits for Historical and Cultural Monuments).
[7] Historic Resources Group, *Historic Resources Survey Report: Hollywood Community Plan Area*, *Appendix C: Historic Districts, Planning Districts and Multi-Property Resources*, November 2015, SurveyLA, 641-642.

- **2022** – The September 2022 *Historical Resources Assessment Report for 5720-5724 Waring Avenue, Los Angeles, California 90038* (2022 Report) contrarily recommended that the property is not eligible for listing in the NRHP, the CRHR, nor for designation as a Los Angeles HCM under any criteria. The 2022 Report recorded the property on California Department of Parks and Recreation (DPR) 523 series forms.

    - **Criteria A/1/1** – The 2022 Report concluded that the subject property was developed over a 16-year period (1920-1936) and, therefore, that the subject property was not initially developed as a bungalow court but was converted to one over the course of 16 years. Thus, the property was not "purpose-built" as SurveyLA defines bungalow courts. Additionally, the 2022 Report concluded that the subject property was not closely associated with motion picture, radio, and television industries; it is merely located within the proximity of Paramount.

    - **Criteria C/3/3** – The 2022 Report concluded that the property was not purposely designed and constructed as a bungalow court, nor was it an excellent example of a bungalow court. Likewise, it was not an excellent example of the Spanish Colonial Revival style. Additionally, the subject property was not the work of a master architect or builder.[8]

4.0 RESEARCH AND METHODOLOGY

This evaluation was prepared in accordance with the practices described in the Secretary of the Interior's Standards and Guidelines for Historic Preservation, including standards for planning, identifying, evaluating, and documenting resources. In addition, this report was prepared in accordance with the requirements of the City of Los Angeles OHR. Applicable national, state, and local level criteria were considered.

4.1 CULTURAL RESOURCE RECORDS SEARCH

As noted above, on July 25, 2024, HELIX conducted a CHRIS records search (within a 500-foot radius) from the SCCIC at California State University, Fullerton. In addition to official maps and records, the following sources of information were consulted as part of the records search:

- NRHP
- CRHR
- California Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD)
- California State Historical Landmarks
- California Points of Historical Interest
- California Historic Resources Inventory (HRI)
- City of Los Angeles HCMs

[8] Sapphos Environmental, Inc. *Historical Resources Assessment Report for 5720-5724 Waring Avenue, Los Angeles, California 90038*, September 2022, 30-32.

4.1.1 Previously Recorded Resources

The CHRIS records search (within the 500-foot radius) identified one previously recorded and evaluated resource in the search radius; it is not within the project APE. Table 1 summarizes this resource.

Table 1
PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN A 500-FOOT RADIUS OF THE APE

Primary Number	Trinomial	Description	NRHP Eligibility Status	Recorder	Year	Proximity to the APE
P-19-187462	N/A	Josef Von Stemberg Building, Paramount Studios	Potentially Eligible	Cultural Resources Management, LLC	2002	Outside

4.1.2 Previously Conducted Cultural Resource Studies

The CHRIS records search (within the 500-foot radius) identified one previous cultural resources studies in the search radius; none of which included the project APE. Table 2 summarizes these studies.

Table 2
PREVIOUS CULTURAL RESOURCES STUDIES WITHIN A 500-FOOT RADIUS OF THE APE

SCCIC Report Number	Title Of Study	Author	Year	Proximity to the APE
LA-11586	*Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Facility LAT951-01, USID 16500 (Paramount Studios), 5555 Melrose Avenue, Los Angeles, Los Angeles County, California*	Environmental Assessment Specialists	2011	Outside

4.2 ADDITIONAL RESEARCH

Further property- and neighborhood-specific research was performed to confirm and/or inform building construction dates of the subject property and to characterize the historical development of the surrounding area. In addition to reviewing building permits on file with the City of Los Angeles, the following digital archives and organizations were consulted in an effort to identify relevant historic photographs, newspaper articles, city directories, and maps:

- Ancestry.com
- Calisphere
- Los Angeles Public Library
- Online Archive of California

- ProQuest
- Sanborn fire insurance maps
- University of California Los Angeles Library, Digital Collections
- University of Southern California Digital Library

As part of the HRA, HELIX Senior Historian James Turner conducted a built environment survey of the subject property on July 30, 2024. The purpose of the survey was to confirm that the property is presently vacant. The 2022 Report recorded the property on California Department of Parks and Recreation (DPR) 523 series forms, which are included in Appendix B of this report. The property was recorded on updated California DPR 523 series forms, which are included in Appendix C of this report. All field notes, photographs, and records related to the current study are on file at the HELIX La Mesa office.

5.0 SITE DESCRIPTION

The subject property, while vacant since early 2023, previously contained three Spanish Colonial Revival-style residential buildings. Situated on the property were two buildings at the north (front) end facing the street and one building at the south (rear) end of the property (see Figure 4). At the front of the parcel were two one-story, single-unit detached dwellings that were constructed in 1923: 5720 and 5724 Waring Avenue. Parallel to the rear parcel boundary was a one- and two-story, two-unit (converted from a single unit) dwelling and garage that was originally constructed in 1930: 5722 and 5722½ Waring Avenue. The rear building was not symmetrically aligned with the front two dwellings. A full architectural description of the property prior to demolition is available in the 2022 Report.

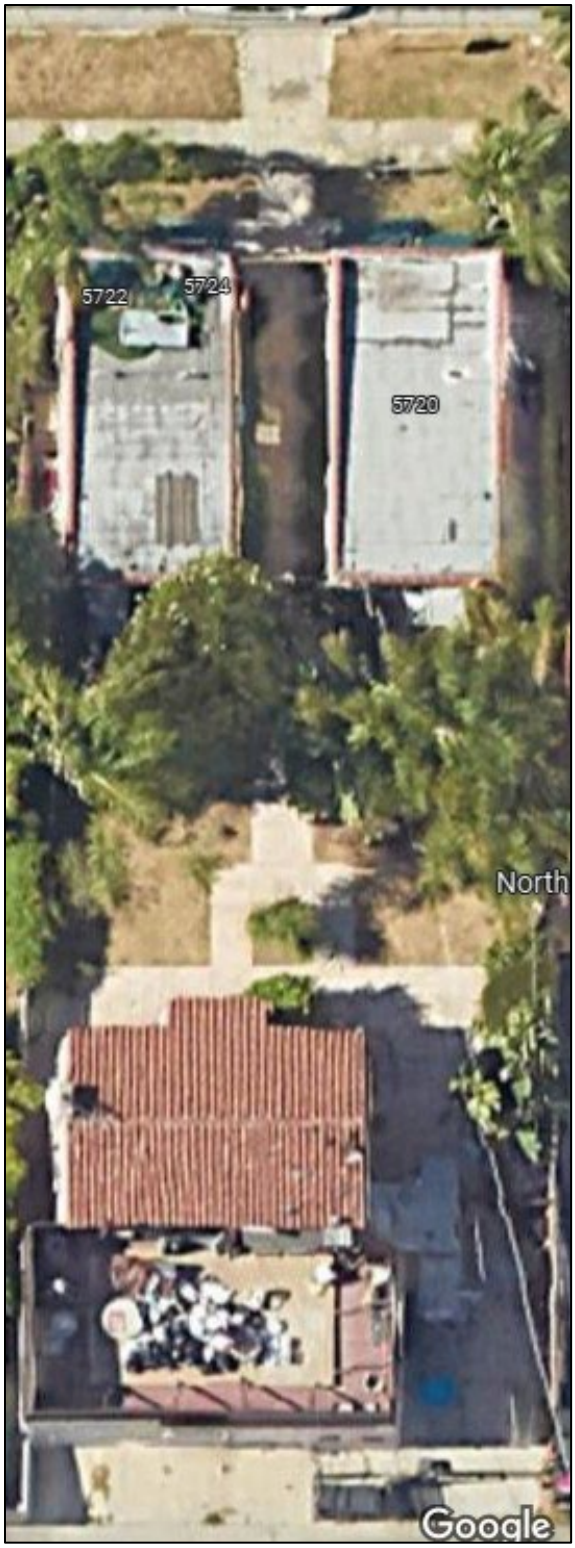


Figure 4. Aerial image of the 5720-5724 Waring Avenue property, January 2023 (Google Earth). Note the asymmetrical arrangement and seemingly unplanned spatial relationship between the front dwellings and the rear building.

6.0 HISTORIC AND NEIGHBORHOOD CONTEXT

6.1 HOLLYWOOD

The following presents a historical overview of the area surrounding the property; this material is excerpted from the *Historic Resources Survey Report: Hollywood Community Plan Area* (2015 Survey), prepared by Historic Resources Group on behalf of the OHR for SurveyLA in November 2015.[9]

> The area that would become Hollywood was originally part of two former Spanish land grants – Rancho La Brea and Rancho Los Feliz. Hollywood began as a small agricultural community in the nineteenth century. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. The agricultural character of the community changed in the early twentieth century as large real estate tracts were developed, transforming the community into a bustling suburb of Los Angeles.
>
> In 1900, the first electric streetcar track was completed along Hollywood Boulevard (then Prospect Avenue). Other streetcar lines soon followed, including along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive.
>
> In 1903 the City of Hollywood was officially incorporated, and in 1910 it was consolidated to the City of Los Angeles. The pre-consolidated area boundary is generally defined by the southernmost portion of the Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.
>
> There are extant examples of pre-consolidation era residential development in the Hollywood Survey Area, although these are relatively rare. These range from sprawling estates encompassing tens of acres, to large residences with substantial gardens, to more modest suburban residences. The population of Hollywood during this early period was quite diverse, from cultural immigrants, such as French painter Paul de Longpre, to American transplants, such as Midwestern banker Gordon Wattles. Due to the large number of estates in the area, there was also a substantial local working class that was employed as caretakers and service workers; in Hollywood many of these were of Japanese and Scottish origin.
>
> The most significant factor in the development of Hollywood in the twentieth century was the entertainment industry. Film production began in Hollywood in 1911, and quickly grew into a significant economic force. As the popularity of motion pictures grew, more physical facilities related to motion picture production were constructed in Hollywood. In 1919 the City established a series of industrial zones specifically designated for motion picture use. The largest and most significant of these is located in the heart of the Hollywood Survey Area. Industrial resources include intact motion

[9] Historic Resources Group, *Historic Resources Survey Report: Hollywood Community Plan Area*, November 2015, SurveyLA, 6-9.

picture studio plants and a wide variety of support services dating to the 1920s. Due to its key role in the motion picture industry, Hollywood later became a center for radio, television, and record production. The burgeoning entertainment industry brought about the development of thriving business districts along Hollywood Boulevard, Vine Street, and Sunset Boulevard.

From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe, resulting in a true "melting pot." For a period of time preceding World War II, the entertainment industry also became a refuge for émigrés from Eastern Europe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types. The integrity of many of these properties is poor and intact neighborhoods of early twentieth-century studio-adjacent residences are now rare.

The bungalow court has particular significance in Hollywood, as large colonies of courts were built just blocks away from the studios. These were developed primarily in the 1920s and reflect the prevalent architectural styles of the period. While many of these properties have been lost, Hollywood still contains a substantial population of bungalow courts. During the 1920s, there was also significant residential development in the Hollywood Hills, in particular in Los Feliz, Laurel Canyon, and Beachwood Canyon. Several residential developments from this period were specifically marketed to people working in the entertainment industry, with advertisements touting their proximity to the Hollywood studios.

Density in Hollywood increased substantially following World War II. In the hillsides, residences were built on previously undeveloped lots. In the flatlands, inexpensive stucco-clad apartment buildings were erected as infill in previously established residential neighborhoods. Along the major commercial corridors, earlier buildings were updated or replaced with new construction. By the 1950s, entertainment industry-related properties began to spread out throughout the greater Los Angeles area, and the major industry in Hollywood shifted to tourism. During the late 1950s the infamous Capitol Records Building was constructed on Vine Street and the Hollywood Walk of Fame was created on Hollywood Boulevard as a tribute to actors, directors, and other contributors to the entertainment industry.

Also, during this period, some of the nation's most important Modernist architects were working in Los Angeles, building sleek commercial buildings in the flatlands and highly innovative residential projects in the hillsides. The Hollywood Survey Area contains residential and commercial properties designed by a number of important Modernists, including Richard Neutra, Rudolph Schindler, Lloyd Wright, John Lautner, Craig Ellwood, Raphael Soriano, Gregory Ain, and Pierre Koenig.

In the 1960s-1970s Hollywood's population became more ethnically diverse, as new immigrant groups began settling in the area. In addition to a significant Latino

population, Armenian and Thai immigrants began living and working in the East Hollywood area and opened shops and other businesses. Community and residential densities continued to increase, as original single-family houses, bungalow courts, and smaller apartment buildings were replaced with larger multi-family residential complexes.

By the 1980s the Hollywood community was in a state of economic decline; the Community Redevelopment Agency of Los Angeles established the Hollywood Redevelopment Project Area in 1986 to encourage development in the area. Among the goals of the agency were to revitalize the historic core and preserve historically significant buildings.

By the start of the new millennium, Hollywood began to experience a resurgence that continues today. The establishment of the city's Adaptive Reuse ordinance greatly facilitated the reuse of under-utilized historic buildings into new housing. New, large-scale mixed-use projects – Hollywood & Highland (including the Kodak Theater), the Renaissance Hotel, the W Hotel at Hollywood and Vine – along with the Red Line subway stations, have helped to revitalize Hollywood's streets and its economy, bringing with it an influx of new residents and tourists, higher rents, and new development pressures.[10]

6.2 EARLY RESIDENTIAL DEVELOPMENT

The following presents a historical overview of early residential development in Hollywood; this material is excerpted from the *Historic Resources Survey Report: Hollywood Redevelopment Plan Area* (2020 Survey), prepared by Architectural Resources Group, GPA Consulting, and Historic Resources Group for CRA/LA in January 2020.[11]

At the dawn of the twentieth century, Hollywood Boulevard remained a "quiet, country road with blocks of orchards, open vegetable fields, and an occasional clapboard cottage next to a garden." However, over the next ten years the Boulevard slowly developed as a residential street lined with stately homes. One of the earliest residences along the Boulevard was the Janes residence at 6541 Hollywood Boulevard. Designed by prominent architects Dennis & Farwell in 1902, the home was purchased by the Janes family several years later. The house became known for the private kindergarten operated by the Janes sisters, and later, for the gas station their brother installed in front of the house. Today, the property represents the last Victorian-era residence on Hollywood Boulevard and is designated as Historic-Cultural Monument No. 227.

Perhaps the most influential example of residential development along Hollywood Boulevard from this period was the residence constructed for French artist Paul de Longpré at the northwest corner of Hollywood and Cahuenga Boulevards (demolished). Daeida Wilcox Beveridge – she had since remarried following Harvey Wilcox's death – was instrumental in bringing de Longpré to Hollywood and "proved the winning promoter when, much to the gratitude of everyone, she established Hollywood's first

[10] Historic Resources Group, 6-9.

[11] Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey Report: Hollywood Redevelopment Plan Area*, January 2020, 16-19.

celebrity draw." Born in France, Paul de Longpré was already a prominent painter who was well-known for his depiction of flowers by the time he relocated to Los Angeles with his wife and children in 1889. De Longpré met Daeida Wilcox Beveridge at an exhibition of his work and told her of his desire to move to Hollywood, where he found "the most exotic, year-round supply" of flowers. Mrs. Beveridge immediately recognized what the presence of an artist like de Longpré would mean for Hollywood's reputation as a community and immediately offered up her own home site, which was located to the northwest of the intersection of present-day Hollywood and Cahuenga Boulevards. De Longpré constructed a home, studio, and guest house on the property in 1901, and traded three paintings to Mrs. Beveridge in exchange for an additional parcel a year later in order to expand his flower garden.

…

With its cachet of local talent and botanical wonders, Hollywood became a mecca for homeownership. It was not until 1915 that a home in Hollywood was first sold to an actor – or, as Williams recounts, "It was eccentric Dr. Schloesser who ultimately betrayed his old-guard neighbors." Schloesser, who owned the distinctive Glengary Castle at the corner of Franklin and Argyle Avenues (demolished), sold the property to Japanese actor S. I. Hayakawa. It was Hayakawa's acquisition that "opened a floodgate of movie people buying homes in Hollywood." New residents included Francis X. Bushman, Thomas Ince, Samuel Goldwyn, Jesse Lasky, William Farnum, and Antonio Moreno; Lon Chaney and King Vidor also lived nearby. As Arthur Knight would later describe it, "the pioneers were turning into settlers."

The arrival of the motion picture industry in Hollywood was swiftly followed by the arrival of the workers who supported it. With studios hiring hundreds of employees at every position and pay grade, a need arose for residential development at every price point. Although residents of Hollywood initially resisted the influx of newcomers who populated the newly-established studios, expressing skepticism over their seemingly transient lifestyles, "as time went on and the golden stream that flowed from the box offices of the world into the studios of Hollywood showed no signs of diminishing, at least some of those fears were allayed." Pioneering real estate developer C. E. Toberman described the movie industry's descent on Hollywood as "a mushrooming growth that almost overnight changed this community from the small, 'countrylike place to live'…to a booming industrial city.'" By 1917, six years after the opening of the first film studio in Hollywood, motion picture-making was Hollywood's largest industry.

Early residential construction developed near the early studios in Hollywood was not necessarily promoted as such. This may have been due in part to the community's reluctance to embrace or encourage picture people, who were so ostracized in early Hollywood society they "didn't even mix with workers from other studios." Alternatively, the demand may have been so great that promoting the obvious connection was unnecessary. In any case, the causal relationship is evident in the location and concentration of residential construction in areas surrounding studio properties, as well as the settlement of entertainment industry leaders in upscale residential communities.

As industry profits grew and community reception improved, the second half of the 1910s saw many entertainment industry leaders living "what the fan magazines called 'the bungalow life-style' north and south of Hollywood Boulevard. Buying or renting homes, they began a continuous round of house parties, bringing nightlife to the area." For the most part, according to historian Bruce Henstell, in the early twentieth century actors and actresses typically lived in modest residences.

While many in the local community were initially disdainful of motion picture people, the overall success of the industry (and the money it generated) could not be denied. As film production exploded in the 1920s, so did the industry's stars – and their salaries. If there is a single distinguishing factor between the homes acquired during the 1910s and those constructed during the 1920s, it is the influx of wealth that financed their development. The name "Hollywood" ultimately came to represent the motion picture industry as a whole, and the publicity the industry generated gave the geographic location of Hollywood a special glamour. However, "having endured the disdain of the original residents, movie people felt little loyalty to Hollywood" – a sentiment which was also due, in part, to how the explosive nature of development that had overtaken Hollywood in a few short years had taken its toll.

It seemed that all hell had broken loose as roads to Hollywood looked like amusement parks with giant barrels, cafés shaped like dogs, and Sphinx real estate offices. Empty lots, strewn with litter, now had advertising billboards. If the public expected stars to live like royalty, stars needed to get away from Hollywood's commercial district with its encroaching poverty, dirt, and commercial ugliness.

With the relocation of stars like Mary Pickford and Douglas Fairbanks to Beverly Hills in 1919, as well as the opening of the Beverly Hills Hotel, the social epicenter of the entertainment industry began its inexorable migration westward. Although the residential neighborhoods within the survey area have seen a lot of change over time, numerous examples of the modest bungalows that once characterized the area remain scattered throughout the Redevelopment Project Area. Extant examples of grand residences from the late nineteenth and early twentieth centuries are rare.[12]

6.3 MULTI-FAMILY RESIDENTIAL DEVELOPMENT

The following presents a historical overview of early residential development in Hollywood; this material is excerpted from the *Historic Resources Survey Report: Hollywood Redevelopment Plan Area* (2020 Survey), prepared by Architectural Resources Group, GPA Consulting, and Historic Resources Group for CRA/LA in January 2020.[13]

Development in Hollywood had its heyday in the 1920s, when a large number of movie studios, theaters, and shopping centers filled Hollywood and Sunset Boulevards between Vine Street and Highland Avenue. Skyrocketing population growth in the Los Angeles region, along with the success of the motion picture industry then concentrated in and around Hollywood, spurred continuous development in the community. During

[12] Architectural Resources Group, GPA Consulting, and Historic Resources Group, 16-19.

[13] Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey Report: Hollywood Redevelopment Plan Area*, January 2020, 21-22.

the 1920s, Hollywood dramatically increased in density to meet the burgeoning demand for housing. At the same time, as Hollywood began to grow more commercial in nature, it began to lose its status as a prestigious address. The large parcels of land which were once occupied by a bucolic landscape of citrus groves and single-family residences were disappearing, replaced more and more frequently by dense urban development. Many of the mansions that lined Hollywood Boulevard were abandoned by 1925, as developments such as Hancock Park and Beverly Hills drew elite residents away from the area.

Bungalow courts, duplexes, and multi-story apartment buildings replaced many of the single-family homes that had originally characterized the area. In the latter half of the 1920s, many luxury apartment buildings rising four stories and higher were constructed. Many of these operated as "apartment hotels" offering fully furnished suites, laundry, housekeeping, and in some cases food service. These properties catered to a more transient population in need of temporary housing and proved to be a useful option for creative talent imported west for work in the film industry. Most often designed in Period Revival architectural styles with an emphasis on Spanish and Mediterranean influences, much of this development was located in the sloping foothills north of Hollywood Boulevard.

The bungalow court played an important role in the development of studio-adjacent housing, as large colonies of courts were constructed only blocks away from the studios in Hollywood. Bungalow courts in Hollywood were mostly constructed during the 1920s, when the studio era and its associated employment was reaching its peak. Extant examples include 1762-1770 Las Palmas Avenue (1922) and 1141-1143 N. Gordon Street (1928).

