



## REFERRAL FORMS:

### TRANSPORTATION STUDY ASSESSMENT

#### DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

#### GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

#### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- ☐ Copy of Department of City Planning Application ([CP-7771.1](#)).
- ☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- ☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- ☐ Copy of project-specific VMT Calculator analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES:** Please route this form for processing to the appropriate LADOT Development Review Office as follows (see [this map](#) for geographical reference):

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

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

Address: 1420 NORTH COIL AVENUE

Project Description: NET NEW 60,403SF COLD STORAGE&ANCILLARY TO EXISTING 221,496 SF FACILITY

Seeking Existing Use Credit (will be calculated by LADOT): Yes ☒ No ☐ Not sure ☐

Applicant Name: KPAC, Traffic Consultant: Liz Fleming, Overland Traffic Consultants

Applicant E-mail: [liz@overlandtraffic.com](mailto:liz@overlandtraffic.com) Applicant Phone: (310) 545-1235

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Industrial	44,174 sf	
	Light Industrial	13,939 sf	
	Total trips <sup>1</sup> :		
<p>a. Does the proposed project involve a discretionary action? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>b. Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station<sup>3</sup>? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If YES to a. and b. or c., or to all of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: _____ Phone: _____</p> <p>Signature: _____ Date: _____</p>			

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips
Proposed			
	Total new trips:		
Existing			
	Total existing trips:		
	Net Increase / Decrease (+ or -)		

- a. Is the project a single retail use that is less than 50,000 square feet? Yes ☐ No ☐
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes ☐ No ☐
- c. Would the project generate a net increase of 500 or more daily vehicle trips? Yes ☐ No ☐
- d. Would the project result in a net increase in daily VMT? Yes ☐ No ☐
- e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? Yes ☐ No ☐
- f. Does the project trigger Site Plan Review (LAMC 16.05)? Yes ☐ No ☐
- g. Project size:
- i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes ☐ No ☐
- ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐
- iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐

**VMT Analysis (CEQA Review)**

If YES to a. and NO to e. a VMT analysis is NOT required.

If YES to both b. and d.; or to e. a VMT analysis is required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If YES to c., a project access, safety, and circulation evaluation may be required.

If YES to f. and either g.i., g.ii., or g.iii., an access assessment may be required.

LADOT Comments:

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*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.*

**4. Specific Plan with Trip Fee or TDM Requirements:** **Yes** ☐ **No** ☐

Fee Calculation Estimate: \_\_\_\_\_

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question c. satisfied): **Yes** ☐ **No** ☐

Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfied): **Yes** ☐ **No** ☐

Prepared by DOT Staff Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Transportation Evaluation  
KPAC STORAGE  
1401 – 1420 Coil Avenue

**Project Location:** 1401 - 1420 Coil Avenue in the Wilmington Community of the City of Los Angeles. This project site is an irregular shaped site with frontage along Coil Avenue, Drumm Avenue, Southern Pacific Railroad Main Line northwest of Alameda Street and the terminus of Alameda Street spur. Figure1, below shows the project site location with approximated boundaries.



Figure 1: Project Site

**Project:** Existing and Operating: The site provides 221,496 square feet of warehouse and ancillary office. The warehouse area is 212,249 square feet and includes covered loading dock, 2 freezer area, 3 conditioned docks, 2,500 battery charging room and a fire pump room. There is also 9,247 square feet of existing ancillary office (212,249 square feet of warehouse + 9,247 square feet of office). This equates to 221,496 square feet of facility space. The facility operates Monday through Friday for 16

hours a day providing two 8-hour shifts. There are approximately 150 employees per day with 80% working the day shift (120 employees) and 20% (30 employees) working the night shift. Approximately 30% of the employees carpool or use public transportation. Currently there are 110 to 120 trucks/containers that come and go per day.

Proposed: The project will include tenant improvements throughout the site including demolition of 27,157 square feet of facility space. The project will then construct 71,331 square feet of new freezer space for net additional 44,174 square feet (71,331sf – 27,157sf) of new freezer space. This demolition and construction will occur on the north end of the site. On the southwest corner of the site, the project will construct an additional 16,229 square feet including 2,290 square feet of engine, electricity and fire pump building at ground level and 13,939 square feet of new second floor building area. A net total of 60,403 square of new construction will occur (44,174 sf + 16,229 sf). The facility will operate Monday through Friday for 16 hours a day providing two 8-hour shifts and an 8-hour Saturday shift will be added. The number of employees will increase from approximately 150 to approximately 180 employees with the same 80% working the day shift (144 employees) and 20% (36 employees) working the night shift. There will be an additional 30 to 40 trucks that come and go per day. The site plan showing the conversion and proposed new freezer addition construction area is attached (Attachment A).

Vehicle Parking: The project site currently provides 5 gates. Gate 1 is located at the terminus of the Alameda Street spur west of the main Alameda Street roadway. Gate 2 and Gate 3 are located off the terminus of Coil Avenue. Gate 4 is along the northern boundary of the site, Gate 5 and Gate 6 are located off of Drumm Avenue. Vehicle and pedestrian access is only through the southwest corner of the property from the Coil Avenue security gate by driving along the south and east sides of the facility. No changes will be made to the access to/from the site. The existing parking on site, which will not be changed with the project, is 120 spaces. A total of 89 spaces are required per Los Angeles Municipal Code requirements for the existing and new cold storage warehouse square footage. The project will exceed this requirement by 31 spaces.

#### Street Classification & Complete Streets along Frontage

Along the Project frontage, the Alameda Street spur north of the railroad right-of-way is designated as a local street in the City of Los Angeles Mobility Plan 2035 (Mobility Plan). Coil Avenue, Drumm Avenue and East O Street are also all designated as local streets. A local street is required to provide a 60-foot right-of-way and 36-foot roadway. There is a segment of project frontage along Pacific Coast Highway (PCH) which is designated as a Boulevard II in

the Mobility Plan. A waiver to dedicate street frontage and improvements requirements is requested due to a minor addition to large building that will remain. New and improved landscaped area will be provided along portions of Drumm Avenue and the southern boundary of the site between Coil Avenue and the Alameda Street spur.

- Roadway frontages are all local streets except PCH with approximately 140 feet of frontage.
- No retail sales are provided on-site.
- Site Plan Review is not triggered by the Project.

### **Daily Trips Per Vehicle Miles Traveled (VMT) Calculation Version 1.3:**

Project is within the Central Area Planning Commission (APC)

APC Significant VMT Impact Thresholds: Household = above 6.0 VMT per Capita &  
Work = above 7.6 VMT per Employee

### **VMT Worksheet Summary & Findings (without credits for Project featured TDM measures):**

Proposed Project Daily Trips: 676 daily trips (includes existing to remain)

Existing Land Use to remain: 533 daily trips  
(With portions improved & renovated)

Net Trips (Proposed-Existing) =  $676 - 533 = 143$  net daily trips

Daily VMT =  $5,887$  Proposed with existing –  $4,644$  Existing =  
**1,243 net daily VMT**

Household VMT Impact = Not Applicable, less than 250 daily trips

Work VMT Impact = Not Applicable, less than 250 daily trips

Household VMT per capita impact is not significant.

Work VMT per employee impact is not significant

The proposed Project will not have any household or work significant impacts as shown on attached VMT main calculator page (Attachment B).

