

Appendix C

1. Historic Resources Report

676 S. Mateo Street
Los Angeles, California



Historical Resource Technical Report

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EXECUTIVE SUMMARY

The purpose of this report was to determine if a proposed project (the Project) in the Central City North Community Plan Area of the City of Los Angeles would directly or indirectly impact any historical resources subject to the California Environmental Quality Act (CEQA). Although archaeological sites may be considered historical resources if they are listed or eligible for listing in the California Register of Historical Resources, this report was limited to historical resources that are part of the built environment.

The Project involves one parcel bounded by 660 S. Mateo Street and 661 S. Imperial Street to the north, S. Imperial Street to the east, S. Mateo Street to the west, and 684 S. Mateo Street to the south. The Project site is comprised of one industrial building, 676 S. Mateo Street, and a surface parking lot. The Project involves demolishing this existing building and constructing an eight-story mixed-use building.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as appropriate. As the Project involves new construction, GPA established a study area to account for impacts on historical resources identified in the vicinity. The study area includes the Project site and parcels immediately adjacent to or opposite from the Project site. Parcels beyond this study area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting.

The existing building on the Project site is not a potential historical resource due to a lack of age and architectural character – in addition to the fact that it is not currently listed under national, state, or local landmark or historic district programs and is not included as significant in any historic resource surveys of the Central City North Community Plan Area. SurveyLA, the citywide historical resources survey of Los Angeles, identified the Project site as just outside of the boundaries of the potential Downtown Los Angeles Industrial Historic District (Historic District). There are two contributing buildings to the west of the Project site within the study area. One of these contributing buildings, the National Biscuit Company Building (1820 E. Industrial Street), is listed as a Los Angeles Historic-Cultural Monument. The other, the Toy Factory Lofts (1855 E. Industrial Street), was individually identified by SurveyLA as appearing eligible for listing under national, state, and local landmark programs.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired. As the existing building on the Project site that would be removed is not a historical resource, the Project would have no direct impacts on historical resources.

The indirect impacts the Project could have on the identified historical resources in the study area were also analyzed. It was concluded that the Project would have a less than significant impact on the historical resources, namely the Historic District, National Biscuit Company Building, and Toy Factory Lofts. The new building would introduce a new visual element to the vicinity of these historical resources; however, the Project would not result in a substantial adverse change to the immediate surroundings of these historical resources to the degree that



they would no longer be eligible for listing under national, state, or local landmark or historic district programs. All three would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation is required or recommended.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed development project (the Project) would impact historical resources. The Project involves one parcel bounded by two parcels to the north, 660 S. Mateo Street and 661 S. Imperial Street, S. Imperial Street to the east, S. Mateo Street to the west, and one parcel to the south, 684 S. Mateo Street (see Figure 1). The Project site is located in the Central City North Community Plan Area, and is comprised of one industrial building, 676 S. Mateo Street, and a surface parking lot. The Project would involve the demolition of the existing building and the construction of an eight-story mixed-use building.



Figure 1: Location of Project site

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with CEQA. Emily Rinaldi and Audrey von Ahrens were responsible for the preparation of this report. They fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached in Appendix A.

1.2 Methodology

To identify potential historical resources and assess potential project impacts, GPA performed the following tasks:

1. Conducted a field inspection of the Project site and vicinity to determine the scope of the study. As the Project involves new construction, the study area was identified as the Project site and parcels immediately adjacent to or opposite from the Project site (see Figure 2). The study area includes 10 parcels including the Project site. Some parcels are developed with one or more buildings or structures while others remain vacant or undeveloped. The study area boundary follows the outermost boundaries of the adjacent parcels to the north, south, east, and west. The parcel to the northwest of the Project site has a curved northern boundary, which is why the study area boundary is curved. Multiple parcels to the southeast of the Project site were recently combined into one parcel and the buildings demolished. It is the site of a new seven-story mixed-use building currently under construction.

This study area was established to account for impacts on historical resources in the vicinity. Parcels beyond this study area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting. The buildings and streets immediately surrounding the Project site create a geographic and visual separation between the parcels beyond the study area and the Project site. The Project site therefore cannot be reasonably considered part of the environmental setting of historical resources beyond the study area due to this intervening space.



Figure 2: Project site and study area



2. Requested a records search from the South Central Coastal Information Center to determine whether or not the Project site contains any properties that are currently listed under national, state, or local landmark or historic district programs and whether or not any properties have been previously identified or evaluated as potential historical resources. This involved a review of the California Historical Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities.

This research revealed that while there are no buildings on the Project site included in CHRIS, one archeological resource, a segment of the Zanja Madre (1884-1888), could potentially have been located on or adjacent to the Project site. Although archaeological sites may be considered historical resources if they are listed or eligible for listing in the California Register of Historical Resources, this report was limited to historical resources that are part of the built environment.

3. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any listed historical resources were located on the Project site or within the study area. One historical resource within the study area is listed as a Los Angeles Historic-Cultural Monument: the National Biscuit Company Building (HCM No. 888) at 1820 E. Industrial Street.

GPA also consulted the SurveyLA findings for the Central City North Community Plan Area to determine if any buildings or parcels within the study area were identified as potential historical resources. Although the Project site is not within the boundaries, a portion of the study area was identified as being within the boundaries of the Downtown Los Angeles Industrial Historic District (Historic District). SurveyLA identified the Historic District as appearing eligible for listing in the National Register of Historic Places and California Register of Historical Resources as well as for local designation. Of the ten buildings or vacant parcels in the study area, two are located within the boundaries of the Historic District. SurveyLA identified the buildings on these parcels as contributing to the significance of the Historic District (see Figure 3). One contributing building is 1855 E. Industrial Street (the Toy Factory Lofts) and the other is the National Biscuit Company Building. The Toy Factory Lofts was also individually identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation. A description of these two buildings and their evaluations can be found in Section 3.2.

The existing building on the Project site and the other seven parcels in the study area located outside the boundaries of the Historic District were eliminated from further analysis as potential historical resources. Based upon GPA's field inspection and research, they do not appear to meet the eligibility standards for the Early Industrial Development Theme formulated for the *Los Angeles Citywide Historic Context Statement* due to a lack of age, architectural character, and/or physical integrity (see Table 2 in Section 3.1, Description of Project Site and Study Area). None are currently listed under national, state, or local landmark or historic district programs and are not included as significant in any historic resource surveys of the area, including SurveyLA.



The addresses associated with the two contributing buildings within the Historic District, the Project site, and the other buildings and vacant parcels in the study area located outside the boundaries of the Historic District, are listed in Table 1 below.

Table 1: Parcels in Study Area					
	APN	ADDRESS	OTHER ASSOCIATED ADDRESSES	YEAR BUILT	HISTORIC DISTRICT STATUS
1	5163-020-021	676 S. Mateo Street (Project site)	668 S. Mateo Street 672 S. Mateo Street 678 S. Mateo Street 669 S. Imperial Street 675 S. Imperial Street 677 S. Imperial Street	1978	N/A
2	5164-020-028	684 S. Mateo Street	688 S. Mateo Street 683 S. Imperial Street 687 S. Imperial Street	1985	N/A
3	5164-021-016	1820 E. Industrial Street (HCM No. 888)	1850 E. Industrial Street 1830 E. Industrial Street	1925	Contributing
4	5164-012-147	1855 E. Industrial Street	N/A	1923	Contributing
5	5164-020-001	656 S. Mateo Street	N/A	Vacant	N/A
6	5164-020-002	660 S. Mateo Street	N/A	Vacant	N/A
7	5164-020-003	664 S. Mateo Street	N/A	Vacant	N/A
8	5164-020-023	661 S. Imperial Street	659 S. Imperial St Street	1985	N/A
9	5164-019-029	667 S. Santa Fe Avenue	655 S. Santa Fe Avenue 657 S. Santa Fe Avenue 663 S. Santa Fe Avenue 660 S. Imperial Street 664 S. Imperial Street 668 S. Imperial Street 670 S. Imperial Street 1530 E. Jesse Street	1996	N/A
10	5164-019-031	695 S. Santa Fe Avenue	675 S. Santa Fe Avenue 679 S. Santa Fe Avenue 683 S. Santa Fe Avenue 684 S. Imperial Street 2043 E. 7 th Street 2045 E. 7 th Street 2051 E. 7 th Street 2059 E. 7 th Street	Vacant	N/A

- Reviewed and analyzed the conceptual plans and related documents to determine if the Project would have an indirect impact on the identified historical resources as defined by CEQA (See Appendix C for the Entitlement Submittal).



2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National Register, California Register, and local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "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."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.



Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁶

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁷ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁸

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.⁹

⁵ *National Register Bulletin #15*, 44-45.

⁶ *Ibid*, 5.

⁷ Title 36 Code of Federal Regulations Part 60.3(d).

⁸ *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.



2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹⁰

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹¹

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity,

⁹ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

¹⁰ Public Resources Code §5024.1 (a).

¹¹ Public Resources Code §5024.1 (d).



there is the expectation that properties reflect their appearance during their period of significance.¹²

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹³

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- 3S** Appears eligible for National Register as an individual property through survey evaluation.

¹² Public Resources Code §4852.

¹³ Public Resources Code §5024.1.



- 3CS** Appears eligible for the California Register as an individual property through survey evaluation.
- 3D** Appears eligible for National Register as a contributor to a National Register eligible district through survey evaluation.
- 3CD** Appears eligible for California Register as a contributor to a California Register eligible district through a survey evaluation.
- 5S1** Individual property that is listed or designated locally.
- 5D3** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 6Z** Found ineligible for NR, CR, or Local designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁴ in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. The three criteria for HCM designation are stated below:

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state or local history; or
3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

2.4 Los Angeles Historic Preservation Overlay Zone Ordinance

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. A HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of a HPOZ are:

1. 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

¹⁴ Los Angeles Administrative Code §22.171 of Article 1, Chapter 9, Division 22.



2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. 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.

3. ENVIRONMENTAL SETTING

3.1 Description and History of the Project Site and Study Area

The Project is comprised of one parcel bounded by two parcels to the north, 660 S. Mateo Street and 661 S. Imperial Street, S. Imperial Street to the east, S. Mateo Street to the west, and one parcel to the south, 684 S. Mateo Street (see Figure 1). The topography of the Project site is generally flat. S. Mateo Street and S. Imperial Street are both two-lane thoroughfares with two-way traffic. The surrounding parcels are mostly developed with low-to-mid-rise industrial buildings constructed between the 1920s through the 1990s.¹⁵ Other parcels remain undeveloped and are currently being used as surface parking lots. There is also a new seven-story mixed-use building with 320 live-work units and 20,000 square feet of ground floor retail space currently being constructed on a parcel directly east of the Project site, across S. Imperial Street. The Project site is located to the east of the National Biscuit Company Building at 1820 E. Industrial Street, which is listed as HCM No. 888, and the Toy Factory Lofts at 1855 E. Industrial Street. The Project site is also adjacent to the eastern boundary of the Downtown Los Angeles Industrial Historic District. Within the study area, there are two contributing buildings, 1820 E. Industrial Street (National Biscuit Company Building) and 1855 E. Industrial Street (Toy Factory Lofts). Both are mid-rise industrial buildings constructed in the 1920s.

The Project site is occupied by one building, 676 S. Mateo Street, and a surface parking lot (see Figures 4-5). 676 S. Mateo Street is an industrial building originally developed in 1978 by Adeco, Inc., a division of Coca-Cola, as a warehouse and office building. It is situated along the north, east, and west property lines with a surface parking lot to the south. The building is rectangular in plan and one story in height. It has a flat roof covered in rolled asphalt with a concrete parapet. The exterior is concrete. The main entrance is located on the south elevation near the southwest corner. It is recessed within an arched opening, which is covered by a metal security door. There are two secondary entrances on the south elevation with metal slab doors. There are also secondary entrances on the east and west elevations. The entrance on the east elevation is recessed within an arched opening covered by a metal security door. The entrance on the west elevation is recessed within a rectangular opening also covered by a metal security door. There are single-light, fixed windows on the east, west, and south elevations. Some are covered with metal security bars, while others are covered with roll down metal shutters. There are four garage openings with roll down metal doors on the south elevation.

The Project site was first developed with six dwellings and associated outbuildings before 1900.¹⁶ Between 1900 and 1938, the majority of the residences on the site had been demolished except for one residence that remained to the southwest. A small group of industrial buildings were constructed on the northern portion of the site, and a small building was also constructed along the eastern portion of the site adjacent to S. Imperial Street. The rest of the property was used as a surface parking lot. By the mid-1950s, Star Truck & Warehouse Company used the site for truck maintenance, washing, and parking. In 1954, Star Truck constructed a new building in the center of the parcel that extended beyond the present-day property boundaries of the Project site. Between 1960 and 1967, the remaining dwelling on the southwest portion of the Project site was

¹⁵ Low-rise buildings are generally defined as 4 stories or lower, while mid-rise buildings are generally defined as 4 to 12 stories in height.

¹⁶ Adapted from Partner Engineering and Science, Inc., *Phase I Environmental Site Assessment Report*, April 22, 2016, ii.

demolished. In 1977, the Star Truck building was demolished, and 676 S. Mateo Street was subsequently constructed on the site in 1978.

As previously stated, the existing building on the Project site was eliminated from further analysis as a potential historical resource. Based upon GPA's field inspection and research, this building does not appear to meet the eligibility standards for the Early Industrial Development Theme formulated for the *Los Angeles Historic Context Statement* due to a lack of age, architectural character, and/or physical integrity (see Table 2 below). In addition, this building is not currently listed as a landmark at the local, state, or national levels and is not included as significant in any historic resource surveys of the area, including SurveyLA.

Table 2: Industrial Development 1850-1980	
Context: Industrial Development, 1850-1980	
Theme: Early Industrial Development, 1880-1945	
Property Type: Industrial	
Eligibility Standards	
<ul style="list-style-type: none"> • Dates from the period of significance • Is a rare surviving example of the type in the neighborhood or community • Represents a very early phase of industrial development in a neighborhood or area 	
Character Defining/Associative Features	
<ul style="list-style-type: none"> • May also be significant as a good example of an architectural style from its period and/or the work of a significant architect or builder • May also be significant for its association with early industrialists or industries • Retains most of the essential character-defining features from the period of significance 	
Integrity Considerations	
<ul style="list-style-type: none"> • Because of the rarity of the type there may be a greater degree of alterations or fewer extant features • Setting may have changed (surrounding buildings and land uses) • Should retain integrity of Location, Design and Feeling 	



Figure 4: Project site, looking west (GPA, 2017)



Figure 5: Project site, looking east (GPA, 2017)

3.2 Historical Resources in the Project Study Area

Although there are no historical resources located on the Project site, there are three historical resources located within the study area. One historical resource is the Downtown Los Angeles Industrial Historic District (see Figure 6). The Historic District has Status Codes of 3S, 3CS, and 5S3. Within the study area, there are two contributing buildings that are located within the boundaries of the Historic District. One of the contributing buildings is the National Biscuit Company Building. It has Status Codes of 3D, 3CD, 3S, 3CS, and 5S1. The second contributing building is the Toy Factory Lofts. It has Status Codes of 3S, 3D, 3CS, 3CD, 5S3, and 5D3.

The second historical resource is the National Biscuit Company Building. In addition to being a contributing building to the Historic District, the National Biscuit Company Building is individually listed as an HCM. This building's Status Codes are listed above.

The third historical resource is the Toy Factory Lofts. In addition to being a contributing building to the Historic District, this building was individually identified as appearing eligible for listing in the National Register and California Register as well as for local designation. Its Status Codes are listed above.

The National Biscuit Company Building, Toy Factory Lofts, and the boundaries of the Historic District are to the west of the Project site across S. Mateo Street; therefore, the new building proposed for the Project site would be across the street from these three historical resources. The Historic District, National Biscuit Company Building, and Toy Factory Lofts are pictured and described below. See Section 2.2 for the definitions of the Status Codes.



Downtown Los Angeles Industrial Historic District (Status Codes 3S, 3CS, 5S3)

A portion of the study area is located within the boundaries of the Historic District identified by SurveyLA in the historic resources survey of the Central City North Community Plan Area. The Historic District is located between the Alameda Street corridor and the Los Angeles River and is generally organized within a gridded street pattern with the exception of E. 4th Street, which runs diagonally northwest-southeast. The Historic District has an irregular boundary, but it is essentially bound by E. 1st Street to the north, Santa Fe Avenue and Mateo Street to the east, E. 7th Street to the south, and S. Alameda Street to the west. It is described as a predominantly industrial area, with buildings that vary in size, from modest industrial buildings to massive warehouses spanning full city blocks. Original buildings within the Historic District are typically vernacular or utilitarian in style and were constructed between 1900 and 1940. The Historic District contains 196 buildings, of which 104 (approximately 53 percent) have been evaluated as contributors; the remaining 92 buildings were evaluated as non-contributors due to alterations or construction outside the period of significance, which is noted as 1900-1940.

The Historic District was identified by SurveyLA as appearing eligible for listing in the National Register, California Register, and as an HPOZ at the local level of significance under Criterion A/1/1 for its association with the industrial development of Los Angeles. This area was the city's primary industrial center from the late nineteenth century through World War II. The Historic District's location adjacent to the railroad west of the Alameda Street corridor and the Southern Pacific Railroad (SFR) transcontinental railroad line spurred its initial industrial development beginning in the late nineteenth century. The construction of an SFR depot on the southwest corner of S. Alameda and E. 5th Streets was followed by the construction of an Atchison, Topeka, and Santa Fe Railroad (AT&SF) depot south of E. 1st Street in 1885, the AT&SF La Grande Station at the intersection of E. 2nd and Santa Fe Streets in 1893, and the AT&SF Railway Outbound Freight House (aka Santa Fe Freight Depot) in 1906. All of these buildings were constructed within or along the boundaries of the Historic District. By the beginning of the twentieth century, manufacturers, processing companies, and warehouses had located themselves within this area of Los Angeles in order to capitalize on the convenience of rail line proximity.

By the 1920s, the Historic District was firmly established as Los Angeles' industrial center. The City's 1922 re-zoning regulation furthered the construction of industrial facilities in this area by eliminating residential use in Downtown Los Angeles. Industrial uses evolved over time with a shift toward automotive manufacturing and transport as well as manufacturing of furniture, paint, chemical, paper, and plastic products in the 1950s, for example. Beginning in the 1960s, the area's identity as an industrial hub was fading due to the struggle to adapt new preferred technologies in manufacturing and transport, especially containerization. This was evinced by the growing number of vacant buildings in the area. During the 1970s, artists began moving into the Historic District as it provided an abundance of available and affordable space to live and work. With the implementation of the Artist-in-Residence Program in 1981 by the City of Los Angeles, residential use of previously defined industrial buildings was legitimized for artists. Since the official designation of the area as the Arts District in the mid-1990s and the passage of the Adaptive Reuse Ordinance in 1999, allowing the conversion of pre-1974 commercial and industrial buildings into residences, there have been numerous proposals for development within the area to address needs of the growing community.

Toy Factory Lofts (Status Codes 3S, 3D, 3CS, 3CD, 5S3, 5D3)

The Toy Factory Lofts is a vernacular industrial building with Neoclassical features developed by the Star Truck & Warehouse Company in 1924 (see Figure 7). It is located northwest of the Project site across S. Mateo Street. The building faces south onto E. Industrial Street and occupies the entire parcel. It is irregular in plan, and six stories in height with a two-story wing to the west. Its north elevation curves along what was once a railroad spur. The exterior is concrete. The main entrance is offset on the south elevation and comprised of glazed metal double doors within metal-and-glass infill. There are also multiple ground-floor storefronts on the south elevation comprised of metal-and-glass infill. The north, south, east, and west elevations have multi-light metal windows with operable double-hung or awning sashes. There is also a loading bay with a roll down metal door and two garage openings on the east elevation.



Figure 7: Toy Factory Lofts at 1855 E. Industrial Street, looking northeast (GPA, 2017)

National Biscuit Company Building (Status Codes 3D, 3CD, 3S, 3CS, 5S1)

The National Biscuit Company Building is listed as HCM No. 888. It was constructed in 1925 for the National Biscuit Company, later known as Nabisco, as their flagship bakery facility in the western United States.¹⁷ The Los Angeles Chamber of Commerce petitioned Nabisco to construct this manufacturing plant in Los Angeles as part of a campaign to encourage development in industrial areas across the city. Nabisco retained ownership of the building until the 1960s when it became a garment factory. In 2006, it was purchased by Linear City and converted into condominiums.

¹⁷ Los Angeles Conservancy, "The Arts District: History and Architecture in Downtown L.A.," Los Angeles Conservancy, 2013, accessed August 14, 2017, https://www.laconservancy.org/sites/default/files/files/documents/ArtsDistrict_Booklet_LR.pdf.



Figure 8: National Biscuit Company Building, looking northwest (GPA, 2017)

Eckel and Aldrich, a prominent architectural firm based in St. Joseph, Missouri, designed this building in the Beaux Arts style (see Figure 8). It is located to the west of the Project site across S. Mateo Street on the corner of S. Mateo and E. Industrial Streets. The building is seven stories in height with four rooftop penthouses and a one-story wing to the west. Three of the rooftop penthouses are located at three of the buildings four corners to the northwest, northeast, and southeast. The fourth penthouse is a contemporary rooftop addition setback from the north elevation constructed during the 2006 residential conversion. The exterior is primarily clad in brick with terra cotta trim. There are two entrances with terra cotta ornamental surrounds on the east elevation and a third entrance within a cast stone ornamental surround on the north elevation. Metal-and-glass storefront infill has been inserted into the four loading docks on the north elevation. There are multi-light metal windows with operable pivot sash on the north, south, east, and west elevations as well as on three of the penthouses and the one-story wing.

The National Biscuit Company Building is significant in the context of the history of industrial development in Los Angeles for its association with Nabisco, an industrial giant, and in the context of architecture as an excellent example of Beaux Arts style architecture.

4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies "substantial adverse change" as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is "materially impaired" when a project:

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

The following factors are set forth in the City of Los Angeles' "L.A. CEQA Thresholds Guide," which states that a project would normally have a significant impact on a historical resource if it would result in a substantial adverse change in the significance of the historical resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.



4.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).¹⁸ Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.¹⁹ The Standards were issued by the National Park Service, and are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. Though none of the four treatments as a whole applies specifically to new construction in the vicinity of historical resources, Standards #9 and #10 of the Standards for Rehabilitation provides relevant guidance for such projects.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

¹⁸ 14 CCR §15126.4(b).

¹⁹ 14 CCR §155331.

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance.