Other multiple-family property types, typically constructed as income properties and rented to studio workers, included boarding houses, duplexes, and apartment houses. The Garden Court Apartments (demolished), completed in 1917, was one of the preeminent apartment houses of early Hollywood. "Considered one of the most beautiful apartment building in California, the residential hotel was a marvel of craftsmanship and luxury…Many Hollywood stars, like John Gilbert, Tom Mix and, later, Marilyn Monroe, lived in the Garden Court. Saturday night dances in the full-sized basement ballroom rivaled the Hollywood Hotel."[40]

6.4 EL CENTRO TRACT

The subject property is legally defined as a portion of Block 13, Lot 9 of the El Centro Tract (Figure 5). The tract was subdivided in 1902 by Cornelius Cole, Frank L. Dodge, and William J. Fay. The rectangular tract consisted of 15 blocks and approximately 360 similarly sized rectangular lots measuring approximately 50 feet wide by 130 feet deep.[14] Research to date does not indicate the proprietors of the tract to have had any direct association with the subject property above all the others in the tract.

[14] "El Centro Tract," December 1902, Los Angeles County Public Works.

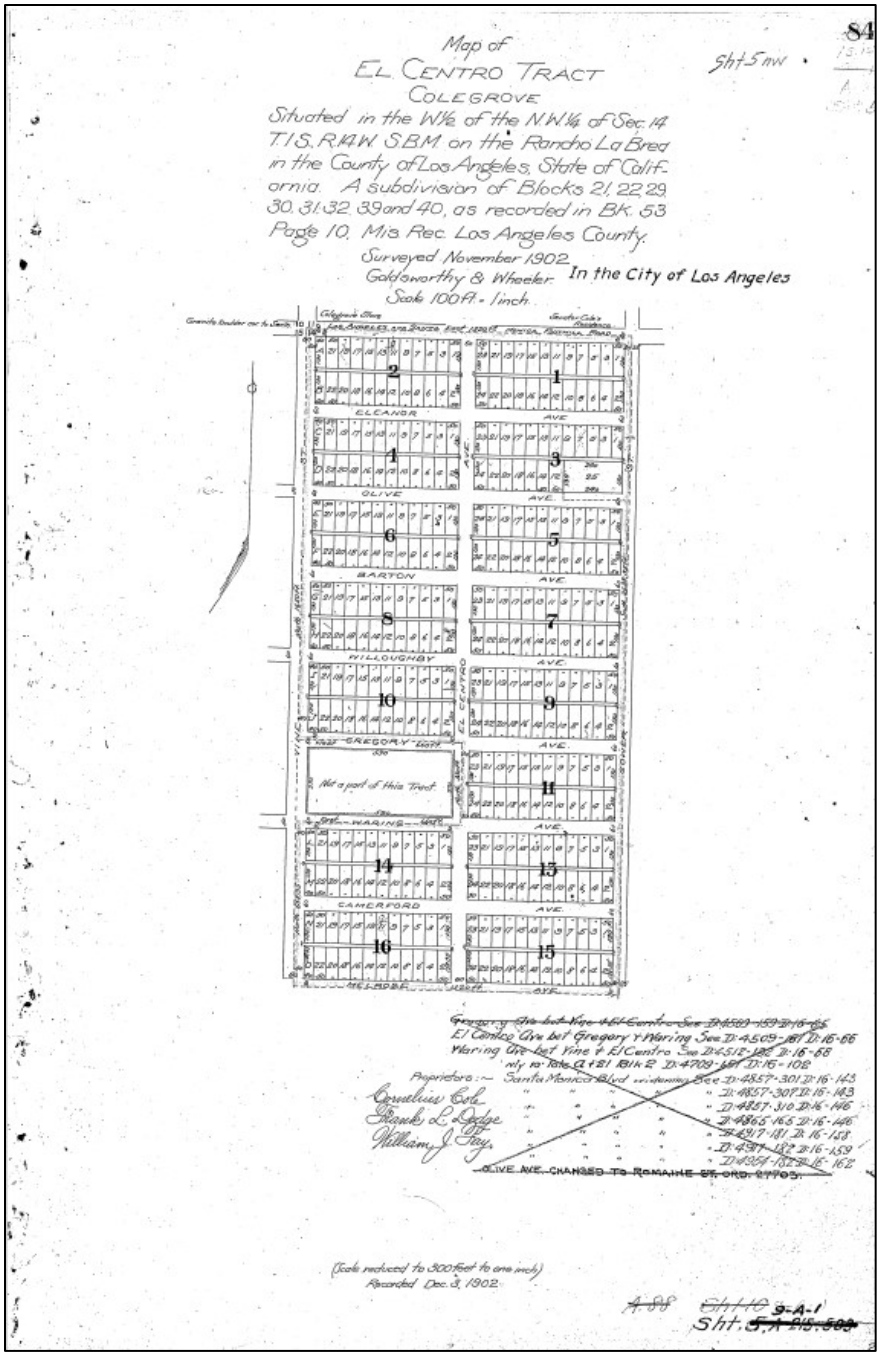


Figure 5. El Centro Tract, subdivided in 1902. The subject property, Block 13, Lot 9, is located in the lower right corner of this map between N. El Centro Avenue to the west and N. Gower Street to the east (Los Angeles County Public Works).

7.0 ARCHITECTURAL CONTEXT

7.1 THE BUNGALOW COURT, 1910-1939

The subject property was identified by SurveyLA as a Bungalow Court. Therefore, the following presents a historical overview of bungalow courts. It is excerpted from the *Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization: 1880-1980; Theme: Multi-Family Residential Development, 1895-1970*; *Subtheme: The Bungalow Court, 1910-1939*; prepared by Historic Resources Group on behalf of the City of Los Angeles OHR for SurveyLA in 2018.[15]

> The bungalow court was the earliest iteration of the low-rise, high-density courtyard apartment building which would eventually become the predominant multi-family housing dwelling type in Southern California. Consisting of small, single-unit bungalows clustered on large lots, the bungalow court dates primarily from about the 1910s until the end of the 1930s, during which time it flourished throughout the Los Angeles county region, particularly in rapidly growing areas such as Hollywood and in the cities of Pasadena and Santa Monica. The early courts were designed as vacation residences for those spending winters in California and were promoted as a tranquil, homelike alternative for affluent visitors tiring of resort hotels. As the population of Southern California exploded in the 1920s and 1930s, bungalow courts became more associated with year-round rental housing for people with moderate or lower incomes. The appeal of the bungalow court was summarized by one critic, "a house in one of these courts virtually combines the conveniences of the modern apartment house with all the privacy and freedom of the individual home."
>
> The earliest occurrence of the bungalow court in Southern California is generally attributed to the city of Pasadena, but the property type soon became popular in Los Angeles. While bungalow courts are often associated with the work of noted architects, the majority were developed by contractors or owner-builders; indeed, it was their ease of construction by small-scale developers that allowed for the proliferation of the housing type throughout Los Angeles. The bungalow court evolved as a symmetrical grouping of freestanding single-story rental cottages bounding a landscaped court. A typical bungalow court might include between six and ten units, depending on the size of the property on which it was constructed. Smaller lots often featured linear plans of multiple units joined in a single row by common walls, while larger lots could accommodate a U-shaped plan around a shared central courtyard.
>
> Architectural historian Robert Winter attributes the concept of the bungalow court to East Coast influences, observing that the roots of the building type "go back to groupings of cottages built usually in religious campgrounds from Martha's Vineyard to Chautauqua to Winona Lake in Indiana and beyond." The bungalow court can also be seen as a direct offshoot of the California Bungalow tradition − a regionally suitable, moderately priced, and carefully designed domestic architecture. The bungalow court was a unique compromise for high-density housing, bringing together the amenities of

[15] Historic Resources Group*, Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization: 1880-1980; Theme: Multi-Family Residential Development, 1895-1970*; *Subtheme: The Bungalow Court, 1910-1939*, December 2018, SurveyLA.

privacy and open space usually reserved for single-family living with the convenience of an apartment. With front porches and common areas encouraging socializing among the residents, bungalow courts also helped provide new residents with a sense of identity and place.

St. Francis Court (1908) in Pasadena is generally identified as the first bungalow court in the Los Angeles area and the first of its kind in the United States. Attributed to architect Sylvanus Marston, the court was touted in contemporary advertisements as "a wonderfully artistic arrangement of eleven beautifully furnished bungalows around a large private court. Soon other architects and contractors capitalized on Marston's idea, and the building type would become "a favorite in Southern California for the first three decades of the 20th century."

Another notable designer of bungalow courts was architect Arthur S. Heineman. In addition to the three courts constructed by Heineman and his brother in Pasadena (those for which they are best known) the brothers also developed bungalow courts in the Los Angeles area, and especially in Hollywood. A *Los Angeles Times* article published in January 1911 reported that the Heinemans had been hired by Mrs. W. S. Crane to design a bungalow court on Santa Barbara Avenue near Vermont. They designed at least three other courts in Los Angeles, including the Manor Court, the Hollywood Court, and Ivan Court.

As Robert Winter notes, while "not the originator, Heineman and his younger brother Alfred certainly capitalized on the idea of bungalow courts, usually planning them for people with somewhat lower incomes than Marston's court serviced." Indeed, it is the widespread adoption of more modest courts which Winter thought more representative of the bungalow court's character.

Historians quite naturally tend to illustrate their writing with the best they can find of the genre, thus suggesting to the reader an amount of work of high quality which simply did not exist. Every one of the literally thousands of bungalow courts in Southern California cannot come up to the high standards of the Heinemans and Marston. But it is surprising how many come off extremely well. They may have been a speculator's dream, but they also performed a service. While designed at first for vacationing easterner and Midwesterner, the courts could be and were adapted to the use of people with moderate or lower incomes; thus, the bungalow courts extended at least a touch of "casual California living" even to the poor. For the social historian not enslaved to high art, the very simple bungalow courts…are at least as interesting as the work of the masters.

Even as the bungalow court evolved to a lower-cost permanent housing model, characteristics found in Marston's initial design remained and came to define the housing type. Whether modest or extravagant, bungalow courts retained the same essential composition regardless of their style, level of architectural detail, or amenities. Indeed, as architect Ross Chapin acknowledges, the success of the form comes in part from the ease with which it could adapt to lot dimensions and the wide variety of styles that were possible.105 According to Chapin, early courts in the United States constructed through the mid-1910s were mostly organized in a U-shaped plan on lots

with a street frontage of 150 feet or more and equal depth. This allowed for a central garden space 50 feet wide, with room for porches, small private yards, and significant landscaping in the shared court. Early versions of the type were also composed of a single row of detached units arranged along a side court. These types of courts replicate the experience of a single-family house because though the individual bungalows are often very small, they are usually freestanding or include only one common wall with a neighboring unit.

In Los Angeles, bungalow courts were often located on double lots that were originally intended for much larger houses with gardens when the area was expected to be much less densely developed. Early land subdivision in Southern California favored the single-family dwelling lot – typically 50 feet by 150 feet – so it was this land parcel that became the basic unit of development for the bungalow courts, which "sprouted even in these tight spaces, interspersed among the single-family houses." Because bungalow courts tended to blend nicely into single-family streetscapes, they were "utilized extensively in spot development that did not disrupt the physical and social context of given neighborhoods."

After World War I it was more common for the courts to be composed of larger residential buildings containing a series of attached units, reflecting the increasing density of Los Angeles. However, units were still arranged in the characteristic pattern, with separate entrances oriented directly onto a central court. Often a larger multi-unit building was situated at the rear of the courtyard, creating a U-shaped configuration and providing a visual terminus to the courtyard itself.

Land prices increased after World War I, which led to courts being constructed on even narrower lots, to about 75 feet wide, with the common space taking up the slack. A half-court pattern appeared on a still smaller lot, in an L-shaped configuration. Pushing the limits further, some court layouts morphed into a series of one- or two-sided attached garden apartments. Although these later buildings did not have the same character as the earlier one- or two-unit bungalow courts, they were a step in the transition in courtyard housing from true bungalow courts consisting of single or duplex units to U-shaped courtyards. Winter notes that, "Important was the tendency to try to unify these assemblages not only with a stylistic theme, but also a design focus – some imposing feature such as an entry gate or a tower in the rear."

Bungalow courts in Los Angeles reflected interpretations of popular architectural styles of their period of construction. The earliest courts reflected the contemporary taste for the Arts and Crafts Movement, and in particular the Craftsman style. In response to the widespread marketing of Southern California as America's answer to the climate and tradition of the Mediterranean region, the design of many bungalow courts employed the vocabulary of Mediterranean and Indigenous Revival Styles.

Widely popular in Southern California from the late 1910s through the 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions. The affordability of stucco over other building materials like redwood veneer was also a factor in the proliferation of the style. Well-suited to Southern California's warm dry climate, the Spanish Colonial Revival style's

exotic appearance and a sense of historic depth appealed to many Southern California residents, particularly those relocating from other parts of the country. Other common, though less prevalent architectural styles embraced by the Los Angeles bungalow court include American Colonial Revival, Tudor Revival, Storybook, French Norman, Mediterranean Revival, Dutch Colonial Revival, Exotic Revival, and later Art Deco and Moderne styles. Today bungalow courts are an increasing threatened property type. Examples are located citywide in areas primarily developed from the 1910s to the 1930s. Areas with concentrations include Westlake, Echo Park, Venice, Northeast Los Angeles, and especially Hollywood.

The Bungalow Court in Hollywood

The bungalow court took on particular significance in Hollywood, due to its close association with the burgeoning entertainment industry. Between 1910 and 1920, the Hollywood area alone saw a population increase from 5,000 to 36,000. Writing in 1937's *History of Hollywood*, Edwin O. Palmer observes that "agriculture was practically abandoned, being replaced by businesses and high-class residences, *bungalow courts* and apartments…This great growth was undoubtedly due to motion picture business" (emphasis added). Hollywood's first film studio was established on the northwest corner of Sunset Boulevard and Gower Street in 1911. Nestor Studios was drawn to the area for its predictable weather and varied landscapes that were ideal for the production of motion pictures. Impressed with the company's success in Hollywood, other studios soon followed. Within months of Nestor's arrival, fifteen companies were shooting in and around Hollywood. By 1926, the weekly payroll in the local film industry reached two million dollars.

The local population grew rapidly to support this new industry, and by the late teens and early twenties scores of small independent studios were operating in Hollywood, transforming the area from a residential community of spacious homes on large lots to an active urban center. By the end of the 1920s, Hollywood's population had soared to 50,000. As Hollywood Boulevard became more commercial, the residential cross-streets to the north and south began to be developed with increasing density. New residential housing types began to populate these streets, including apartment houses, residential hotels, and bungalow courts. Today, the Hollywood area contains by far the largest concentration of bungalow courts in Los Angeles, with over forty different plan configurations. Also due to the influence of nearby movie studios, Hollywood boasts some of the most architecturally distinctive Exotic Revival and Storybook examples, from Moorish or Egyptian motifs to the fairy-tale influence of Disney films.

By the middle of the twentieth century the bungalow court type was becoming obsolete as increasing land values and more stringent parking requirements necessitated higher densities.

Property Type Description

A bungalow court is a purpose-built multi-family residential property that is one to two stories in height and composed of multiple detached or semi-detached buildings oriented around a central common court area.

Eligibility Standards

The following are eligibility standards of the Bungalow Court:

- A good to excellent example of the type
- Was constructed during the period of significance
- Represents an intact court plan from the period of construction

Character-Defining Features

Character-defining features are the visual and physical qualities that give a building its distinctive identity and that relate it to an area or period of significance. These features may include the overall building shape, its materials, craftsmanship, decorative details and features, and aspects of its site and environment. The following are character-defining features of the Bungalow Court sub-type:

- One story, occasionally with a two-story structure at the rear; two-story bungalow courts are rare
- Composed of multiple detached or semi-detached buildings
- Typically occupies a single or double residential lot
- Units are oriented around a central common open area; a primary feature of the design (typically a landscaped area with a central walkway or simple cement sidewalk; a paved central motor court is less common)
- The primary entrance to individual units opens directly onto the shared central walkway; front units may open onto the street
- Early examples have little or no accommodation for the automobile. Examples that accommodate automobiles may include a central motor court or side alleys leading to a parking area or garages. Examples built on steep topography may have parking garages at the street level.
- May also be significant as a good to excellent example of an architectural style from its period and/or the work of a significant architect or builder
- Property as a whole is composed of a unifying architectural style. Associated architectural styles may include, and not be limited to: Craftsman, Mission Revival, Spanish Colonial Revival, American Colonial Revival, Tudor Revival, Exotic Revival, Storybook
- Bungalow courts are of particular significance in Hollywood, where large colonies once existed to accommodate people working in the burgeoning entertainment industry

7.1.1 Contemporary Context of Bungalow Courts in Hollywood

The 2015 and 2020 surveys of the Hollywood Community Plan Area (CPA) indicate that 156 bungalow courts are currently located within the Hollywood CPA; 153 of these are either eligible for listing in the NRHP/CRHR or are contributors to NRHP-/CRHR-eligible historic districts. Approximately 46 of these eligible or district contributor bungalow courts were built in the Detached Narrow Court (Enclosed) plan, 41 of which, formerly including the subject property, were designed in the Spanish Colonial Revival style. Eleven of these properties are located within the original, pre-consolidated boundary of Hollywood; the subject property was not one of these properties.

7.1.2 Comparative Analysis of Bungalow Courts

SurveyLA's historic context of bungalow courts includes a diagram with seven typical plans, six of which are symmetrical with a central axis connecting all the buildings, and all of which depict five or more buildings (Figure 6). The subject property most closely, as formerly viewed from the street, appeared to be of the Detached Narrow Court (Enclosed) plan. This illusion was likely the result of the arrangement of the two front buildings (5720 and 5724), their connecting arch, and the court in between. However, the subject property consisted of only three buildings, the rear building of which was located asymmetrically and not aligned with the central court axis. Furthermore, the property was developed in two stages seven years apart: 1923 and 1930 (Figure 7). By contrast, four excellent representative examples of the Detached Narrow Court (Enclosed) plan demonstrate the character-defining nature of enclosed bungalow courts having five or more buildings, a central axis, symmetrical arrangement, and a single permit date (Figures 8 through 15). The representative four, all within the Hollywood CPA, include 4019-4023 Marathon Street, 2001-2007 Argyle Avenue, 1318-1332 N. Serrano Avenue, and 1516-1522 N. Serrano Avenue. For ease of comparative analysis, all aerial images are oriented with the front of the properties oriented to the left (as opposed to north facing up), to match the diagram of typical plans.

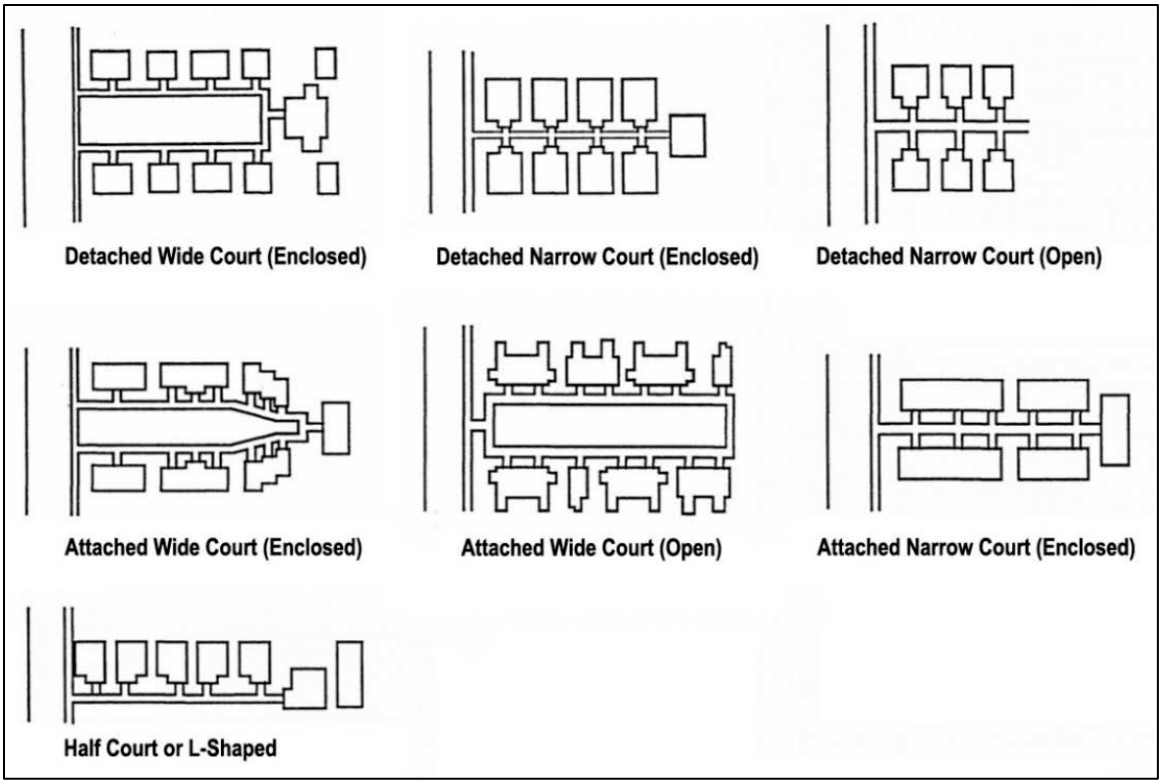


Figure 6. Typical Bungalow Court Plans (SurveyLA). Note that they all have at least five buildings and that for all but a half-court plan, they feature an intentional central axis arrangement in which the rear building is always centered on the axis.