An estimate of daily trips was also conducted based on ITE Trip Generation rates and operations. Pages 3 & 4 provide these estimates. The net daily trips are slightly higher for both, but below the 250 Daily trip LADOT threshold for requiring further analysis.

### **Comparison to Institute of Transportation Engineers (ITE) Trip Generation**

Daily Trip Generation based on ITE rates was conducted to determine if the land use in the Trip Generation Manual (11<sup>th</sup> Edition) creates a more conservative estimate of daily rates than the VMT calculator. Table 1 below provides the trip generation estimate based on High-Cube Cold Storage Warehouse Land use Code 157.

Table 1  
ITE Trip Generation

#### **Trip Generation Equation**

<b><u>Description</u></b>	<b><u>ITE Code</u></b>	<b><u>Daily</u></b>
Cold Storage Warehouse	157	$T=2.91(X) - 452.80$

T= Trips, X = trips per 1,000 sf

#### **Trip Generation**

<b><u>ITE Code</u></b>	<b><u>Description</u></b>	<b><u>Size</u></b>	<b><u>Daily</u></b>
157	<b><u>Proposed Project</u></b>		
	Cold Storage Warehouse	281,899 sf	368
157	<b><u>Existing Use</u></b>		
	Cold Storage Warehouse	221,496 sf	192
	Net Increase (Proposed-Existing)	60,403 sf	176

In comparison to the VMT Daily rates from the calculator, the net ITE trip generation is higher, but does not take into consideration the VMT calculators potential surrounding land use and alternate mode of transportation reductions. The daily increase of 176 trips is lower than the LADOT threshold of 250 daily trips requiring further study.

### **Comparison to Site Operations:**

Currently there are 150 employees and 110 to 120 trucks/containers that come and go per day. With the proposed project, the number of employees will increase by 30 employees per day and the number of trucks will increase by 30 to 40 trucks/containers per day. Currently approximately 30% of the employees carpool or use public transportation. It is estimated that this will also be the case with the future employees. Table 1, below provides an estimate of daily traffic based on operations.

Table 2  
Trip Generation Based on Operations

<b><u>Description</u></b>	<b><u>Size</u></b>	<b><u>Daily Trips</u></b>
<b><u>Proposed Project</u></b>		
Trucks/Containers Per Day	max 160	320
Employees per Day	appx.180	<u>360</u>
Subtotal		680
<b><u>Existing Use</u></b>		
Trucks/Containers Per Day	max 120	240
Employees per Day	appx.150	<u>300</u>
Subtotal		540
Net Increase (Proposed - Existing)		140

The net daily trip generation is highest based on operations. As with the ITE trip generation, this does not take into account the existing carpooling or public transportation for the employees. The daily increase of 140 trips is lower than the LADOT threshold of 250 daily trips requiring further study.

Attachment A

Site Plan



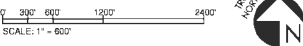
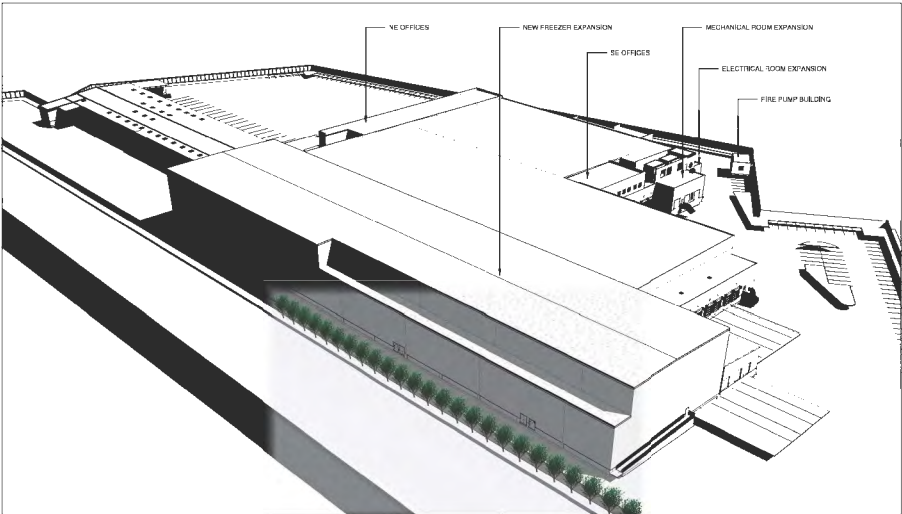
PROPOSED COLD STORAGE FREEZER ADDITION - REMODEL

FOR:

KONOIKE- MAUST  
COMPANY



1420 COIL AVENUE  
WILMINGTON, CA 90744



VN. VICINITY MAP - PLANNING  
1" = 600'

PROJECT TEAM

**OWNER**  
KONOIKE-MAUST  
1420 COIL AVENUE  
WILMINGTON, CA 90744  
TEL: 714.684.1870  
FAX: 714.684.1875  
CONTACT: RICH BURKE  
EMAIL: rburke@konoike-maust.com

**ARCHITECT**  
JUL MILLER & ASSOCIATES  
2702 BATHURST STREET  
BREA, CA 92611  
TEL: 714.684.1870  
FAX: 714.684.1875  
CONTACT: RICH BURKE  
EMAIL: rburke@jmla.com

**GENERAL CONTRACTOR**  
ALSTON

**TEL:**  
**FAX:**  
**CONTACT:** MIKE KEOUGH  
**EMAIL:** mkeough@alston.com

PROJECT INFORMATION

**PROJECT DESCRIPTION**  
THE PROPOSED PROJECT WILL INCLUDE THE FOLLOWING \_\_\_\_\_

PROJECT ADDRESS	JURISDICTION	LEGAL DESCRIPTION
1420 COIL AVENUE WILMINGTON, CA 90744	SOUTH DISTRICT OFFICE	171.1257 PORT OF LOTS 1 AND 2

**SITE INFORMATION**  
ADDRESS: PARCEL NO. 171.1257  
B11-AP-A1-347-AD-15  
GENERAL PLAN DESIGNATION: INDUSTRIAL  
BUILDING FLOOR: 1-STORY  
HEIGHT: 80' - 0"

SHEET LIST

T1.0	COVER SHEET
T1.01	CROSS BUILDING APPA PLAN - 1ST FLOOR
T1.02	CROSS BUILDING APPA PLAN - 2ND FLOOR
T1.03	CONCEPTUAL DATA PLAN
A1.1	CONCEPT SITE PLAN
A1.2	DEMOLITION FLOOR PLAN
A1.3	OVERALL 1ST FLOOR PLAN
A1.4	OVERALL 2ND FLOOR PLAN
A1.5	PARTIAL FLOOR PLAN (1)
A1.6	PARTIAL FLOOR PLAN (2)
A1.7	ROOF DEMOLITION PLAN
A1.8	ROOF PLAN
A1.9	PROPOSED EXTERIOR FINISHES
A1.10	BUILDING SECTIONS
A1.11	BUILDING SECTIONS
A1.12	NORTHEAST DOCK BUILDING SECTIONS
A1.13	SOUTHEAST DOCK BUILDING SECTIONS

**PARCEL 1:**  
That portion of "Q" Street as vacated by ordinance No. 87488 of the City of Los Angeles, included in the Lot 3 of Tract No. 13038, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 254, Page 20 of Maps, in the office of the County Recorder of said County.