4.3 Project Description

District Centre, LP (the Applicant) proposes to develop an eight-story mixed-use building on the Project site (see Figure 9). The Project would involve the demolition of the existing industrial building and surface parking lot. The maximum building height for the new mixed-use building would be 110 feet above grade or eight stories with three subterranean floors. The Project's commercial uses would be located on the first floor fronting S. Mateo and S. Imperial Streets, and the 185 live/work units would be located on the second through eighth floors. The Project also proposes an increased commercial flexibility option where 26 live/work units on the second floor would be replaced with commercial space. Parking and bicycle parking would be located on the three subterranean floors. The Project's open space and residential amenities would be located on the first, second, and eighth floors. These various amenities would include a swimming pool and spa, fitness and recreation rooms, urban farm courtyard, arts and production space, yoga deck, outside dining area, and terraces. One paseo connecting S. Mateo Street and S. Imperial Street would be located along the south boundary of the Project site (see Appendix C, Entitlement Submittal).



Figure 9: Proposed Project, north elevation (HansonLA Architecture)

4.4 Analysis of Project Impacts

The Project would have no direct impacts on historical resources. There are no historical resources on the Project site and no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. Therefore, this report only analyzes the indirect impacts the Project may have on the historical resources in the vicinity. As described in Section 3.2 above, the three historical resources within the study area are the Downtown Los Angeles Industrial Historic District, the National Biscuit Company Building, and the Toy Factory Lofts. All three are located to the west of the Project site.

Downtown Los Angeles Industrial District

In determining potential impacts of adjacent new construction on the Historic District, the central question is whether the new building would cause a “material impairment” to the significance of this nearby historical resource.²⁰ Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in the national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the Historic District no longer retained sufficient integrity to convey its significance as the city's primary industrial district from the late nineteenth century through World War II as a result of the Project.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The aspects of integrity for feeling, association, workmanship, design, and materials relate to the physical features of a historical resource and are only relevant to an analysis of direct impacts. Because the Project is located outside the boundaries of the Historic District and therefore will not alter the physical features of this historical resource, the only relevant aspect of integrity with respect to the analysis of the indirect impacts of the Project on the Historic District is setting. Setting refers to the physical environment of a historical resource, and involves not only where the resource is situated, but also its relationship to surrounding features and open space. Immediate setting is the character of place within the boundaries of a historical resource. Surrounding setting is the character of a historical resource's broader surroundings outside its boundaries. This analysis considers whether the integrity of setting of the Historic District in the study area would be so diminished by the new construction that it would no longer qualify as a historical resource under national, state, or local historic district programs.

The Historic District is separated from the Project site by S. Mateo Street. Because the Project site is located outside the Historic District boundaries, it will not impact the Historic District's integrity of immediate setting. The relationship between the Historic District's significant components would remain intact throughout and would not be changed by the Project. The significant components include the Historic District's contributing buildings as well as other significant features, such as the Historic District's relationship to the Los Angeles River and Alameda Corridor, interior circulation pattern, predominantly industrial use, and the absence of sidewalks, street lighting, and street trees. The Project would not affect the number of buildings in the Historic District, the ratio of contributing to non-contributing buildings, or the relationships between the Historic District's other significant features. The Project would not have any impact

²⁰ Pub. Res. Code § 21084.1; CEQA Guidelines § 15064.5(b).



on the physical characteristics that convey the historical resources' significance and justify its eligibility for historic district designation programs.

The Project would introduce a new visual element to the east of the Historic District; however, the area east of S. Mateo Street has already been significantly impacted by new construction outside the period of significance for the Historic District (1900–1940) as well as by alterations to buildings constructed before 1940. The buildings in this area were not identified as contributing to the Historic District's significance or its historic character as the city's primary industrial district from the late-nineteenth century through World War II. Because of this decline in the concentration of contributing resources and lack of historic character, SurveyLA did not identify the area east of S. Mateo Street for inclusion within the boundaries of the Historic District. Therefore, while the Project would introduce a new visual element to the Historic District's surrounding setting, the overall integrity of the Historic District's surrounding setting is low as a result of substantial changes to the built environment over time.

Additionally, from most vantages, including S. Mateo Street, Jesse Street, and E. 7th Street, the contributing buildings within the boundaries of the Historic District will remain highly visible and continue to be a prominent feature of the block. While the new building will partially obscure the view of the historical resource from directly east of the Project site, obscuring this view of the Historic District would not materially impair the Historic District's eligibility as a historical resource because it is not pertinent to conveying its significance. There is nothing in the guidance issued by the National Park Service that suggests obscuring views of a historic district from the area immediately outside its boundaries impacts the historic district's integrity of setting.

In conclusion, while the Project would introduce a new visual element to the study area it would not affect the setting of the identified historical resource. Because the Project site is located outside the boundaries of the Historic District, the new building would not change the relationships between the Historic District's significant components, including its contributing buildings and other significant features, such as its location, interior circulation pattern, predominantly industrial use, absence of landscaping, and evidence of former rail lines. The integrity of immediate setting would remain intact throughout the Historic District. The overall integrity of the surrounding setting of the historical resource has already been changed by alterations and new construction. The majority of the views of the Historic District from the surrounding blocks would also not be obscured. The buildings within the boundaries of the Historic District would overall remain highly visible and continue to be prominent features on the block on which they are located. Therefore, the Project would not result in a substantial adverse change to the setting of the historical resource to the degree it would no longer be eligible for listing under national, state, or local historic district programs.

Secretary of the Interior's Standards

The Secretary of the Interior's Standards are not directly applicable, as the Project does not involve the preservation, rehabilitation, restoration, or reconstruction of a historic building. Rehabilitation Standards #9 and #10, which address related new construction, are relevant but not determinative in analyzing the potential impact of a new building in a historic district. Rehabilitation Standards #9 and #10 primarily address additions to historic buildings or new construction within the boundaries of a historic district, which is not the case with the Project. Nevertheless, to be conservative, the Project's compliance with Standards #9 and #10 is discussed below.



Compliance with Standard #9

Standard #9 states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

The new building would be located on a parcel separate from the Historic District; thus, the new building would not destroy the historic materials and features of this historical resource. The new building would also not destroy the spatial relationships that characterize the Historic District because it is located outside of the Historic District's eastern boundary.

The Project would be compatible with the size and scale of some of the buildings that characterize the Historic District. There are a variety of building types and styles that range from one to seven stories, and include modest industrial buildings to large warehouses spanning full city blocks. At eight stories, the Project is compatible with the two contributing buildings within the study area and the several mid-rise contributing buildings located throughout the Historic District.

The new building would be differentiated from the buildings within the Historic District by its contemporary design and materials. The primary exterior materials of the new building would be masonry, cementitious panels, and glass. Its massing has been articulated to appear as three intersecting volumes that are differentiated from one another by their exterior cladding material. The first volume is clad in a light-colored masonry material and extends from the first through seventh floors of the west elevation, the first through seventh floors of the western portion of the south elevation, and the first floor of the east elevation. The second volume is clad in dark-colored cementitious panels and extends from the first through eighth floors of the north elevation, the second through eighth floors of the east elevation, as well as the second through eighth floors of the eastern portion of the south elevation. These two volumes both have wide rectangular window openings and balconies clad in either masonry or cementitious panels. The third volume is a 2,024 square foot art wall clad in sculpted glass that extends from the third through eight floors at the northwest corner.

The new building's materials, features, proportion, and massing cannot necessarily be characterized as compatible with the contributing buildings within the Historic District; therefore, it would not strictly comply with this particular aspect of Standard #9. However, compatible design is less important for related new construction when it does not alter historic physical features or change the relationships between historic buildings, and the Project would impact neither. Although the new building would not strictly comply with Standard #9, it would not reduce the integrity of the Historic District, which is the City's CEQA threshold for an adverse impact.

Compliance to Standard #10

Standard #10 states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The Project complies with Standard #10. The new building is separated from the historical resource to the west of the Project site. If the new building were removed in the future, the



adjacent historical resource would not be materially affected. The essential form and integrity of the historical resource and its environment would be unimpaired.

National Biscuit Company Building

The analysis for determining impacts of adjacent new construction on individual historical resources is similar to that described above. Because the proposed Project would not alter the physical features of the National Biscuit Company Building, the only relevant aspect of integrity with respect to the impact of the new building on this historical resource is setting. Therefore, the central question is whether the National Biscuit Company Building's integrity of setting would be so diminished by the new construction that it would no longer qualify as a historical resource under national, state, or local landmark designation programs.

The National Biscuit Company Building is separated from the Project site by S. Mateo Street. Because the Project site is located outside the parcel boundaries of the historical resource, it will not impact the National Biscuit Company Building's integrity of immediate setting. The Project would not have any impact on the physical characteristics that convey the historical resource's historic significance and justify its inclusion in landmark designation programs.

The Project would introduce a new visual element to the east of the National Biscuit Company Building, but as described above in the analysis of Project impacts on the Historic District, this area has already been significantly impacted by alterations or construction outside the period of significance for the historical resource (1925-1960). The overall integrity of the surrounding setting to the east of S. Mateo Street is low as a result of substantial changes to the built environment over time.

The most important views of the National Biscuit Company Building are of its north elevation from E. Industrial Street and its east elevation from S. Mateo Street. The Project would not have any impact on the view of the north and east elevations from these vantages. The building would remain fully visible from S. Mateo Street and E. Industrial Street (see Figures 10-12). The relatively small footprint of the new building and the narrow width of the frontage on S. Mateo Street also prevent it from overwhelming the historical resource. As a result, the National Biscuit Company Building would remain highly visible overall and continue to be a prominent feature of the block. Because the new building and the National Biscuit Company Building would be similar heights, the new building would obscure the historical resource's visibility from directly east of the Project site. However, obscuring this view would not materially impair the National Biscuit Company Building's eligibility as a historical resource because it is not pertinent to conveying its significance.



Figure 10: Projection of proposed new building from E. Industrial Street, looking east (GPA, 2017)



Figure 11: Projection of proposed new building from S. Mateo Street, looking south (GPA, 2017)



Figure 12: Projection of proposed new building from S. Imperial Street, looking west (GPA, 2017)

Standard #9 is relevant to the analysis of potential impacts for individual resources. Standard #9 states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, or spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, massing, size, scale and proportion, and architectural features to protect the historic integrity of the property and its environment." Because the proposed Project is in close proximity to, and highly visible from the National Biscuit Company Building, it can be considered "related new construction."

The new building would be located east of the adjacent historical resource. The National Biscuit Company Building is located on a parcel separate from the Project site and is not part of the Project, thus the new building would not destroy historic materials and features or spatial relationships that characterize the property. At 110 feet above grade, the new building would be similar in height to the National Biscuit Company Building; therefore, it would be compatible with the size and scale of the historical resource. It would be differentiated from the National Biscuit Company Building by its contemporary design and materials. While the building's materials, features, proportion, and massing cannot necessarily be characterized as



compatible, compatible design is less important for related new construction when it does not alter historic physical features or change the relationships between historic buildings. Using complementary materials is more important for additions to a historic building, or where there is an established architectural style and palette of materials, such as within a historic district. Neither is the case in this instance. Although the new building would not strictly comply with this particular aspect of Standard #9, it would not reduce the integrity or significance of the nearby historical resource, which is the City's CEQA threshold for an adverse impact.

Standard #10 is also relevant to the analysis of potential impacts for individual resources. Standard #10 states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The Project complies with Standard #10. The new building is separated from the historical resource to the west of the Project site. If the new building were removed in the future, the adjacent historical resource would not be materially affected. The essential form and integrity of the historical resource and its environment would be unimpaired.

In conclusion, the Project would not impact the building's integrity of setting to the degree that it would no longer be eligible as an individual landmark building. The Project complies with Standard #9 to the extent appropriate. It also complies with Standard #10. The new building would have a less than significant impact on the National Biscuit Company Building.

Toy Factory Lofts

The analysis for determining impacts of adjacent new construction on the Toy Factory Lofts is similar to the analysis described above for the National Biscuit Company. The central question is whether the Toy Factory Lofts' integrity of setting would be so diminished by the new construction that it would no longer qualify as a historical resource under national, state, or local landmark designation programs.

The Toy Factory Lofts is separated from the Project site by S. Mateo Street. Because the Project site is located outside the parcel boundaries of the historical resource, it will not impact the Toy Factory Lofts' integrity of immediate setting. The Project would not have any impact on the physical characteristics that convey the historical resource's historic significance and justify its inclusion in landmark designation programs.

The Project would introduce a new visual element to the east of the Toy Factory Lofts, but as described above in the analysis of Project impacts on the Historic District, this area has already been significantly impacted by alterations or construction outside the period of significance for the historical resource (1924). The overall integrity of the surrounding setting to the east of S. Mateo Street is low as a result of substantial changes to the built environment over time.

The most important views of the Toy Factory Lofts are of its south elevation from E. Industrial Street and its east elevation from S. Mateo Street. The Project would not have any impact on the view of the south and east elevations from these vantages. The building would remain fully visible from S. Mateo Street and E. Industrial Street (see Figures 10-12). The relatively small footprint of the new building and the narrow width of the frontage on S. Mateo Street also prevent it from overwhelming the historical resource. As a result, the Toy Factory Lofts would remain highly visible overall and continue to be a prominent feature of the block. Because the new building and the Toy Factory Lofts would be similar heights, the new building would obscure the historical



resource's visibility from directly east of the Project site. However, obscuring this view would not materially impair the Toy Factory Lofts' eligibility as a historical resource because it is not pertinent to conveying its significance.

Standard #9 is relevant to the analysis of potential impacts for individual resources. Standard #9 states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, or spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, massing, size, scale and proportion, and architectural features to protect the historic integrity of the property and its environment." Because the proposed Project is in close proximity to, and highly visible from the Toy Factory Lofts, it can be considered "related new construction."

The new building would be located east of the adjacent historical resource. The Toy Factory Lofts is located on a parcel separate from the Project site and is not part of the Project, thus the new building would not destroy historic materials and features or spatial relationships that characterize the property. At 110 feet above grade, the new building would be similar in height to the Toy Factory Lofts; therefore, it would be compatible with the size and scale of the historical resource. It would be differentiated from the Toy Factory Lofts by its contemporary design and materials. While the building's materials, features, proportion, and massing cannot necessarily be characterized as compatible, compatible design is less important for related new construction when it does not alter historic physical features or change the relationships between historic buildings. Using complementary materials is more important for additions to a historic building, or where there is an established architectural style and palette of materials, such as within a historic district. Neither is the case in this instance. Although the new building would not strictly comply with this particular aspect of Standard #9, it would not reduce the integrity or significance of the nearby historical resource, which is the City's CEQA threshold for an adverse impact.

Standard #10 is also relevant to the analysis of potential impacts for individual resources. Standard #10 states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The Project complies with Standard #10. The new building is separated from the historical resource to the west of the Project site. If the new building were removed in the future, the adjacent historical resource would not be materially affected. The essential form and integrity of the historical resource and its environment would be unimpaired.

In conclusion, the Project would not impact the building's integrity of setting to the degree that it would no longer be eligible for listing in the National Register and California Register as well as for local designation. The Project complies with Standard #9 to the extent appropriate. It also complies with Standard #10. The new building would have a less than significant impact on the Toy Factory Lofts.

5. CONCLUSIONS

The Project would have no direct impacts on historical resources. There are no historical resources on the Project site and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. Indirect impacts on historical resources were also analyzed. The Project would have a less than significant impact on the historical resources near



the Project site, namely the Historic District, the National Biscuit Company Building, and the Toy Factory Lofts. The new building would be located adjacent to these historical resources; however, the Project would not result in a substantial adverse change to the immediate surroundings of these historical resources to the degree that they would no longer be eligible for listing under national, state, or local landmark designation programs. All three would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation is required or recommended.



6. SOURCES

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Appendix A - Résumés



EMILY RINALDI is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2011. Emily graduated from Columbia University with a Master's in Historic Preservation, receiving the school's highest honor for her thesis work. She has since worked in private historic preservation consulting in both the New York metropolitan area and California. Emily joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic Structure Reports; local landmark nominations; Federal

Rehabilitation Tax Credit and Mills Act applications; historic context statements; conditions assessments; large-scale historic resource surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. She is also experienced in providing property owners with expert guidance in the rehabilitation and restoration of historic buildings, having completed numerous projects in New York and Los Angeles.

Educational Background:

- M.S., Historic Preservation, Columbia University, 2013
- B.A., History, New York University, 2009
- B.A., Political Science, New York University, 2009

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2017-Present
- Building Conservation Associates, Inc., Historic Preservationist, 2015-2017
- Avery Drawings & Archives, Columbia University, Graduate Intern, 2012-2013
- Docomomo, US, Intern, 2012

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Vernacular Architecture Forum, Image Editor for Buildings & Landscapes, 2014-Present

Selected Projects:

- Breakers Hotel, Long Beach, Federal Tax Credit Application Part I, 2018
- 800 Traction Avenue, Los Angeles, Historic Structure Report, 2018
- State Routes 150 and 33, Ojai, Pedestrian and Bicycle Improvement Project, Section 106 Historical Resources Evaluation Report, 2018
- 4850 Hollywood Boulevard, Los Angeles, CEQA Historical Resource Report, 2018
- Times Mirror Square, Los Angeles, Historic Structure Report, 2018
- Shoemaker Bridge, Long Beach, Replacement Project, Section 106 Historical Resources Evaluation Report, 2018
- 1100 E. 5th Street, Los Angeles, CEQA Historical Resource Report, 2017
- 676 Mateo Street, Los Angeles, CEQA Historical Resource Report, 2017
- 401 S. Hewitt Street, Los Angeles CEQA Historical Resource Report, 2017
- Stock Exchange, Los Angeles, Preservation Plan, Interior, 2017
- 800 Traction Avenue, Los Angeles, Historic-Cultural Monument Application, 2017
- 91/605, Los Angeles County, Improvement Project, Section 106 Historical Resources Evaluation Report, 2017
- Truxtun/Oak Intersection, Bakersfield, Improvement Project, Section 106 Historical Resources Evaluation Report, 2017
- Southington Historic Resource Survey, Southington, Connecticut, 2016-2017
- Windsor Locks Readiness Center, Windsor Locks, Connecticut, Exhibit Sign, 2016
- Historic Preservation Element of the Township Master Plan for Montclair, New Jersey, 2016
- Edward Ridley & Sons Department Store, New York, Federal Tax Credit Application Part 1, 2, & 3, 2015-2016
- Union Station, Washington, D.C., Preservation Plan, 2015



AUDREY VON AHRENS is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master's in Historic Preservation and City Planning where she focused her studies on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resource surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act applications and the inspection and reporting of properties applying for or with existing Mills Act contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- M.S., City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- City of Pittsburgh Planning Department, Intern, 2012

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Downtown Los Angeles Neighborhood Council Planning and Land Use Committee, Public Seat, 2018-Present

Selected Projects:

- Long Beach Historic District Design Guidelines, Ongoing
- Broadway Federal Midtown Branch, Los Angeles, CEQA Historical Resource Report, 2018
- Westlake 619, Los Angeles, CEQA Historical Resource Report, 2018
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Report, 2017-2018
- Golden Avenue Bridge, Placentia, Replacement Project, Section 106 Historical Resources Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017
- Laguna Beach Mills Act Program, Application Reports, 2017
- 91/605, Los Angeles County, Improvement Project, Section 106 Historical Resources Evaluation Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Report, 2017
- Vermont Corridor, Los Angeles, CEQA Historical Resources Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Casa de Rosas, Los Angeles, Federal Tax Credit Application Part I, 2017



Appendix B - SurveyLA Historical Resources Inventory Forms



Primary Address: 1855 E INDUSTRIAL ST

Name: Star Truck and Warehouse Co.

Year built: 1924

Architectural style: Vernacular; Neoclassical

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Early Industrial Development, 1880-1945
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s industrial warehouse building in Los Angeles' primary industrial district; most examples from this period do not retain integrity. This building was originally constructed as a warehouse for the Star Truck and Warehouse Co. Its north facade curves to follow what was once a rail spur. Although the building permit lists R.B. Ball as the architect, other sources identify the architect as H.L. Gilman, who later became staff architect for the Santa Fe Railroad. The building's poured-in-place concrete construction was considered so sturdy that the building was designated a civilian bomb shelter during World War II. Used as a warehouse and manufacturing plant over the course of its life, it was purchased for conversion to residential lofts in 2002. Today, the building is known as the Toy Factory Lofts, referencing its last industrial use as an assembly plant for stuffed animals.

Districts

Name: Downtown Los Angeles Industrial Historic District



Description:

The Downtown Los Angeles Industrial Historic District is an industrial area situated between the Alameda Street corridor and the Los Angeles River, just east of downtown Los Angeles. The district occupies flat terrain generally bounded by E. 1st Street on the north, Santa Fe Avenue and Mateo Street on the east, E. 7th Street on the south, and S. Alameda Street on the west. Interior streets are arranged in a generally orthogonal grid, with 4th Street traversing the district diagonally from the northwest to the southeast. Development in the district is almost exclusively industrial in nature, with a handful of commercial and institutional uses. Properties within the district vary widely in size, from modest industrial buildings to massive warehouses spanning full city blocks. Original buildings were constructed primarily from 1900 to 1940 and are predominantly vernacular or utilitarian in design. Today, these early buildings share the block with more recent construction.

The district contains 196 individual buildings. Of these, 104 have been evaluated as district contributors, or approximately 53 percent; 92 properties have been evaluated as non-contributors due to alterations or construction outside the period of significance. Additional distinguishing features of the district include its location in relation to the Alameda Street industrial corridor and the Los Angeles River; the interior circulation pattern (including streets, alleys, and rail spur rights-of-way); the nearly exclusive industrial use; extensive surface parking areas, often designed to accommodate large trucks; the absence of sidewalks and street lighting in some areas; the absence of landscaping throughout the district; evidence of former rail lines (such as remnant tracks, and a rail stop); and remnant granite infrastructure (including curbs, swales, and rail beds).

Significance:

The Downtown Los Angeles Industrial Historic District is a one-of-a-kind resource in Los Angeles. The area served as Los Angeles' primary industrial district from the late-19th century through World War II and played a critical role in the city's industrial development history. The district's period of significance is 1900 to 1940, when most of the original buildings in the district were constructed.

The land comprising the district was first improved as part of a vineyard operated by Jean-Louis Vignes, who arrived in Los Angeles from France in 1831. Attracted by the area's Mediterranean climate, Vignes acquired land adjacent to the Los Angeles River and began planting grapes in 1833. By 1847 his vineyard, "El Aliso," was the largest producer of wine in California. Other vintners and citrus growers soon followed Vignes' lead, and oranges and grapefruit quickly overtook grapes as the area's primary crops. Los Angeles' citrus industry flourished during this period and, as a result, the district remained predominantly agricultural until 1871, when the northern portion was subdivided as the Johnston Tract and subsequently developed with single-family residences. However, the landscape of the district evolved during the last decades of the 19th century as rail lines and manufacturing plants emerged to serve the citrus industry's shipping needs. Soon the character of the district would be redefined by the presence of the railroad.