Figure 7. Aerial image of the subject property (with north oriented to the left for easier comparison to the typical plans) from January 2023 (Google Earth). Note that the property development was unplanned (developed incrementally), only had three buildings, and that the rear building was not centrally aligned.

4019-4023 Marathon Street

The Spanish Colonial Revival-style bungalow court at 4019-4023 Marathon Street was originally constructed via five building permits all issued on January 4, 1923.[16] The court has five buildings and eight apartments (see Figures 8 and 9).[17]

Figure 8. Aerial view of 4019-4023 Marathon Street (Google Earth).

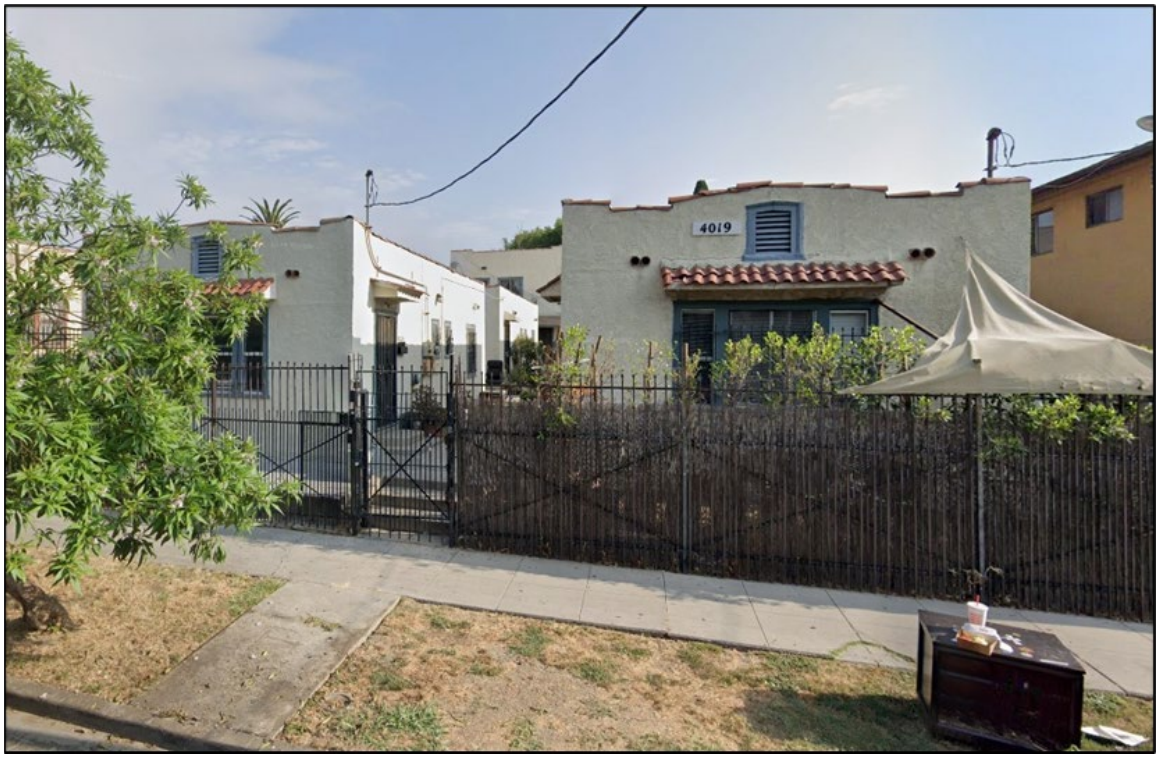


Figure 9. Street view of 4019-4023 Marathon Street (Google Earth).

[16] Los Angeles Department of Building and Safety, Building Permit Nos. 00515, 00516, 00517, 00518, and 00519, January 4, 1923.
[17] Los Angeles County Assessor.

2001-2007 Argyle Avenue

The Spanish Colonial Revival-style bungalow court at 2001-2007 Argyle Avenue was originally constructed via six building permits issued on May 21, 1921, and one issued on August 21, 1921 (for the rear building).[18] The court has seven buildings and nine apartments (see Figures 10 and 11).[19]

Figure 10. Aerial view of 2001-2007 Argyle Avenue (Google Earth).

Figure 11. Street view of 2001-2007 Argyle Avenue (Google Earth).

[18] Los Angeles Department of Building and Safety, Building Permit Nos. 11498, 11499, 11500, 11501, 11502, and 11503, May 21, 1921.
[19] Los Angeles County Assessor.

1318-1332 N. Serrano Avenue

The Spanish Colonial Revival-style bungalow court at 1318-1332 N. Serrano Avenue was originally constructed via eight building permits all issued on June 25, 1921.[20] The court has nine buildings and nine apartments (see Figures 12 and 13).[21]

Figure 12. Aerial view of 1318-1332 N. Serrano Avenue (Google Earth).

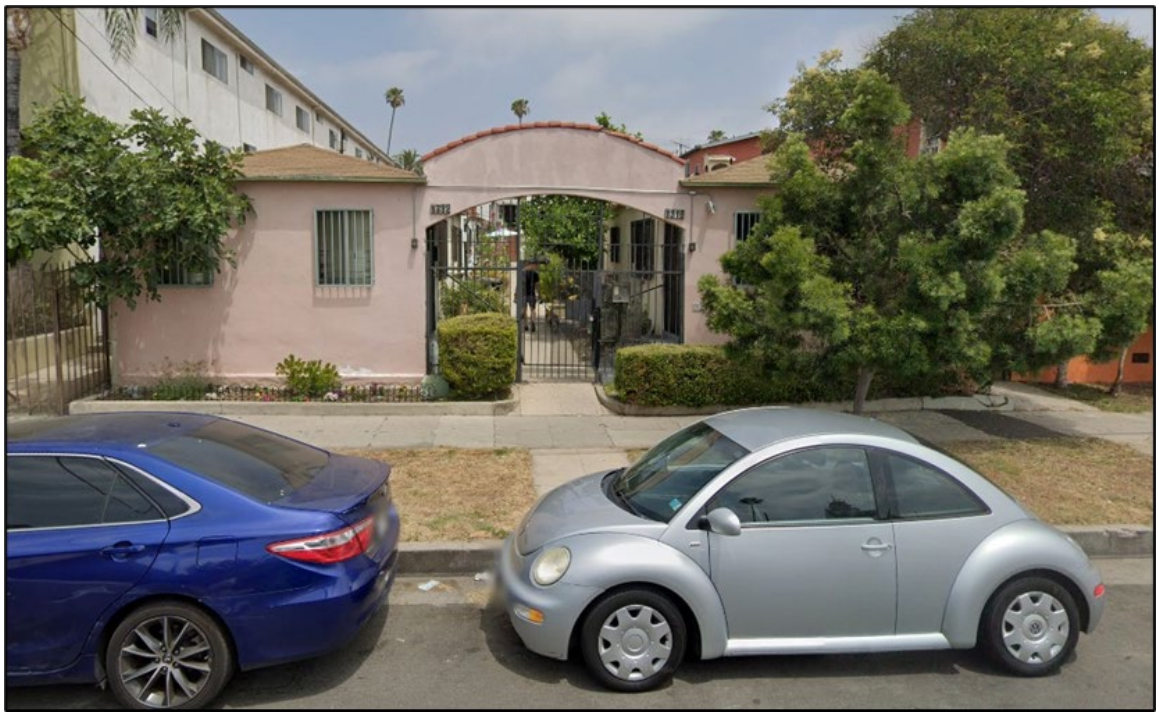


Figure 13. Street view of 1318-1332 N. Serrano Avenue (Google Earth).

[20] Los Angeles Department of Building and Safety, Building Permit Nos. 14512, 14513, 14514, 14515, 14516, 14517, 14518, and 14519, June 25, 1921.
[21] Los Angeles County Assessor.

1516-1522 N. Serrano Avenue

The Spanish Colonial Revival-style bungalow court at 1516-1522 N. Serrano Avenue was originally constructed via five building permits all issued on December 1, 1921.[22] The court has seven buildings and 11 apartments (see Figures 14 and 15).[23]

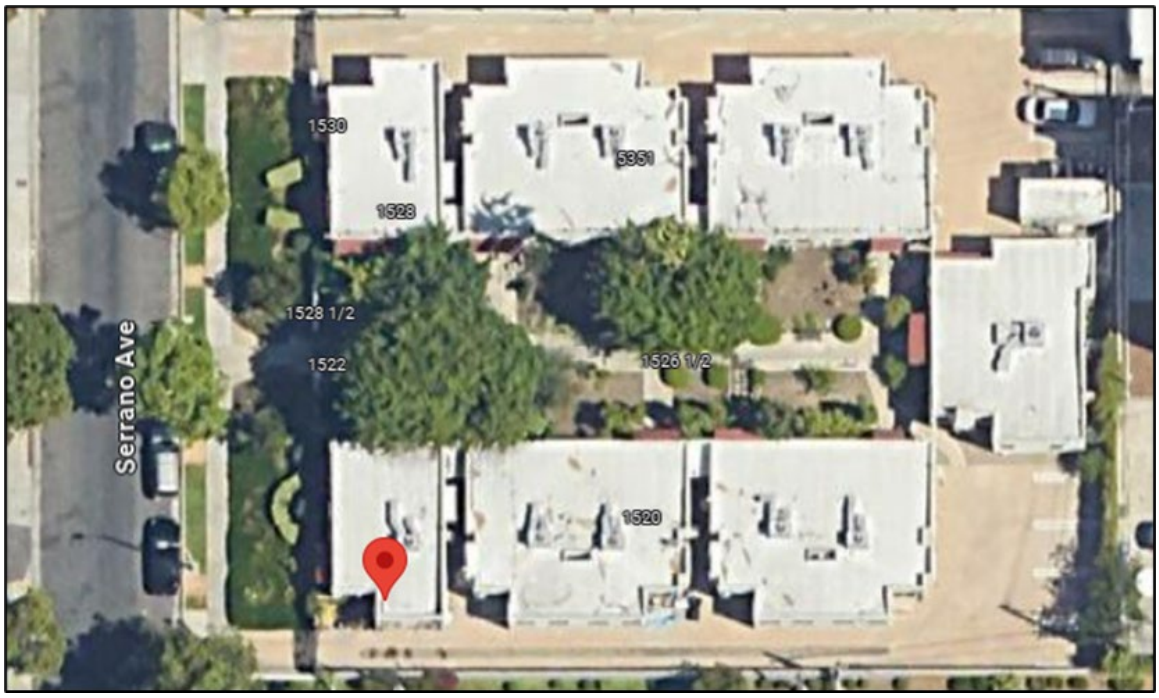


Figure 14. Aerial view of 1516-1522 N. Serrano Avenue (Google Earth).

Figure 15. Street view of 151601522 N. Serrano Avenue (Google Earth).

[22] Los Angeles Department of Building and Safety, Building Permit Nos. 34062, 34063, 34064, 34065, and 34066, December 1, 1921.
[23] Los Angeles County Assessor.

7.2 SPANISH COLONIAL REVIVAL, 1912-1942

The subject property is Spanish Colonial Revival in style. Therefore, the following presents a historical overview of the style. It is excerpted from the *Los Angeles Citywide Historic Context Statement: Architecture and Engineering: 1850-1980; Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948*; *Subtheme: Spanish Colonial Revival, 1912-1942*; prepared by Historic Resources Group on behalf of the City of Los Angeles OHR for SurveyLA in 2018.

> The popularity of the various Mediterranean Revival styles came from the similarity of Southern California's climate to that of Spain and Italy, and from the Spanish and Mexican heritage remaining from the time before the American conquest in 1848. The fundamental elements of this heritage first appeared in the California missions, with their white-plastered walls, tiled roofs, and extended arcades.
>
> …
>
> By the early 1920s the Mission Revival had given way to the Spanish Colonial Revival. Influential in its spread were the Spanish-style buildings at the 1915 Panama California Exposition in San Diego, designed by Bertram Goodhue and Carleton Winslow, Sr. The buildings in San Diego provided a variety of Spanish forms, including the ornate Churrigueresque, discussed below as a separate sub-theme.
>
> Closer to home is an earlier example of the Spanish Colonial Revival, the Southwest Museum (L.A. Historic-Cultural Monument No. 283). It is located at 234 Museum Drive in the Mount Washington neighborhood of Northeast Los Angeles and constructed of reinforced concrete between 1912 and 1914. Its architects were Sumner Hunt and Silas R. Burns. (It is reached from Museum Drive by way of a tunnel and elevator, the portal to which was designed by Allison and Allison in a Pre-Columbian Revival style and completed in 1920.)
>
> The Southwest Museum as an institution was founded in 1903 by Charles Lummis, whose home, *El Alisal* (L.A. Historic-Cultural Monument No. 68) is nearby. The purpose of the museum was to collect, preserve, and exhibit artifacts of the Native Americans of the Southwest. It was the first museum established in Los Angeles and the oldest privately-endowed museum in the state dedicated to Native American culture.
>
> The Southwest Museum building illustrates the Spanish Colonial Revival treatment of the structure as a series of picturesquely arranged masses, to be seen in three dimensions. The detailing is austere, with characteristic features limited to expanses of undecorated walls, low-pitched red-tiled gabled roofs, arched windows, and an occasional tower with a parapeted, hipped, or conical roof. This approach was influenced by growing interest in the vernacular architecture of Andalusia, in southern Spain.
>
> Advancing the Spanish Colonial Revival were publications by architects who had studied the historic structures of Mexico and the Mediterranean, in particular that of Andalusia. Typical was *Architectural Details: Spain and the Mediterranean,* published in 1926 by Richard Requa. It stressed the appropriateness of Mediterranean form for a climate

such as Southern California and called out the elements of the style. In addition to expanses of unbroken white or pastel-colored walls and low-sloped red tile roofs, Requa noted the importance of enclosed outdoor spaces and the need for details such as wrought iron for balconies and for *rejas,* or window grilles.

Because of the stress on picturesquely assembled masses, the Spanish Colonial Revival was extremely flexible. It could vary in scale and use. Its only limitation was that it worked best in stand-alone buildings, where its three-dimensional nature could be shown. It was less successful as part of a dense streetscape, tight against neighboring buildings. For that it often employed a variation, the Churrigueresque style.

The Spanish Colonial became ubiquitous in 1920s Los Angeles. Most every building type made use of it, employing all forms of construction –wood frame, brick masonry, reinforced concrete, even adobe (discussed in a separate sub-theme). Because of its widespread use, it is best examined by separating examples into building-type categories. These include residential (single-family and multi-family), commercial, industrial, and institutional.

Multi-Family Residential

The Spanish Colonial Revival was useful for multi-family housing. Picturesquely assembled massing together with flexible stucco-on-wood-frame construction made it adaptable to a variety of sizes and site conditions. The style was popular for duplexes, triplexes, and fourplexes as well as auto-oriented bungalow courts and traditional urban apartment houses. It also led to a new multi-family building type, the courtyard apartment building.

…

The Spanish Colonial Revival fit well the needs of the bungalow court, a building type that dates from the early 1900s. The design of these Spanish Colonial Revival courts of the 1920s was in some cases reminiscent of the Mission Revival style, consisting of a collection of simple rectangular parapeted masses whose only character-defining feature was a tile-roofed hood over the individual front doors. Others were more elaborate, with picturesquely arranged units climbing up steep hillsides.

A modest example is the Sun Rise Court of 1921 (L.A. Historic-Cultural Monument No. 400). It is located at 5721-5729 Monte Vista Street in the Highland Park neighborhood of Northeast Los Angeles. It was designed by Charles Conrad for Max and Lena Kogan. The court is U-shaped and consists of five single-story side-by-side duplexes, two on each side of the center walkway and one at the end forming the base of the U. In the rear are garages opening onto an alley.

Most notable is the entrance portal, drawn from the Moorish architecture of southern Spain. In contrast, the units themselves are simple rectangles of stucco on wood frame. Spanish Colonial Revival details are limited to tile roofs like miniature mansards along the tops of the exterior walls that face the street and tiled hoods over the front doors.

A more elaborate example is the Scott Avenue Court of 1927 (L.A Historic-Cultural Monument No. 938). It is located at 1463-1463 Scott Avenue in Echo Park, in the hilly district adjacent to Elysian Park. The layout resembles that of the Sun Rise Court, with two rows of four detached stucco-on-wood-frame structures lining a central passage of steps and walkways.[24]

Eligibility Standards

- Was constructed during the period of significance
- Exemplifies the character-defining features of the Spanish Colonial Revival style
- Is an excellent example of the style and/or the work of a significant architect or builder

Character-Defining Features

Character-defining features are the visual and physical qualities that give a building its distinctive identity and that relate it to an area or period of significance. These features may include the overall building shape, its materials, craftsmanship, decorative details and features, and aspects of its site and environment. The following are character-defining features of the Spanish Colonial Revival style:

- Typically asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls
- Distinctly shaped and capped chimneys
- Low sloped clay tile roofs or roof trip
- Arched openings, individually serving doors and windows or arranged in arcades
- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and/or balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, *rejas*, of cast iron or wood over windows and other wall openings
- Attic vents of clay tiles or pipes

[24] Historic Resources Group*, Los Angeles Citywide Historic Context Statement: Architecture and Engineering, 1850-1980; Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948; Subtheme: Spanish Colonial Revival, 1912-1942*, November 2018, SurveyLA, 14-32.

8.0 ARCHITECTS/BUILDERS

California Building and Construction Co., the original 1923 architects and builders of the subject property, designed and/or built various residential and commercial buildings across Los Angeles. A February 1923 classified advertisement for California Building and Construction Co. noted that they built residences, courts, stores and flats. At the time, their offices were located at Fourth and Hill in downtown Los Angeles.[25] A review of historical newspapers and city directories did not result in any records of the Security Building Co. of L.A., who were the builders of the rear building in 1930.

9.0 SITE HISTORY

On October 7, 1922, the City issued building permit no. 18645 to Frank Oakden to construct a new single-unit dwelling. It would be one-story and have two rooms. It would measure 16 feet by 24 feet and have a maximum height of 15 feet. Neither an architect nor a contractor was listed on the permit. The total cost was estimated to be $700.[26] Los Angeles County Assessor records from October 1923 depict a detached garage in the southwest corner of the property, which may or may not have been this building.[27] Less than a year later, on April 17, 1923, the City issued two building permits to Mr. Oakden to construct two single-unit dwellings on the subject property. Permit numbers 17024 and 17025 were issued to construct seemingly identical one-story, single-unit dwellings with three rooms each (despite the addresses on the permits, these appear to pertain to 5720 and 5724 Waring Avenue). The dwellings would measure 16 feet by 32 feet and have maximum heights of 14 feet. Both permits listed California Building and Construction Co. as both the architect and the contractor. The total estimated cost per dwelling was $2,000.[28] These two permits reflect the two northern dwellings formerly known as 5720 and 5724 Waring Avenue. The Sanborn Fire Insurance Maps of Los Angeles recorded the property in 1950 (Figure 16). Investigation into both the owners and occupants of the property included a review of U.S. Census and other government records, historical newspapers, and city directories. The owners and the known alterations they made to the property are discussed chronologically below. Renter occupants at the property are discussed at the end of this section.

Frank Oakden (1920-circa [c.] 1935)

Frank Oakden (1886-1970), who largely developed the subject property, was born in England on June 26, 1886.[29] Oakden emigrated to the United States via Toronto, Canada, where, on September 11, 1915, he married Florence D. Annerson (1894-1963).[30] Mr. and Mrs. Oakden arrived in the U.S. in August 1920 with their three kids: Richard (born [b.] 1916), Frank (b. 1918), and Esther (b. 1920).[31] The 2022 Report indicates that Oakden acquired the subject property in 1920.[32] The 1930 U.S. Federal Census (U.S. Census) recorded that the Oakden family resided at the property in unit 5724 Waring Avenue. Mr. Oakden worked as a mechanic in the adding machine industry.[33] The 1935 city directory listed Mr.

[25] "Classified Ad." *Los Angeles Times*, February 4, 1923, 77.
[26] Los Angeles Department of Building and Safety, Building Permit No. 18645, October 7, 1922.
[27] Sapphos Environmental, Inc., 18.
[28] Los Angeles Department of Building and Safety, Building Permit Nos. 5722 and 5724, April 17, 1923.
[29] Ancestry.com. California, U.S. Federal Naturalization Records, 1881-1991. Ancestry.com Operations Inc., 2014.
[30] Ancestry.com. California, U.S. Federal Naturalization Records, 1881-1991.
[31] Ancestry.com. California, U.S. Federal Naturalization Records, 1881-1991.
[32] Sapphos Environmental, Inc., 25.
[33] Ancestry.com. 1930 United States Federal Census. Ancestry.com Operations Inc., 2002.

Oakden resided at the property in unit 5722 and that he was employed as a mechanic for Bankers Equipment Co.[34] Circa 1935, Mr. Oakden sold the property.[35] Both the 1940 and 1950 U.S. censuses recorded both Mr. and Mrs. Oakden as residents of and co-managers of a 22-unit apartment building that they owned at 4367 Oakwood Avenue in Los Angeles.[36]

In the spring of 1930, the City issued two more building permits to Mr. Oakden. The first permit, no. 9396, was issued on April 25, 1930, to construct a new two-story, single-unit dwelling, with five rooms. It would measure 18 feet by 29 feet and have a maximum height of 21 feet. It would have a brick chimney. The total estimated cost was $3,100. A few weeks later, the City issued permit no. 11187 to construct four garages to the "present" building. It would be one story and measure 36 feet by 17 feet. Neither permit listed an architect, but both permits listed Security Building Co. of L.A. as the contractor.[37] These two permits reflect the rear building at the property formerly known as 5722 and 5722½ Waring Avenue.