**PARCEL 2:**  
Lot 1 of Tract No. 12257, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 228, pages 28 and 30 of Maps, in the office of the County Recorder of said County.

**PARCEL 3:**  
Lots 60 to 70 inclusive of Tract No. 1513, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 20, page 77 of Maps, in the County of the County Recorder of said County.

LEGAL DESCRIPTION

COVER SHEET  
**KONOIKE- MAUST COMPANY**  
**COLD STORAGE FREEZER ADDITION - REMODEL**  
1420 COIL AVENUE  
WILMINGTON, CA 90744

Job No. 5830  
2022.11.28

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T1.0



**Area 4 -**  
**DEMO COOLER / NEW FREEZER: 27,157 SF**  
**(E) HEIGHT: 26' - 0"**  
**PROPOSED HEIGHT: 60' - 0"**  
**(E) STORIES: 1**  
**PROPOSED STORIES: 1**

**Area 2 -**  
**NEW: 44,174 SF**  
**PROPOSED HEIGHT: 60' - 0"**  
**PROPOSED STORIES: 1**

**Area 12 -**  
**T.I.: 45,848 SF**  
**(E) HEIGHT: 26' - 0"**  
**PROPOSED HEIGHT: 26' - 0"**  
**(E) STORIES: 1**  
**PROPOSED STORIES: 1**

**Area 7 -**  
**T.I.: 5,117 SF**  
**(E) HEIGHT: 26' - 0"**  
**PROPOSED HEIGHT: 26' - 0"**  
**(E) STORIES: 1**  
**PROPOSED STORIES: 1**

**Area 3 -**  
**(E) TO REMAIN: 29,086 SF**  
**(E) HEIGHT: 46' - 0"**  
**(E) STORIES: 1**

**Area 15 -**  
**(E) TO REMAIN: 2,858 SF**  
**(E) HEIGHT: 28' - 0"**  
**(E) STORIES: 1**

**Area 14 -**  
**T.I.: 4,311 SF**  
**(E) HEIGHT: 28' - 0"**  
**PROPOSED HEIGHT: 45' - 0"**  
**(E) STORIES: 1**  
**PROPOSED STORIES: 2**

**Area 11 -**  
**T.I.: 83,790 SF**  
**(E) HEIGHT: 46' - 0"**  
**(E) STORIES: 1**

**Area 8 -**  
**(E) TO REMAIN: 2,990 SF**  
**(E) HEIGHT: 26' - 0"**  
**(E) STORIES: 1**

**Area 5 -**  
**NEW: 1,293 SF**  
**PROPOSED HEIGHT: 28' - 0"**  
**PROPOSED STORIES: 1**

**Area 13 -**  
**T.I.: 12,603 SF**  
**(E) HEIGHT: 27' - 0"**  
**PROPOSED HEIGHT: 45' - 0"**  
**(E) STORIES: 1**  
**PROPOSED STORIES: 2**





**Area 10 -**  
**T.I.: 1,890 SF**  
**(E) HEIGHT: 42' - 9"**  
**PROPOSED HEIGHT: 42' - 9"**  
**(E) STORIES: 2**  
**PROPOSED STORIES: 2**

**Area 6 -**  
**NEW: 397 SF**  
**PROPOSED HEIGHT: 28' - 0"**  
**PROPOSED STORIES: 1**

**Area 9 -**  
**NEW: 600 SF**  
**PROPOSED HEIGHT: 14' - 0"**  
**PROPOSED STORIES: 1**

**Area 1 -**  
**(E) TO REMAIN: 5,104 SF**  
**(E) HEIGHT: 30' - 6"**  
**(E) STORIES: 2**

#### BUILDING GROSS AREA

-  (E) TO REMAIN
-  NEW ADDITION
-  T.I.
-  T.I. DEMO / NEW

GROSS BUILDING AREA 1ST FLOOR	
INTERVENTION TYPE	AREA
(E) TO REMAIN	46,086 SF
NEW ADDITION	48,464 SF
T.I.	116,593 SF
T.I. DEMO / NEW	87,187 SF
TOTAL	297,327 SF

**1 GROSS BUILDING AREA PLAN - 1ST FLOOR**  
 1" = 30'-0"

0' 15' 30' 60' 120'  
 SCALE: 1" = 30'



**PARCEL 1:**  
 That portion of 102 Street as vacated by ordinance No. 87408 of the City of Los Angeles, included in the Lot 3 of Tract No. 13038, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 254, Page 20 of Maps, in the office of the County recorder of said County.

**PARCEL 2:**  
 Lot 1 of Tract No. 12257, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 226, page 29 and 30 of Maps, in the office of the County recorder of said County.

**PARCEL 3:**  
 Lots 60 to 70 inclusive of Tract No. 1513, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 20, page 77 of maps, in the County of the County Recorder of said County.

**GROSS BUILDING AREA PLAN - 1ST FLOOR**  
**KONOIKE- MAUST COMPANY**  
**COLD STORAGE FREEZER ADDITION - REMODEL**  
 1420 COIL AVENUE  
 WILMINGTON, CA 90744