Until the 1870s, only local rail lines ran through Los Angeles. But in 1876, the opening of the Southern Pacific Railroad line from San Francisco linked the city with the transcontinental railroad. A depot for the Southern Pacific line was constructed at the southwest corner of Alameda and 5th streets, immediately adjacent to the district. The Atchison, Topeka, and Santa Fe Railroad (AT&SF) constructed a depot and freight yards south of 1st Street in 1885, on the northern edge of the district. In 1893, the company also constructed the distinctive Moorish Revival-style La Grande Station at 2nd and Santa Fe streets, in the northeastern part of the district. The Atchison, Topeka & Santa Fe Railway Outbound Freight House (known as the Santa

Fe Freight Depot) was constructed in 1906 to accommodate the majority of goods shipped out of Los Angeles on rail by the AT&SF. Located on the eastern edge of the district, the building is now occupied by the Southern California Institute of Architecture (SCI-Arc) and is a Los Angeles Historic-Cultural Monument (HCM #795). It was originally paired with the AT&SF Railway Inbound Freight House directly across Santa Fe Avenue. Today, the AT&SF Outbound Freight House stands as the last remaining historic reference to the Atchison, Topeka, and Santa Fe Railroad along Santa Fe Avenue in Los Angeles. While most of these early railroad buildings have been lost, their locations and relative proximity to one another motivated the development of the surrounding area as an industrial district. Within a few years, businesses had begun to capitalize on the convenience of locating their operations near the rail lines, and a small concentration of manufacturing and warehouse facilities had sprung up in the area between Alameda Street and Santa Fe Avenue.

By the turn of the 20th century, a range of manufacturers and processing companies had established themselves in the area. A 1909 map of the area notes a number of warehouses and storage facilities, as well as a wide variety of processing and manufacturing operations – including lumber yards, freight yards, ice and cold storage, slaughterhouses and meatpackers, produce companies and canneries, and blacksmiths, among others. As the railroads increased mobility, Los Angeles ceased to be simply a market for manufactured goods produced in San Francisco and the East, and began to support local industries as well. Similarly, as agricultural activities in other areas of the city supplanted those near the city center, the district evolved from simply a shipping hub to a processing and manufacturing center in its own right. In particular, businesses related to the building trades had expanded rapidly beginning in the 1880s when the first regional real estate boom spurred residential and commercial construction; as a result the district saw the opening of a number of lumber, construction, and even furniture trades.

In the early decades of the 20th century, many of the district's industrial buildings were one of two types: manufacturing or processing facilities, and warehouses. Many of the area's industrial buildings were constructed directly on a rail spur; these buildings were often designed with curved facades that follow the tracks, and with docks and large bay doors set several feet above the ground (to the height of a boxcar) to facilitate the loading and unloading of goods. Warehouses were built either as general storage facilities – with space that could be rented by a variety of companies or operators – or were purpose-built facilities associated with a particular company. Examples of general warehouses include the Pacific Commercial Warehouse (1910), the Bekins Van & Storage Co. warehouse (1923), and the Metropolitan Warehouse Company (1924). Purpose-built warehouses constructed during this period include those built for J. R. Newberry & Co. (1900), Barker Bros. Furniture (1920 and 1923), Cheek Neal Coffee Co. (1924), and Hills Bros. Coffee Co. (1929).

As local industries continued to establish themselves, processing and manufacturing operations within the district continued to expand. Two industries in particular flourished during this period – ice and cold storage, and food processing and packaging. Cold storage emerged in response to the demand for fresh products in urban areas, and provided a critical link between agricultural goods from farms, fisheries, and ranches and their distribution to fresh produce markets and food processors. Construction of cold storage warehouses was initially integrally linked with that of ice-making plants, with both frequently located within the same facility. Several cold storage operations opened within the district, including the Los Angeles Ice & Cold Storage Co. (1905, now Rancho Cold Storage), the Union Ice Co. (1907, now Union Central Cold Storage), and the Merchants' Ice Co. (1910).

Food processing industries represented some of the earliest industrial development in Los Angeles, and exploded in operation during the 1910s and 1920s as companies began to more fully embrace mechanization in order to meet the demands of new chain stores. Food processing eventually became one of the dominant industries within the district. Among the most prominent in the area were Globe Mills (trade name of Pillsbury Flour Mills Co., 1902), California Walnut Growers Association (1921, later Diamond Walnut Co.), Poultry Producers of Southern California (1923, now Commercial Meat Co.), Cheek Neal Coffee Co. (1924, later Maxwell House Coffee Co.), the National Biscuit Company (1925, now the Nabisco Lofts), Sperry Flour Co. (1926), Challenge Cream & Butter (1926), and Hills Bros. Coffee Co. (1929).

In addition to processing operations, manufacturing facilities expanded as well, with many companies constructing daylight factories to increase productivity. At a time when electricity was expensive and not always reliable, daylight factories were

designed to maximize the amount of light reaching the interior of the building; they are characterized by bays of large industrial sash windows, skylights, or other roof forms that bring in additional light. A number of daylight factories were constructed within the district.

While many factories were essentially utilitarian in their outward appearance, several established companies engaged prominent architects to design their facilities, including John M. Copper (Globe Mills, 1916), Hudson & Munsell (John A. Roebling's Sons Co., now Angel City Brewery, 1913), and Eckel & Aldrich (National Biscuit Company, 1925). In a few cases, a business engaged a company architect from its home city. For example, the Coca-Cola Syrup Manufacturing Plant, originally constructed in 1915, was substantially expanded and redesigned in the Late Moderne style in 1939 by Atlanta-based architect Jesse M. Shelton. Shelton designed a number of factories for the Coca-Cola Company during the 1930s and the 1940s, including those in Baltimore, New Orleans, and Boston, all of which strongly resemble the design of the Los Angeles building. Similarly, the Hills Bros. Coffee Co. retained San Francisco-based architect George W. Kelham to design their Los Angeles office building in 1929. Best known in Los Angeles for the original buildings on the campus of UCLA, Kelham had previously designed Hills Bros.' flagship building situated along the Embarcadero in San Francisco.

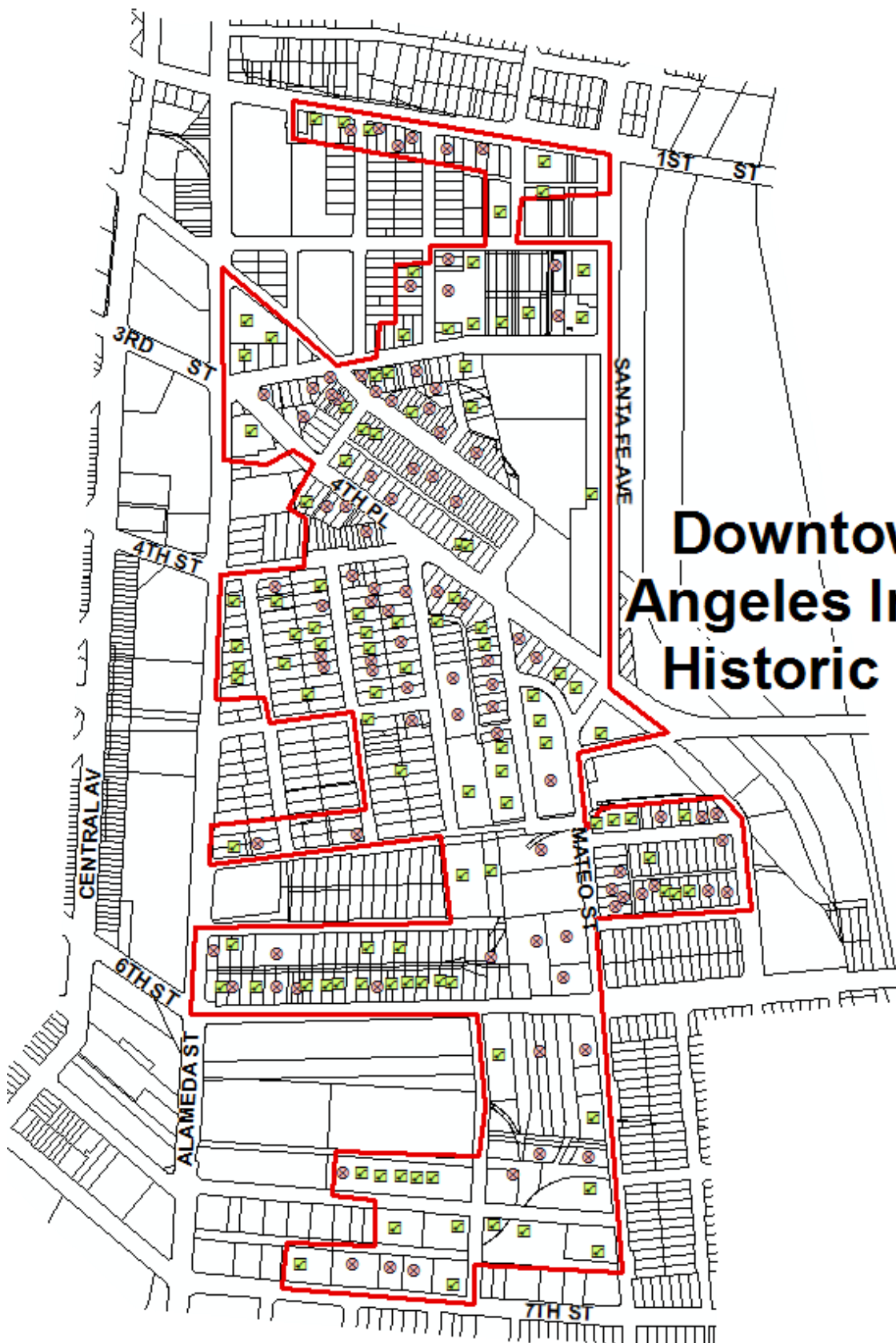
A small number of non-industrial uses were also developed within the district. Commercial operations included the Canadian Hotel (now the American Hotel). Constructed in 1906 and designed by Morgan & Walls, this four-story brick building was built as a first-class hotel for African-Americans, many of whom worked as Pullman car porters. Several utility outposts were also established in the district, including an Edison electrical substation (1911), and a Department of Water & Power distributing station (1923).

By the 1920s, the area now comprising the historic district was fully established as an industrial hub. This was aided in part by the pattern of development occurring outside the central city. As the City of Los Angeles continued to annex existing communities as well as available land in the San Fernando Valley, zoning was amended to eliminate residential housing in the downtown area. By 1922, the City had officially re-zoned the downtown area to accommodate the construction of more offices, retail, and manufacturing facilities. By the 1950s, the area was home to automotive manufacturing, trucking and transport, furniture manufacturing and storage, paint and chemical manufacturing, and paper and plastic production – as well as historically dominant industries such as food processing and lumber and woodworking operations. While industries evolved over time, the district maintained its character as an industrial center, with one processing or manufacturing operations simply replacing another. Over the course of the 20th century a single manufacturing facility might house the production of everything from dog food to pie.

By the 1960s, however, the character of the area within the district was evolving away from that of an industrial center. Industry on the whole struggled to adapt to the postwar challenges of containerization and new technologies in manufacturing and transport. Railroads had given way to the trucking industry, and businesses within the district were constrained by the physical demands such methods placed on their operations. Furthermore, outlying fledgling industrial centers such as Vernon and the City of Commerce were comparatively undeveloped and offered plentiful land at lower prices, presenting many companies with an opportunity to relocate and construct newer and more efficient facilities. As a result, by the 1970s many buildings within the district were vacant. However, the area found new life as artists and other creative types began to congregate amidst the vacant buildings and empty lots. Priced out of established artists' colonies in neighborhoods such as Venice and Hollywood, Los Angeles' industrial district provided many with an opportunity to live and work inexpensively in the vast and vacant warehouse buildings. Soon, the area was home to a number of avant-garde art galleries, giving rise to the group of early artists now called the "Young Turks." Many of the area's most prominent industrial buildings found new life as gallery space and underground hangouts for a burgeoning art scene as well as the punk-rock music scene. In 1981, the City of Los Angeles implemented the Artist-in-Residence Program, which legalized the residential use of formerly industrial buildings for artists, legitimizing their efforts. In the mid-1990s, the area was officially designated as the Arts District. A subsequent wave of development began in 1999 with the passing of the Adaptive Reuse Ordinance which relaxed zoning codes and allowed for the conversion of pre-1974 commercial and industrial buildings into residences for artists and non-artists alike. Today, the area continues to attract new commercial and residential development, and existing facilities are adapted to meet the needs of the growing community.

The Downtown Los Angeles Industrial Historic District is significant for its role in the industrial development of Los Angeles; this area served as the city's primary industrial district from the late-19th century through World War II. Due to the inherent flexibility of their design, industrial buildings are often subject to a greater degree of modification over time. However, the district as a whole retains its distinctive character as an early-20th century industrial center. The industrial buildings, along with the district's other features – including its location, interior circulation pattern, industrial use, absence of landscaping, and evidence of former rail lines – all contribute to a strong sense of time and place. The Downtown Los Angeles Industrial Historic District is singular resource in the city which continues to convey its historic significance, telling the story of early industrial development in Los Angeles.

SurveyLA initially documented the entire industrial area from 1st Street on the north to 7th Street on the south, between Alameda Street on the west and Santa Fe Avenue and Mateo Street on the east. However, in consultation with the Los Angeles Office of Historic Resources and the Los Angeles Conservancy, the boundary was revised to improve the district's overall contribution ratio. The revised boundary retains all of the identified district contributors.



Downtown Los Angeles Industrial Historic District

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Downtown Los Angeles Industrial Historic District is significant for its role in the industrial development of Los Angeles; this area served as the city's primary industrial district from the late-19th century through World War II.

Contributors/Non-Contributors:

Primary Address: 602 E 1ST ST

 Other Address: 600 E 1ST ST
 604 E 1ST ST
 606 E 1ST ST
 608 E 1ST ST
 610 E 1ST ST
 612 E 1ST ST
 614 E 1ST ST
 106 S ROSE ST
 112 S ROSE ST

Type: Contributor

Year built: 1913

Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential

Architectural style: Commercial, Vernacular



Primary Address: 620 E 1ST ST

 Other Address: 618 E 1ST ST
 618 1/2 E 1ST ST

Type: Contributor

Year built: 1913

Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential

Architectural style: Commercial, Vernacular



Primary Address: 622 E 1ST ST

Type: Non-Contributor

Year built: 1950

Property type/sub type: Commercial-Auto Related; Auto Body/Repair

Architectural style: No style

Architectural style: Vernacular



Primary Address: 1828 E INDUSTRIAL ST
Type: Non-Contributor
Year built: 1972
Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 1855 E INDUSTRIAL ST
Type: Contributor
Year built: 1924
Property type/sub type: Industrial-Storage; Warehouse
Architectural style: Vernacular; Neoclassical



Primary Address: 405 S MATEO ST
Other Address: 1025 E 4TH PL
1056 E 4TH ST
Type: Contributor
Year built: 1924
Property type/sub type: Industrial-Food Processing; Other
Architectural style: Industrial, Utilitarian



Primary Address: 500 S MATEO ST
Other Address: 1311 E 4TH PL
1321 E 4TH PL
Type: Contributor
Year built: 1940
Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 544 S MATEO ST
Other Address: 534 S MATEO ST
1305 E PALMETTO ST
1313 E PALMETTO ST
1315 E PALMETTO ST
1317 E PALMETTO ST
Type: Contributor

Architectural style: Neoclassical



Primary Address: 1738 E INDUSTRIAL ST
Other Address: 1734 E INDUSTRIAL ST
Type: Contributor
Year built: 1923
Property type/sub type: Industrial-Food Processing; Other
Architectural style: Vernacular



Primary Address: 1800 E INDUSTRIAL ST
Other Address: 1804 E INDUSTRIAL ST
670 S MILL ST
Type: Contributor
Year built: 1910
Property type/sub type: Industrial; Other
Architectural style: Vernacular



Primary Address: 1805 E INDUSTRIAL ST
Other Address: 1809 E INDUSTRIAL ST
660 S MILL ST
Type: Non-Contributor
Year built: 1967
Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 1820 E INDUSTRIAL ST
Other Address: 1830 E INDUSTRIAL ST
Type: Contributor
Year built: 1925
Property type/sub type: Industrial-Food Processing; Bakery
Architectural style: Beaux Arts Classicism



Primary Address: 1820 E INDUSTRIAL ST
Other Address: 1830 E INDUSTRIAL ST
Type: Contributor
Year built: 1906
Property type/sub type: Industrial; Other



Appendix C - Entitlement Submittal



CONCEPTUAL RENDERING

676 Mateo St

LOS ANGELES, CA 90021

ENTITLEMENT REQUEST

November 16, 2018

OWNER:
DISTRICT CENTRE, LP
C/O Mayer Brown
350 South Grand Avenue,
25th Floor
Los Angeles, CA 90071

ARCHITECT:
hansonla
ARCHITECTURE

STRUCTURAL ENGINEER:
John Labib + Associates

LANDSCAPE ARCHITECT:
Design Workshop

MEP ENGINEER:
IDS GROUP

DRAWING INDEX

CIVIL
.....TOPOGRAPHIC SURVEY

ARCHITECTURE

A000.....PLOT PLAN
A101.....LEVEL B3 PLAN
A102.....LEVEL B2 PLAN
A103.....LEVEL B1 PLAN
A104.....LEVEL 1 PLAN
A105.....LEVEL 2 PLAN
A105 (OPT).....LEVEL 2 PLAN - OPTION
A106.....LEVEL 3 PLAN (4-7 SIM.)
A107.....LEVEL 8 PLAN
A108.....ROOF PLAN

A200.....ELEVATIONS
A201.....ELEVATIONS
A202.....RENDERING
A203.....RENDERING
A204.....RENDERING
A205.....SECTION
A206.....SECTION

A300.....FAR
A301.....OPEN SPACE

LANDSCAPE

L101.....LEVEL 1 LANDSCAPE PLAN
L102.....LEVEL 2 LANDSCAPE PLAN
L103.....LEVEL 8 LANDSCAPE PLAN

L201.....LEVEL 1 IRRIGATION PLAN
L202.....LEVEL 2 IRRIGATION PLAN
L203.....LEVEL 8 IRRIGATION PLAN

L300.....LANDSCAPE ORDINANCE
L301.....LEVEL 1 ILLUSTRATIVE PLAN
L302.....LEVEL 2 ILLUSTRATIVE PLAN
L303.....LEVEL 8 ILLUSTRATIVE PLAN

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

676 MATEO STREET LOS ANGELES, CA 90021

BASIS OF BEARINGS

BASE OF BEARINGS, THE WEST LINE OF THE WINGERTER TRACT , MR. 15 PG. 52 WHICH HAS THE BEARING NORTH 05°17'00" WEST

ZONING RESTRICTIONS

INDICATED ZONING INFORMATION ARE THE CITY OF LOS ANGELES ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY.

MINIMUM SETBACKS
ZONE: M3-1-RIO
FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET
MAX. HEIGHT: NONE SPECIFIED

ZONING AND SITE REQUIREMENTS SUMMARY

PREPARED BY: THE PLANNING & ZONING RESOURCE COMPANY.
1300 SOUTH MERIDIAN AVE., SUITE 400
OKLAHOMA CITY, OKLAHOMA 73108
DATE FINAL: 4/27/2016
PZR SITE NUMBER: 93364-1

PARKING STALLS

STANDARD PARKING: TOTAL PARKING: 8
HANDICAP PARKING: TOTAL PARKING: 1
TOTAL : 9

Parking Spaces Required:
Warehouse: (10,000 / 500 = 20) +
(3,400/5,000 = 1) = 21
Office: (13,400 / 500) = 27

48 Total Parking Spaces Required

Is The Existing Parking in Conformance? Yes, provided 39 additional parking spaces are striped. Please note, per review of the survey and an aerial image, it appears there is sufficient paved area to accommodate an additional 39 striped parking spaces.(See Section 12.21.A.4(c)(1) for Code reference)

ENCROACHMENT NOTES

NO apparent encroachments

FLOOD NOTE:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No.06037C1636F, which bears an effective date of SEPTEMBER 26, 2008 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas of 1% annual chance flood.

LEGEND

WATER METER
PINE TREE
PALM TREE
TREE
CHAIN LINK FENCE
BLOCK WALL FENCE
TV TELECOM VAULT
ELECTRIC VAULT
GUARD POST
ELECTRIC MANHOLE

NOTES

- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- NO FIELD DELINATIONS WERE FOUND REGARDING WETLANDS.
- PROPERTY HAS ACCESS TO PUBLICS STREETS EAST AND WEST BEING MATEO STREET & IMPERIAL STREET.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE COMPANY & DISTRICT CENTRE, LP, A DELAWARE LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a,b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18(with respect to wet lands) & 20 The field work was completed on April 13, 2016.

CHARLES L. SCOTT III, PLS
8742 EXP.12/31/2016
in the State of California



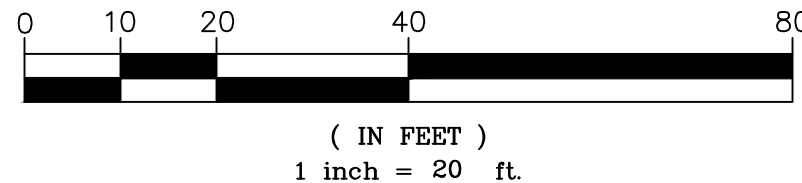
LEGAL DESCRIPTION

The land referred to in this commitment is situated in the City of Los Angeles, County of Los Angeles, State of California, and is described as follows:

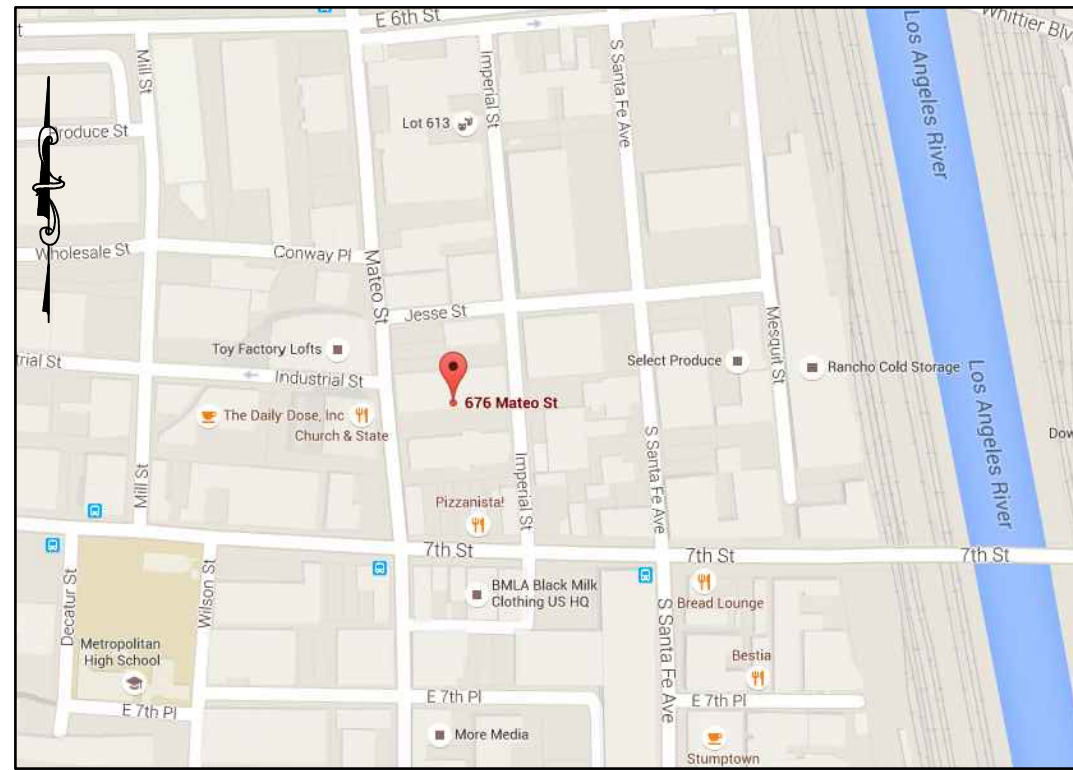
Lots 165, 166, 167, 168, 182, 183, 184, and 185 of Wingter Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 15, page 52 of miscellaneous records, in the office of the County Recorder of said county.