Mr. Oakden sold the property sometime circa 1935.[38]

Anne Caldwell (c. 1935-at least 1953)

Anne Venus (née McElwain) Caldwell (1902-1993) was born in Denver, Colorado, in 1902.[39] The 1930 U.S. Census recorded that Mrs. Caldwell resided with her husband Oscar in a rented home on W. 12th Place in Los Angeles. By 1935, she resided at the property in unit 5722 Waring Avenue (the rear building). Strangely, the 1940 U.S. Census recorded her twice, once residing elsewhere in Los Angeles with her mother Eliza McElwain and once at the subject property in unit 5722. At the time she resided there with two lodgers (discussed later). Both recordings noted that she was divorced.[40] In 1945 and 1950, she resided at the property in unit 5722½.[41] In 1945 she married Charles W. Keeler of Huntington Park, California.[42] The 1950 U.S. Census recorded the Keelers at the subject property in unit 5722½. Mr. Keeler worked as a refrigerator repairman. From at least 1930 through 1950, Mrs. Caldwell worked as a clerk/stenographer/secretary for the Department of Water and Power.[43]

On April 24, 1940, the City issued permit no. 15812 to Mrs. Caldwell for alterations to 5722 Waring Avenue. Work would include converting a single garage into a bedroom, adding a bathroom, and enlarging a second-story window. No architect was listed on the permit, but Frank W. Dern was listed as the contractor. The total estimated cost was $578.[44]

[34] Los Angeles City Directory, 1935.
[35] Los Angeles City Directory, various years.
[36] Ancestry.com. 1940 United States Federal Census. Ancestry.com Operations Inc., 2002. And Ancestry.com. 1950 United States Federal Census. Ancestry.com Operations Inc., 2002.
[37] Los Angeles Department of Building and Safety, Building Permit No. 9396, April 25, 1930, and Building Permit No.
[38] Los Angeles City Directories, various years.
[39] Ancestry.com. 1930 United States Federal Census.
[40] Ancestry.com. 1940 United States Federal Census.
[41] "To Wed." *Los Angeles Evening Citizen News*, May 14, 1945, 6. And Ancestry.com. 1950 United States Federal Census.
[42] "To Wed." *Los Angeles Evening Citizen News*, May 14, 1945, 6.
[43] Ancestry.com. 1930 United States Federal Census. And Ancestry.com. 1940 United States Federal Census. And Ancestry.com. 1950 United States Federal Census.
[44] Los Angeles Department of Building and Safety, Building Permit No. 15812, April 24, 1940.

In 1942, the single unit in the rear building was divided into two units when, on June 19, 1942, the City issued two permits to Mrs. Caldwell. The first permit, no. 5727, was issued to Mrs. Caldwell to divide the apartment in the rear building into two units. Specifically, work would include building a partition to separate the building into two units, converting a bedroom into a kitchen, enclosing a porch (presumably the second-story balcony), and creating an outside entry. Neither an architect nor a contractor was listed on the permit. The total estimated cost was $450.[45] The second permit, no. 5728, was issued for unspecified work to a garage. No architect was listed on the permit, but CM Construction Inc. was listed as the contractor. The total estimated cost was $50.

Los Angeles County Assessor records from August 1947 depict the rear building consisting of the two-story, two-unit dwelling, the attached one-story garage, and three distinct one-story sections attached to the north end of the building.[46]

Renter Occupants

To identify the numerous occupants of the dwellings at the property during the historic period (pre-1974) HELIX reviewed historical city directories and U.S. Census records.

The following presents a brief discussion of the property's occupants as recorded by the 1930, 1940, and 1950 U.S. censuses.

The 1930 U.S. Census recorded Mrs. Catherine O'Connell, a widow aged 58, rented the dwelling at 5720. Mrs. O'Connell resided there with her son Martin and a lodger James Campbell. None of the O'Connell household members were employed.[47]

The 1940 U.S. Census recorded renters at all three dwellings (the census preceded permitting for the divided rear building). Residing at 5720 were Arthur C. and Aileen Robbins. Mr. Robbins worked as a sound electrician for an unspecified motion picture studio. Residing at 5722 were Anne Caldwell (as previously discussed) and two lodgers, Alice Bleecker, who was not employed, and Dorothy Bleecker, who worked as a stenographer with an escrow company. Residing at 5724 were James and Dessie Ryan. Mr. Ryan worked as a grip for an unspecified motion picture studio. Their infant daughter Suzanne resided with them.[48]

The 1950 U.S. Census recorded renters at all but 5720, at which nobody was recorded. Residing at 5722 were Fred H. and Bettie Cole. Mr. and Mrs. Cole worked as salesman of electrical appliances and as a nurse in a doctor's office, respectively. Residing at 5722½ were Charles and Esther Fisher. Mr. and Mrs. Fisher worked as the proprietor of a public accounting firm and as an accountant, respectively. Residing at 5724½ (perhaps the ½ was a recording error) were Frank H. and Ida H. Beinert. Mr. Beinert worked as a pharmacist in a retail drugstore.[49]

Although research to date indicates that most of the renter occupants were employed in typical roles in common fields outside of the entertainment industry, a few early tenants were employed by motion picture studios: Sanford E. Greenwald, a cameraman; Arthur C. Robbins, a sound electrician; and James

[45] Los Angeles Department of Building and Safety, Building Permit No. 5727, June 19, 1942.
[46] Sapphos Environmental, Inc., 19.
[47] Ancestry.com. 1930 United States Federal Census.
[48] Ancestry.com. 1940 United States Federal Census.
[49] Ancestry.com. 1950 United States Federal Census.

Ryan, a grip. This low number appears to contradict that this property was built, as SurveyLA indicates about Hollywood bungalow courts of the period, a "close association with the burgeoning entertainment industry."[50]

However, for potential significance of the property as a bungalow court and for potential significance related to the entertainment industry, research into Greenwald, Robbins, and Ryan included review of historical newspapers, ancestry.com, government records, and IMDB.com (Internet Movie Database). Sanford E. Greenwald (1893-1984) served in the U.S. Marine Corps during World War (WW) I and WWII as a photographer and he worked with both the Fox Film Corporation and MGM Studios.[51] Greenwald has an uncredited role as a newsreel cameraman in the 1950 film *Sunset Boulevard*.[52] In 1981, Greenwald was awarded a Lifetime Achievement Award by the Society of Camera Operators.[53] Arthur C. Robbins (1887-1958) also served WWI and WWII, though his branch of service and role are unknown. In the 1940s, while residing at the subject property, Robbins worked at R.K.O. Radio Pictures.[54] Robbins is listed as having two uncredited roles as sound effects staff: the 1934 film *Kentucky Kernels* and the 1939 film *Gunga Din*. [55] Like Mr. Greenwald and Mr. Robbins, James Joseph Ryan (1887-1957) served in WWI and WWII. His listed employer on his WWII Draft Registration Card was Twentieth Century Fox Pictures.[56] However, unlike Mr. Greenwald and Mr. Robbins, no information regarding Mr. Ryan's career in the film industry was found. Apart from Mr. Greenwald's award as a possible indication of his significance and influence within his field, research to date does not indicate that he, Robbins, and Ryan were significant or influential within their fields or the companies employing them.

Alterations

Alterations to the property as observed in the 2022 Report included the following.

- *5720 Waring Avenue* – On the west, secondary elevation, replacement vinyl-framed windows seemingly within original openings (date[s] unknown).

[50] Historic Resources Group*, Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization: 1880-1980; Theme: Multi-Family Residential Development, 1895-1970*; *Subtheme: The Bungalow Court, 1910-1939*, December 2018, SurveyLA, 46.
[51] Ancestry.com. 1940 United States Federal Census.; and "Obituary of Sanford E. Greenwald." *Los Angeles Times*, September 10, 1984.; and "Fox News Would Feature Stockton." *Stockton Evening and Sunday Record*, June 3, 1920.; and "Cameraman Here to Take Poultry Films." *Santa Cruz Sentinel*, February 12, 1920.; and "Col. Greenwald to Resume Work at MGM." *Evening Star-News*, January 8, 1945.
[52] "Sanford E. Greenwald, Credits." Internet Movie Database. n.d. https://www.imdb.com/name/nm0339255/?ref_=fn_al_nm_1#credits.
[53] "Sanford E. Greenwald, Awards." Internet Movie Database. n.d. https://www.imdb.com/name/nm0339255/awards/?ref_=nm_awd.
[54] Ancestry.com. 1940 United States Federal Census.; and Ancestry.com. "U.S., World War I Draft Registration Cards." Ancestry.com Operations Inc., 2005.; and Ancestry.com. "U.S., World War II Draft Registration Cards." Ancestry.com Operations Inc., 2010.; and Ancestry.com. "U.S., Find a Grave® Index, 1600s-Current." Ancestry.com Operations Inc., 2012.
[55] "Arthur C. Robbins, Credits." Internet Movie Database. n.d. https://www.imdb.com/name/nm1064019/?ref_=fn_al_nm_1.
[56] Ancestry.com. 1940 United States Federal Census.; and Ancestry.com. "U.S., World War I Draft Registration Cards."; and Ancestry.com "U.S., World War II Draft Registration Cards."; and Ancestry.com "California Death Index, 1940-1977."

- *5722 – 5722½ Waring Avenue* – Converting a single garage into a bedroom, which was presumably the northernmost garage (1940); adding a bathroom, which was presumably one of the little bump outs at the north end of the building (1940); enlarging a second-story window (1940); division into two units (1942); enclosing the second story balcony (1942); creating an outside entry (1942).

- *5724 Waring Avenue* – No observed alterations.

The 1950 edition of the Sanborn Fire Insurance Maps for Los Angeles, the first to record the property with an improvement, provides a visual record of the property (Figure 16). The subsequent nine editions (1955, 1956, 1957, 1959, 1960, 1961, 1966, 1968, and 1969) recorded no changes to the property. Details on the original construction and development chronology of the property are provided in Table 1, *Building Permits On File with the City of Los Angeles for 5720-5724 Waring Avenue*, which lists all available building permits. Historical directory results are provided in Tables 2 through 4, *Directory Listings for 5720 Waring Avenue, 5722-5722½ Waring Avenue, and 5724 Waring Avenue*, respectively. Significant building permits are provided in Appendix D.

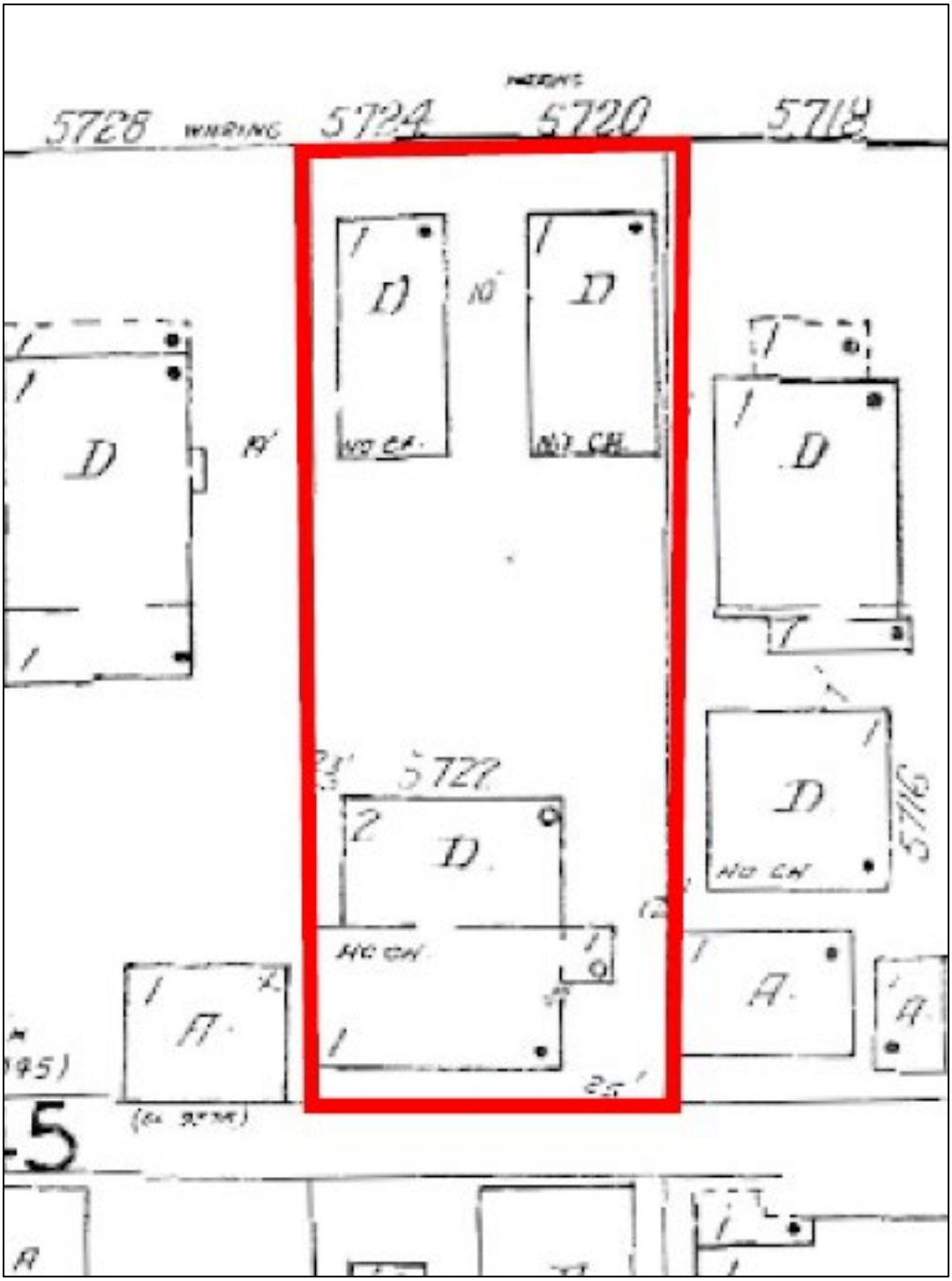


Figure 16. 5720-5724 Waring Avenue as depicted in the 1950 *Sanborn Fire Insurance Maps of Los Angeles* (Sanborn Fire Insurance Map Company 1950; Volume 9, Sheets 950, 999e)

Table 3
BUILDING PERMITS ON FILE WITH THE CITY OF LOS ANGELES FOR 5720-5724 WARING AVENUE

Date	Address	Permit No.	Owner	Architect	Contractor	Cost	Description
October 7, 1922	5722	18645	Frank Oakden	N/A	N/A	$700	**Construction:** New one-story, single-unit dwelling with 2 rooms. To measure 16 ft x 24 ft. Maximum height 15 ft.
April 17, 1923	5722 (seemingly 5720)	17025	Frank Oakden	California Building and Construction Co.	California Building and Construction Co.	$2,000	**Construction:** New one-story, single-unit dwelling with 3 rooms. To measure 16 ft x 32 ft. Maximum height 14 ft.
April 17, 1923	5724	17024	Frank Oakden	California Building and Construction Co.	California Building and Construction Co.	$2,000	**Construction:** New one-story, single-unit dwelling with 3 rooms. To measure 16 ft x 32 ft. Maximum height 14 ft. Composition roof.
April 25, 1930	5724½	9396	Frank Oakden	N/A	Security Building Co. of L.A.	$3,100	**Construction:** New two-story, single-unit dwelling with 5 rooms. To measure 18 ft x 29 ft. Maximum height 21 ft. Brick chimney. Tile and wood roof.
May 14, 1930	5724½	11187	Frank Oakden	N/A	Security Building Co. of L.A.	$250	**Alteration:** Add four garages to "present" building. One story. To measure 36 ft x 17 ft.
April 24, 1940	5722	15812	Mrs. Caldwell	N/A	Frank W. Dern	$578	**Alteration:** One garage to be made into bedroom. Bath added. Second story window to be enlarged.
June 19, 1942	5722-5722½	5727	Anne V. Caldwell	N/A	N/A	$450	**Alteration:** Build partition to separate single unit into two units. Convert bedroom into kitchen, enclose porch, make outside entry.
December 19, 2022	5722-5722½	21019-20000-05212	Chloe Kim	N/A	CM Construction, Inc.	$10,000	**Alteration:** Demo existing duplex.
December 19, 2022	5720	21019-20000-05213	Chloe Kim	N/A	CM Construction, Inc.	$5,000	**Alteration:** Demo existing single-unit dwelling.
December 19, 2022	5724	21019-20000-05214	Chloe Kim	N/A	CM Construction, Inc.	$5,000	**Alteration:** Demo existing single-unit dwelling.

Table 4
DIRECTORY RESULTS FOR RESIDENTS OF 5720 WARING AVENUE

Year	Resident(s)	Occupation	Source
1924	Chamberlin, Hollister	Attorney, Union Mort Co.	Los Angeles Directory Co.
1929	Rawson, Henry A.	Watchman	Los Angeles Directory Co.
1933	Metcalf, Melvin W. Metcalf, Ada	Salesman N/A	Los Angeles Directory Co.
1937	Robbins, Arthur C. Vasquez, Domingo Vasquez, Angela	Electrician Cigar maker N/A	Los Angeles Directory Co.
1951	Robbins, Art (sic)	N/A	Pacific Telephone & Telegraph Co.
1976	Campl, Edwin (sic)	N/A	Pacific Telephone
1981	Campbell, Laverne	N/A	Pacific Telephone
1986	Campbell, Laverne	N/A	Pacific Bell
1990	Campbell, Laverne	N/A	Pacific Bell
1995	Sargent, Janis	N/A	Cole Information
2000	Sargent, Janis Kim, Hye	N/A N/A	Cole Information Haines & Company
2005	Sargent, Janis	N/A	Cole Information
2006	Sargent, Janis	N/A	Haines Company Inc.
2014	Pivonka, Ayn	N/A	Cole Information
2020	Hider, Edward	N/A	EDR Digital Archive

Table 5
DIRECTORY RESULTS FOR RESIDENTS OF 5722 AND 5722½ WARING AVENUE

Year	Resident(s)	Occupation	Source
1924	Oakden, Frank	Mechanic	Los Angeles Directory Co.
1929	Oakden, Frank	Mechanic	Los Angeles Directory Co.
1933	Oakden, Frank Oakden, Florence	Mechanic, Bankers Equipment Co. N/A	Los Angeles Directory Co.
1937	Caldwell, Anne V.	Stenographer	Los Angeles Directory Co.
1942	Mc Elwain, Eliza C., wid. Storer, Frank W.	N/A Asst. electrical tester, DW & P	Los Angeles Directory Co.
1951	Robinson, Durwood A. Smith, Kathleen B.	N/A N/A	Pacific Telephone & Telegraph Co.
1958	Robinson, Durwood A.	N/A	Pacific Telephone
1976	Crawford, John Lapping, D. L.	N/A N/A	Pacific Telephone
1981	Brown, Franklin Buggy, M. Boynton, J.	N/A N/A N/A	Pacific Telephone Pacific Telephone Pacific Bell
1986	Lemmon, Brita (sic)	N/A	Pacific Bell
1990	Nakano, Lloyd S.	N/A	Pacific Bell
1995	Hunley, Robert	N/A	Cole Information
2005	Perietti, Scott	N/A	Cole Information
2006	Bouville, Fabienne	N/A	Haines Company Inc.
2010	Bouville, Fabienne	N/A	Cole Information
2014	Keyes, Kaci	N/A	Cole Information
2020	Hider, Edward	N/A	EDR Digital Archive

Table 6
DIRECTORY RESULTS FOR RESIDENTS OF 5724 WARING AVENUE

Year	Resident(s)	Occupation	Source
1924	Greenwald, Sanford E.	Cameraman	Los Angeles Directory Co.
1929	Mather, Morris	N/A	Los Angeles Directory Co.
1933	Thompson, Paul Thompson, Hazel	Foreman, Lammens Processing Co. N/A	Los Angeles Directory Co.
1937	Stevens, Thomas H. Stevens, Helen A.	N/A N/A	Los Angeles Directory Co.
1942	Platt, Thomas E. Platt, Anne	N/A N/A	Los Angeles Directory Co.
1951	Hayward, Ruth A.	N/A	Pacific Telephone & Telegraph Co.
2000	Johnson, Brandi L.	N/A	Haines & Company
2005	Karim, Jeffrey	N/A	Cole Information

10.0 EVALUATION

10.1 PREVIOUS EVALUATIONS

In 2015, SurveyLA identified the property to be eligible for listing in the NRHP and the CRHR, and for designation as a Los Angeles HCM under Criteria A/1/1 because "bungalow courts have particular significance in Hollywood; many were built in the 1920s-30s to accommodate people working in the entertainment industry." SurveyLA simultaneously identified it as eligible under Criteria C/3/3 as an "excellent example of a 1930s bungalow court in Hollywood."[57]

The 2022 Report contrarily recommended that the property is not eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM under any criteria.

- **Criteria A/1/1** – The 2022 Report concluded that the subject property was developed over a 16-year period (1920-1936) and, therefore, that the subject property was not initially developed as a bungalow court but was converted to one over the course of 16 years. Thus, the property was not "purpose-built" as SurveyLA defines bungalow courts. Additionally, the 2022 Report concluded that the subject property was not closely associated with the motion picture, radio, and television industries; it is merely located within the proximity of Paramount.