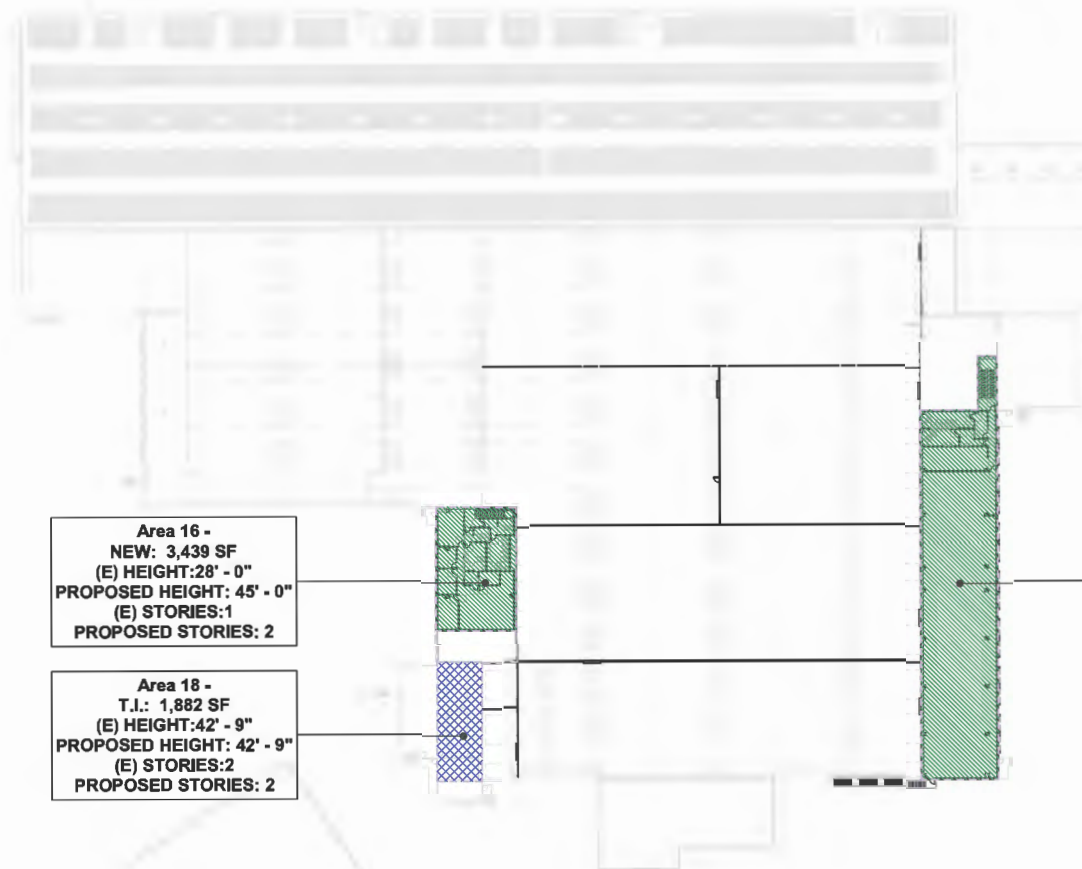
Job No. 5830  
 2022.11.28

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**T1.50**





**Area 16 -**  
**NEW: 3,439 SF**  
**(E) HEIGHT: 28' - 0"**  
**PROPOSED HEIGHT: 45' - 0"**  
**(E) STORIES: 1**  
**PROPOSED STORIES: 2**

**Area 18 -**  
**T.I.: 1,882 SF**  
**(E) HEIGHT: 42' - 9"**  
**PROPOSED HEIGHT: 42' - 9"**  
**(E) STORIES: 2**  
**PROPOSED STORIES: 2**

**Area 17 -**  
**NEW: 10,500 SF**  
**(E) HEIGHT: 27' - 0"**  
**PROPOSED HEIGHT: 45' - 0"**  
**(E) STORIES: 1**  
**PROPOSED STORIES: 2**

**1 GROSS BUILDING AREA - 2ND FLOOR**  
 1" = 30'-0"

**BUILDING GROSS AREA**

- NEW ADDITION
- T.I.

GROSS BUILDING AREA 2ND FLOOR	
INTERVENTION TYPE	AREA
NEW ADDITION	10,500 SF
T.I.	1,882 SF
<b>TOTAL</b>	<b>12,382 SF</b>

0' 15' 30' 45' 60' 75' 90' 105' 120'  
 SCALE: 1" = 30'



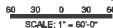
**LEGAL DESCRIPTION**  
**PARCEL 1:**  
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**Parcel 2:**  
 Lot 1 of Tract No. 12257, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 228, page 29 and 30 of Maps, in the office of the County recorder of said County.  
**Parcel 3:**  
 Lots 80 to 70 inclusive of Tract No. 1513, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 20, page 77 of maps, in the County of the County recorder of said County.

**GROSS BUILDING AREA PLAN - 2ND FLOOR**  
**KONOIKE- MAUST COMPANY**  
**COLD STORAGE FREEZER ADDITION - REMODEL**  
 1420 COIL AVENUE  
 WILMINGTON, CA 90744

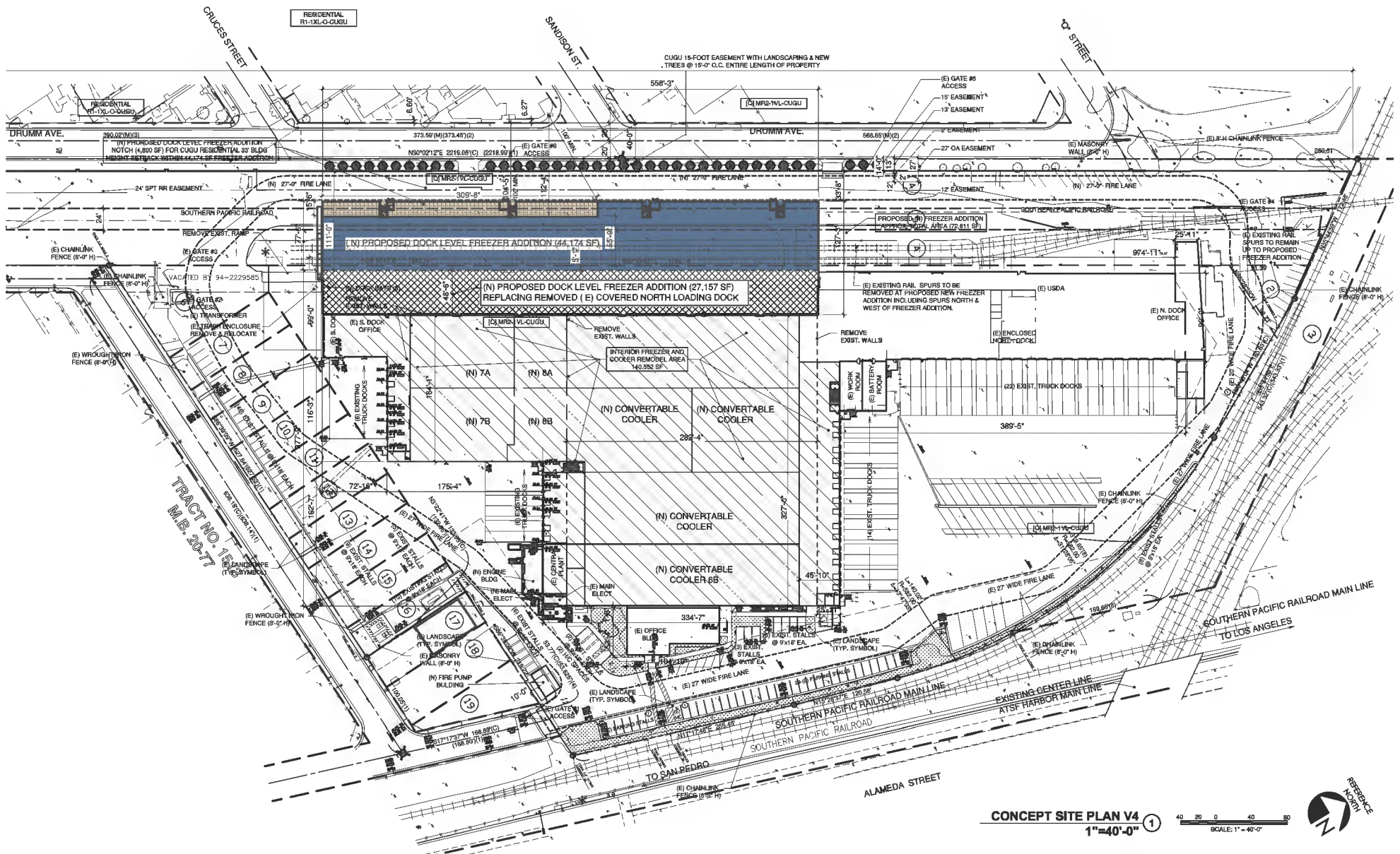
Job No. 5830  
 2022.11.28  
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**T1.51**