APN: 5164-020-021

GRAPHIC SCALE



VICINITY MAP



NOTES CORRESPONDING TO SCHEDULE B ITEMS

PREPARED BY FIRST AMERICAN TITLE COMPANY.

- General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
-
- A notice of assessment recorded November 03, 2011 as Instrument No. 20111495120 of Official Records , executed by City of Los Angeles.
- The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- An oil and gas lease executed by Star Truck and Warehouse Company as lessor and Signal Oil and Gas Company, a corporation as lessee, recorded September 26, 1966 as Instrument No. 2707 in Book M-2349 Page 332 of Official Records .
"Not plottable, blanket in nature"
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.
- An agreement or covenant to hold land as one parcel recorded May 18, 1977 as Instrument No. 77-519823 of Official Records.
- The terms and provisions contained in the document entitled "Covenant and Agreement" recorded May 18, 1977 as Instrument No. 77-519824 of Official Records.
"Plotted on Survey Map."
- A deed of trust to secure an original indebtedness of \$700,000.00 recorded September 18, 2007 as Instrument No. 20072141498 of Official Records.

Dated: September 05, 2007
Trustor: Ronald P. Markowitz, as Trustee under Trust Agreement dated July 17, 1992, entered into between Ronald P. Markowitz as Settlor and Original Trustee
Trustee: California Reconveyance Company, a California corporation
Beneficiary: Washington Mutual Bank, a federal association

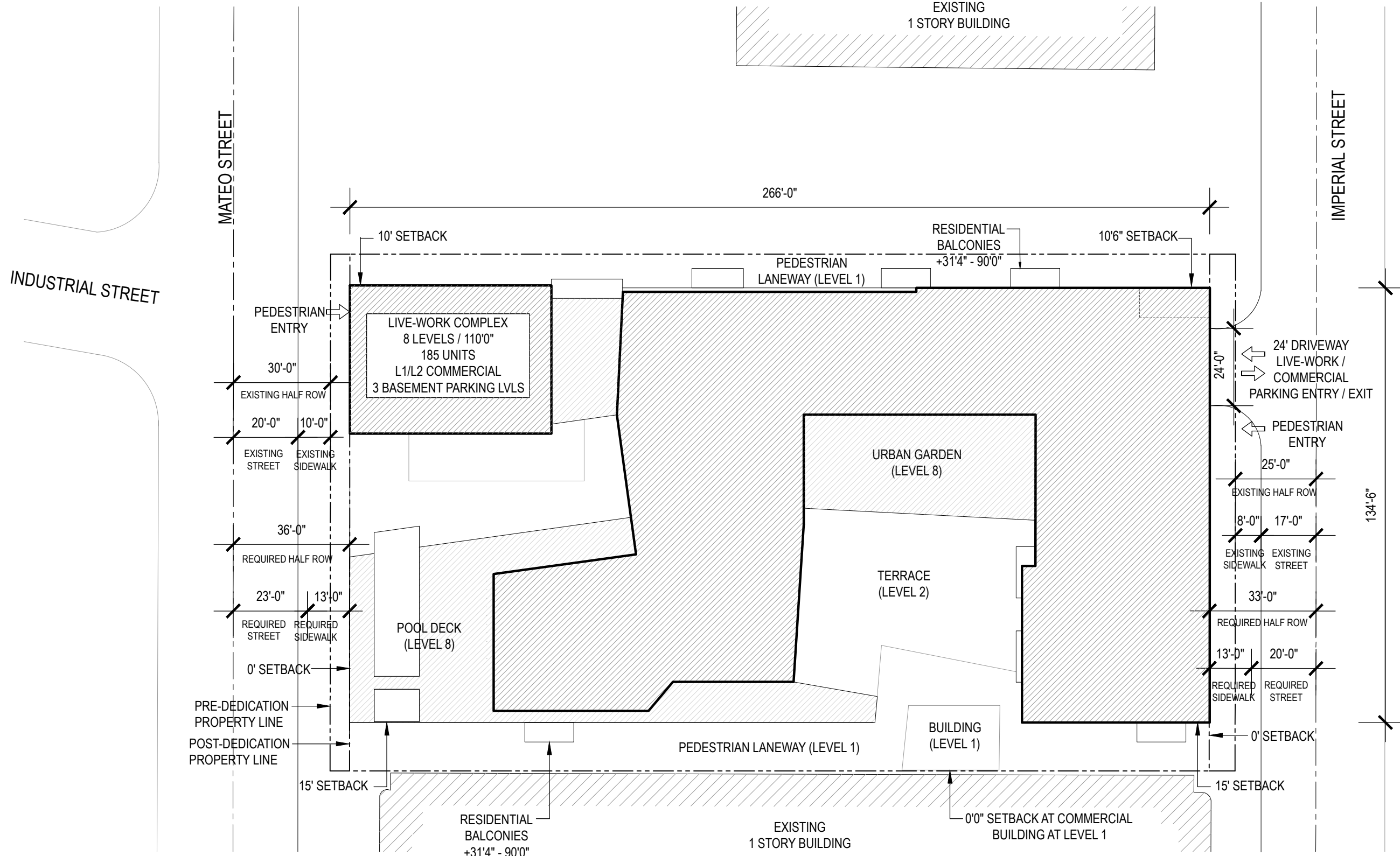
The above deed of trust states that it secures a line of credit. Before the close of escrow, we require evidence satisfactory to us that (a) all checks, credit cards or other means of drawing upon the line of credit have been surrendered to escrow, (b) the borrower has not drawn upon the line of credit since the last transaction reflected in the lender's payoff demand, and (c) the borrower has in writing instructed the beneficiary to terminate the line of credit using such forms and following such procedures as may be required by the beneficiary.

(Affects Lots 165, 166, 167, 168, 182, 183 and 185)

- Rights of parties in possession.

FILE No: NCS-770886-LA2
UPDATED:APRIL 14, 2016

SURVEY WORK PERFORMED BY:			
Nationwide Surveying Inc. 18520 Warren Road Riverside CA 92508 909-841-4235 office 866-535-9133 fax			
NO.	DATE	REVISIONS	BY
4	05/11/16	SUBMITTAL	
3	04/28/16	SUBMITTAL	FS
2	04/20/16	SUBMITTAL	FS
1	04/15/16	SUBMITTAL	FS
JOB NO. 04141601			
SHEET 1 OF 1			



1 PLOT PLAN
SCALE: 1/32" = 1'-0"

PROJECT SUMMARY

Existing Zone: M3-1-RIO
Proposed Zone: C2-2-RIO

Existing Land Use: Heavy Industrial
Proposed Land Use: Regional Center Commerical

Gross Site Area (Pre-Dedication): 44,800 SF
Gross Site Area (Post-Dedication): 41,640 SF
Base Density (1 Live-Work Unit per 200 SF): 44,800 SF / 200 SF = **224 units**

Floor Area Allowed (pre): (44,800 SF x 6)
Floor Area Allowed (post): (41,640 SF x 6)
Floor Area Proposed:

FAR Allowed: 6.0
FAR Proposed: (197,355 SF / 41,640 SF) **4.74**

Live-Work Units:
0-1 BD (Units < 1,000 SF) 185 units
2-3 BD (Units > 1,000 SF) 159 units
Very Low Income Housing 11% of Units (20 Units)

Average Unit Size Recommended: 767 SF
750 SF Min. Avg.

Art Production / Commercial Space Recommended: **TOTAL = 16,750 SF**
150 SF x 50 units = 7,500 SF
100 SF x 50 units = 5,000 SF
50 SF x 85 units = 4,250 SF

Commercial Space Provided: 23,380 SF

Open Space Required: **TOTAL = 15,320 SF**
100 SF per Live-Work Unit (0-1 BD)(Units < 1,000 SF) 159 units x 100 SF = 15,900 SF
125 SF per Live-Work Unit (2-3 BD)(Units > 1,000 SF) 26 units x 125 SF = 3,250 SF
TOTAL = 19,150 SF

Density Bonus (20% Reduction) 19,150 x 0.80 = 15,320 SF

Open Space Provided: **TOTAL = 15,320 SF**
Private Open Space 2,850 SF
Outdoor Communal Space 9,290 SF
Indoor Communal Space (Max. 25% of Required Total (3,830 SF)) 3,180 SF

Trees Required: (185 Units / 4) 46 Trees
Trees Provided: 46 Trees

Total Parking Required (Density Bonus OPT. 1): **258 Spaces**
Live-Work (0-1 BD)(Units <1,000 SF) 159 Spaces
(1 Space per Unit)

Live-Work (2-3 BD)(Units >1,000 SF) 52 Spaces
(2 Spaces per Unit)

Commercial Parking (2 Spaces per 1,000 SF) 47 Spaces
Enterprise Zone 2129

Total Parking Provided: **287 Spaces**
Accessible: 9 Spaces (2 van)
Live-Work 211 Spaces
Commercial 47 Spaces
Additional Parking 29 Spaces

Live-Work Bike Parking Required: (Ordinance NO.185480 Table 12.21 A.16(a)(1)(i)) **130 Spaces**
Short-Term Space 12 Spaces
Long-Term Space 118 Spaces

Commercial Bike Parking Required: **24 Spaces**
1 Short-Term Space per 2,000 SF (23,380 SF / 2,000 SF) 12 Spaces
1 Long-Term Space per 2,000 SF (23,380 SF / 2,000 SF) 12 Spaces

Total Bike Parking Provided: **154 Spaces**
Live-Work Short-Term 12 Spaces
Live-Work Long-Term 118 Spaces
Commercial Short-Term 12 Spaces
Commercial Long-Term 12 Spaces

PROJECT SUMMARY - INCREASED COMMERCIAL FLEXIBILITY OPTION

Existing Zone: M3-1-RIO
Proposed Zone: C2-2-RIO

Existing Land Use: Heavy Industrial
Proposed Land Use: Regional Center Commerical

Gross Site Area (Pre-Dedication): 44,800 SF
Gross Site Area (Post-Dedication): 41,640 SF
Base Density (1 Live-Work Unit per 200 SF): 44,800 SF / 200 SF = **224 units**

Floor Area Allowed (pre): (44,800 SF x 6)
Floor Area Allowed (post): (41,640 SF x 6)
Floor Area Proposed:

FAR Allowed: 6.0
FAR Proposed: (197,355 SF / 41,640 SF) **4.74**

Live-Work Units:
0-1 BD (Units < 1,000 SF) 159 units
2-3 BD (Units > 1,000 SF) 135 units
Very Low Income Housing 11% of Units (18 Units)

Average Unit Size Recommended: 773 SF
750 SF Min. Avg.

Art Production / Commercial Space Recommended: **TOTAL = 15,450 SF**
150 SF x 50 units = 7,500 SF
100 SF x 50 units = 5,000 SF
50 SF x 59 units = 2,950 SF

Commercial Space Provided: 45,873 SF

Open Space Required: **TOTAL = 13,200 SF**
100 SF per Live-Work Unit (0-1 BD)(Units < 1,000 SF) 135 units x 100 SF = 13,500 SF
125 SF per Live-Work Unit (2-3 BD)(Units > 1,000 SF) 24 units x 125 SF = 3,000 SF
TOTAL = 16,500 SF

Density Bonus (20% Reduction) 16,500 x 0.80 = 13,200 SF

Open Space Provided: **TOTAL = 14,870 SF**
Private Open Space 2,400 SF
Outdoor Communal Space 9,290 SF
Indoor Communal Space (Max. 25% of Required Total (3,830 SF)) 3,180 SF

Trees Required: (159 Units / 4) 40 Trees
Trees Provided: 46 Trees

Total Parking Required (Density Bonus OPT. 1): **275 Spaces**
Live-Work (0-1 BD)(Units <1,000 SF) 135 Spaces
(1 Space per Unit)

Live-Work (2-3 BD)(Units >1,000 SF) 48 Spaces
(2 Spaces per Unit)

Commercial Parking (2 Spaces per 1,000 SF) 92 Spaces
Enterprise Zone 2129

Total Parking Provided: **287 Spaces**
Accessible: 9 Spaces (2 van)
Live-Work 183 Spaces
Commercial 104 Spaces
Additional Parking 0 Spaces

Live-Work Bike Parking Required:(Ordinance NO.185480 Table 12.21 A.16(a)(1)(i)) **115 Spaces**
Short-Term Space 10 Spaces
Long-Term Space 105 Spaces

Commercial Bike Parking Required: **46 Spaces**
1 Short-Term Space per 2,000 SF (45,873 SF / 2,000 SF) 23 Spaces
1 Long-Term Space per 2,000 SF (45,873 SF / 2,000 SF) 23 Spaces

Total Bike Parking Provided: **161 Spaces**
Live-Work Short-Term 10 Spaces
Live-Work Long-Term 105 Spaces
Commercial Short-Term 23 Spaces
Commercial Long-Term 23 Spaces

676 MATEO STREET

676 MATEO STREET
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP
C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
LOS ANGELES, CA 90071

OWNER

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ARCHITECTURE

724 SOUTH SPRING STREET
SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

NOT FOR CONSTRUCTION

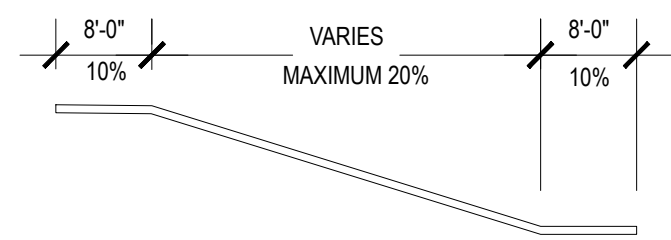
3	11/16/18	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal
No.	Date	Description

PLOT PLAN

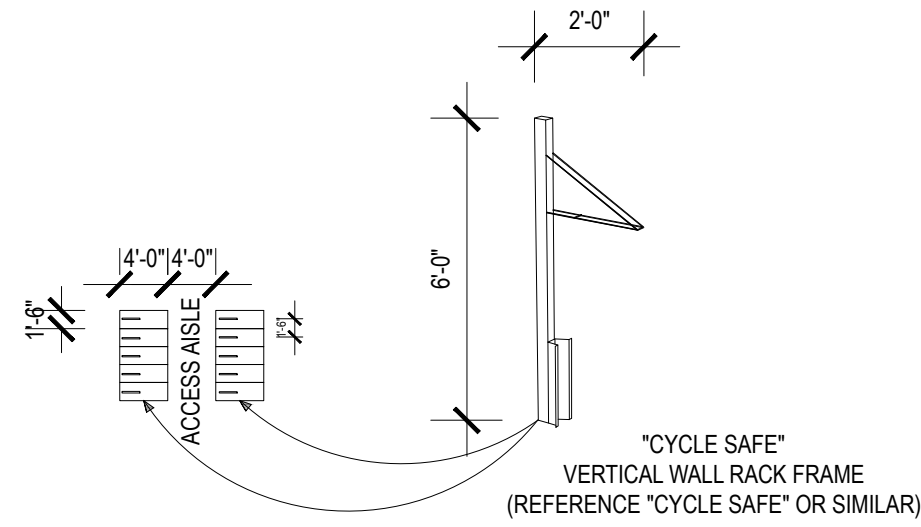
A000

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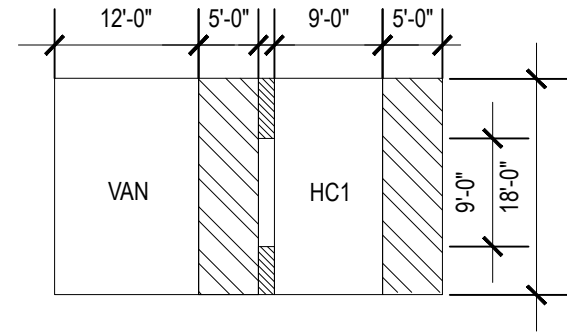
PRINTED: Tuesday, November 20, 2018 9:48:17 AM BY: HLA160629 FILE: 676_A101_LEVEL B3



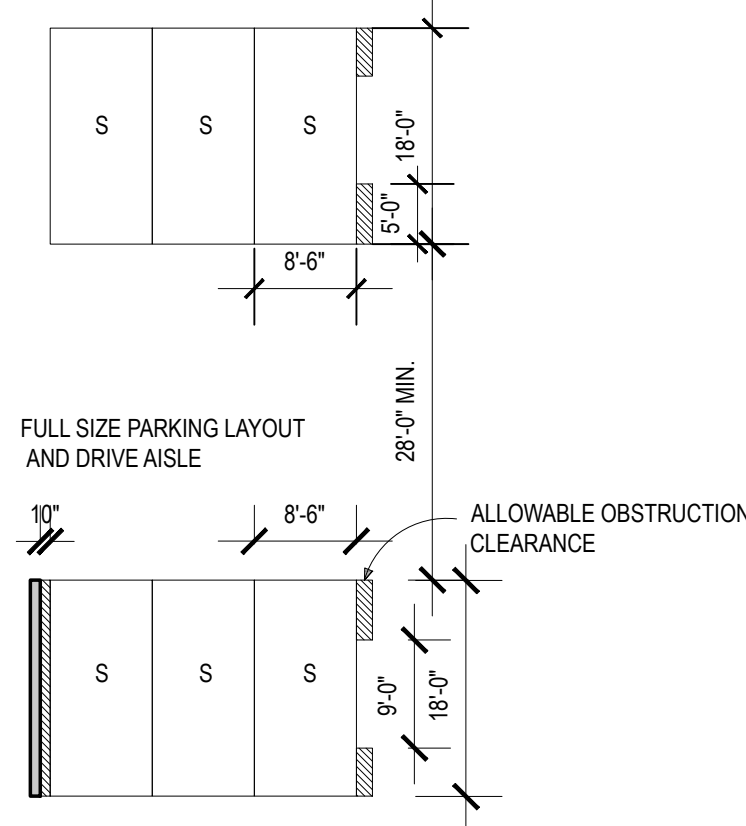
6 TYPICAL RAMP DIAGRAM
SCALE: 1/16"= 1'-0"



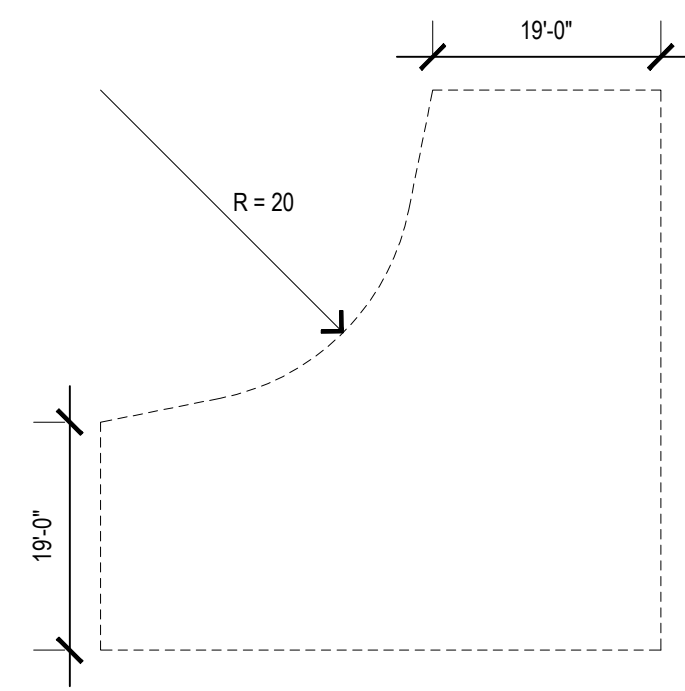
5 VERTICAL BICYCLE PARKING
SCALE: 1/16"= 1'-0"



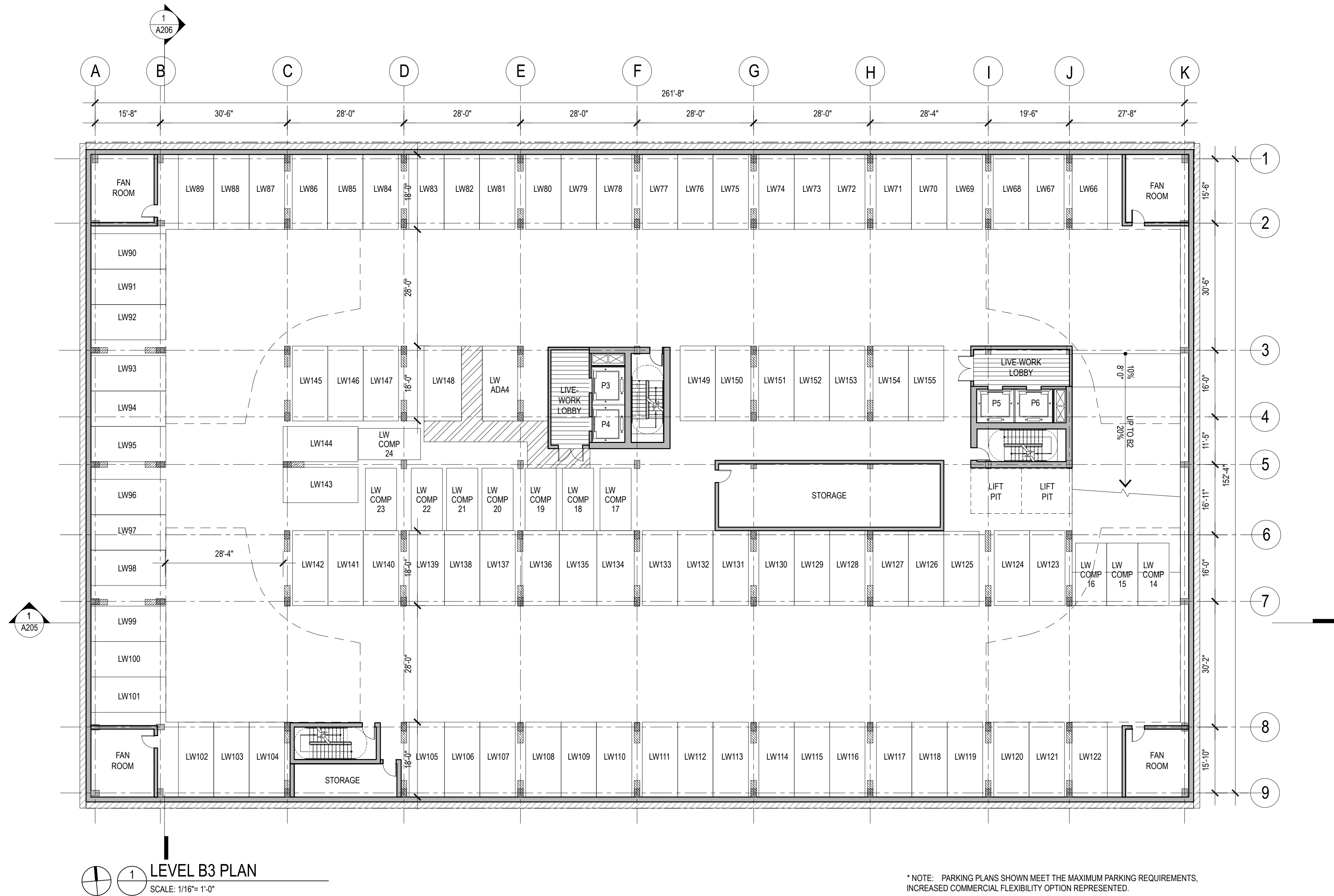
4 ADA PARKING DIAGRAM
SCALE: 1/16"= 1'-0"



3 TYPICAL PARKING DIAGRAM
SCALE: 1/16"= 1'-0"



2 TYPICAL TURNING RADIUS DIAGRAM
SCALE: 1/16"= 1'-0"



1 LEVEL B3 PLAN
SCALE: 1/16"= 1'-0"

* NOTE: PARKING PLANS SHOWN MEET THE MAXIMUM PARKING REQUIREMENTS, INCREASED COMMERCIAL FLEXIBILITY OPTION REPRESENTED.