- **Criteria C/3/3** – The 2022 Report concluded that the property was not purposely designed and constructed as a bungalow court, nor was it an excellent example of a bungalow court. Likewise, it was not an excellent example of the Spanish Colonial Revival style. Additionally, the subject property was not the work of a master architect or builder.[58]

[57] Historic Resources Group, *Historic Resources Survey Report: Hollywood Community Plan Area*, *Appendix C: Historic Districts, Planning Districts and Multi-Property Resources*, 641-642.
[58] Sapphos Environmental, Inc, 30-32.

10.2 NRHP, CRHR, AND LOS ANGELES HCM ELIGIBILITY

Criteria A/1/1: *Association with significant events or patterns of development*
Although the property was originally constructed (1923 and 1930) during the period of significance for bungalow courts, 1910-1939, it would have been better identified as general multi-family housing than as a bungalow court. As discussed above in Section 8.0: Site History, the subject property was developed incrementally. Primary construction occurred in two stages: 1923 and 1930, with additions and alterations made to the rear building in 1940 and 1942. By comparison, the representative group of bungalow courts discussed in Section 7.1.2: Comparative Analysis of Bungalow Courts demonstrates that true and excellent examples of bungalow courts were largely permitted and developed at once. Also, despite appearances from the street, the property did not exhibit a true or full bungalow court plan that defined the pattern of development. Although the two street-facing dwellings exhibited a central court axis, in reality there were no other dwellings that faced it to fulfill a true court plan, nor was the rear building aligned with the axis as is the case in six of the typical plans. Therefore, the property was not, as SurveyLA describes bungalow courts, a "purpose-built multi-family residential property that is … composed of multiple detached or semi-detached buildings oriented around a central common court area." Were the property to have been a bungalow court, it still would not have been individually able to convey its period's pattern of development above the over 100 other intact examples within the Hollywood CPA. Thus, the property at 5720-5724 Waring Avenue did not possess significance under Criteria A/1/1 and is, therefore, recommended not to be eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM.

Criteria B/2/2: *Association with individuals significant in the history of the city, region, or nation*
Research to date has not revealed the subject property to have had an association with the lives of significant persons in our past. Review of historical newspapers and ancestry.com records indicates that apart from Mr. Greenwald, the owners and occupants associated with the property during the historic period (prior to 1974) did not make significant contributions to national, state, or local history. Mr. Greenwald's lifetime achievement award indicates recognition of achievement within the industry, however research to date does not indicate that he was uniquely superior in his field nor that he was especially influential within it. Furthermore, Mr. Greenwald resided at the property for no more than six years (1923-1929) and his professional accomplishments would be more strongly associated with the studios at which he worked. Thus, the property at 5720-5724 Waring Avenue did not possess significance under Criteria B/2/2 and is, therefore, recommended not to be eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM.

Criteria C/3/3: *Embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value*
The subject property was not simply a less than excellent example of a bungalow court but was, in reality, not a bungalow court at all. The SurveyLA diagram depicts six typical plans in which a central court axis is surrounded by five or more buildings and in which the rear building is intentionally centrally aligned with the court axis (see Figure 6). Although the subject property presented an appearance, from the street, suggesting a bungalow court with two dwellings facing the street, connected by an arch, with a central "court" axis extending back into the property, the reality was that there were no other buildings that were oriented to this court. There were no buildings immediately behind the front two that faced the "court." The rear building, indicative of four of the six full bungalow court plans, was not aligned with the central axis as they are in all four of those plans and the four excellent representative examples (4019-4023 Marathon Street, 2001-2007 Argyle Avenue, 1318-1332 N. Serrano Avenue, and 1516-1522 N. Serrano Avenue). The formerly Spanish Colonial Revival style property was developed in

1923 and 1930, within the 1912 to 1942 period of significance. Across the three buildings, the property formerly exhibited only a few of the style's character-defining features: stucco exterior, accents of clay tile on the parapets, an arched window, a balcony, and an arch between the front buildings serving as an arched entry. It lacked other such traits as distinctly capped chimneys, true clay tile roofs, towers, patios and courtyards, and detailing such as wrought iron, cast stone, terra cotta, polychromatic tile, window grilles, and attic vents. Although it reflected characteristics of a type, period, region, and method of construction, it did not rise to the level of exhibiting distinguishing characteristics of the style. Rather, its characteristics were common and unexceptional. Lastly, research to date does not indicate the property to have been the work of a master architect, designer, or builder. Research to date does not indicate that the property's architects and/or builders, California Building and Construction Co. and Security Building Co. of L.A. were master builders and architects. Thus, the property at 5720-5724 Waring Avenue did not possess significance under Criteria C/3/3 and is, therefore, recommended not to be individually eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM.

Criteria D/4: *Has yielded, or may be likely to yield, information important in prehistory or history*
Criteria D/4 are applied most commonly to buildings, structures, or objects that have been used as a source of archaeological data and are believed to contain more, yet unretrieved, data that cannot be obtained from other sources. However, historical information about early twentieth-century residential building methods/design and the history of Hollywood and Los Angeles in the early twentieth century is prevalent, and further study of the property would not add any new information to the historic record. Thus, the property at 5720-5724 Waring Avenue did not possess historic significance under Criteria D/4 and, therefore, is recommended not to be individually eligible for listing in the NRHP and the CRHR.

The subject property was not located within a HPOZ nor identified as a contributor to a SurveyLA-identified historic district.

11.0 CONCLUSION

Based on the preceding investigation and analysis, the property at 5720-5724 Waring Avenue is recommended to not be individually eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM. Research to date indicates that counter to the findings of SurveyLA, the property was not, in arrangement plan nor construction chronology, a "purpose-built multi-family residential property that is … composed of multiple detached or semi-detached buildings oriented around a central common court area," as bungalow courts are described by SurveyLA and, therefore, it did not represent this pattern of development (Criteria A/1/1). The owners and occupants associated with the property during the historic period (before 1974) did not make significant contributions to national, state, or local history (Criteria B/2/2). The property was not, in arrangement plan nor construction chronology, a bungalow court, nor did it exemplify the Spanish Colonial Revival style. Likewise, it did not embody distinctive characteristics of a type, period, or method of construction, possess high artistic value, or appear to be the work of a master (Criteria C/3/3). Further study of the property would not add any new information to the historic record (Criteria D/4).

The property is not a contributor to a SurveyLA-identified historic district.

As a result, the property is recommended to not be a *historical resource* for the purposes of CEQA.

12.0 REFERENCES

Ancestry.com. "1900 – 1950 United States Federal Censuses." Washington DC: United States of America, Bureau of the Census, Ancestry.com Operations Inc. 2002.

Ancestry.com. "U.S., City Directories, 1822-1995," Ancestry.com Operations Inc., 2011. Accessed October 17, 2024.

Ancestry.com. "U.S., Find a Grave® Index, 1600s-Current," Ancestry.com Operations Inc., 2012. Accessed October 17, 2024.

Ancestry.com. "U.S., Phone and Address Directories, 1993-2002," Ancestry.com Operations Inc., 2005. Accessed October 17, 2024.

Ancestry.com. "U.S., World War I Draft Registration Cards, 1917-1918," Ancestry.com Operations Inc., 2005. Accessed October 17, 2024.

Ancestry.com "U.S., World War II Draft Registration Cards, 1942," Ancestry.com Operations Inc., 2010. Accessed October 17, 2024.

Ancestry.com. California, U.S. Federal Naturalization Records, 1881-1991. Ancestry.com Operations Inc., 2014. Accessed October 17, 2024.

Architectural Resources Group, GPA Consulting and Historic Resources Group, *Historic Resources Survey Report: Hollywood Redevelopment Plan Area*, January 2020.

Architectural Resources Group, GPA Consulting and Historic Resources Group, *Historic Resources Survey Report: Hollywood Redevelopment Plan Area*. Appendix A: Individual Resources, January 2020. SurveyLA.

"Arthur C. Robbins, Credits." Internet Movie Database. n.d. https://www.imdb.com/name/nm1064019/?ref_=fn_al_nm_1. Accessed October 17, 2024.

"California, U.S., Voter Registrations, 1900-1968," (Ancestry.com). Accessed October 17, 2024.

"Cameraman Here to Take Poultry Films." *Santa Cruz Sentinel*, February 12, 1920.

City of Los Angeles, Department of City Planning, Office of Historic Resources, *Requirements for Historical Resource Assessment Reports*, January 2022. "Classified Ad." *Los Angeles Times*, February 4, 1923.

"Col. Greenweald to Resume Work at MGM." *Evening Star-News*, January 8, 1945.

"El Centro Tract." December 1902, Los Angeles County Public Works.

"Fox News Would Feature Stockton." *Stockton Evening and Sunday Record*, June 3, 1920.

Historic Resources Group, *Historic Resources Survey Report: Hollywood Community Plan Area*, *Appendix C: Historic Districts, Planning Districts and Multi-Property Resources*, November 2015, SurveyLA.

Historic Resources Group, *Historic Resources Survey Report: Hollywood Community Plan Area, November 2015*. SurveyLA.

Historic Resources Group*, Los Angeles Citywide Historic Context Statement: Architecture and Engineering, 1850-1980; Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948; Subtheme: Spanish Colonial Revival, 1912-1942*, November 2018, SurveyLA.

Historic Resources Group*, Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization: 1880-1980; Theme: Multi-Family Residential Development, 1895-1970*; *Subtheme: The Bungalow Court, 1910-1939*, December 2018, SurveyLA.

Los Angeles City Directory. Various years.

Los Angeles County Assessor. Various dates.

Los Angeles Department of Building and Safety, building permits. Various dates.

Los Angeles Municipal Code, Section 91.106.4.5 (Permits for Historical and Cultural Monuments).

National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 2002).

"Obituary of Sanford E. Greenwald." *Los Angeles Times*, September 10, 1984.

"Sanford E. Greenwald, Awards." Internet Movie Database. n.d. https://www.imdb.com/name/nm0339255/awards/?ref_=nm_awd.

"Sanford E. Greenwald, Credits." Internet Movie Database. n.d. https://www.imdb.com/name/nm0339255/?ref_=fn_al_nm_1#credits.

Sapphos Environmental, Inc., *Historical Resources Assessment Report for 5720-5724 Waring Avenue, Los Angeles, California 90038*, September 2022.

"To Wed." *Los Angeles Evening Citizen News*, May 14, 1945.

Appendix A

Resumes of Key Personnel

EDUCATION

Master of Science, Historic Preservation, School of the Art Institute of Chicago, 2006

Bachelor of Arts, Architectural History and Urban Design, DePaul University, 1999

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

NELSON WHITE

Senior Architectural Historian

Mr. White is a federally qualified professional, with over 20 years of experience, who exceeds the Secretary of the Interior's Professional Qualifications Standards for architectural history and history (as defined in 36 Code of Federal Regulations Part 61). He is knowledgeable in the history and development of American cities and suburbs, with a focus on residential development and design. His California state-wide experience includes managing and conducting dozens of historical resource surveys and evaluations in compliance with Section 106 of the National Histroric Preservation Act, the California Environmental Quality Act (CEQA) and local ordinances. He has prepared numerous cultural resource studies that utilize federal, state, and local designation criteria to recommend status as a hsitoric property for the purposes of Section 106, as a hsitorical resource for the purposes of CEQA, or as resource under local ordinances.

Mr. White utilizes his understanding of the Secretary of the Interior's Standards to facilitate effective project compliance and design review for adaptive reuse and new construction projects within urban and suburban settings. He works closely with clients, lead agencies, and architects to preserve character-defining features of buildings and structures. He is a frequent volunteer for the California Preservation Foundation (CPF) and has twice served on its annual conference steering committee.

Commercial & Industrial

814-828 Stockton Street Historical Resource Evaluation, San Francisco, CA. Project Manager for the preparation of an Historical Resource Evaluation (HRE) for a 1924 commercial building that is a contributor to the identified Chinatown Historic District in San Francisco. Evaluated the property under federal, state, and local criteria. Conducted intensive-level field survey, archival research, and evaluation. Authored the HRE and prepared DPR 523 series resource forms.

San Pedro Boat Works Historical Resources Survey, Los Angeles, CA. Architectural Historian for a re-evaluation of the property located in Los Angeles to inform long-term planning for the site. The 3.5-acre former boat yard featured 14 structures and vernacular-style buildings constructed between 1929 and 1967. The 2008 DPR 523 series resource forms recorded and evaluated the property as a single building. To better reflect the entire property, it was re-recorded and re-evaluated as a historic district composed of six primary contributors, six secondary contributors, and three non-contributors. Evaluated the property under federal, state, and local criteria. Conducted intensive-level survey and evaluation. Prepared DPR 523 series resource forms.

Cultural Landscape

18500 Tarzana Drive Historical Resource Assessment, Los Angeles, CA. Project Manager for the preparation of an Historical Resource Assessment (HRA) for a 3.65-acre single-family estate in Tarzana, Los Angeles County, which featured a century-old grove of exotic trees associated with the earliest development of Tarzana, as well as a heavily altered residence. Evaluated both the trees and the existing residence under federal, state, and local criteria. Conducted intensive-level field survey, archival research, and evaluation. Co-authored the HRA.

Impacts Analysis

450 Sutter Impacts Analysis, San Francisco, CA. Project Manager for the preparation of an analysis of indirect project impacts from a proposed project adjacent to a NRHP-listed property located in San Francisco. The client's property is listed individually in the NRHP at the local level of significance under Criterion C: Architecture as an important example of the work of master architect Timothy L. Pflueger and as an excellent example of Art Deco architecture. Both properties are located within, and the client's property is a contributor to, the locally designated Kearny-Market-Mason-Sutter Conservation District. The District is significant as a homogeneous collection of early-twentieth-century masonry commercial buildings that exhibit a high level of historic architectural integrity. The proposed project consisted of demolishing a two-story commercial building and replacing it with a 12-story hotel. Prepared an indirect impacts analysis of the proposed project on the client's property using the Secretary of the Interior's Standards for Rehabilitation and the Conservation District's Standards and Guidelines for Review of New Construction and Certain Alterations. Conducted archival research, an intensive-level field survey, and authored the indirect impacts analysis.

1639-1641 Abbot Kinney Historical Resource Assessment and Impacts Analysis, Venice, CA. Project Manager for the preparation of an Historical Resource Assessment (HRA) for a mixed-use property located in the Venice area of the City of Los Angeles, with a two- and three-story 1935 vernacular-style commercial building at the front of the parcel and a 1918 Craftsman-style bungalow at the rear. Evaluated the property under federal, state, and local criteria and prepared a project impacts analysis using the Secretary of the Interior's Standards for Preservation. Conducted intensive-level field survey, archival research, evaluation, project review, and impacts analysis. Co-authored HRA. Prepared DPR 523 series resource forms.

Institutional

Clínica Romero Cultural Resources Analysis, Los Angeles, CA. Architectural Historian in support of a proposed renovation project located in Los Angeles. As part of the environmental review of HRSA HIIP grant funding, the clinic was required to provide a letter from the State Historic Preservation Office (SHPO) confirming the renovation would have no effect on historic properties. The property consisted of two Mid-Century Modern-style buildings, a 1957 clinic, and a 1974 administrative annex. Prepared a Historical Resources and Archaeological Analysis that evaluated the property under federal, state, and local criteria and analyzed effects of the project implementation including proposed renovation and construction. Conducted intensive-level field survey, archival research, and evaluation. Authored HRA and prepared DPR 523 series resource forms.

War Memorial Gymnasium Historical Resource Evaluation, University of San Francisco, San Francisco, CA. Project Manager for the preparation of an Historical Resource Evaluation (HRE) for the Mid-Century Modern-style War Memorial Gymnasium located at 2335 Golden Gate Avenue in San Francisco. Evaluated the gymnasium under federal, state, and local criteria. At the direction of the reviewing lead agency ten additional campus buildings were also surveyed. Conducted intensive-level field survey, archival research, and evaluation. Co-authored HRE. Prepared DPR 523 series resource forms. Work performed for the University of San Francisco.

Residential

64 Haddon Road Historical Resource Evaluation and Preservation Services, Oakland, CA. Project Manager for the preparation of an Historical Resource Evaluation (HRE) of the Italian Renaissance-style former home of industrialist Henry J. Kaiser located in Oakland, Alameda County, which was designed by master architect William E. Schirmer and completed in 1924. Evaluated the property under federal, state, and local criteria. Conducted intensive-level field survey, archival research, and evaluation. Co-authored HRE. Prepared DPR 523 series resource forms. Prepared nomination for designation as a local landmark and provided support services through the designation process. Work performed for Kaiser Permanente.

Historical Resource Assessment and Impacts Analysis, Los Angeles, CA. Project Manager for an Historical Resource Assessment (HRA) for a 2.15-acre historic estate in Los Angeles. The estate featured several Georgian Revival-style buildings designed by master architect Gordon B. Kaufmann and was the long-time home to an important Hollywood studio executive. The client proposed the demolition and replacement of one building and the demolition and replacement of a wing with a larger wing. Evaluated the property under federal, state, and local criteria and prepared a project impacts analysis using the Secretary of the Interior's Standards for Rehabilitation. Conducted intensive-level field survey, archival research, evaluation, design consultation, and impacts analysis. Authored HRA and prepared DPR 523 series resource forms.

Transportation

Georgia Historic Bridge Survey Update; Georgia. As part of a multi-phase project, this phase of the Georgia Historic Bridge Survey (GHBS) Update was undertaken to identify historically significant bridges constructed in Georgia through 1980. The project assists the Georgia Department of Transportation and Development (GDOT) in compliance with Section 106, in cooperation with the Federal Highway Administration (FHWA), the Georgia State Historic Preservation Office (SHPO), and the U.S. Army Corps of Engineers (Corps). In 2017 the GHBS update evaluated the historic significance of bridges constructed between 1966 and 1980 under NRHP *Criterion C: Design/Construction* only. This phase entailed the field survey and evaluation of bridges constructed as early as 1849 up to 1980 under NRHP *Criterion A: Event*. Areas of Significance included, but were not limited to, Commerce, Conservation, Community Planning and Development, Ethnic Heritage: Black, Politics/Government, and Transportation. In all nearly 48 bridges were studied for potential significance, of which 44 were recommended eligible. GHBS forms were revised via mail merge. Conducted intensive-level survey of 10 bridges. Conducted research and authored bridge descriptions and evaluations.

US 101/Trinidad Area Access Improvements Project Historical Resources Evaluation Report (HRER), Trinidad, CA. Architectural Historian for preparation of a Historical Resources Evaluation Report (HRER) for the Professional Engineering Services part of the PA&ED Phase of the project located in Trinidad, Humboldt County, which entails construction of a new interchange, roundabouts, and varies improvements to several secondary streets. The HRER complied with Caltrans' First Amended Section 106 Programming Agreement (PA and Standard Environmental Reference, Volume 2: Cultural Resources (SER V2) for review under Section 106. Work included drafting the APE for Caltrans approval, survey and evaluation of 54 individual parcels with buildings of 45 years of age or older, evaluation of a 1.5-mile original section of the Redwood Highway, and preparation of the HRER and related DPR 523 series resource forms. Conducted reconnaissance-level field survey and research. Primary author of HRER and prepared DPR 523 series resource forms.

Appendix B

2022 DPR 523 Series Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #** (Assigned by recorder)**:** 5720-5724 Waring Avenue

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted**

***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Los Angeles **Date**: 2019 **T**1N**; R**13W**;__of__of Sec** 2;__**B.M.**

c. Address: 5720-5724 WaringAvenue **City:** Los Angeles **Zip:** 90038

d. UTM (Give more than one for large and/or linear resources) **Zone:** ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 5534-033-006

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The subject property consists of a three-building bungalow court located at 5720-5724 Waring Avenue (APN 5534-033-006), in the City, Los Angeles County, California, south of Gregory Avenue and north of Camerford Avenue. The parcel contains one Spanish Colonial Revival-style, 2-story, multi-family residence, and two Spanish Colonial-style, single-story bungalow apartment buildings, facing north onto Waring Avenue. (*See Continuation Sheet page 4*)

***P3b. Resource Attributes** (List attributes and codes)**:** R3-1 Residential Single-Family Residence

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo (view, date, accession #): February 24, 2022

***P6. Date Constructed/Age and Source:**
☒Historic ☐Prehistoric ☐Both
1920/1923/1936 LA County Assessor

***P7. Owner and Address:**
Ms. Jenifer Chloe Kim
5720-5724 Waring Avenue
Los Angeles, CA 90038

***P8. Recorded by** (Name, affiliation, and address):
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***P9. Date Recorded:** November 10, 2021

***P10. Survey Type** (Describe)**:** Intensive

***P11. Report Citation** (Cite survey report and other sources, or enter "none")**:** Sapphos Environmental, Inc. 2022. Historical Resources Assessment Report for 5720-5724 Waring Avenue.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder)**:** 5720-5724 Waring Avenue ***NRHP Status Code:** 6Z

B1. Historic Name: 5720-5724 Waring Avenue
B2. Common Name: 5720-5724 Waring Avenue
B3. Original Use: Courtyard Apartment **B4. Present Use:** Multi-Family Residence
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on permit history and County Assessor information, 5720 and 5724 were the first of the residences constructed on the lot, constructed in 1923. According to the Assessor online portal, the larger, single-family residence at 5722 was constructed in 1936. Additionally, City building permits indicate 5722 was altered to accommodate additional tenants in 1940. Based on the chronology of construction it does not appear that the subject property was initially planned and designed as a bungalow court, but overtime became somewhat of a resemblance of a bungalow court. (*See Continuation Sheet page 11*)

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: **b. Builder:**
***B10. Significance: Theme: N/A** **Area:** Los Angeles

Period of Significance: Residential Development and Suburbanization, 1850-1980 and Entertainment Industry, 1908-1980
Property Type: Multi-Family Residence **Applicable Criteria:** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 5720-5724 Waring Avenue was found to be significant in SurveyLA's revised 2015 Historic Resources Survey Report of the Hollywood Community Plan Area. The property was found to be an excellent example of 1920s bungalow court in Hollywood and identified as significant due to its association with the booming entertainment industry of the 1920s-1930s pursuant to Criterion A/1/1. Additionally, the subject property was identified as significant under the Multi-Family Residential, 1910-1980 Theme; and the Bungalow Court, 1919-1939 Sub-Theme pursuant to Criterion C/3/3. (*See Continuation Sheet page 12*)

B11. Additional Resource Attributes (List attributes and codes): N/A

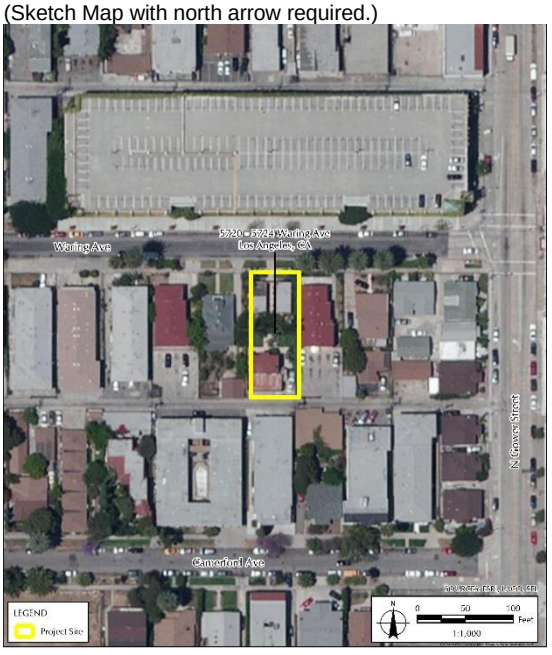
***B12. References:** See Continuation Sheet page 15.