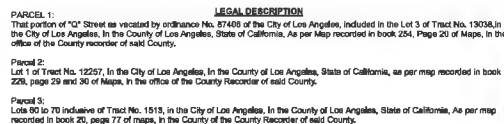


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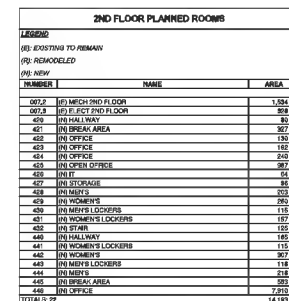


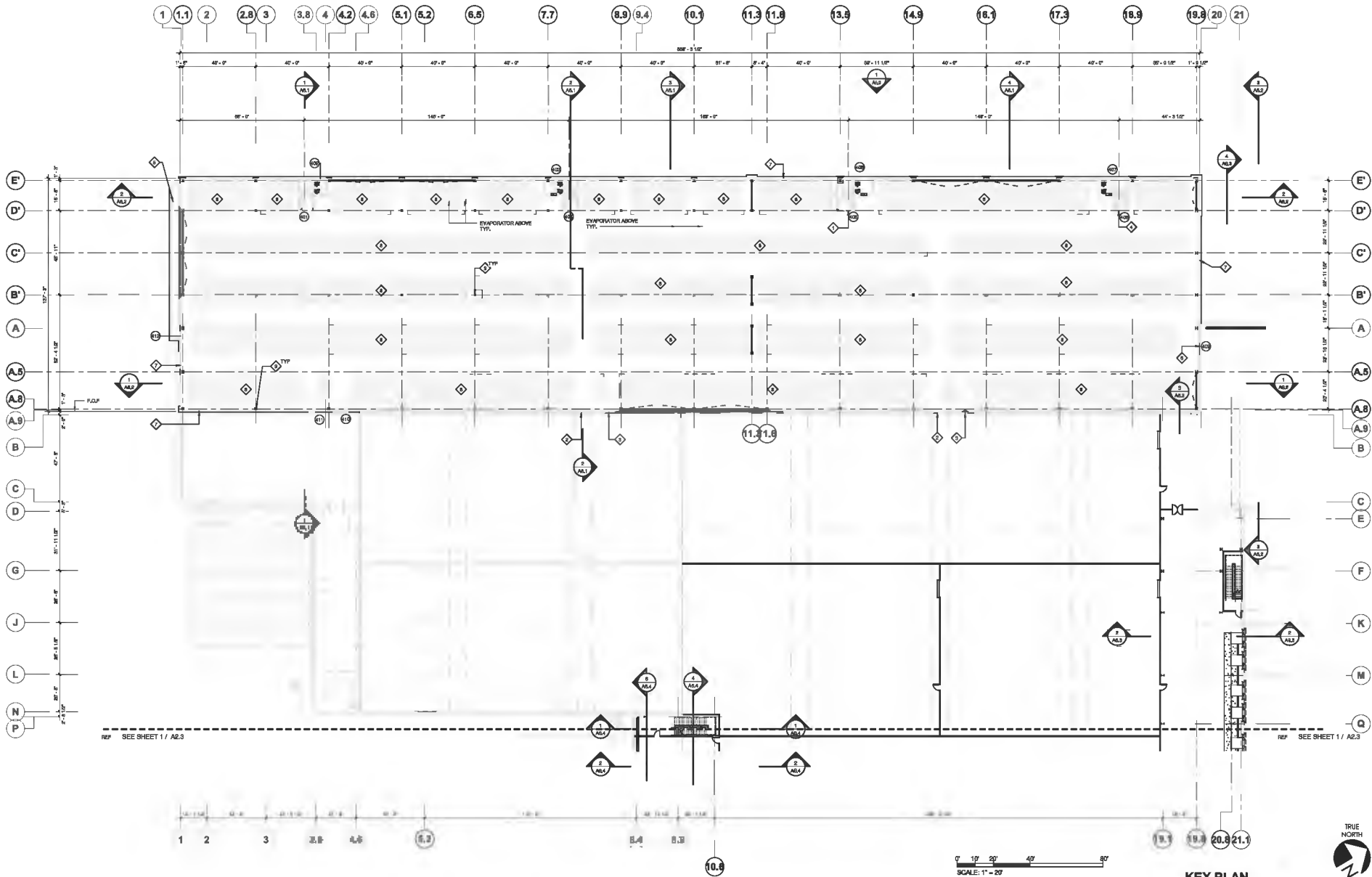


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ARCHITECTS ENGINEERS



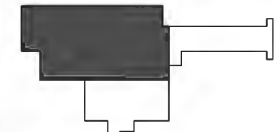


#### KEYNOTES

- ◇ FIRE ACCESS DOOR
- ◇ ROLL-UP DOOR TO REFRIG.
- ◇ DOOR TO REFRIG.
- ◇ FIRE ACCESS AND FIRE DOOR
- ◇ CAST-IN PLACE CONCRETE RAMP
- ◇ OVERHEAD PAVED CEILING DOOR
- ◇ INSULATED METAL WALL PANELS
- ◇ STORAGE RACK - TAGS BY OTHERS
- ◇ STRUCTURAL STEEL COLUMN



#### KEY PLAN



#### 1 PARTIAL FLOOR PLAN 01



**LEGAL DESCRIPTION**

**PARCEL 1:**  
That portion of "G" Street as vacated by ordinance No. 87408 of the City of Los Angeles, included in the Lot 3 of Tract No. 12698, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 294, page 23 of Maps, in the office of the County recorder of said County.

**PARCEL 2:**  
Lot 1 of Tract No. 12237, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 228, page 29 and 30 of Maps, in the office of the County recorder of said County.