676 MATEO STREET

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LOS ANGELES, CA 90021

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ARCHITECT

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LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
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LEVEL B3 PLAN

A101

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ARCHITECT

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319 MAIN STREET
EL SEGUNDO, CA 90245

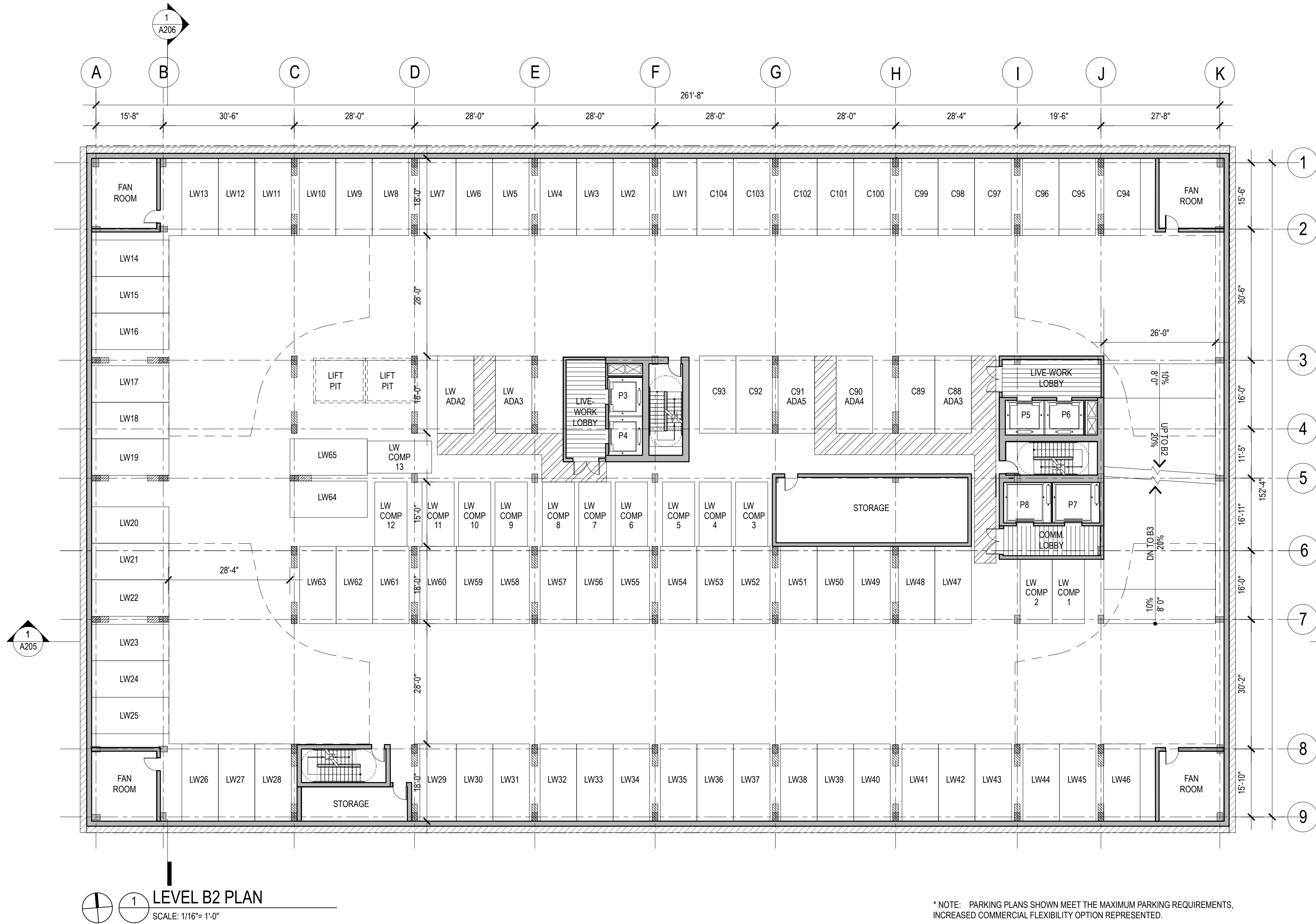
STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

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LEVEL B2 PLAN

A102

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ARCHITECT

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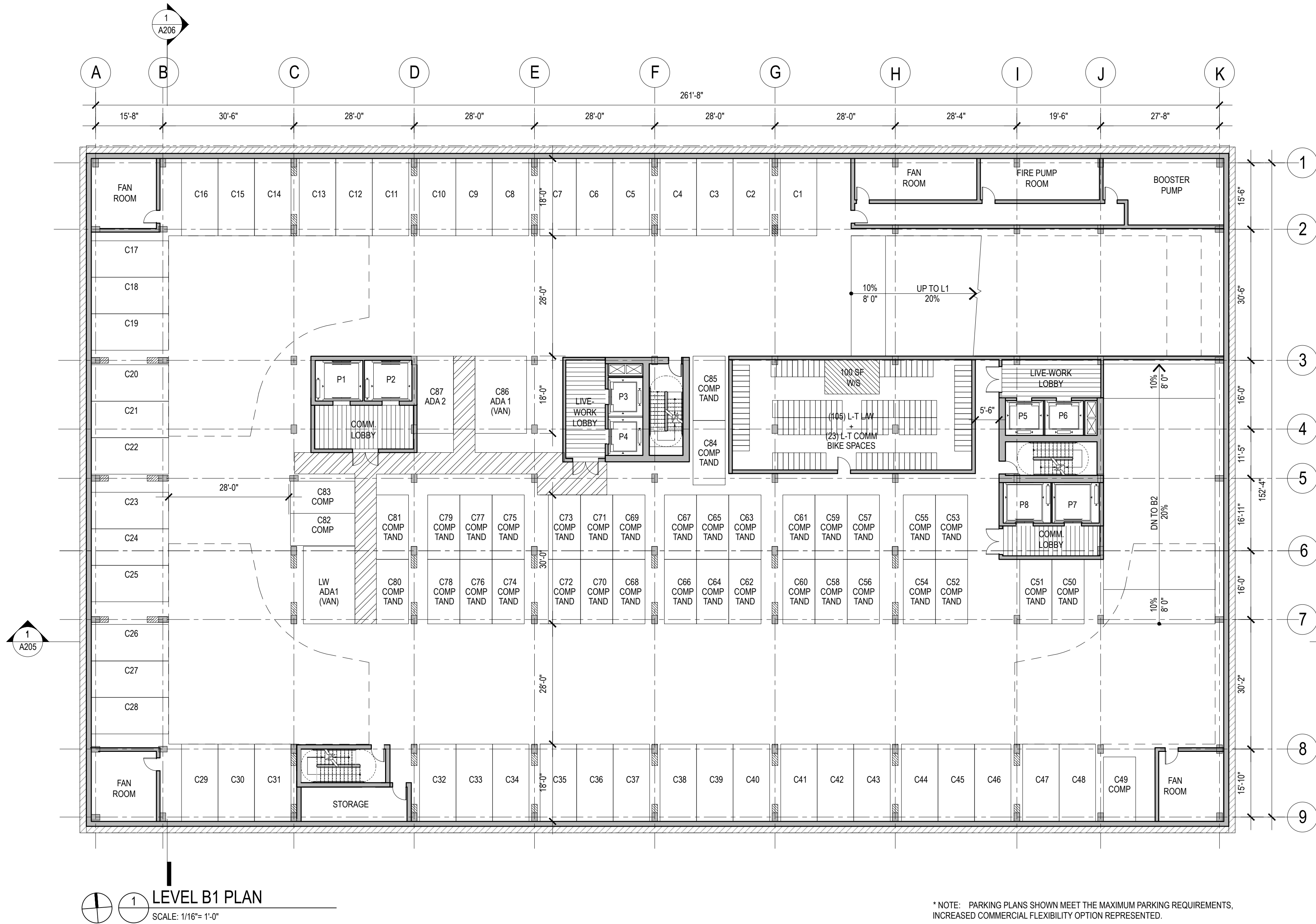
STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
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LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
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LEVEL B1 PLAN

A103

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ARCHITECT

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STRUCTURAL ENGINEER

DESIGN WORKSHOP
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SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

**IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606**

MEP

MATEO STREET

IMPERIAL STREET

SCALE: 1/16" = 1' 0"

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LEVEL 1 PLAN

A104

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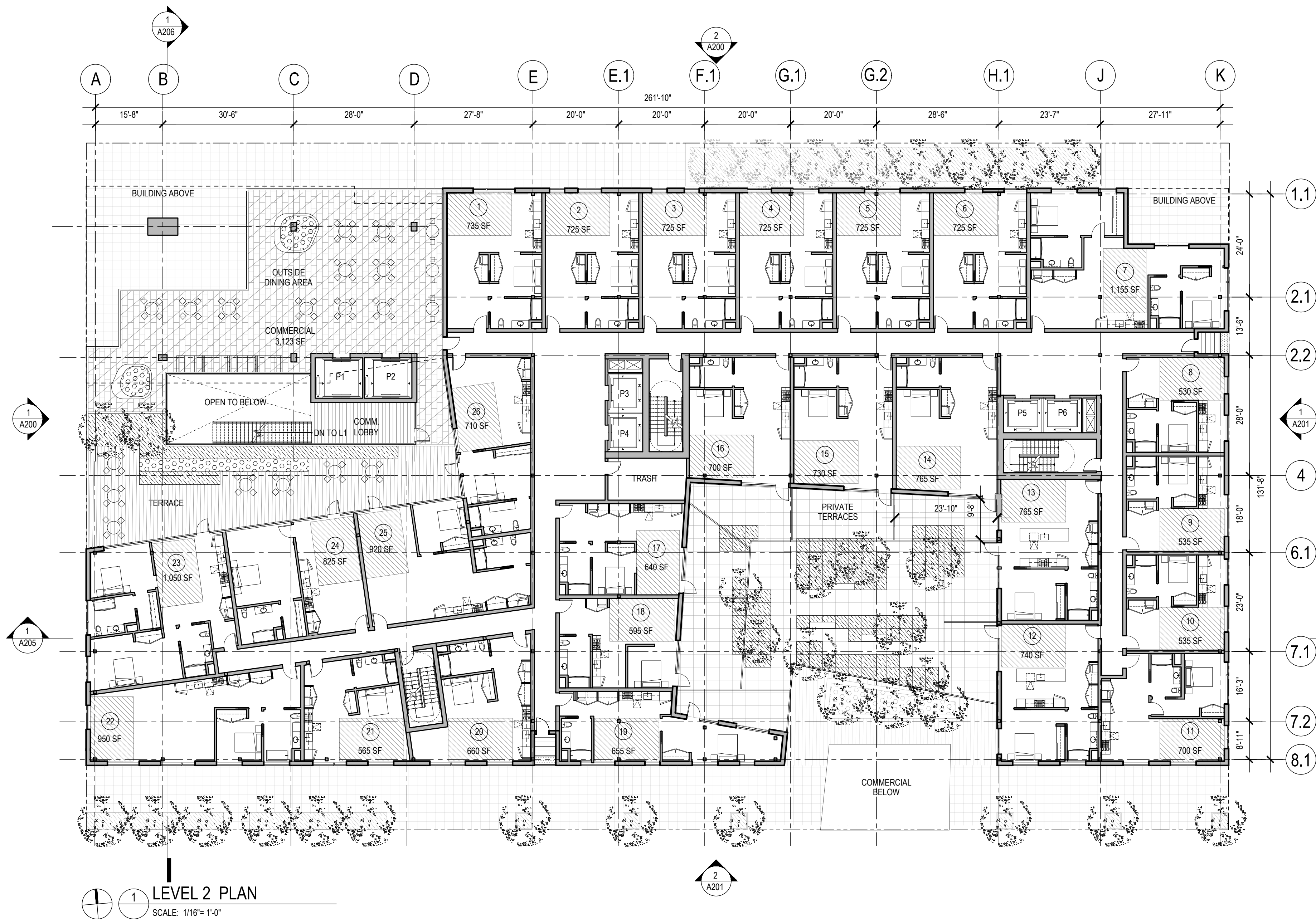
STRUCTURAL ENGINEER

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LANDSCAPE ARCHITECT

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LEVEL 2 PLAN

A105

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676 MATEO STREET
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319 MAIN STREET
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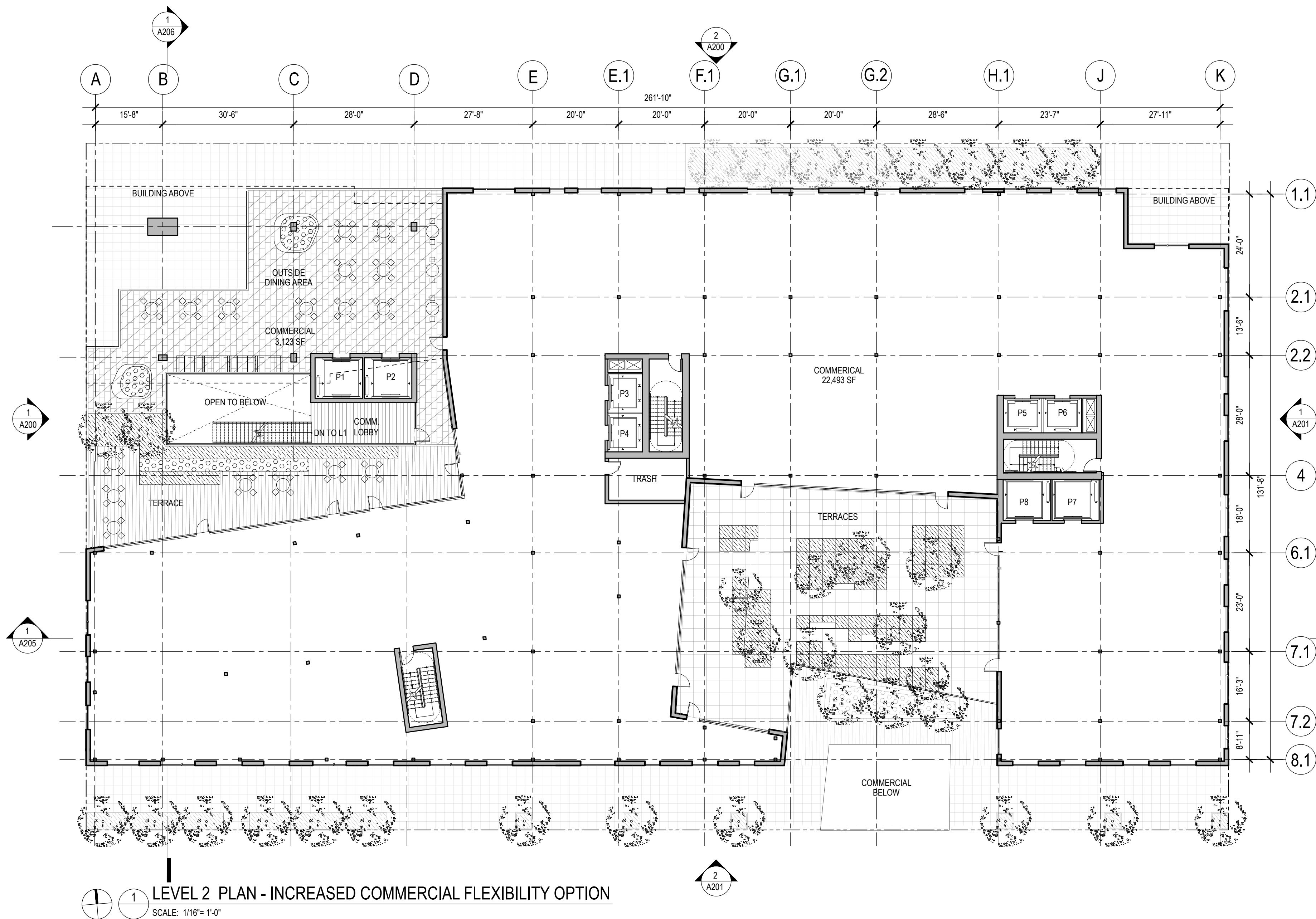
STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
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LEVEL 2 PLAN - OPTION

A105 (OPT)

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LANDSCAPE ARCHITECT

IDS GROUP
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LEVEL 3 PLAN (4-7 SIM.)

A106

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A107

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EL SEGUNDO, CA 90245

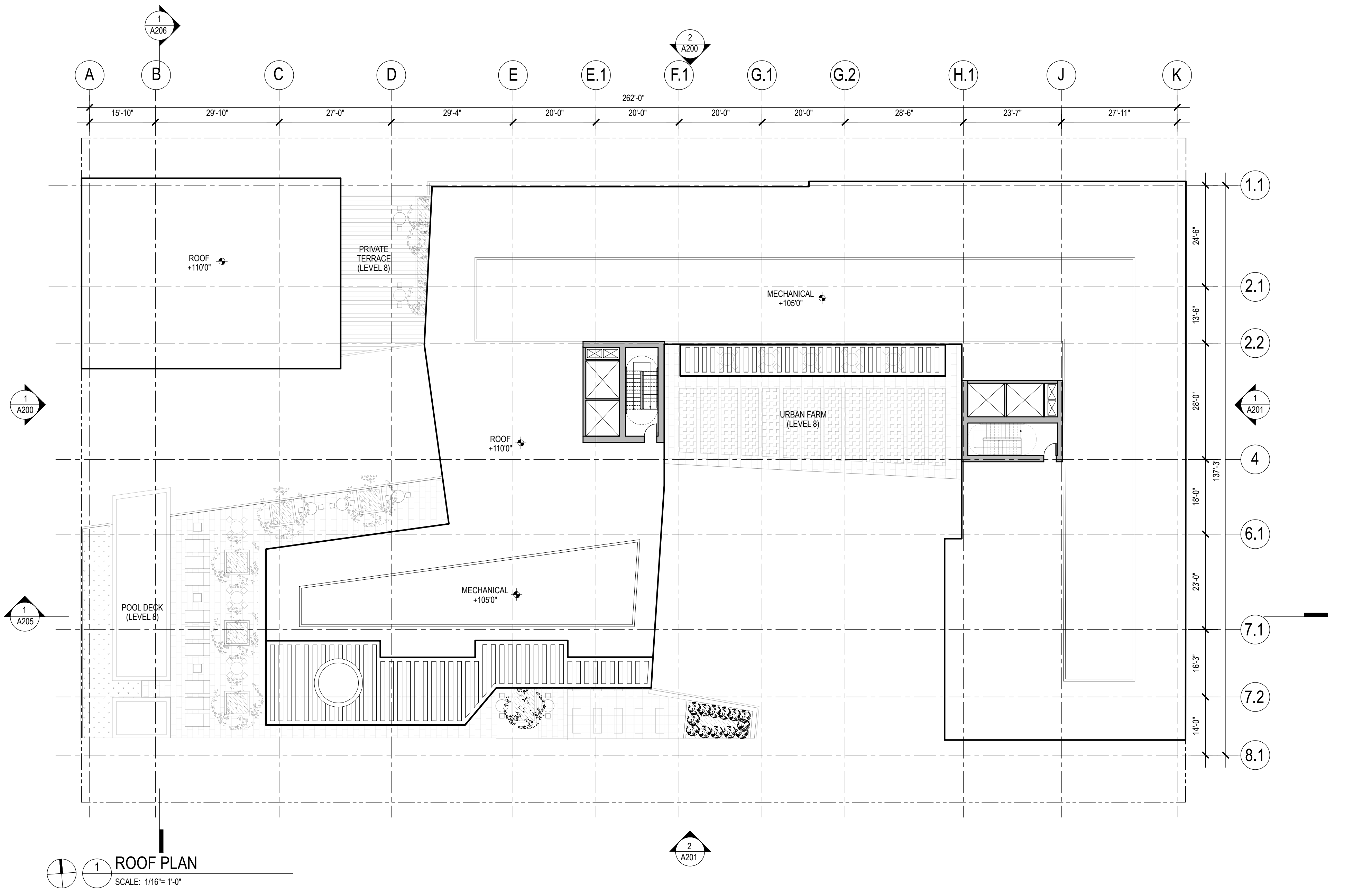
STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

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ROOF PLAN

A108

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2 NORTH ELEVATION
SCALE: 1/16"= 1'-0"



1 WEST ELEVATION
SCALE: 1/16"= 1'-0"

676 MATEO STREET

676 MATEO STREET
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP
C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
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724 SOUTH SPRING STREET
SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

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319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

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ELEVATIONS

A200

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676 MATEO STREET

676 MATEO STREET
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DISTRICT CENTRE, LP
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350 SOUTH GRAND AVENUE
25TH FLOOR
LOS ANGELES, CA 90071

OWNER

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ARCHITECTURE

724 SOUTH SPRING STREET
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ARCHITECT

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319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

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3	11/16/18	Revised Entitlement Submittal
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1	09/28/16	Entitlement Submittal

ELEVATIONS

A201

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676 MATEO STREET

676 MATEO STREET
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP
C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
LOS ANGELES, CA 90071