***B13. Remarks:** N/A

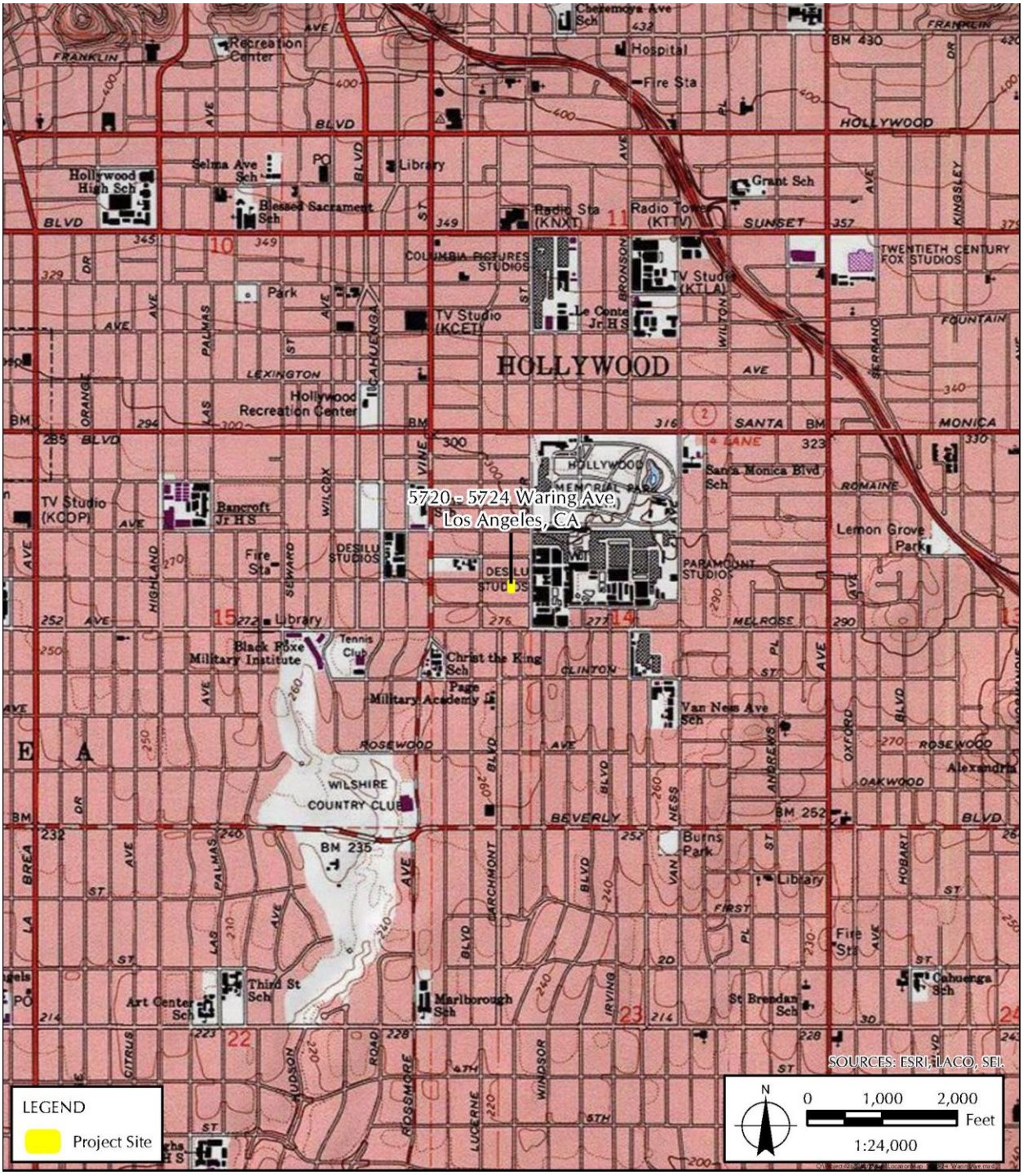
***B14. Evaluator:**
Scott Torres
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** November 10, 2021

(Sketch Map with north arrow required.)



(This space reserved for official comments.)


5720 - 5724 Waring Ave
Los Angeles, CA
HOLLYWOOD
LEGEND
Project Site
SOURCES: ESRI, LACO, SEI.
0 1,000 2,000
Feet
1:24,000

***P3a. Description:** (*Continued from Primary Record page 1*)

5720 and 5724 Waring Avenue

The subject property is a Spanish Colonial Revival-style bungalow court. The court consists of three buildings within the addresses located at 5720, 5722, and 5724 Waring Avenue. Each unit on the lot is a Spanish Colonial Revival-style building. The court is comprised of one 2-story, multi-family residence, and two additional single-family apartment homes. The multi-family home (5722 Waring Avenue) has a predominantly square footprint and sits on the southern end of the lot. The apartment homes (5720 and 5724) sit on the northern end of the lot, each unit has a rectangular footprint, and are set back approximately 8 feet from Waring Avenue.

Primary/Northern Façade

The northern end of the parcel contains two bungalow units that are identical in style and connected by an overhead arch. Each unit contains a rectangular, multi-light window, entry door, concrete porch, and an arched porch roof, clad in terracotta tiles. Awnings are mounted over each window on the primary façade of each unit. Each unit has a flat roof; however, the primary façade contains a slight pitched, parapet roofline, and is capped in terracotta tiles. The façade is clad in smooth-textured stucco. The façade features floral medallions, located center, below the roofline, and mounted light fixtures above each entry door. The entry doors to each unit are closed behind metal security doors. A single light fixture is located on the overhead arch that connects each unit.

Primary/Northern Façade (view south)

Primary/Northern Façade (5720 Waring Avenue, view south)

***P3a. Description:** (*Continued from Continuation Sheet page 4*)

Primary/Northern Façade (5724 Waring Avenue, view southwest)

Southern Façade

The southern façade of each bungalow apartment is enclosed in wood fencing. However, only one quarter of the façade is visible from the public right-of-way. The façades are clad in smooth-textured stucco. Each façade contains a vinyl sliding door that allows resident access into the fenced in backyard. The southern façades are surrounded by a small lawn and various bushes and shrubs.

Southern Façade (5720 and 5724 Waring Avenue, view north)

5720 Waring Avenue

Eastern Façade

The eastern façade of 5720 Waring Avenue was not accessible. The façade remains covered by overgrown bush and is abutted to the residential property fence adjacent to it.

Western Façade

The eastern façade of 5720 Waring Avenue is clad in smooth-textured stucco. The façade contains three windows, one window-mounted air-conditioning unit, municipal electric meter, fire extinguisher, and a rain gutter drain. The roofline continues horizontally from north to south and capped with terracotta tile. The façade features a combination of wood and vinyl windows. The vinyl windows replaced original wood windows at an unknown date and time. One vinyl window on the façade houses a window mounted air conditioner. The façade is lined with a planter bed that contains overgrown shrubbery.

***P3a. Description:** (*Continued from Continuation Sheet page 5*)

Western Façade, 5720 Waring Avenue (view southeast)

Western Façade, 5720 Waring Avenue (view southeast)

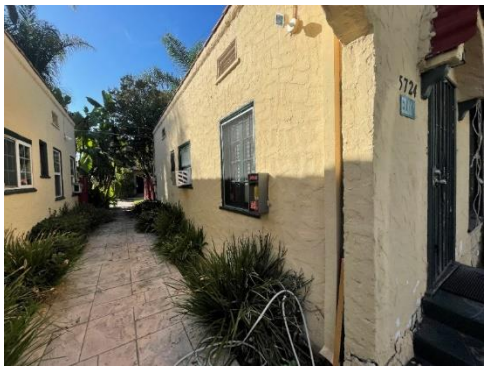
Western Façade, 5720 Waring Avenue (view southeast)

5724 Waring Avenue

Eastern Façade

The eastern façade of 5724 Waring Avenue is clad in smooth-textured stucco. The façade contains three windows, one window-mounted air-conditioning unit, municipal electric meter, fire extinguisher, and a rain gutter drain. The roofline continues horizontally from north to south and capped with terracotta tile. The façade contains a combination of wood single-hung, divided light casement, and a fixed-pane window. The single-hung window houses a window-mounted air conditioner.

***P3a. Description:** (*Continued from Continuation Sheet page 6*)



Eastern Façade, 5724 Waring Avenue (view southwest)

Eastern Façade, 5724 Waring Avenue (view southwest)

Eastern Façade, 5724 Waring Avenue (view southwest)

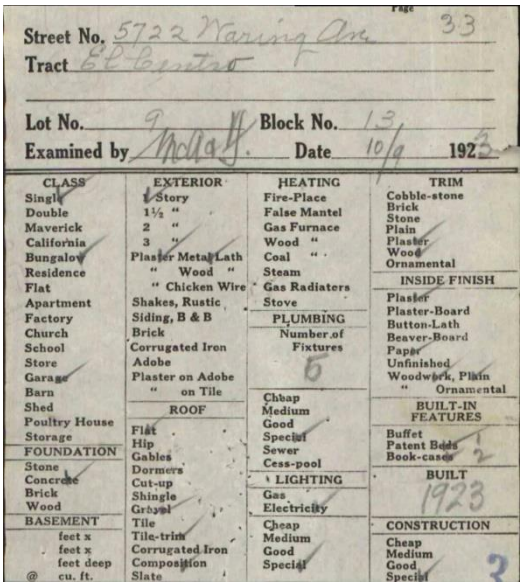
Western Façade

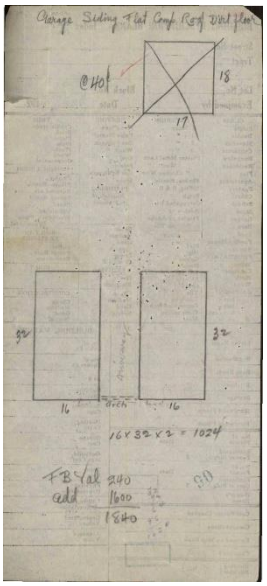
The western façade of 5724 Waring Avenue was not accessible. The façade remains covered by overgrown bush and is abutted to the residential property fence adjacent to it.

5722 Waring Avenue

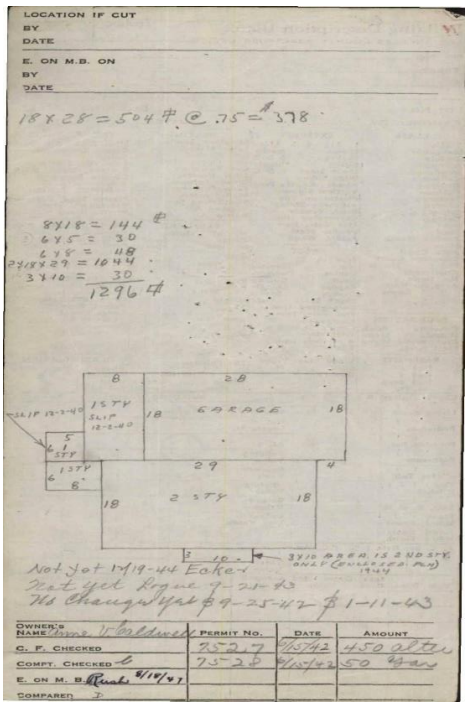
Based on a review of building permits and County Assessor records, it appears that the building located at 5722 Waring Avenue was originally constructed as the garage sometime between 1920 and 1923. Assessor records indicate that it existed as a garage in 1923 and was converted into a two-family residence by 1936.

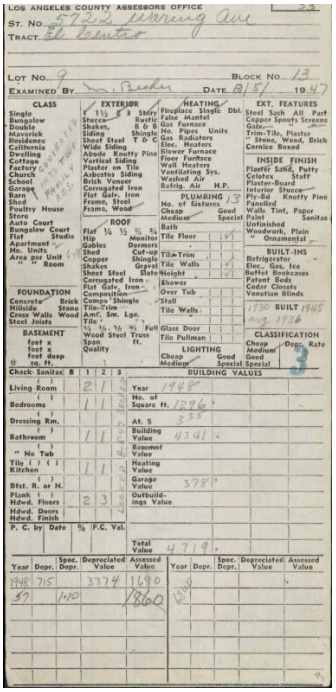
***P3a. Description:** (*Continued from Continuation Sheet page* 7)


Page 33
Street No. 5722 Waring Ave
Tract El Centro
Lot No. 9 Block No. 13
Examined by McDaff. Date 10/9 1923
CLASS: Single, Double, Maverick, California Bungalow, Residence, Flat, Apartment, Factory, Church, School, Store, Garage, Barn, Shed, Poultry House, Storage
FOUNDATION: Stone, Concrete, Brick, Wood
BASEMENT: feet x, feet x, feet deep, @ cu. ft.
EXTERIOR: 1 Story, 1½ ", 2 ", 3 ", Plaster Metal Lath, " Wood ", " Chicken Wire, Shakes, Rustic, Siding, B & B, Brick, Corrugated Iron, Adobe, Plaster on Adobe, " on Tile
ROOF: Flat, Hip, Gables, Dormers, Cut-up, Shingle, Gravel, Tile, Tile-trim, Corrugated Iron, Composition, Slate
HEATING: Fire-Place, False Mantel, Gas Furnace, Wood ", Coal ", Steam, Gas Radiaters, Stove
PLUMBING: Number of Fixtures 5
Cheap, Medium, Good, Special, Sewer, Cess-pool
LIGHTING: Gas, Electricity
Cheap, Medium, Good, Special
TRIM: Cobble-stone, Brick, Stone, Plain, Plaster, Wood, Ornamental
INSIDE FINISH: Plaster, Plaster-Board, Button-Lath, Beaver-Board, Paper, Unfinished, Woodwork, Plain, " Ornamental
BUILT-IN FEATURES: Buffet, Patent Beds 2, Book-cases
BUILT 1923
CONSTRUCTION: Cheap, Medium, Good, Special 2



Assessor Records, 5722 Waring Avenue (October 1923)
SOURCE: *Los Angeles County Assessor*





Assessor Records, 5722 Waring Avenue (August 1947)
SOURCE: *Los Angeles County Assessor*

***P3a. Description:** (*Continued from Continuation Sheet page 8*)

Primary/Northern Façade

The Spanish Colonial Revival-style, multi-family residence located at 5722 Waring Avenue sits on the southern end of the lot and is accessible from Waring Avenue via a paved walkway, and from the alleyway to the south of the property. The property features a low-pitched, side-gabled roof clad in terracotta tile. The façade cladding is textured plaster. The main entryway is a concrete, stepped, and radiused porch. The main entry door is wood and is behind a metal security door. Extant windows include an arched, fixed window that flanks the entryway to the west, and a rectangular, jalousie window that flanks the entry to the east. The view of the window on the eastern edge of the façade remains obstructed by an overgrown bush. Additional second-story windows include one rectangular, wood-framed, multi-light, fixed bay window protruding from the center of the façade, below the roof line. Two additional rectangular, jalousie windows are extant on the second story. The jalousie windows appear to have replaced the original wood windows. The building also features a low-pitched, side gable roof clad in Spanish-style barrel tiles.

Primary/Northern Façade, 5722 Waring Avenue (view south)

Southern Façade

The southern façade remains simple, unadorned, and clad in smooth plaster. The façade contains three wood garage doors and two double-hung, one-over-one, wood-framed windows. Additionally, an extant, metal-gated trash corral is located on the southern façade. According to City building permits, the southern façade received substantial alteration to accommodate additional tenants. One single-car garage was converted into a bedroom. These alterations are visible from the public right-of-way. Additional features include a wood fence that encloses a second-story patio, and filled window opening, located on the western corner of the façade.

Southern Façade, 5722 Waring Avenue (view north)

***P3a. Description:** (*Continued from Continuation Sheet page 9*)

Eastern Façade

The eastern façade that is visible appears to be part of the 1940 addition. The façade contains various extant windows, doors, and a structure abutted to it. Windows include rectangular, wood-framed, one-over-one, double-hung and jalousie windows. Various windows are behind metal security grilles. The extant door is a smooth-finished, wood door behind a metal security door. The side entryway is accessible via a stepped, concrete porch. The entryway is located on the addition, the addition protrudes from the façade and features a low-pitched, shed roof. An extant gas water heater is located adjacent to the side-entry door. An additional ancillary structure is located adjacent to the gas water heater. The structure serves as a washer and dryer storage based upon a dryer vent mounted to the outside. An additional rear entry and exit door is located on the southern end of the façade. Alongside the extant door, four windows are located on the southern end. A rectangular grouping of three wood-framed, one-over-one, double-hung windows and one rectangular, wood-framed, window flank the door. One window frame houses an air-conditioning unit. Additionally, this section of the façade remains part of the 1940 alteration and serves as an additional bedroom. Additional features include a mounted electrical box, satellite dishes, and various electrical conduit lines.

Eastern Façade, 5722 Waring Avenue (view southwest)

Eastern Façade, 5722 Waring Avenue (view west)

***P3a. Description:** (*Continued from Continuation Sheet page 10*)

Eastern Façade, 5722 Waring Avenue (view northwest)

Western Façade

The western façade is accessible from the concrete pathway that surrounds the residence. The façade contains a smooth wood, multi-light door, and a rectangular, wood-framed, jalousie window that is covered by a metal security grille. The façade is clad in smooth plaster and contains a municipal gas meter. The jalousie window appears to have replaced the original wood window at an unknown date and time.

Western Façade, 5722 Waring Avenue (view south)

***B6. Construction History:** (*Continued from Building, Structure, and Object Record page 2*)

City Department of Building and Safety records of historic permits were reviewed to determine if the property located at The Los Angeles County Assessor portal and City Department of Building and Safety records of historic permits were reviewed, and determined, the apartment homes located within the bungalow court located at 5722 and 5724 were constructed in 1920 and 1923. In 1923, the Assessor records identified two units (5720 and 5724) and an 18-foot by 17-foot detached garage on the site. An original building permit associated with 5720 was not found. The County Assessor indicates that the garage located on the southwest edge of the lot was converted into the larger 5722 building in 1936. An additional review of the Sanborn Fire Insurance Map identifies 5722 as a 2-story residence. The City building permits do not identify a larger 2-story building on the site.

***B10. Significance:** (*Continued from Building, Structure, and Object Record page 2*)

NATIONAL REGISTER OF HISTORIC PLACES

Criterion A

The subject property is a Spanish Colonial Revival-style bungalow court. Individual units were constructed over the course time. Based on a building permit review, the only two building permits associated with original construction are from 1920 and 1923. The County Assessor online portal indicated the third and largest building on the lot was constructed in 1936. According to the SurveyLA evaluation guide, "A bungalow court is a purpose-built multi-family residential property that is one to two stories in height and composed of multiple detached or semi-detached buildings oriented around a central common court area." Based on the information provided in the building permits and Los Angeles County Assessor, it appears that the subject property was not initially developed as a bungalow court but was converted to one over the course of 16 years. Therefore, it does not appear to have been purpose built. Due to the construction timeline, the subject property does not represent an intact court plan from the period of construction. Additionally, it does not have an association with the development trends specific to courtyard housing in the City nor does it represent an intact court plan from the period of construction. The neighborhood setting has undergone significant change and development over the course of time with substantial infill development. Specifically, the Paramount Studios multi-level parking complex located across the street from the subject property that was constructed in 1989 and a neighboring residence was recently demolished. According to SurveyLA, development of the bungalow court is attributed to Hollywood's exponential growth during the period due to its association with motion pictures, radio, and television industries. The bungalow court initially provided a comfortable alternative to affluent visitors tired of hotel stays. Additional research did not provide evidence to conclude that the subject property was once home to motion picture actors, film crews, television, and radio personalities. The subject property does not appear to have been closely associated with motion picture, radio, and television industries; it is merely located within the proximity of Paramount. Furthermore, since the subject property appears to have been developed over time and was not initially constructed as a bungalow court, it does not appear to be associated with broader patterns of development specific to courtyard housing on the national, state, and local levels. Therefore, the subject property located at 5720-5724 Waring Avenue is determined not eligible for listing in the National Register pursuant to Criterion A.