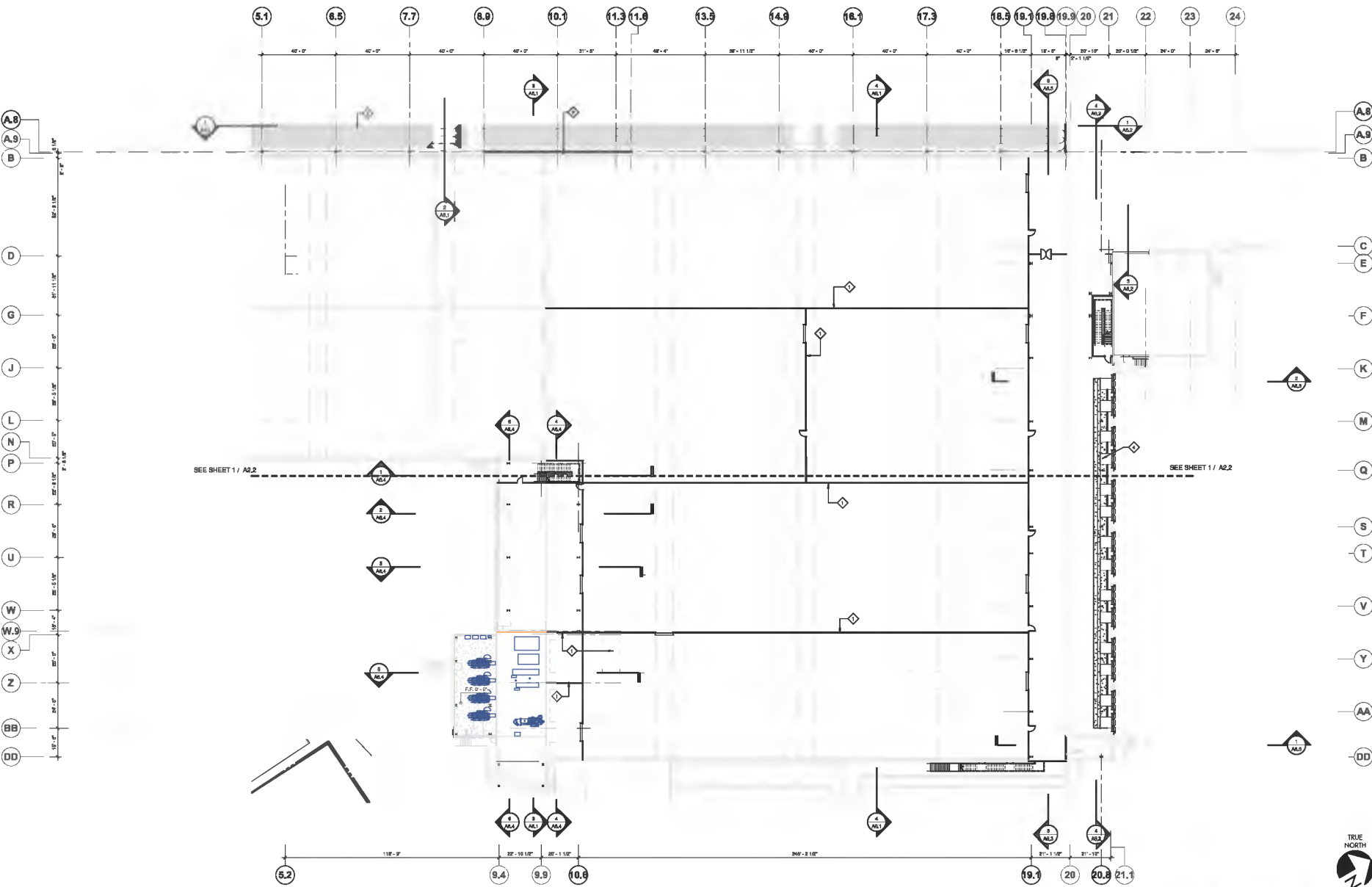
**PARCEL 3:**  
Lots 60 to 70 inclusive of Tract No. 1513, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 20, page 77 of maps, in the County of the County Recorder of said County.

**PARTIAL FLOOR PLAN 01**  
**KONOIKE- MAUST COMPANY**  
**COLD STORAGE FREEZER ADDITION - REMODEL**  
1420 COIL AVENUE  
WILMINGTON, CA 90744

Job No. 5830  
2022.11.28

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# A2.2



- KEYNOTES**
- ◆ INSULATED METAL WALL PANELS BY OTHERS
  - ◆ INSULATED METAL WALL PANELS
  - ◆ STORAGE RACK - CALL BY OTHERS
  - ◆ LOADING DOCK LEVELER



**KEY PLAN**



**1 PARTIAL FLOOR PLAN 02**  
1"=20'0"



**LEGAL DESCRIPTION**

**PARCEL 1:**  
That portion of "G" Street as vacated by Ordinance No. 87408 of the City of Los Angeles, included in the Lot 3 of Tract No. 13026, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in book 254, Page 20 of Maps, in the office of the County Recorder of said County.

**PARCEL 2:**  
Lot 1 of Tract No. 12257, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 228, page 29 and 30 of Maps, in the office of the County Recorder of said County.

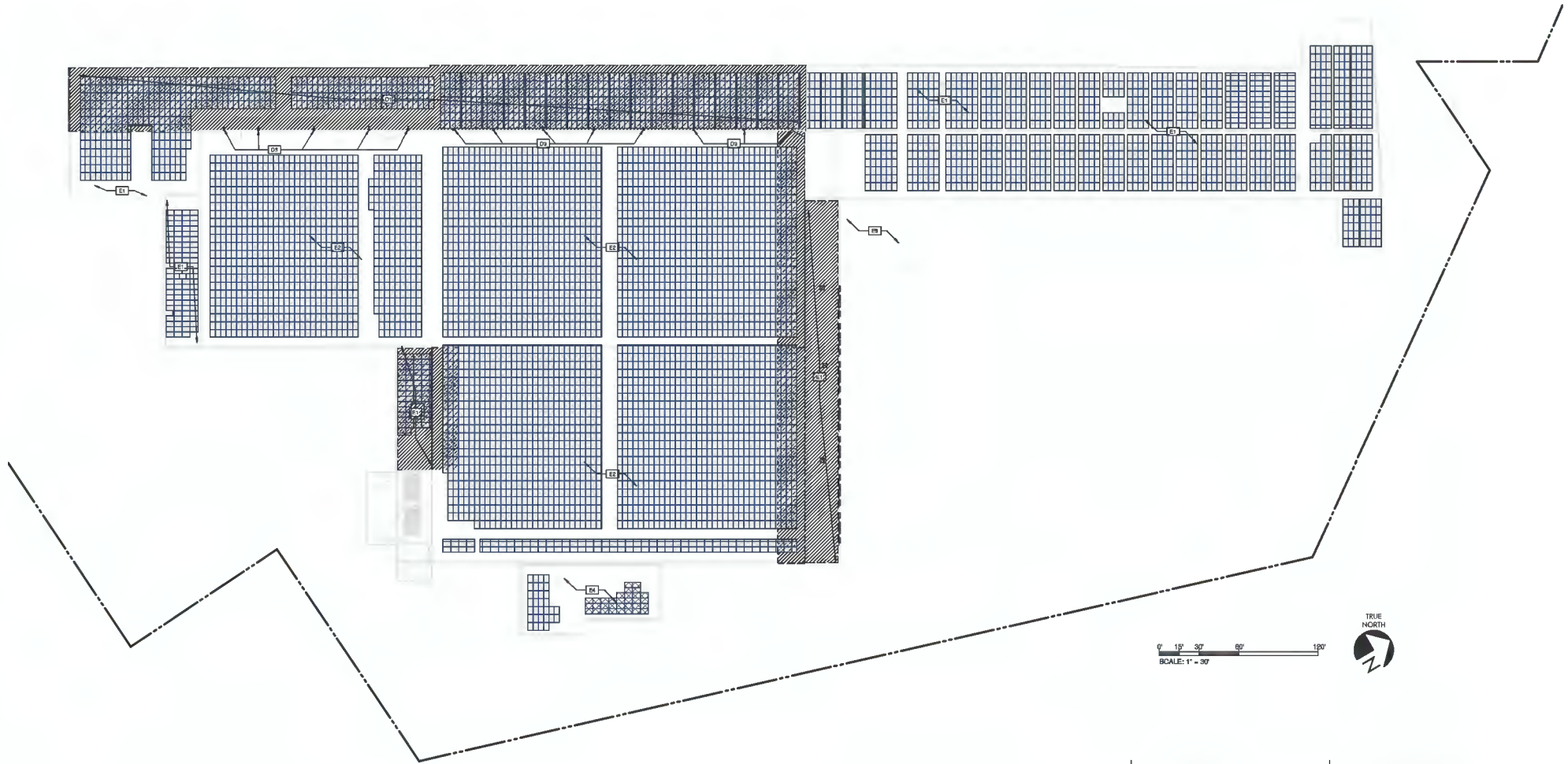
**PARCEL 3:**  
Lots 60 to 70 inclusive of Tract No. 15113, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 20, page 77 of Maps, in the County of the County Recorder of said County.