OWNER

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ARCHITECTURE

724 SOUTH SPRING STREET
SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

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RENDERING

A202

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676 MATEO STREET
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DISTRICT CENTRE, LP
C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
LOS ANGELES, CA 90071

OWNER

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ARCHITECTURE

724 SOUTH SPRING STREET
SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

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319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

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3	11/16/18	Revised Entitlement Submittal
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1	09/28/16	Entitlement Submittal
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RENDERING

A203

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676 MATEO STREET
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DISTRICT CENTRE, LP
C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
LOS ANGELES, CA 90071

OWNER

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ARCHITECTURE

724 SOUTH SPRING STREET
SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

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A204

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350 SOUTH GRAND AVENUE
25TH FLOOR
LOS ANGELES, CA 90071

OWNER

hansonla
ARCHITECTURE

724 SOUTH SPRING STREET
SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

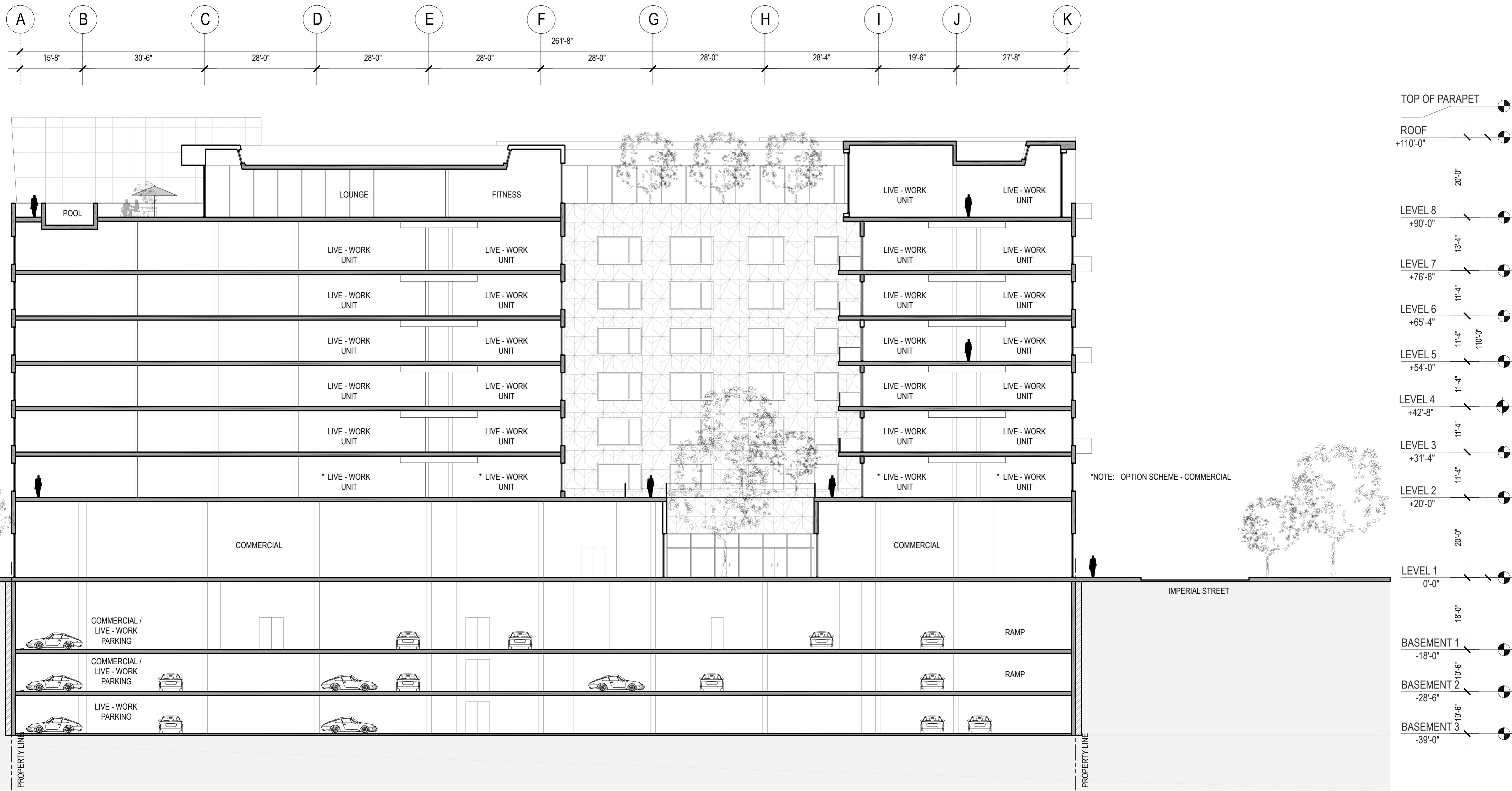
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2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal
No.	Date	Description

SECTION

A205

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1 WEST-EAST SECTION
SCALE: 1/16"= 1'-0"

676 MATEO STREET
LOS ANGELES, CA 90021

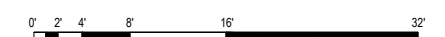
OWNER

ARCHITECT

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

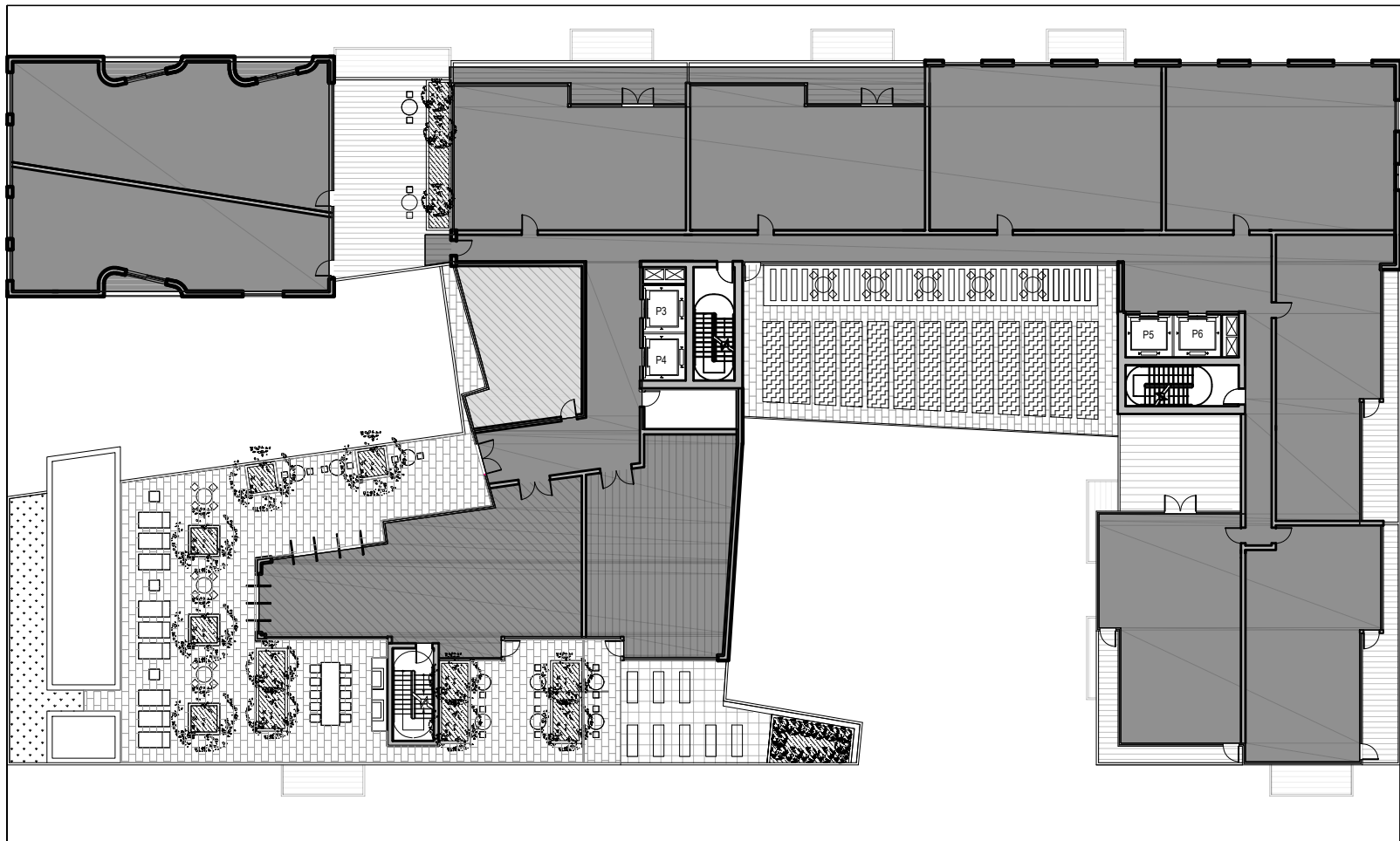
MEP



No.	Date	Description
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A206

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7 LEVEL 8
SCALE: 1/32"= 1'-0"



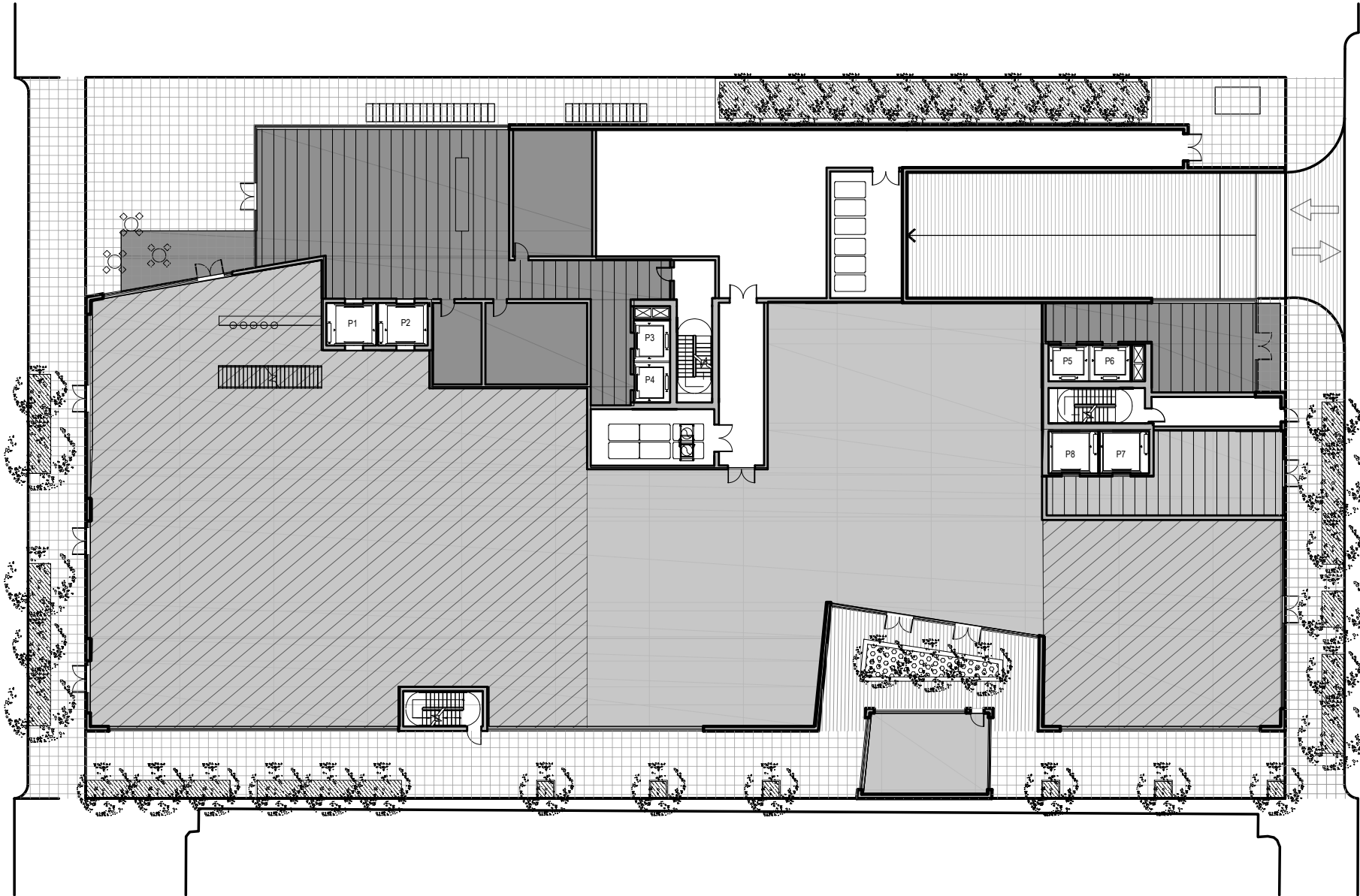
6 LEVEL 3-7
SCALE: 1/32"= 1'-0"



5 LEVEL 2 - INCREASED COMMERCIAL FLEXIBILITY OPTION
SCALE: 1/32"= 1'-0"



4 LEVEL 2
SCALE: 1/32"= 1'-0"



3 LEVEL 1
SCALE: 1/32"= 1'-0"

FAR CALCULATIONS

FLOOR AREA ALLOWED: 41,640 SF x 6= 249,840 SF
FLOOR AREA PROPOSED: 197,355 SF / 41,640 SF = 4.74

TOTAL ART PRODUCTION / COMMERCIAL RECOMMENDED: 16,750 SF
TOTAL COMMERCIAL PROVIDED : 23,380 SF

LEVEL	LIVE-WORK FLOOR AREA	COMMERCIAL FLOOR AREA	RES. PRODUCTION / ART GALLERY FLOOR AREA	TOTAL
LEVEL 8	16301 SQ. FT.	0	655 SQ. FT.	16956 SQ. FT.
LEVEL 7	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 6	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 5	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 4	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 3	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 2	22493 SQ. FT.	3,123 SQ. FT.	0	25,616 SQ. FT.
LEVEL 1	4871 SQ. FT.	20,257 SQ. FT.	0	25,128 SQ. FT.
TOTAL	173,320 SQ. FT.	23,380 SQ. FT.	655 SQ. FT.	197,355 SQ. FT.

- LIVE-WORK FLOOR AREA
- COMMERCIAL FLOOR AREA
- RESIDENT PRODUCTION / ART GALLERY SPACE FLOOR AREA

2 FAR CALCULATIONS

FAR CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION

FLOOR AREA ALLOWED: 41,640 SF x 6= 249,840 SF
FLOOR AREA PROPOSED: 197,355 SF / 41,640 SF = 4.74

TOTAL ART PRODUCTION / COMMERCIAL RECOMMENDED: 15,450 SF
TOTAL COMMERCIAL PROVIDED : 45,873 SF

LEVEL	LIVE-WORK FLOOR AREA	COMMERCIAL FLOOR AREA	RES. PRODUCTION / ART GALLERY FLOOR AREA	TOTAL
LEVEL 8	16301 SQ. FT.	0	655 SQ. FT.	16956 SQ. FT.
LEVEL 7	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 6	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 5	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 4	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 3	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 2	0.0 SQ. FT.	25,616 SQ. FT.	0	25,616 SQ. FT.
LEVEL 1	4871 SQ. FT.	20,257 SQ. FT.	0	25,128 SQ. FT.
TOTAL	150,827 SQ. FT.	45,873 SQ. FT.	655 SQ. FT.	197,355 SQ. FT.

- LIVE-WORK FLOOR AREA
- COMMERCIAL FLOOR AREA
- RESIDENT PRODUCTION / ART GALLERY SPACE FLOOR AREA

1 FAR CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION

676 MATEO STREET

676 MATEO STREET
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP
C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
LOS ANGELES, CA 90071

OWNER

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LANDSCAPE ARCHITECT

IDS GROUP
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IRVINE, CA 92606

MEP

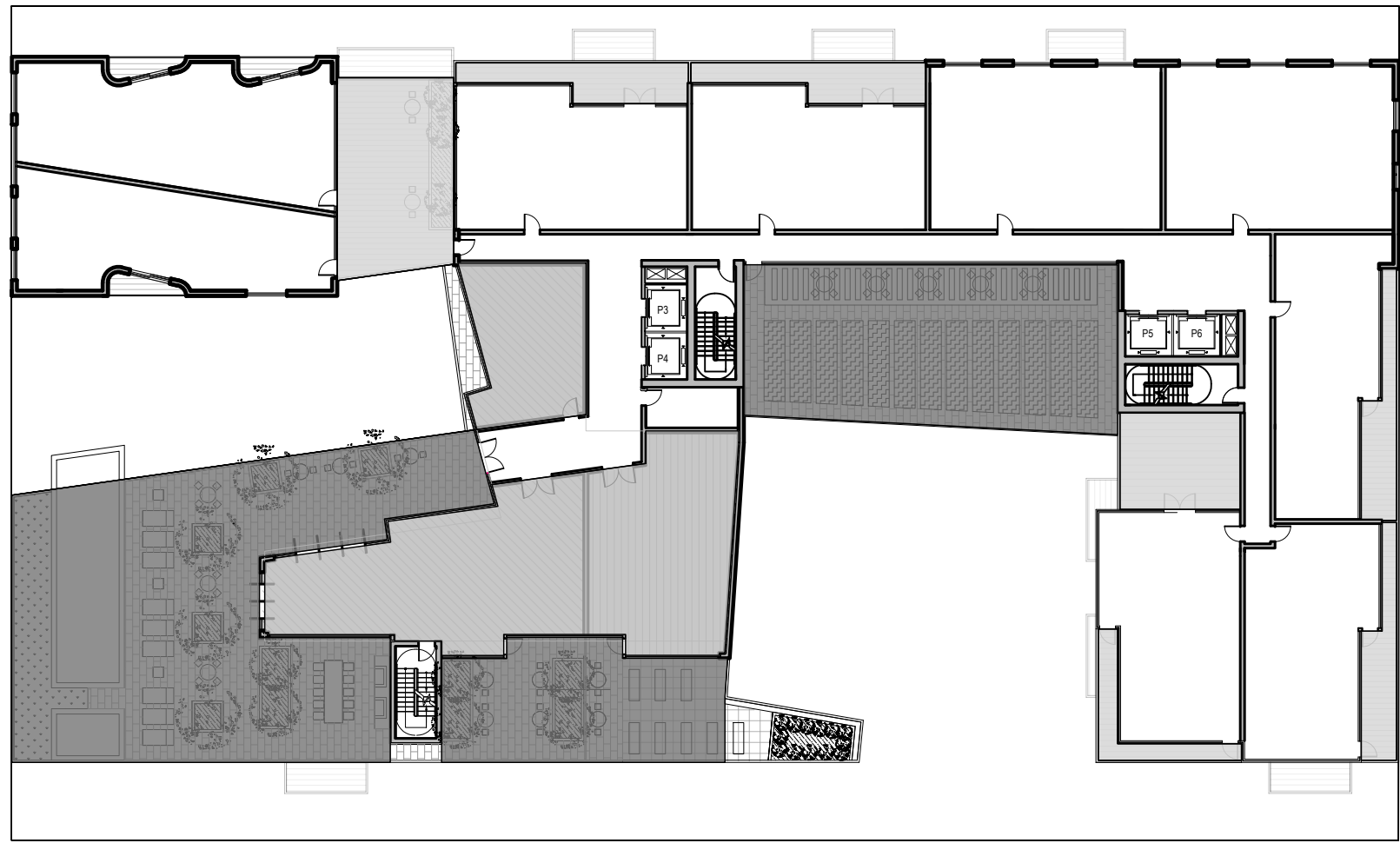
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FAR