Criterion B

The tract was platted in 1902 and the subject property was not developed until 1920. Former senator Cornelius Cole owned the parcels in the tract but there is no demonstrable connection between Cole and the development of the subject property. Cole did reside in Colegrove; however, he had no association with the development of the subject property. Based on reviews of ancestry databases, historic issues of the *Los Angeles Times* and *Los Angeles Sentinel*, no historically significant persons have been associated with this property prior to and since 1920. Therefore, the subject property continues to be ineligible for listing in the National Register pursuant to Criterion B.

***B10. Significance:** (*Continued from Continuation Sheet page 12*)

Criterion C

The subject property is not an excellent example of a bungalow court in the City. The buildings have been altered over the course of time. Additionally, the subject property does not appear to have been purposely designed and constructed as a bungalow court. Alterations include vinyl and metal jalousie windows. The largest building on the parcel (5722) contains jalousie window replacements that are located on its primary façade. The 5722 building was substantially altered in 1936, 1940, and 1942 to accommodate additional tenants. Prior to the alterations the building located at 5722 served as the garage. A review of the City building permits did not identify an architect associated with the original design. Therefore, the subject property is not the work of a master architect. California Building and Construction Co. is identified as the builder/contractor associated with construction. It appears California Building and Construction Co. operated as a developer/builder company that constructed various types of commercial and residential building designs throughout the Southern California area. There was no information found to assert that California Building and Construction Co. was solely operated or employed renowned master craftsman or builders. Therefore, the subject property does not appear to be the work of a master builder. Based on a visual inspection, the subject property was identified as an excellent example, of a Spanish Colonial Revival-style design in the City. However, after a review of additional excellent examples of Spanish Colonial Revival bungalow courts in the City, the subject property does not appear to be an excellent example of the style compared to extant courts that include 1516,1544, 1554 N. Serrano Avenue and 1721 N. Kingsley Drive. The subject property in comparison to the examples provided, does not display high-style features and is not an excellent example of the style. Aside, from the donkey arched window, arched porch detail, and miniscule floral medallions on 5720 and 5724 the subject property as a whole does not compare stylistically to the examples listed above. Additionally, due to vague permit information, it is not clear that the subject property was conceptually designed as a bungalow court. Therefore, it is not eligible for listing in the National Register under Criterion C.

Criterion D

Criterion D is not considered in this report as it generally applies to archaeological resources.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is also not eligible for listing in the California Register.

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

The subject property was not identified with important events of local history, nor exemplifies significant contributions to the broad cultural, economic, or social history of the City or community; There was no evidence found to suggest that the subject property was constructed in connection with the early film, television, radio, and entertainment industry in Hollywood. Based on City building permits and Assessor records, the subject property does not appear to have been originally, planned, designed, and constructed as a bungalow court. Permit and assessor records indicate that it was added onto over the course of 16 years. Therefore, it appears that the subject property was not associated with multi-family residential development, specific to the planned construction of courtyard residences in the City. Therefore, the subject property is not eligible for designation as a City HCM pursuant to Criterion A.

The subject property was not found to be associated with the lives of historic personages important to City or local history. Former senator Cornelius Cole owned the parcels in the tract but there is no demonstrable connection between Cole and the development of the subject property. Cole did reside in Colegrove; however, he had no association with the development of the subject property. Furthermore, a review of the resident and occupant history did not provide evidence to suggest anyone associated with the film, television, and radio industries resided at the subject property. Therefore, the subject property is not eligible for designation as a City HCM pursuant to Criterion B.

***B10. Significance:** (*Continued from Continuation Sheet page 13*)

The subject property was identified as an excellent example of a Spanish Colonial Revival-style bungalow court in the City. Based on additional research and comparison to other excellent examples in the City, the subject property does not appear to embody the distinctive characteristics of a style, type, period, or method of construction. Additionally, the subject property does represent the notable work of a master designer, builder, or architect whose individual genius influenced his or her age. The subject property in comparison to the examples provided, does not display high-style features and is not an excellent example of the style. Aside, from the donkey-arched window, arched porch detail, and miniscule floral medallions on 5720 and 5724 the subject property as a whole does not compare stylistically to extant examples in the City. Additionally, due to vague permit information, it is not clear that the subject property was conceptually designed as a bungalow court. Therefore, it is not eligible for designation as a City HCM pursuant to Criterion C.

CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE

The subject property was not identified as a contributor to a potential HPOZ in SurveyLA. Neighboring buildings reflect an incoherent variety of dates of construction and styles of architecture. Therefore, the subject property would not contribute to a potential HPOZ.

The subject property was identified in the SurveyLA's 2015 Historic Resources Survey Report of the Hollywood Community Plan CPA. The subject property was identified in the Hollywood Historic Districts, Planning Districts and Multiple Property Resources Context. The survey identified the subject property is an excellent example of a 1920s–1930s bungalow court in Hollywood. According to the survey the subject property may have had an association with the entertainment industry as well as residential development specific to multi-family residential development. Based on development research, tract map, City permit, Assessor records, and historic newspaper research, the subject property does not appear to be associated with the motion picture, television, and radio industry in Hollywood. Additionally, there was no information found to associate the subject property with substantial residential development in the City. Furthermore, based on the permit record it appears the property was not planned, designed, and constructed as a bungalow court. Additionally, the subject property is not the work of a master architect and builder, is substantially altered, and is not an excellent example of a Spanish Colonial Revival-style bungalow court in the City compared to additional Spanish Colonial Revival-style bungalow courts that are of a higher style. Therefore, the subject property does appear not merit a designation based on architectural design. Therefore, the subject property located at 5720–5724 Waring Avenue is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

.

***B12. References:** (*Continued from Building, Structure, and Object Record page 2*)

Ancestry.com. 2017. "California, U.S., Voter Registrations, 1900-1968 [database on-line]." Provo, UT: Ancestry.com Operations, Inc.

Ancestry.com. 2010. "New York, U.S., Arriving Passenger and Crew Lists (including Castle Garden and Ellis Island), 1820-1957 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

Ancestry.com. 2010. "U.S., Naturalization Records, 1840-1957 [database on-line]." Lehi, UT: Ancestry.com Operations, Inc.

Ancestry.com. 2012. "1940 United States Federal Census [database on-line]." Provo, UT: Ancestry.com Operations, Inc.

California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), 66.

City of Los Angeles Department of City Planning, Office of Historic Resources. [August 2011] November 2015. "SurveyLA Historic Resources Survey Report: Hollywood Community Plan Area," 26. Prepared by: Historic Resources Group, Pasadena, CA. Available at: https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood_SurveyReport.pdf

City of Los Angeles Department of City Planning, Office of Historic Resources. November 2018. "SurveyLA Los Angeles Citywide Historic Context Statement: Architecture and Engineering/Mediterranean and Indigenous Revival Architecture, 1893-1948." Prepared by: Daniel Prosser, PhD and Leslie Heumann, Los Angeles, CA. Available at: https://planning.lacity.org/odocument/097f6db5-feee-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf

City of Los Angeles Department of City Planning, Office of Historic Resources. December 2018. "SurveyLA Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization/Multi-Family Residential Development, 1895-1970." Prepared by: Todd Gish and Historic Resources Group, Pasadena, CA. Available at: https://planning.lacity.org/odocument/1a7b1647-4516-45da-9cff-db2db3b9b440/Multi-FamilyResidentialDevelopment_1910-1980.pdf

City of Los Angeles. Issued 17 April 1923. Permit No. 1923LA17025.

City of Los Angeles. Issued 23 April 1940. Permit No. 1940LA15812.

City of Los Angeles. Issued 7 October 1920. Permit No. 1920LA18645.

"Contractors and Builders." 29 April 1923. *Los Angeles Times*.

Los Angeles Times. 18 September 1924.

Los Angeles Times. 25 February 1934.

Menefee, Eugene L. and Frank A. Dodge. 1913. *The History of Tulare and Kings Counties California* Los Angeles, CA: The Historic Records Company.

National Park Service, U.S. Department of the Interior. 2017. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin No. 15*. Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

Sanborn Fire Insurance Company. 1919–July 1950. Los Angeles 1906 January–1951 Map, Volume 9, Sheet 950.

"To Wed-." 14 May 1945. *Los Angeles Evening Citizen News.*

Van Nuys News and *Valley Green Sheet*. 13 March 1925.

Appendix C

2024 DPR 523 Series Forms Update

***P3a. Description:** Although the property is presently vacant (October 2024), prior to demolition in early 2023, there were three detached dwellings that were constructed in two phases in 1923 and 1930.

***B10. Significance: NRHP, CRHR, and Los Angeles HCM Eligibility**

Criteria A/1/1: ***Association with significant events or patterns of development***
Although the property was originally constructed (1923 and 1930) during the period of significance for bungalow courts, 1910-1939, it would have been better identified as general multi-family housing than as a bungalow court. As discussed above in Section 8.0: Site History, the subject property was developed incrementally. Primary construction occurred in two stages: 1923 and 1930, with additions and alterations made to the rear building in 1940 and 1942. By comparison, the representative group of bungalow courts discussed in Section 7.1.2: Comparative Analysis of Bungalow Courts demonstrates that true and excellent examples of bungalow courts were largely permitted and developed at once. Also, despite appearances from the street, the property did not exhibit a true or full bungalow court plan that defined the pattern of development. Although the two street-facing dwellings exhibited a central court axis, in reality there were no other dwellings that faced it to fulfill a true court plan, nor was the rear building aligned with the axis as is the case in six of the typical plans. Therefore, the property was not, as SurveyLA describes bungalow courts, a "purpose-built multi-family residential property that is … composed of multiple detached or semi-detached buildings oriented around a central common court area." Were the property to have been a bungalow court, it still would not have been individually able to convey its period's pattern of development above the over 100 other intact examples within the Hollywood CPA. Thus, the property at 5720-5724 Waring Avenue did not possess significance under Criteria A/1/1 and is, therefore, recommended not to be eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM.

Criteria B/2/2: ***Association with individuals significant in the history of the city, region, or nation***
Research to date has not revealed the subject property to have had an association with the lives of significant persons in our past. Review of historical newspapers and ancestry.com records indicates that apart from Mr. Greenwald, the owners and occupants associated with the property during the historic period (prior to 1974) did not make significant contributions to national, state, or local history. Mr. Greenwald's lifetime achievement award indicates recognition of achievement within the industry, however research to date does not indicate that he was uniquely superior in his field nor that he was especially influential within it. Furthermore, Mr. Greenwald resided at the property for no more than six years (1923-1929) and his professional accomplishments would be more strongly associated with the studios at which he worked. Thus, the property at 5720-5724 Waring Avenue did not possess significance under Criteria B/2/2 and is, therefore, recommended not to be eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM.

Criteria C/3/3: ***Embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value***
The subject property was not simply a less than excellent example of a bungalow court but was, in reality, not a bungalow court at all. The SurveyLA diagram depicts six typical plans in which a central court axis is surrounded by five or more buildings and in which the rear building is intentionally centrally aligned with the court axis (see Figure 6). Although the subject property presented an appearance, from the street, suggesting a bungalow court with two dwellings facing the street, connected by an arch, with a central "court" axis extending back into the property, the reality was that there were no other buildings that were oriented to this court. There were no buildings immediately behind the front two that faced the "court." The rear building, indicative of four of the six full bungalow court plans, was not aligned with the central axis as they are in all four of those plans and the four excellent representative examples (4019-4023 Marathon Street, 2001-2007 Argyle Avenue, 1318-1332 N. Serrano Avenue, and 1516-1522 N. Serrano Avenue). The formerly Spanish Colonial Revival style property was developed in 1923 and 1930, within the 1912 to 1942 period of significance. Across the three buildings, the property formerly exhibited only a few of the style's character-defining features: stucco exterior, accents of clay tile on the parapets, an arched window, a balcony, and an arch between the front buildings serving as an arched entry. It lacked other such traits as distinctly capped chimneys, true clay tile roofs, towers, patios and courtyards, and detailing such as wrought iron, cast stone, terra cotta, polychromatic tile, window grilles, and attic vents. Although it reflected characteristics of a type, period, region, and method of construction, it did not rise to the level of exhibiting distinguishing characteristics of the style. Rather, its characteristics were common and unexceptional. Lastly, research to date does not indicate the property to have been the work of a master architect, designer, or builder. Research to date does not indicate that the property's architects and/or builders, California Building and Construction Co. and Security Building Co. of L.A. were master builders and architects. Thus, the property at 5720-5724 Waring Avenue did not possess significance under Criteria C/3/3 and is, therefore, recommended not to be individually eligible for listing in the NRHP or the CRHR, or for designation as a Los Angeles HCM.

***B10. Significance (Continued): NRHP, CRHR, and Los Angeles HCM Eligibility**

Criteria D/4: ***Has yielded, or may be likely to yield, information important in prehistory or history*** Criteria D/4 are applied most commonly to buildings, structures, or objects that have been used as a source of archaeological data and are believed to contain more, yet unretrieved, data that cannot be obtained from other sources. However, historical information about early twentieth-century residential building methods/design and the history of Hollywood and Los Angeles in the early twentieth century is prevalent, and further study of the property would not add any new information to the historic record. Thus, the property at 5720-5724 Waring Avenue did not possess historic significance under Criteria D/4 and, therefore, is recommended not to be individually eligible for listing in the NRHP and the CRHR.

The subject property was not located within a HPOZ nor identified as a contributor to a SurveyLA-identified historic district.

Appendix D

Building Permits

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

2

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR — CITY CLERK PLEASE VERIFY

Lot No. 9 Block 13

(Description of Property)

El Centro Tract; M. B. 4 Page 84

91

District No. M. B. Page F. B. Page

TAKE TO ROOM No. 405 SOUTH ANNEX — ENGINEER PLEASE VERIFY

No. 5722 Waring Ave Street

(Location of Job)

Bet Gower & El Centro

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk — O.K. City Engineer

1. Purpose of Building Residence No. of Rooms 3 No. of Families 1
2. Owner's name Frank Oakden Phone no
3. Owner's address 5722 Waring Ave.
4. Architect's name Cal. Building and Constr. Co. Phone 822752
5. Contractor's name Cal. Bldg. and Constr. Co. Phone 822752
6. Contractor's address 208 Wright Callender Bldg.
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 2000.
8. Is there any existing (old) building on lot? yes How used? Res.
9. Size of proposed building 16 x 32 Height to highest point 14 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation Concrete Size of footings 12 Size of wall 6 Depth below ground 6
12. Material of chimneys No. Number of inlets to flue Interior size of flues x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6 Second floor joists x Specify material of roof Compo
14. Will all provisions of State Dwelling House Act be complied with? yes

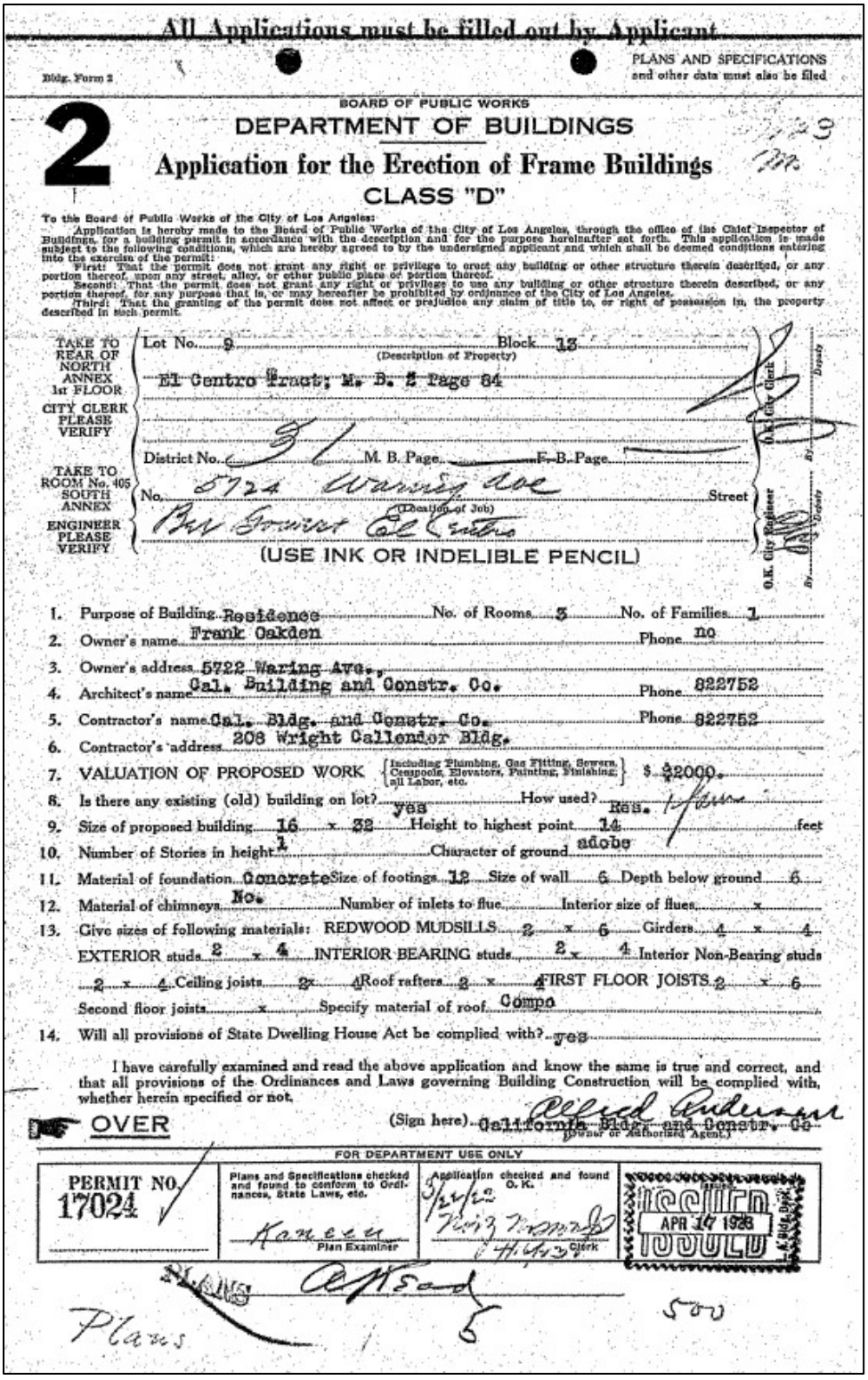
I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 3/13/23 (Sign here) Alfred Anderson California Bldg. and Constr. Co. (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	
17025	Hansen, Plan Examiner	4/18/23, Clerk	APR 17 1923 L.A. Bldg. Dept.

Figure 17. Original building permit for the dwelling likely formerly known as 5720 Waring Avenue, 1923 (Los Angeles Department of Building and Safety, Building Permit No. 17025, April 17, 2023).