**PARTIAL FLOOR PLAN 02**  
**KONOIKE- MAUST COMPANY**  
**COLD STORAGE FREEZER ADDITION - REMODEL**  
1420 COIL AVENUE  
WILMINGTON, CA 90744

Job No. 5830  
2022.11.28  
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**A2.3**





#### DEMO KEYNOTES

- D1** DEMO EXISTING DOCK ROOF, REMOVE PV PANELS AND RELOCATE PIPES AS REQD.
- D2** DEMO EXISTING FRIGIDESH ROOF, REMOVE PV PANELS AND RELOCATED PIPES AS REQD.
- D3** ROOF DRAIN SYSTEM TO BE REPLACED.

#### EXISTING KEYNOTES

- E1** EXISTING DOCK ROOF TO REMAIN, PV PANELS REMOVAL, T.S.D.
- E2** EXISTING COLD STORAGE ROOF TO REMAIN, PV PANELS REMOVAL, T.S.D.
- E3** EXISTING ROOF & ROOFTOP EQUIPMENT TO REMAIN
- E4** EXISTING OFFICE ROOF TO REMAIN

**LEGAL DESCRIPTION**  
 PARCEL 1:  
 That portion of "Q" Street as vacated by ordinance No. 87408 of the City of Los Angeles, included in the Lot 3 of Tract No. 13038, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 254, Page 20 of Maps, in the office of the County recorder of said County.

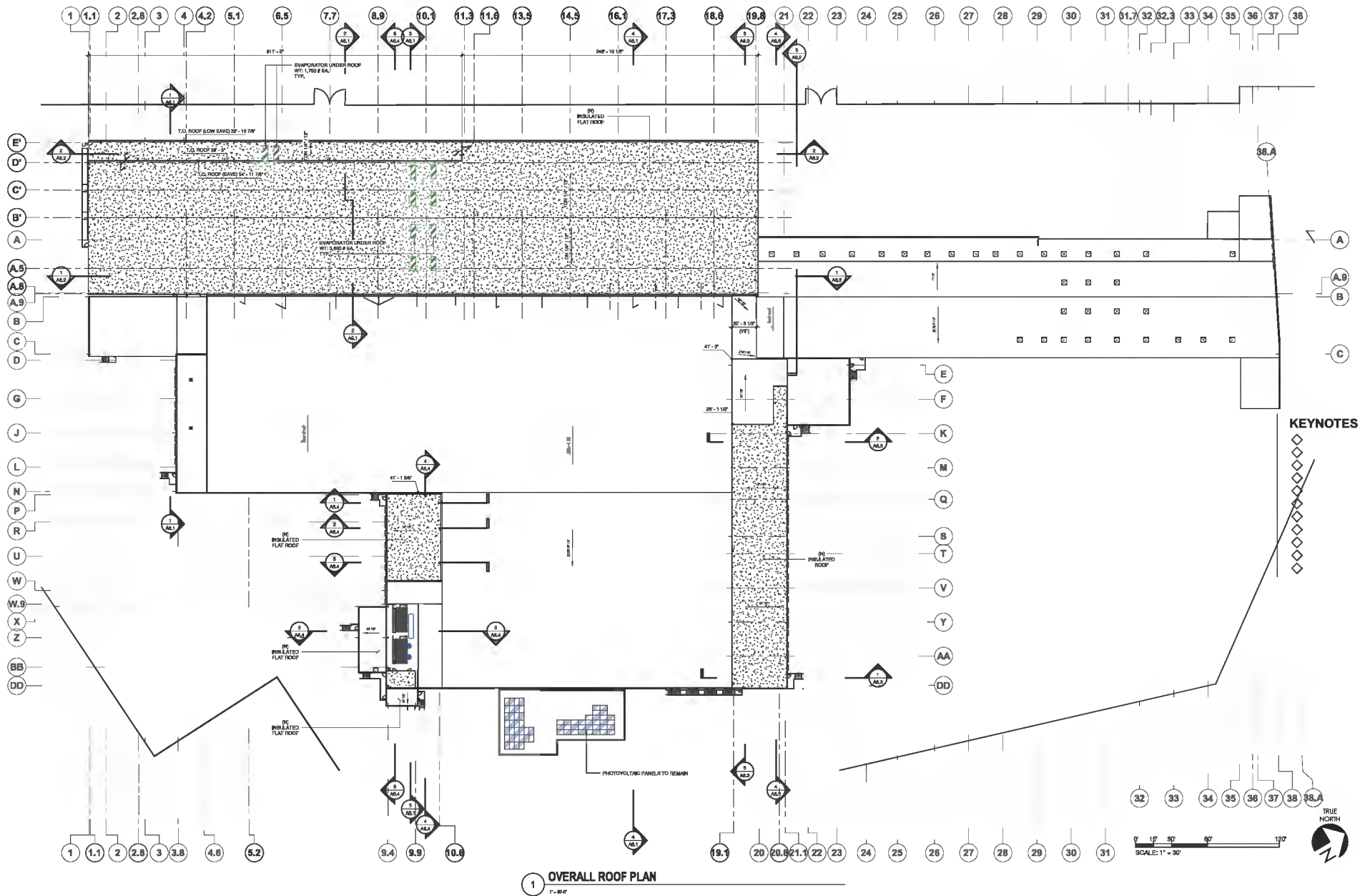
Parcel 2:  
 Lot 1 of Tract No. 12257, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 228, page 29 and 30 of Maps, in the office of the County Recorder of said County.

Parcel 3:  
 Lots 60 to 70 inclusive of Tract No. 1513, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 20, page 77 of maps, in the County of the County Recorder of said County.

**ROOF DEMOLITION PLAN**  
**KONOIKE- MAUST COMPANY**  
**COLD STORAGE FREEZER ADDITION - REMODEL**  
 1420 COIL AVENUE  
 WILMINGTON, CA 90744

Job No. 5830  
 2022.11.28

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## Attachment B

### VMT Calculator Sheets & Results

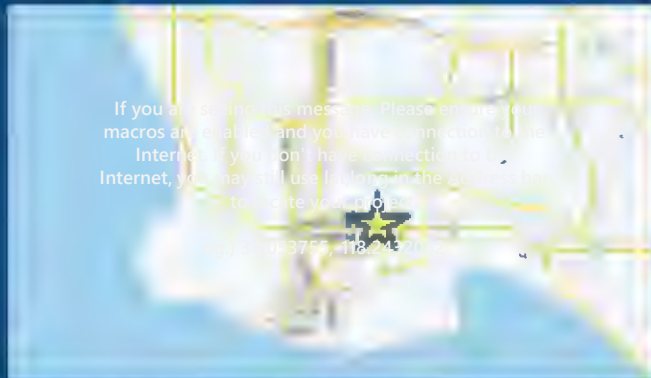
# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project: Cold Storage  
Scenario: [www](#)  
Address: 1420 N COIL AVE, 90744 [Q](#)



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☒ Yes ☐ No

## Existing Land Use

Land Use Type	Value	Unit
Industrial   Warehousing/Self-Storage	221,496	ksf
Industrial   Warehousing/Self-Storage	221,496	ksf

[Click here to add a single custom land use type \(will be included in the above list\)](#)

## Proposed Project Land Use

Land Use Type	Value	Unit
Industrial   Warehousing/Self-Storage	281,899	ksf
Industrial   Warehousing/Self-Storage	281,899	ksf

[Click here to add a single custom land use type \(will be included in the above list\)](#)

## Project Screening Summary

Existing Land Use	Proposed
533 Daily Vehicle Trips	676 Daily Vehicle Trips
4,644 Daily VMT	5,887 Daily VMT

### Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

### Tier 2 Screening Criteria

The net increase in daily trips < 250 trips 143  
Net Daily Trips

The net increase in daily VMT ≤ 0 1,243  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 0.000  
ksf

**The proposed project is not required to perform VMT analysis.**



# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



## Project Information

Project: Cold Storage  
 Scenario:  
 Address: 1420 N COIL AVE, 90744



If you are using this map, please ensure your macros are enabled and you are connected to the Internet. If you don't have a connection to the Internet, you may still use a map of the Area of Interest to locate your project.