A300

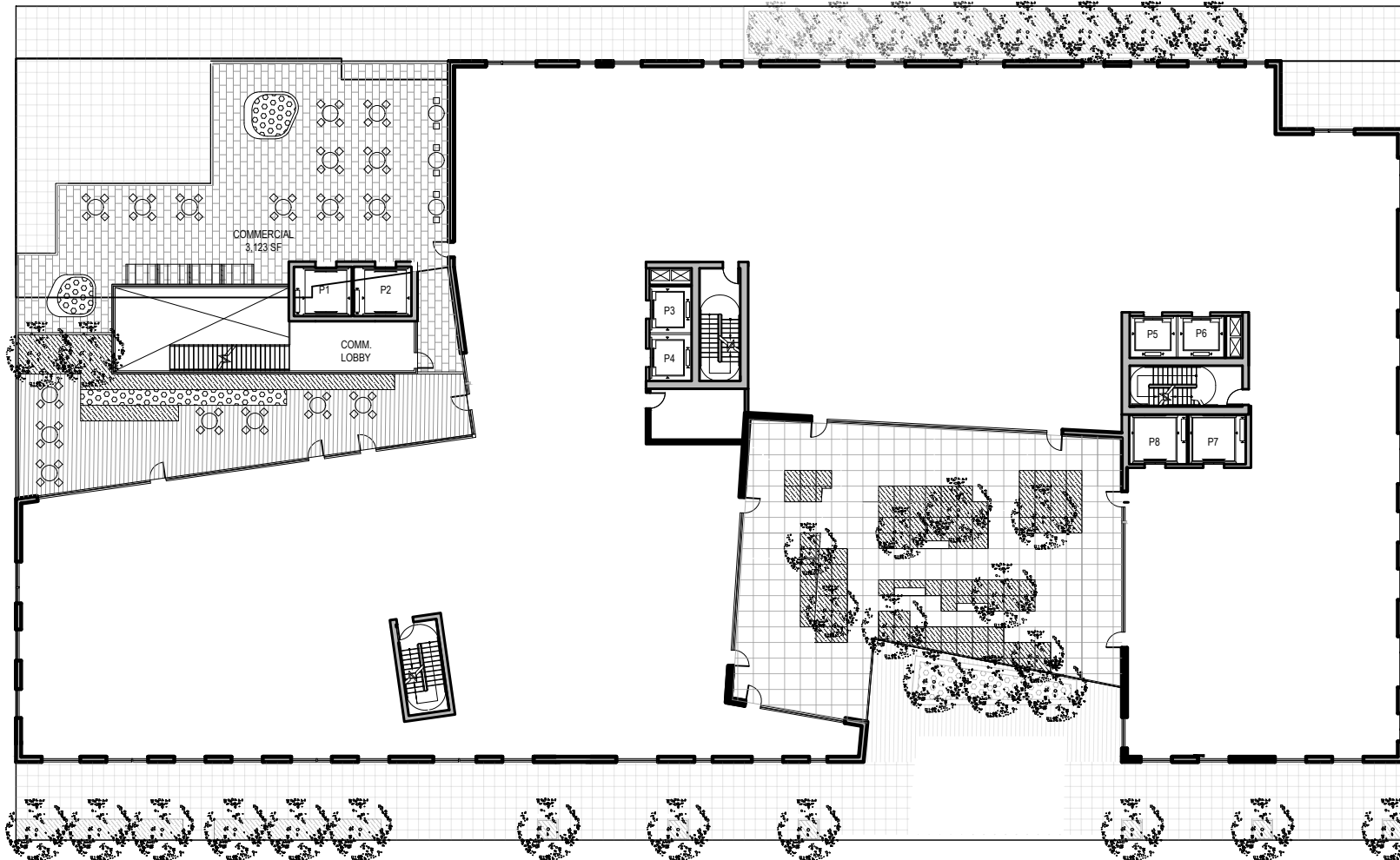
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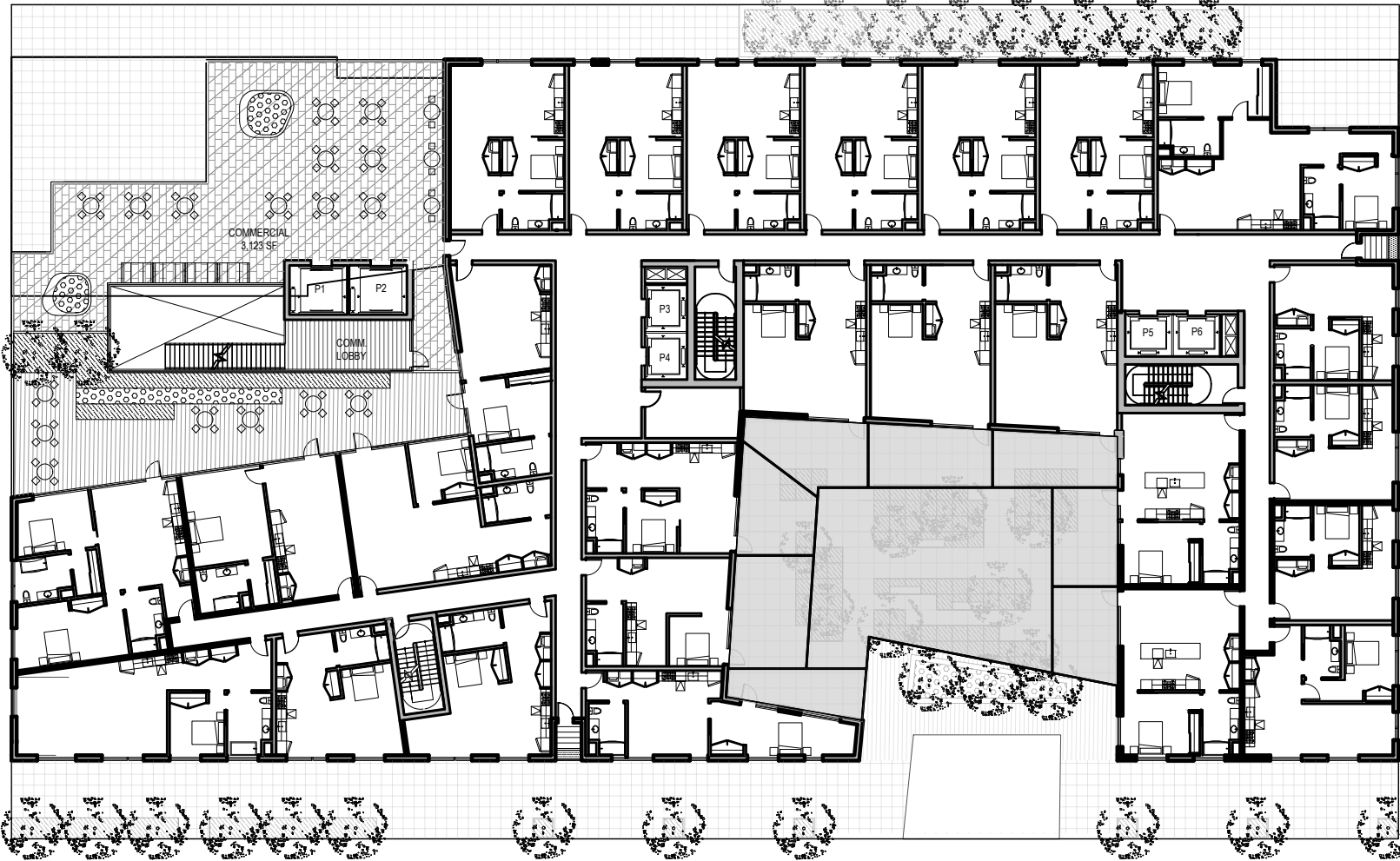
7 LEVEL 8
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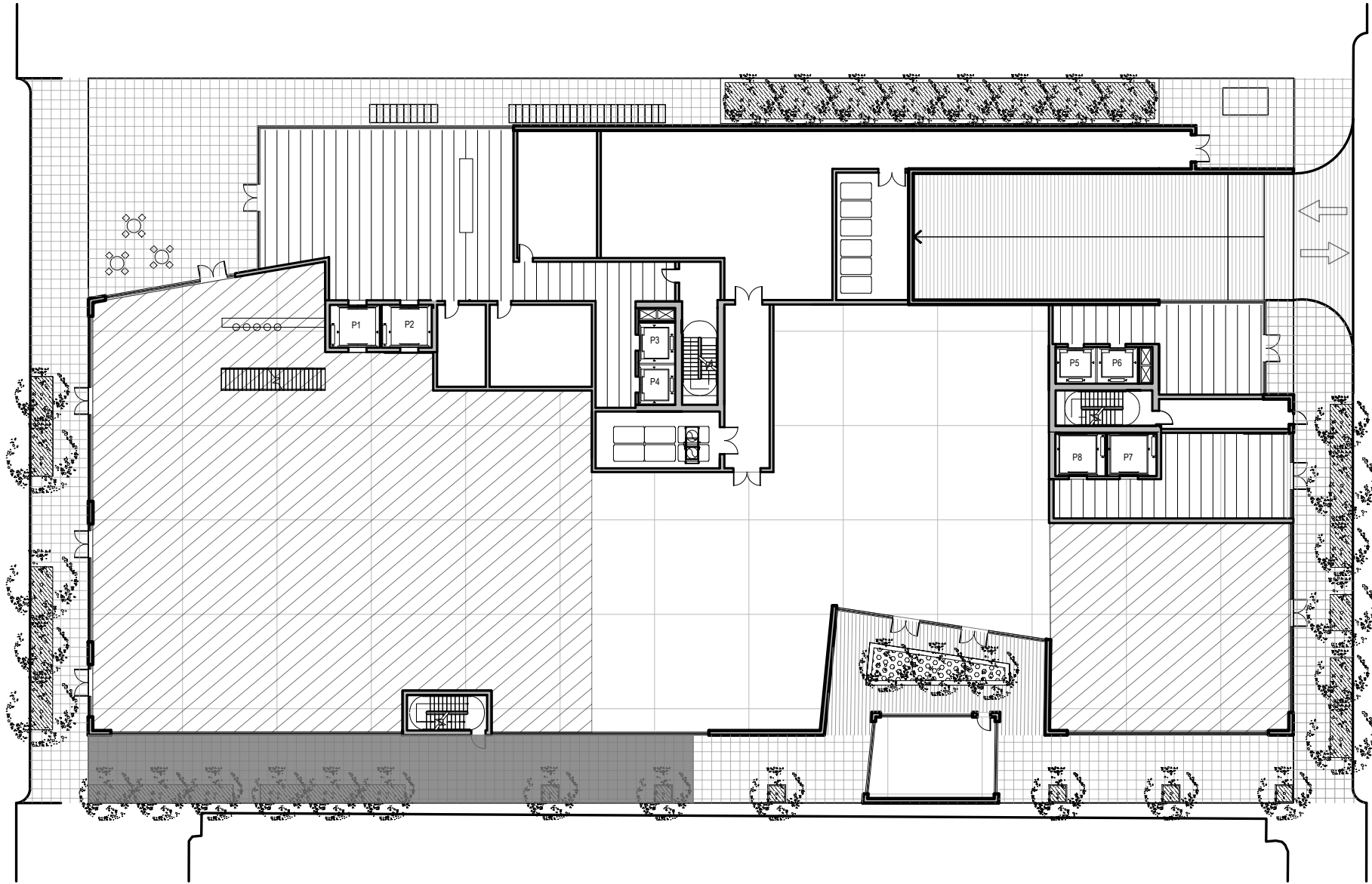
6 LEVEL 3-7
SCALE: 1/32"= 1'-0"



5 LEVEL 2 - INCREASED COMMERCIAL FLEXIBILITY OPTION
SCALE: 1/32"= 1'-0"



4 LEVEL 2
SCALE: 1/32"= 1'-0"



3 LEVEL 1
SCALE: 1/32"= 1'-0"

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:	15,320 SF
100 SF PER LIVE - WORK UNIT (0-1 BD) (< 1,000 SF)	(159 UNITS x 100 SF) = 15,900 SF
125 SF PER LIVE - WORK UNIT (2-3 BD) (> 1,000 SF)	(26 UNITS x 125 SF) = 3,250 SF
TOTAL	TOTAL = 19,150 SF
DENSITY BONUS (20% REDUCTION)	19,150 SF x 0.80 = 15,320 SF

OPEN SPACE PROVIDED:				15,320 SF
LEVEL	PRIVATE SPACE	OUTDOOR COMMUNAL SPACE	INDOOR COMMUNAL SPACE	TOTAL
LEVEL 8	350 SF	7,295 SF	3,180 SF	10,825 SF
LEVEL 7	400 SF	0	0	400 SF
LEVEL 6	400 SF	0	0	400 SF
LEVEL 5	400 SF	0	0	400 SF
LEVEL 4	350 SF	0	0	350 SF
LEVEL 3	500 SF	0	0	500 SF
LEVEL 2	450 SF	0	0	450 SF
LEVEL 1	0	1,995 SF	0	1,995 SF
TOTAL	2,850 SF	9,290 SF	3,180 SF	15,320 SF

- PRIVATE OPEN SPACE
- OUTDOOR COMMUNAL SPACE
- INDOOR COMMUNAL SPACE

2 OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION

OPEN SPACE REQUIRED:	13,200 SF
100 SF PER LIVE - WORK UNIT (0-1 BD) (< 1,000 SF)	(135 UNITS x 100 SF) = 13,500 SF
125 SF PER LIVE - WORK UNIT (2-3 BD) (> 1,000 SF)	(24 UNITS x 125 SF) = 3,000 SF
TOTAL	TOTAL = 16,500 SF
DENSITY BONUS (20% REDUCTION)	16,500 SF x 0.80 = 13,200 SF

OPEN SPACE PROVIDED:				14,870 SF
LEVEL	PRIVATE SPACE	OUTDOOR COMMUNAL SPACE	INDOOR COMMUNAL SPACE	TOTAL
LEVEL 8	350 SF	7,295 SF	3,180 SF	10,825 SF
LEVEL 7	400 SF	0	0	400 SF
LEVEL 6	400 SF	0	0	400 SF
LEVEL 5	400 SF	0	0	400 SF
LEVEL 4	350 SF	0	0	350 SF
LEVEL 3	500 SF	0	0	500 SF
LEVEL 2	0	0	0	0
LEVEL 1	0	1,995 SF	0	1,995 SF
TOTAL	2,400 SF	9,290 SF	3,180 SF	14,870 SF

- PRIVATE OPEN SPACE
- OUTDOOR COMMUNAL SPACE
- INDOOR COMMUNAL SPACE

1 OPEN SPACE CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION

676 MATEO STREET

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LOS ANGELES, CA 90021

DISTRICT CENTRE, LP
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ARCHITECT

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DESIGN WORKSHOP
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SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

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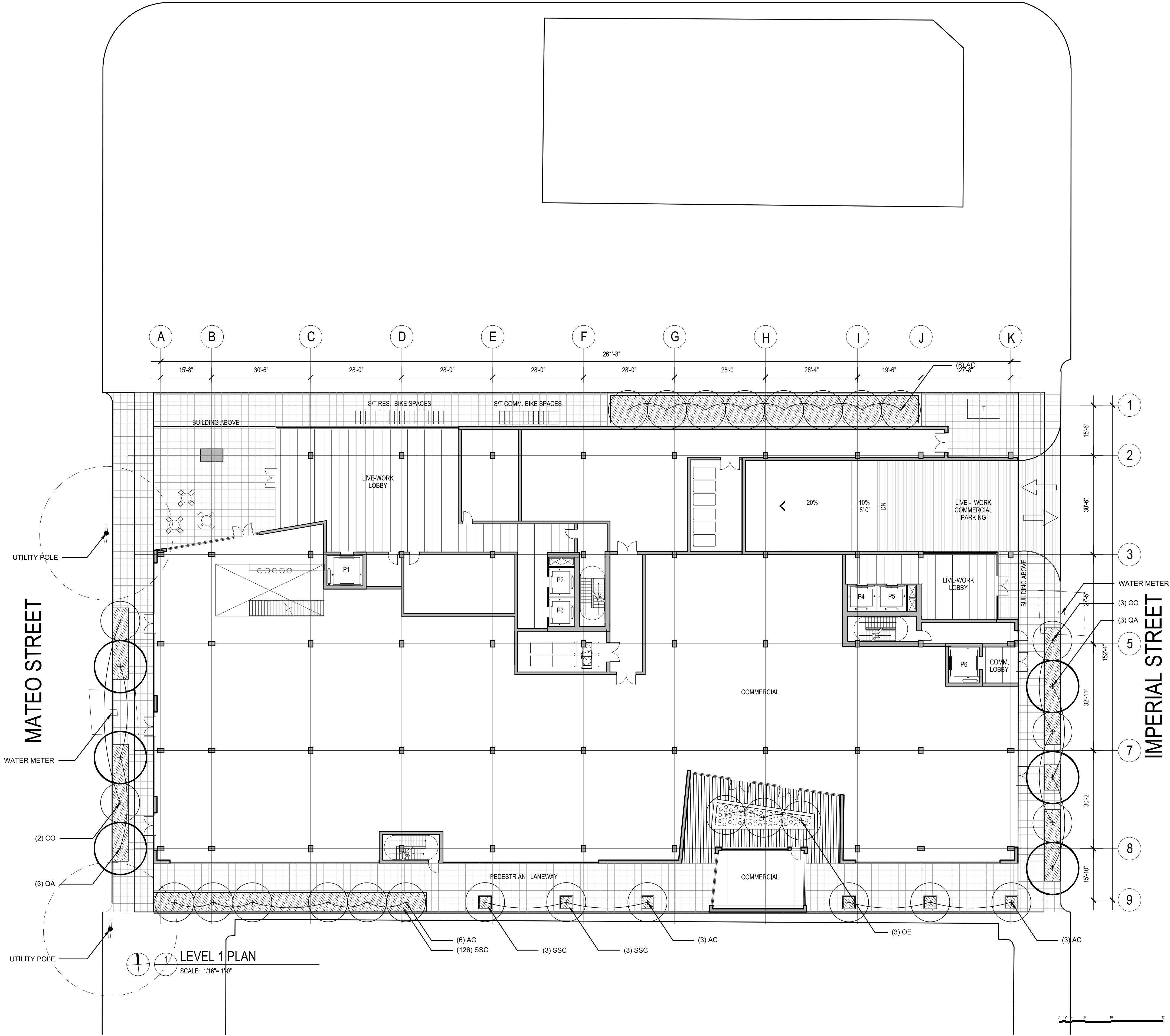
OPEN SPACE

A301

PLANT LIST

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME
TREES			
AC	20	<i>Aesculus californica</i>	California Buckeye
OE	3	<i>Olea europaea</i>	Olive
CO	5	<i>Cercis occidentalis</i>	Western Redbud
PD	5	<i>Parkinsonia 'Desert Museum' (Cercidium)</i>	Desert Museum Palo Verde
PI	7	<i>Prunus ilicifolia</i>	Catalina Cherry
QA	6	<i>Quercus agrifolia</i>	Coast Live Oak
SHRUB			
CC	8	<i>Carpenteria californica</i>	Bush Anemone
EE	18	<i>Ericameria ericoides</i>	California goldenbush
GROUND COVER			
FC	98	<i>Festuca capillata and scs.</i>	California Fescue
SSC	251	<i>Salvia sonomensis and cvs</i>	Sonoma Sage
SS	48	<i>Senecio serpens</i>	Blue Chalksticks

INDUSTRIAL STREET



676 MATEO STREET

676 MATEO STREET
LOS ANGELES, CA 90021

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STRUCTURAL ENGINEER

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DESIGN WORKSHOP
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SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

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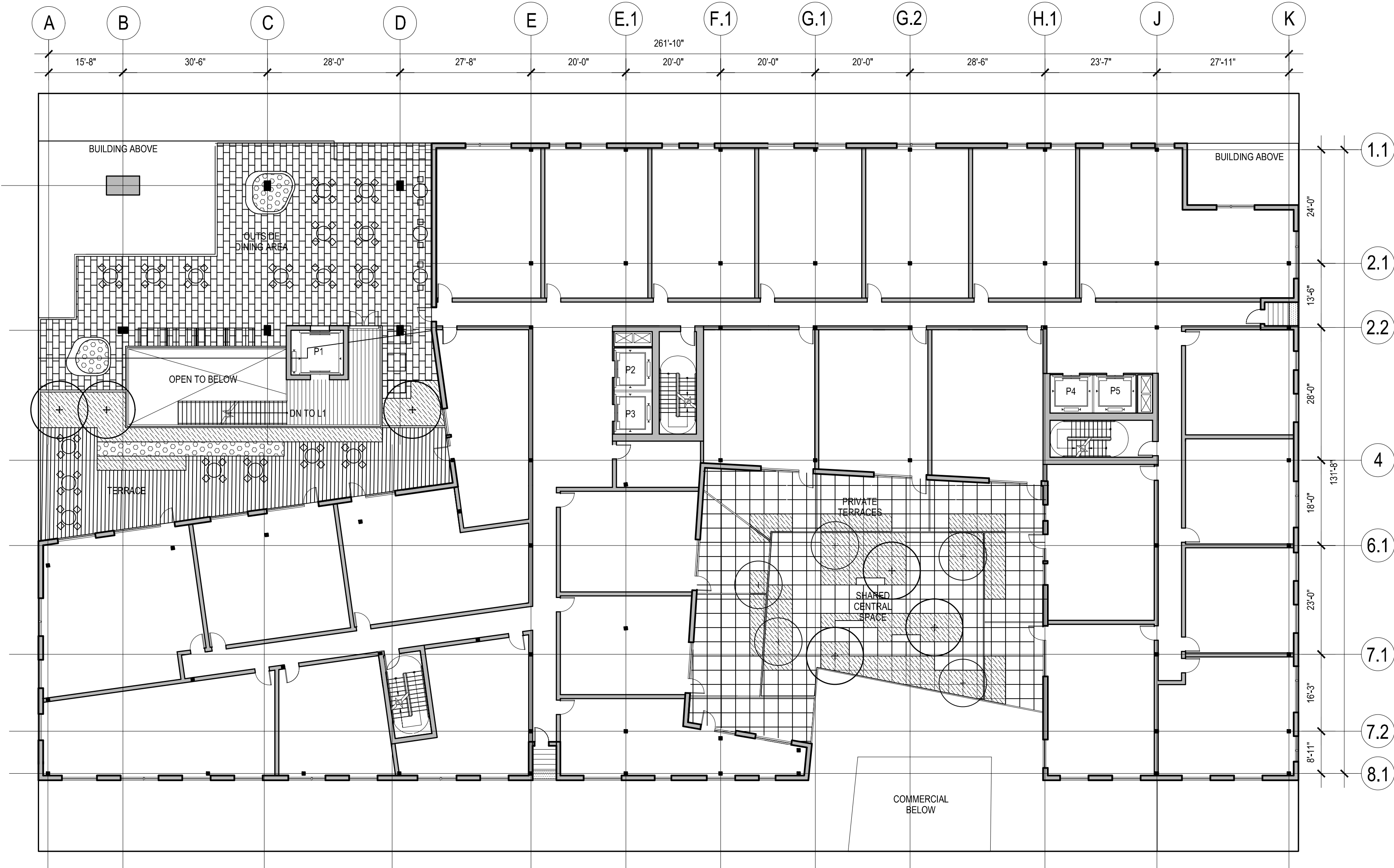
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1	09/28/16	Entitlement Submittal
No.	Date	Description

LEVEL 1
LANDSCAPE PLAN

L101

PLANT LIST

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME
TREES			
AC	20	<i>Aesculus californica</i>	California Buckeye
OE	3	<i>Olea europaea</i>	Olive
CO	5	<i>Cercis occidentalis</i>	Western Redbud
PD	5	<i>Parkinsonia 'Desert Museum' (Cercidium)</i>	Desert Museum Palo Verde
PI	7	<i>Prunus ilicifolia</i>	Catalina Cherry
QA	6	<i>Quercus agrifolia</i>	Coast Live Oak
SHRUB			
CC	8	<i>Carpenteria californica</i>	Bush Anemone
EE	18	<i>Ericameria ericoides</i>	California goldenbush
GROUND COVER			
FC	98	<i>Festuca capillata and scs.</i>	California Fescue
SSC	251	<i>Salvia sonomensis and cvs</i>	Sonoma Sage
SS	48	<i>Senecio serpens</i>	Blue Chalksticks



1 LEVEL 2 PLAN
SCALE: 1/16"= 1'-0"

676 MATEO STREET

676 MATEO STREET
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP
C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
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LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