All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. 9 Block 13 (Description of Property)

El Centro Tract; M. B. 7 Page 84

District No. 9 M. B. Page F. B. Page

No. 5724 Waring Ave Street (Location of Job)

Bet Gower & El Centro

O.K. City Clerk By Deputy

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 5 No. of Families 1
2. Owner's name Frank Oakden Phone no
3. Owner's address 5722 Waring Ave.
4. Architect's name Cal. Building and Constr. Co. Phone 822752
5. Contractor's name Cal. Bldg. and Constr. Co. Phone 822752
6. Contractor's address 208 Wright Callendor Bldg.
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 2000.
8. Is there any existing (old) building on lot? yes How used? Res.
9. Size of proposed building 16 x 32 Height to highest point 14 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation Concrete Size of footings 12 Size of wall 6 Depth below ground 6
12. Material of chimneys No. Number of inlets to flue Interior size of flues x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs
2 x 4 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists x Specify material of roof Compo
14. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Alfred Anderson (Owner or Authorized Agent) California Bldg. and Constr. Co

OVER

FOR DEPARTMENT USE ONLY

PERMIT NO. 17024

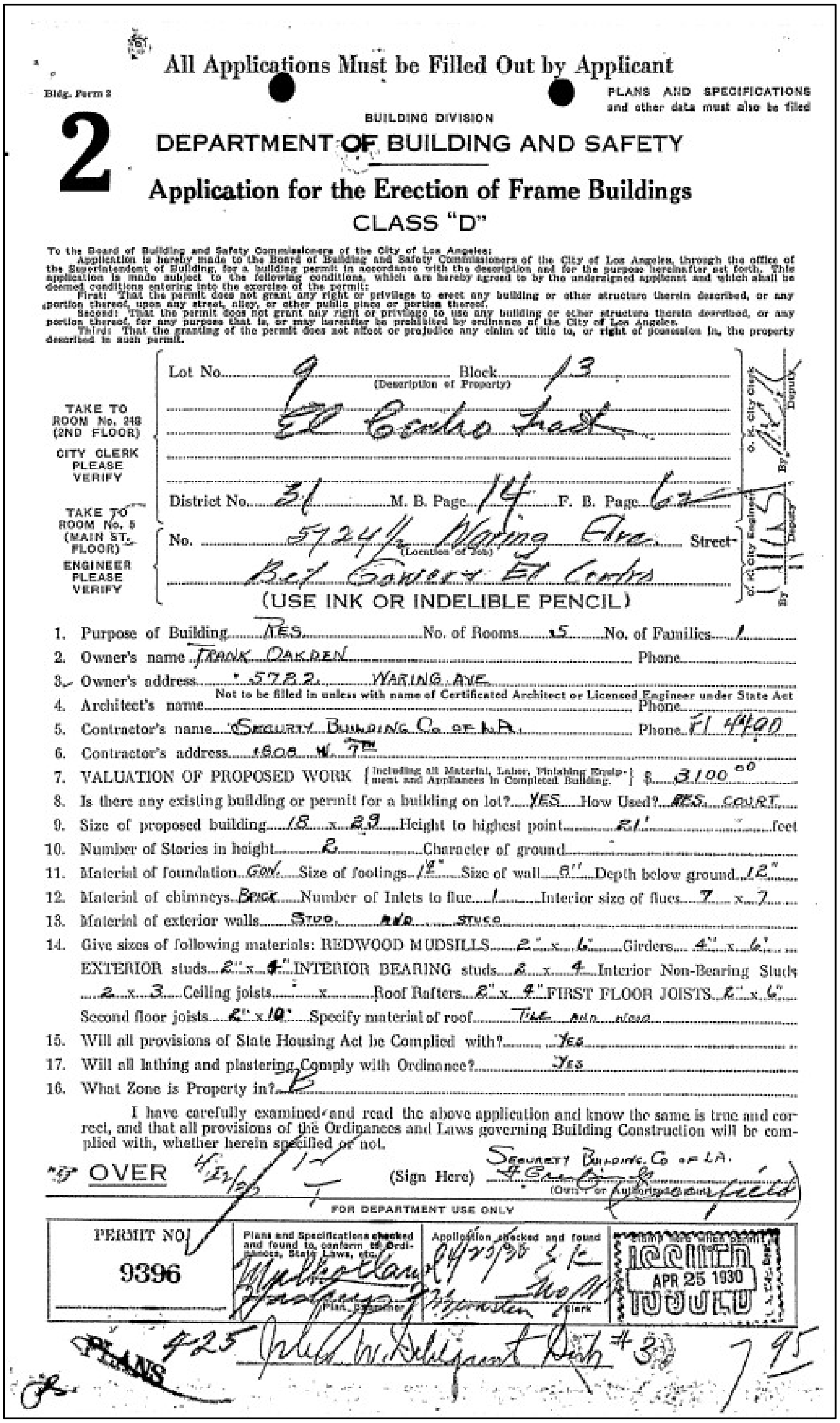
Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Kaneen Plan Examiner

Application checked and found O. K. 4/24/23 Clerk

ISSUED APR 17 1923

Plans

Figure 18. Original building permit for the dwelling formerly at 5724 Waring Avenue, 1923 (Los Angeles Department of Building and Safety, Building Permit No. 17024, April 17, 1923).



All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

2

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 218 (2ND FLOOR) CITY CLERK PLEASE VERIFY

Lot No. 9 Block 13 (Description of Property)

El Centro Tract

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

District No. 31 M. B. Page 14 F. B. Page 67

No. 5724½ Waring Ave. Street (Location of Job)

Bet Gower & El Centro

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building RES. No. of Rooms 5 No. of Families 1
2. Owner's name FRANK OAKDEN Phone
3. Owner's address 5722 WARING AVE
4. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone
5. Contractor's name SECURITY BUILDING Co. of L.A. Phone FI 4400
6. Contractor's address 1808 W. 7th
7. VALUATION OF PROPOSED WORK [Including all Material, Labor, Finishing Equipment and Appliances in Completed Building] $ 3,100.00
8. Is there any existing building or permit for a building on lot? YES How Used? RES. COURT
9. Size of proposed building 18 x 29 Height to highest point 21' feet
10. Number of Stories in height 2 Character of ground
11. Material of foundation CON. Size of footings 12" Size of wall 8" Depth below ground 12"
12. Material of chimneys BRICK Number of Inlets to flue 1 Interior size of flues 7 x 7
13. Material of exterior walls STUD AND STUCO
14. Give sizes of following materials: REDWOOD MUDSILLS 2" x 6" Girders 4" x 6"
EXTERIOR studs 2" x 4" INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 3 Ceiling joists x Roof Rafters 2" x 4" FIRST FLOOR JOISTS 2" x 6"
Second floor joists 2" x 10" Specify material of roof TILE AND [illegible]
15. Will all provisions of State Housing Act be Complied with? Yes
17. Will all lathing and plastering Comply with Ordinance? Yes
16. What Zone is Property in? B

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 4/21/30

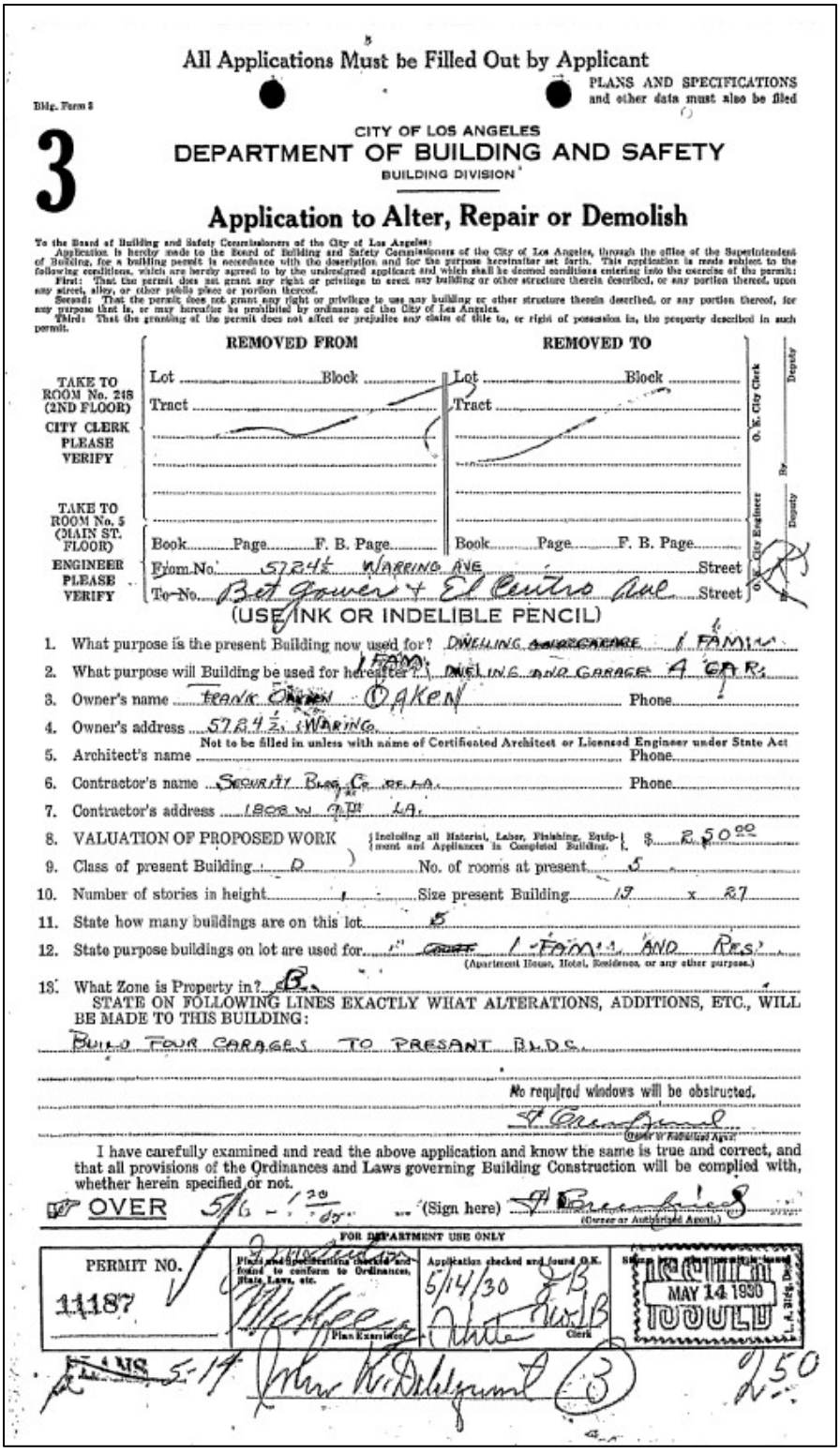
(Sign Here) Security Building Co. of L.A.
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found	Stamp here when permit is issued
9396	Plan Examiner	04/25/30 Clerk	ISSUED APR 25 1930

PLANS 425 Dist #3 95

Figure 19. Permit for two-story rear dwelling formerly known as 5722 and 5722½ Waring Avenue, April 1930 (Los Angeles Department of Building and Safety, Building Permit No. 9396, April 25, 1930).



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 8

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot ..... Block ..... Tract	Lot ..... Block ..... Tract .....
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book ..... Page ..... F. B. Page ..... From No. 5724 WARING AVE Street To No. Bet Gower + El Centro Ave Street	Book ..... Page ..... F. B. Page .....

O. K. City Clerk ..... Deputy
By .....
O. K. City Engineer ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? DWELLING AND GARAGE 1 FAM.
2. What purpose will Building be used for hereafter? DWELLING AND GARAGE 1 FAM. 4 CARS
3. Owner's name FRANK OAKEN Phone .....
4. Owner's address 5724 S. WARING
Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
5. Architect's name ..... Phone .....
6. Contractor's name SECURITY BLDG. CO. OF LA. Phone .....
7. Contractor's address 1808 W. 9TH LA.
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 250.00
9. Class of present Building D No. of rooms at present 5
10. Number of stories in height 1 Size present Building 17 x 27
11. State how many buildings are on this lot 5
12. State purpose buildings on lot are used for 1 FAM. AND RES.
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? R1

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

BUILD FOUR GARAGES TO PRESENT BLDS.

No required windows will be obstructed.

(Owner or Authorized Agent)

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

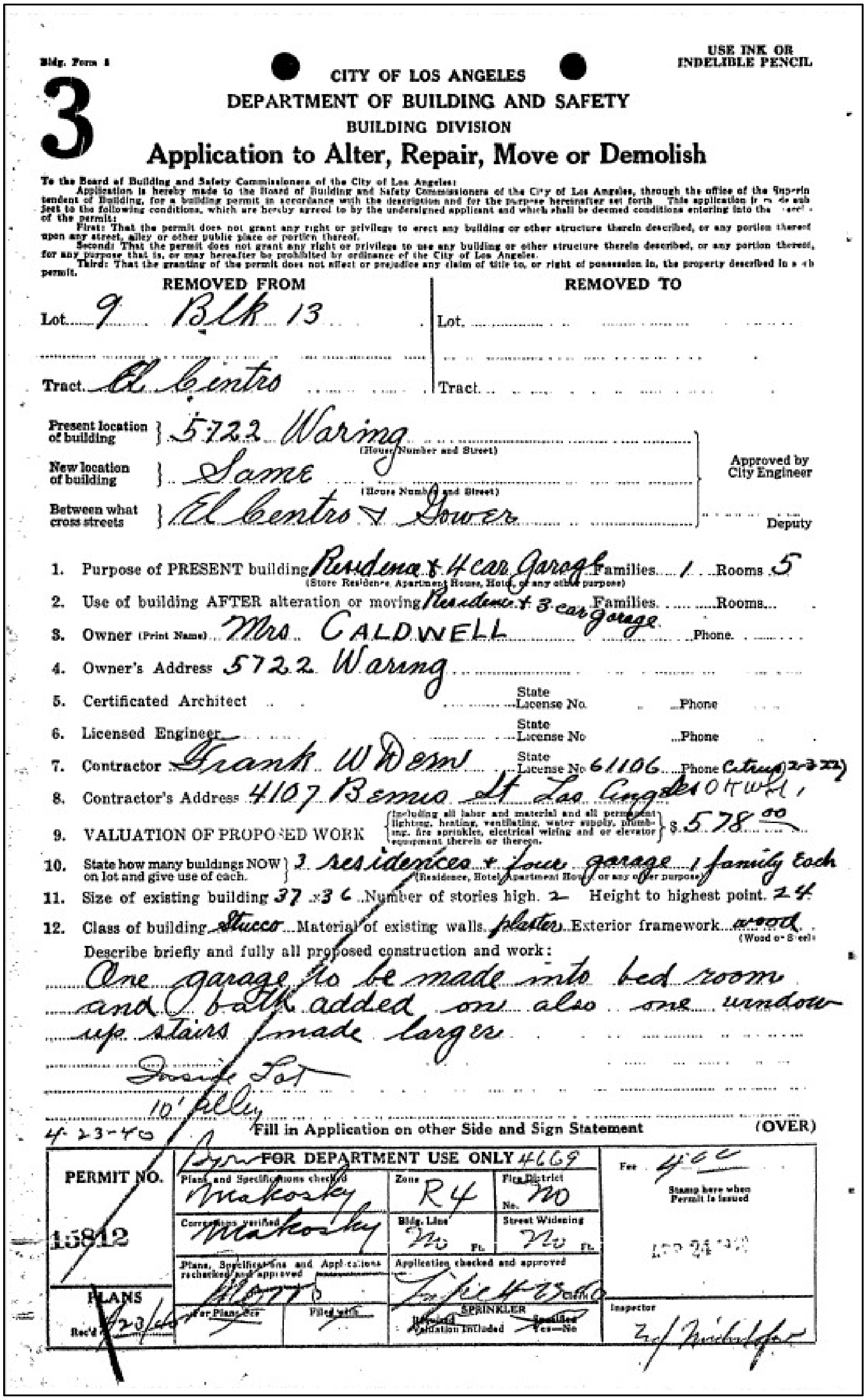
OVER 5/6 - 1930 (Sign here) (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O.K.	
11187	Plan Examiner	5/14/30 Clerk	RECEIVED MAY 14 1930 L. A. Bldg. Dept.

PLANS 5-14 250

Figure 20. Permit for one-story garage addition to then 5722 Waring Avenue, May 1930 (Los Angeles Department of Building and Safety, Building Permit No. 11187, May 14, 1930).



Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot 9 Blk 13	Lot
Tract El Centro	Tract

Present location of building: 5722 Waring (House Number and Street)
New location of building: Same (House Number and Street)
Between what cross streets: El Centro & Gower

Approved by City Engineer .... Deputy

1. Purpose of PRESENT building Residence & 4 car Garage (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 5
2. Use of building AFTER alteration or moving Residence & 3 car garage Families .... Rooms ....
3. Owner (Print Name) Mrs. CALDWELL Phone ....
4. Owner's Address 5722 Waring
5. Certificated Architect .... State License No. .... Phone ....
6. Licensed Engineer .... State License No. .... Phone ....
7. Contractor Frank W. Dem State License No. 61106 Phone Citizens 2-3??
8. Contractor's Address 4107 Bemis St Los Angeles 10 HW?
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and or elevator equipment therein or thereon) $ 578.00
10. State how many buildings NOW on lot and give use of each. 3 residences + four garage 1 family each (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 37 x 36 Number of stories high 2 Height to highest point 24
12. Class of building Stucco Material of existing walls plaster Exterior framework wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:
One garage to be made into bed room and bath added on also one window up stairs made larger

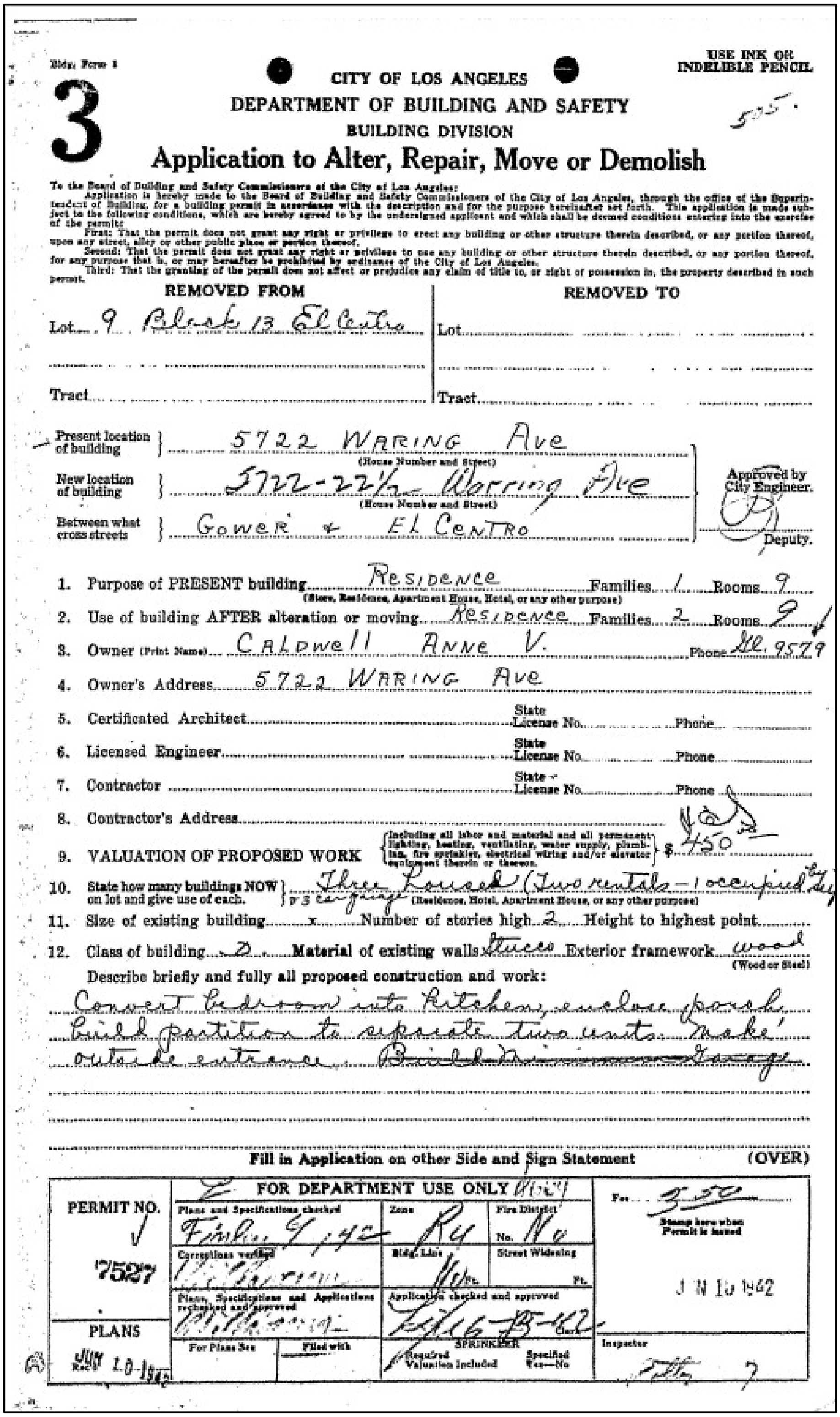
Inside Lot
10' Alley

4-23-40

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY 4669				Fee 4.00
15812	Plans and Specifications checked: Makosky	Zone: R4	Fire District No.: no		Stamp here when Permit is issued: APR 24 1940
	Corrections verified: Makosky	Bldg. Line: no Ft.	Street Widening: no Ft.		
	Plans, Specifications and Applications rechecked and approved: [illegible]	Application checked and approved: [illegible]			
PLANS Rec'd 4/23/40	For Plans, Etc.	Filed with	SPRINKLER Required / Valuation Included	Specified Yes—No	Inspector: [illegible]

Figure 21. Permit for bathroom addition to then 5722 Waring Avenue, 1940
(Los Angeles Department of Building and Safety, Building Permit No. 15812, April 24, 1940).



Bldg. Form 1

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

505

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot 9 Block 13 El Centro	Lot
Tract	Tract

Present location of building: 5722 WARING Ave (House Number and Street)
New location of building: 5722-22½ Warring Ave (House Number and Street)
Between what cross streets: GOWER & EL CENTRO

Approved by City Engineer. Deputy.

1. Purpose of PRESENT building: RESIDENCE (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 9
2. Use of building AFTER alteration or moving: RESIDENCE Families 2 Rooms 9
3. Owner (Print Name): CALDWELL ANNE V. Phone GL. 9579
4. Owner's Address: 5722 WARING Ave
5. Certificated Architect — State License No. — Phone
6. Licensed Engineer — State License No. — Phone
7. Contractor — State License No. — Phone
8. Contractor's Address
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $450
10. State how many buildings NOW on lot and give use of each: Three houses (Two rentals - 1 occupied by ...) & 3 car garage (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building — x — Number of stories high 2 Height to highest point
12. Class of building D Material of existing walls stucco Exterior framework wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:
Convert bedroom into kitchen, enclose porch, build partition to separate two units. Make outside entrance. ~~Build ... garage~~

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO. 7527

Plans and Specifications checked: Feb. 9, 1942
Zone: R4
Fire District: No. 0
Corrections verified
Bldg. Line
Street Widening
Plans, Specifications and Applications rechecked and approved
Application checked and approved: 6-15-42 Clerk
For Plans See — Filed with
SPRINKLER: Required Valuation Included — Specified Yes—No
Fee 3.50
Stamp here when Permit is issued: JUN 19 1942
Inspector
PLANS: JUN 19 1942

Figure 22. Permit to convert 5722 Waring Avenue into two dwelling units, becoming 5722½ Waring Avenue, 1942 (Los Angeles Department of Building and Safety, Building Permit No. 7527, June 19, 1942).