Phone: 310-537-5118

Proposed Project Land Use Type	Value	Unit
Industrial   Warehousing/Self-Storage	281,899	ksf

## TDM Strategies

Select each section to show individual strategies  
 Use ☒ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

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

**A** **Parking**

Reduce Parking Supply ☐ city code parking provision for the project site  
☐ actual parking provision for the project site  
☐ Proposed Prj ☐ Mitigation

Unbundle Parking ☐ monthly parking cost (dollar) for the project site  
☐ Proposed Prj ☐ Mitigation

Parking Cash-Out ☐ percent of employees eligible  
☐ Proposed Prj ☐ Mitigation

Price Workplace Parking  daily parking charge (dollar)  
☐ percent of employees subject to priced parking  
☐ Proposed Prj ☐ Mitigation

Residential Area Parking Permits  cost (dollar) of annual permit  
☐ Proposed Prj ☐ Mitigation

**B** **Transit**

**C** **Education & Encouragement**

**D** **Commute Trip Reductions**

**E** **Shared Mobility**

**F** **Bicycle Infrastructure**

**G** **Neighborhood Enhancement**

## Analysis Results

Proposed Project	With Mitigation
<b>676</b> Daily Vehicle Trips	<b>676</b> Daily Vehicle Trips
<b>5,887</b> Daily VMT	<b>5,887</b> Daily VMT
<b>N/A</b> Household VMT per Capita	<b>N/A</b> Household VMT per Capita
<b>N/A</b> Work VMT per Employee	<b>N/A</b> Work VMT per Employee
<b>0</b> Retail VMT	<b>0</b> Retail VMT
<b>Significant VMT Impact?</b>	
<b>Household: N/A</b> Threshold = 9.2 15% Below APC	<b>Household: N/A</b> Threshold = 9.2 15% Below APC
<b>Work: N/A</b> Threshold = 12.3 15% Below APC	<b>Work: N/A</b> Threshold = 12.3 15% Below APC

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: December 1, 2022

Project Name: Cold Storage

Project Scenario:

Project Address: 1420 N COIL AVE, 90744



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	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	0.000	ksf
	Restaurant	0.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	0.000	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	281.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

Project and Analysis Overview

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: December 1, 2022

Project Name: Cold Storage

Project Scenario:

Project Address: 1420 N COIL AVE, 90744



Version 1.3

Analysis Results			
Total Employees: 93			
Total Population: 0			
Proposed Project		With Mitigation	
676	Daily Vehicle Trips	676	Daily Vehicle Trips
5,887	Daily VMT	5,887	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: Harbor			
Impact Threshold: 15% Below APC Average			
Household = 9.2			
Work = 12.3			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 9.2	N/A	Household > 9.2	N/A
Work > 12.3	N/A	Work > 12.3	N/A

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: December 1, 2022

Project Name: Cold Storage

Project Scenario:

Project Address: 1420 N COIL AVE, 90744



Version 1.3

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



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: December 1, 2022

Project Name: Cold Storage

Project Scenario:

Project Address: 1420 N COIL AVE, 90744



Version 1.3

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: December 1, 2022

Project Name: Cold Storage

Project Scenario:

Project Address: 1420 N COIL AVE, 90744



Version 1.3

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	Employees participating (%)	0%	0%
		Type of program	0	0
		Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	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: December 1, 2022

Project Name: Cold Storage

Project Scenario:

Project Address: 1420 N COIL AVE, 90744



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
<b>Bicycle Infrastructure</b>	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)	0	0
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
<b>Neighborhood Enhancement</b>	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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: December 1, 2022  
 Project Name: Cold Storage  
 Project Scenario:  
 Project Address: 1420 N COIL AVE, 90744



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy

Place type: Suburban

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: December 1, 2022

Project Name: Cold Storage

Project Scenario:

Project Address: 1420 N COIL AVE, 90744



Version 1.3

### TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Suburban

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
<b>Bicycle Infrastructure</b>	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Neighborhood Enhancement</b>	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

### Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
<b>COMBINED TOTAL</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>MAX. TDM EFFECT</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

= Minimum (X%, 1-[(1-A)\*(1-B)...])  
where X%=

<b>PLACE</b>	urban	75%
<b>TYPE</b>	compact infill	40%
<b>MAX:</b>	suburban center	20%
	suburban	15%

Note: (1-[(1-A)\*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: December 1, 2022

Project Name: Cold Storage

Project Scenario:

Project Address: 1420 N COIL AVE, 90744



Version 1.3

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	10.9	0	0
Home Based Other Production	0	0.0%	0	7.8	0	0
Non-Home Based Other Production	142	-1.4%	140	8.5	1,207	1,190
Home-Based Work Attraction	133	-5.3%	126	11.4	1,516	1,436
Home-Based Other Attraction	285	-5.3%	270	7.1	2,024	1,917
Non-Home Based Other Attraction	142	-1.4%	140	9.6	1,363	1,344

### MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	0	0	0.0%	0	0
Home Based Other Production	0.0%	0	0	0.0%	0	0
Non-Home Based Other Production	0.0%	140	1,190	0.0%	140	1,190
Home-Based Work Attraction	0.0%	126	1,436	0.0%	126	1,436
Home-Based Other Attraction	0.0%	270	1,917	0.0%	270	1,917
Non-Home Based Other Attraction	0.0%	140	1,344	0.0%	140	1,344

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 0

Total Employees: 93

APC: Harbor

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
Total Home Based Production VMT	0	0
Total Home Based Work Attraction VMT	1,436	1,436
Total Home Based VMT Per Capita	N/A	N/A
Total Work Based VMT Per Employee	N/A	N/A



## VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term “City” as used below shall refer to the City of Los Angeles. The terms “City” and “Fehr & Peers” as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

**VMT Calculator Application for the City of Los Angeles.** The City’s consultant calibrated the VMT Calculator’s parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator’s accuracy in estimating VMT in such other locations.

**Limited License to Use.** This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

**Ownership.** You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

**Warranty Disclaimer.** In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED “as is” WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

**Limitation of Liability.** It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the

VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

You, the User	
By:	_____
Print Name:	_____
Title:	_____
Company:	_____
Address:	_____
Phone:	_____
Email Address:	_____
Date:	_____