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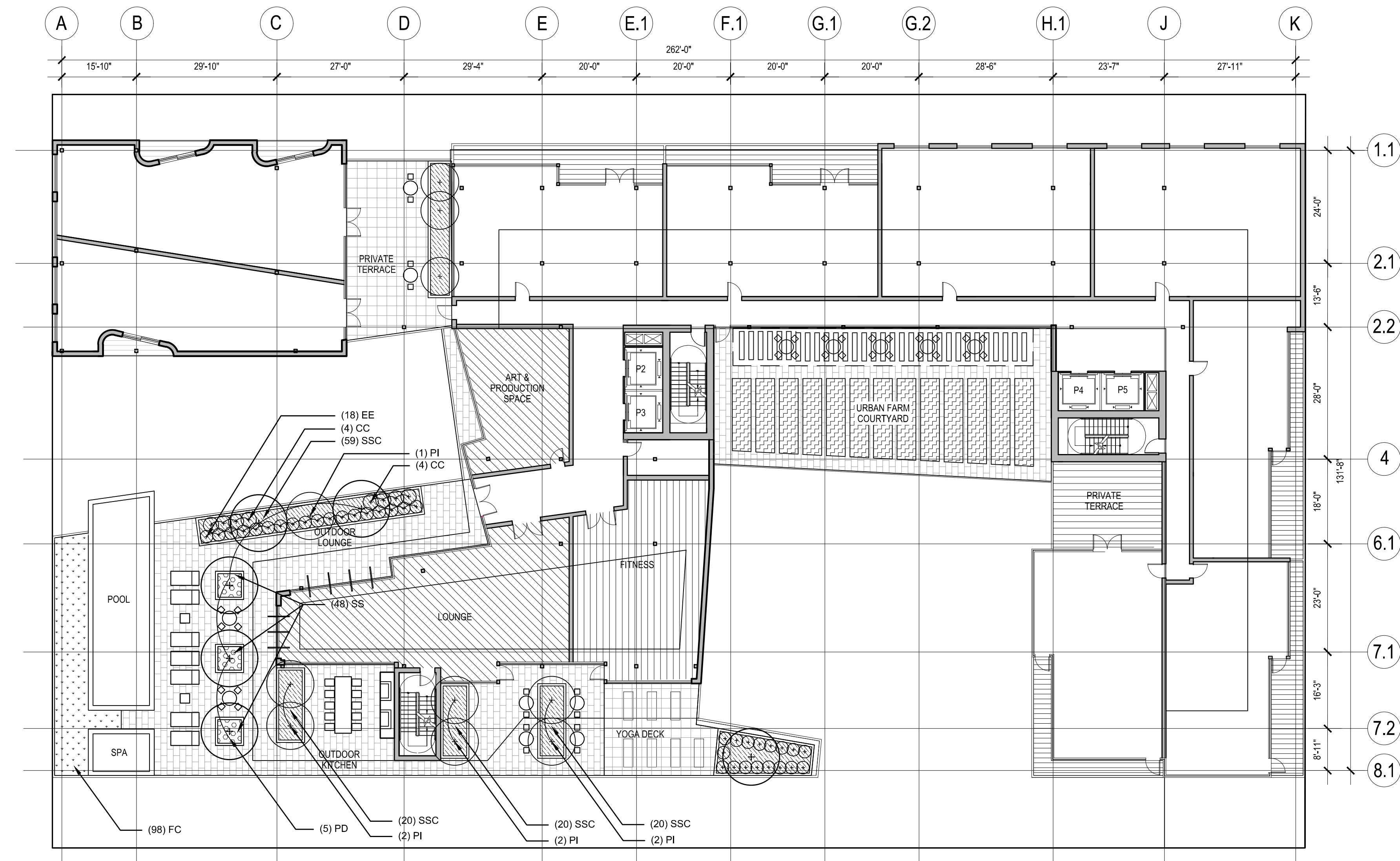
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No.	Date	Description



LEVEL 2
LANDSCAPE PLAN

L102

PLANT LIST

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME
TREES			
AC	20	<i>Aesculus californica</i>	California Buckeye
OE	3	<i>Olea europaea</i>	Olive
CO	5	<i>Cercis occidentalis</i>	Western Redbud
PD	5	<i>Parkinsonia "Desert Museum" (Cercidium)</i>	Desert Museum Palo Verde
PI	7	<i>Prunus ilicifolia</i>	Catalina Cherry
QA	6	<i>Quercus agrifolia</i>	Coast Live Oak
SHRUB			
CC	8	<i>Carpenteria californica</i>	Bush Anemone
EE	18	<i>Ericameria ericoides</i>	California goldenbush
GROUND COVER			
FC	98	<i>Festuca capillata and scs.</i>	California Fescue
SSC	251	<i>Salvia sonomensis and cvs</i>	Sonoma Sage
SS	48	<i>Senecio serpens</i>	Blue Chalksticks



  **LEVEL 8 PLAN**
SCALE: 1/16" = 1'-0"

0 2 4 6 8 10 12

676 MATEO STREET

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LOS ANGELES, CA 90021

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C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
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OWNER

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ARCHITECTURE

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SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

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DESIGN WORKSHOP
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SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



**IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606**

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LEVEL 8
LANDSCAPE PLAN

L103

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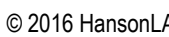
Open Space Compliance	
LEVEL 1	
Common Open Space (sf):	1,995.0
25% Common Open Space (sf):	498.8
Vegetated Area Provided (sf):	528.0
Vegetated Area Provided %:	26.5
Number of Trees:	34
LEVEL 8	
Common Open Space (sf):	7,295.0
25% Common Open Space (sf):	1,823.8
Vegetated Area Provided (sf):	1,806.6
Vegetated Area Provided %:	24.8
Number of Trees:	12
TOTAL TREES REQUIRED (185 UNITS/4=46) FOR COMMON OPEN SPACE	46
TOTAL TREES PROVIDED FOR COMMON OPEN SPACE	46
TOTAL COMMON OPEN SPACE	9,290.0
TOTAL SF VEGETATED COMMON OPEN SPACE	2,334.6
TOTAL % VEGETATED COMMON OPEN SPACE	25.1

LANDSCAPE POINT SYSTEM		
	Qty.	Points
Square footage of site	41,640	
Minimum points required		30
Points Provided	Qty.	Points
Understory trees (1 point per tree) - Street trees	5	5
Large tree (2 points per tree) - Street trees	6	12
30' on center maximum, per tree (2 points per tree) - Street trees	11	22
Total Landscape Points Provided		39
WATER MANAGEMENT POINT SYSTEM		
	Qty.	Points
Square footage of site	41,640	
Minimum points required		400
Points Provided	Qty.	Points
Automatic controller		5
Plants on site those will, once established for 3 years, remain in good health with no more than monthly watering in summer (excluding street trees). Includes all plants with a "Moderate", "Low" or "Very Low" WUCOLS rating. (2 points per plant)	469	938
Total Water Management Points Provided		943
LANDSCAPE AREA - Level 1		
	Provided	Area
Potential Landscape Area		8,640
Landscape area provided - groundcover		1,533.0
Total landscape area provided		1,533
OPEN SPACE - All Levels		
Required		Area
Open space required		19,150
Density Bonus (20% reduction)		15,320
Provided		Area
Private Space		2,850
Outdoor Communal Space		9,290
Indoor Communal Space (max. 25%)		3,180
Total open space provided		15,320
SF of vegetated common open space required		2,323
% of vegetated common open space required		25%
SF of vegetated common open space provided		2,334.6
% of vegetated common open space provided		25.1%

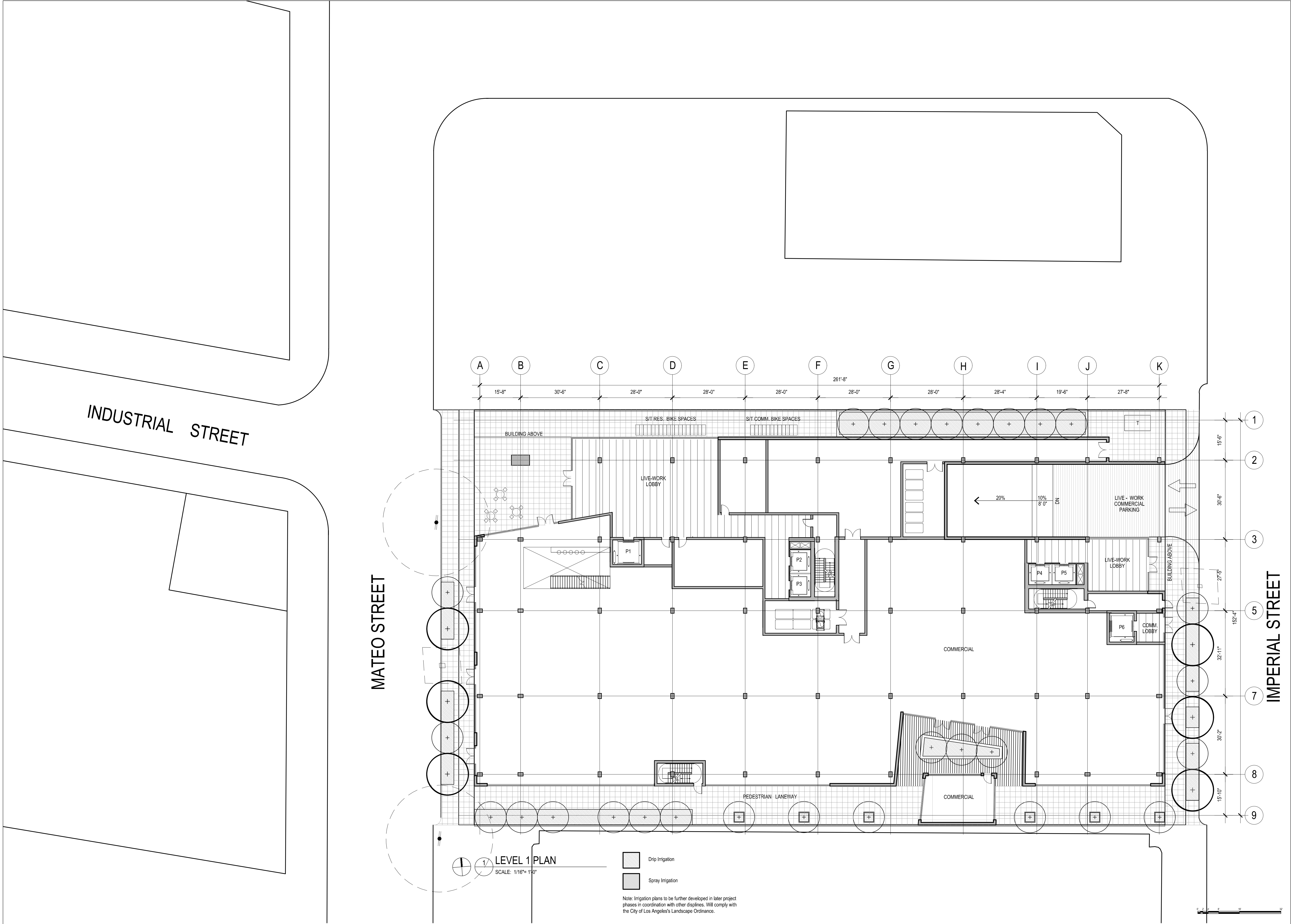
ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPACING	Native	LA's Street Species List	WUCOLS
TREES									
AC	20	<i>Aesculus californica</i>	California Buckeye	3" Cal. 12' Height	10-25 ft	As Shown	X		VL
OE	3	<i>Olea europaea</i>	Olive	3" Cal. 12' Height	20-30 ft	As Shown			L
CO	5	<i>Cercis occidentalis</i>	Western Redbud	3" Cal. 12' Height	15-25 ft	As Shown	X	X	L
PD	5	<i>Parkinsonia 'Desert Museum' (Cercidium)</i>	Desert Museum Palo Verde	3" Cal. 12' Height	20-30 ft	As Shown	X		VL
PI	7	<i>Prunus ilicifolia</i>	Catalina Cherry	3" Cal. 12' Height	15-40 ft	As Shown	X		L
QA	6	<i>Quercus agrifolia</i>	Coast Live Oak	3" Cal. 12' Height	40-80 ft	As Shown	X	X	VL
SHRUB									
CC	8	<i>Carpenteria californica</i>	Bush Anemone	1 Gal.	6-8 ft	As Shown	X		L
EE	18	<i>Ericameria ericoides</i>	California goldenbush	1 Gal.	3-4 ft	As Shown	X		L
GROUND COVER									
FC	98	<i>Festuca capillata</i> and <i>scs.</i>	California Fescue	1 Gal.	1-1.5ft	24" O.C., TYP.	X		L
SSC	251	<i>Salvia sonomensis</i> and <i>cvs</i>	<i>Sonoma sage</i>	1 Gal.	2-4 ft	24" O.C., TYP.	X		L
SS	48	<i>Senecio serpens</i>	Blue Chalksticks	4" Flats	1-2 ft	15" O.C., TYP.	X		L

Architectural floor plan of the 1995 SF common open space. The plan shows a large central area labeled 'COMMERCIAL'. To the left is a 'LIVING LOBBY' with a staircase and a 'BICYCLE RACK'. To the right is a 'LIVING LOBBY' with a staircase and a 'BICYCLE RACK'. Below the central area is a 'RESTROOM LAVATORY' and a 'COMMERCIAL' area. The plan includes various rooms, corridors, and outdoor spaces with trees. A scale bar indicates 1/32"=1' 0".

Architectural floor plan of the second floor of a building. The plan shows a large central open area with a 'LOBBY' and 'FITNESS' room. To the left is a 'POOL' and 'SPA'. To the right is a 'PRIVATE TERRACE'. The plan also includes a 'PRIVATE' area, a 'PRIVATE TERRACE', and a 'PRIVATE TERRACE'. The plan is labeled with 'SCALE: 1/32"=1' 0"' and 'COMMON OPEN SPACE PROVIDED: 7295 SF'.



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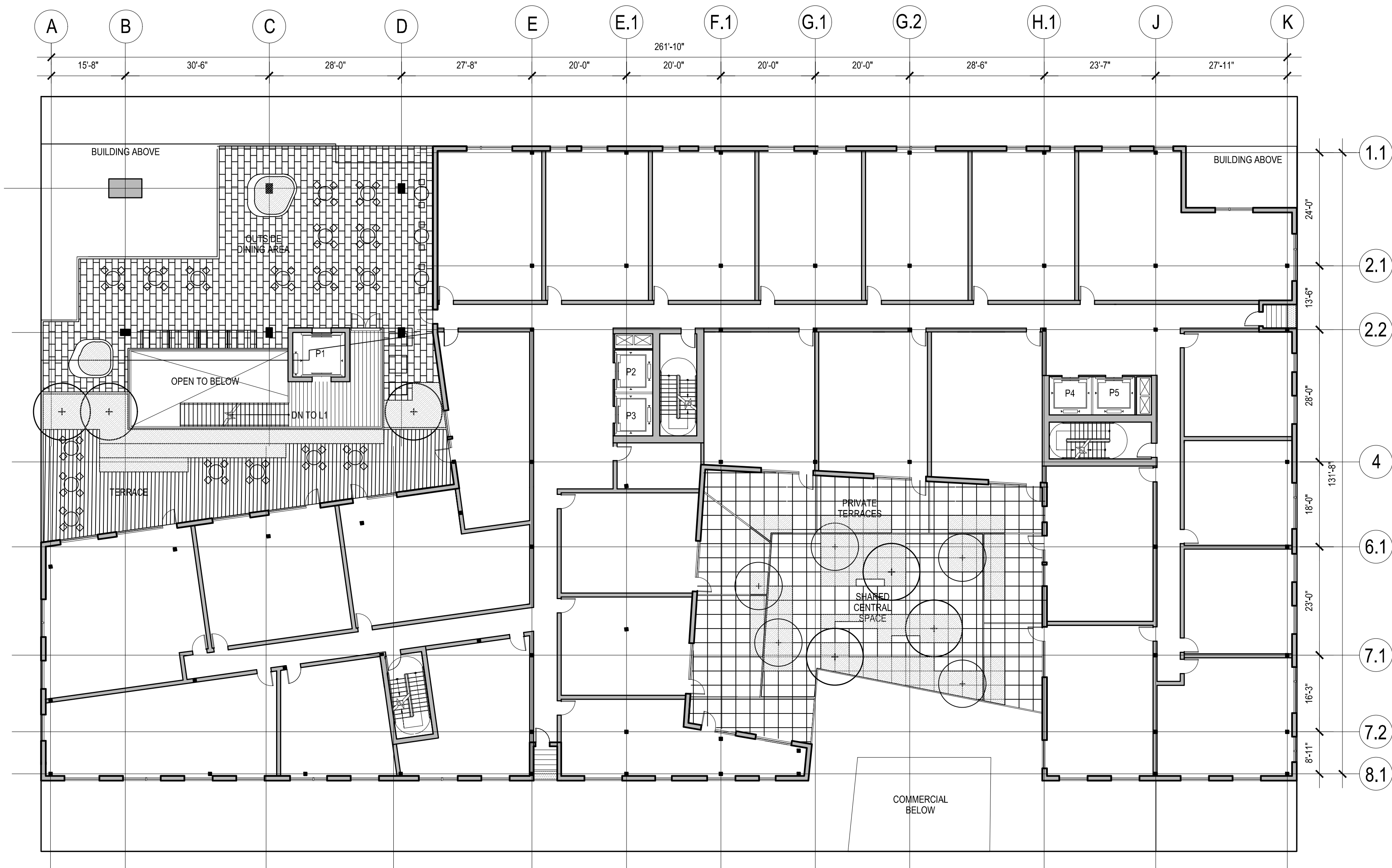
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1	09/28/16	Entitlement Submittal
No.	Date	Description

LEVEL 1
IRRIGATION PLAN

L201

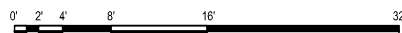
PRINTED: Wednesday, September 18, 2019 9:18:45 AM BY: XIAOJIAN FAN FILE: DW-5618-IRRIGATION-LEVEL 2



1 LEVEL 2 PLAN
SCALE: 1/16"= 1'-0"

- Drip Irrigation
- Spray Irrigation

Note: Irrigation plans to be further developed in later project phases in coordination with other disciplines. Will comply with the City of Los Angeles's Landscape Ordinance.



676 MATEO STREET

676 MATEO STREET
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP
C/O MAYER BROWN
350 SOUTH GRAND AVENUE
25TH FLOOR
LOS ANGELES, CA 90071

OWNER

hansonla
ARCHITECTURE

724 SOUTH SPRING STREET
SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGNWORKSHOP
Landscape Architecture • Interior Design • Urban Planning • Urban Design • Urban Planning

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

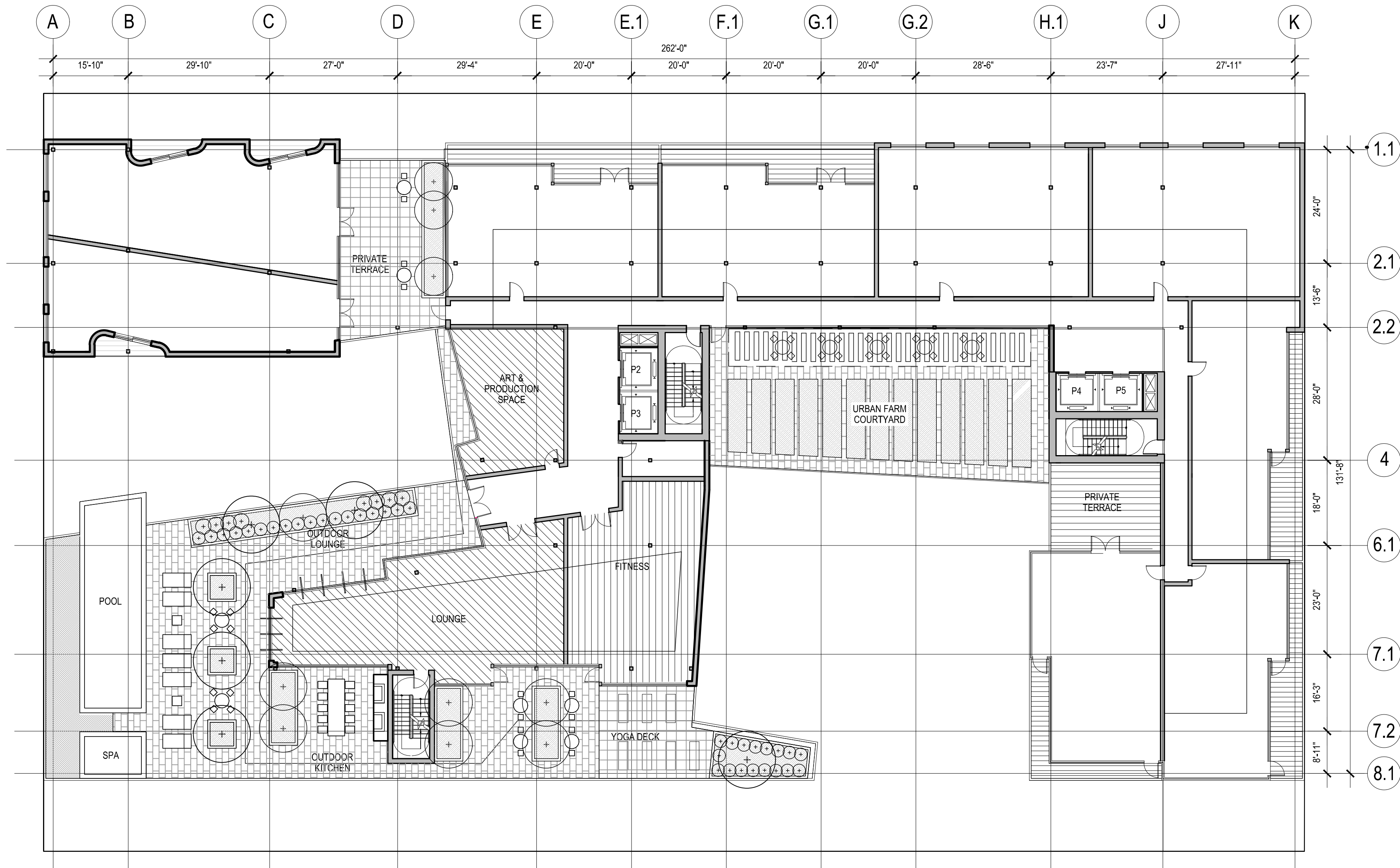
NOT FOR CONSTRUCTION

No.	Date	Description
3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

LEVEL 2 IRRIGATION PLAN

L202

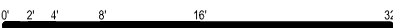
PRINTED: Wednesday, September 18, 2019 9:25:16 AM BY: XIAOJIAN FAN FILE: DW-5618-IRRIGATION-LEVEL 8



LEVEL 8 PLAN
SCALE: 1/16"= 1'-0"

- Drip Irrigation
- Spray Irrigation

Note: Irrigation plans to be further developed in later project phases in coordination with other disciplines. Will comply with the City of Los Angeles's Landscape Ordinance.



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ARCHITECT

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STRUCTURAL ENGINEER

DESIGNWORKSHOP
Landscape Architecture • Interior Design • Urban Design • Urban Planning

DESIGN WORKSHOP
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SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

NOT FOR CONSTRUCTION

No.	Date	Description
3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

LEVEL 8 IRRIGATION PLAN

L203

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SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGNWORKSHOP
LANDSCAPE ARCHITECTURE • INTERIOR DESIGN • EXTERIOR DESIGN • PLANTING • LIGHTING

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

NOT FOR CONSTRUCTION

3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal
No.	Date	Description

LEVEL 1
ILLUSTRATIVE PLAN

L301

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ARCHITECTURE

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SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGNWORKSHOP
LANDSCAPE ARCHITECTURE • INTERIOR DESIGN • EXTERIOR DESIGN • PLANTING

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

NOT FOR CONSTRUCTION

3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal
No.	Date	Description

LEVEL 2
ILLUSTRATIVE PLAN

L302

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LOS ANGELES, CA 90071

OWNER

hansonla
ARCHITECTURE

724 SOUTH SPRING STREET
SUITE 1002
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGNWORKSHOP
LANDSCAPE ARCHITECTURE • LAND PLANNING • SITE DESIGN • PLANTING • TREES • PLANTING

DESIGN WORKSHOP
724 SOUTH SPRING STREET
SUITE 701
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP
1 PETERS CANYON ROAD
SUITE 130
IRVINE, CA 92606

MEP

NOT FOR CONSTRUCTION

3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal
No.	Date	Description

LEVEL 8
ILLUSTRATIVE PLAN

L303