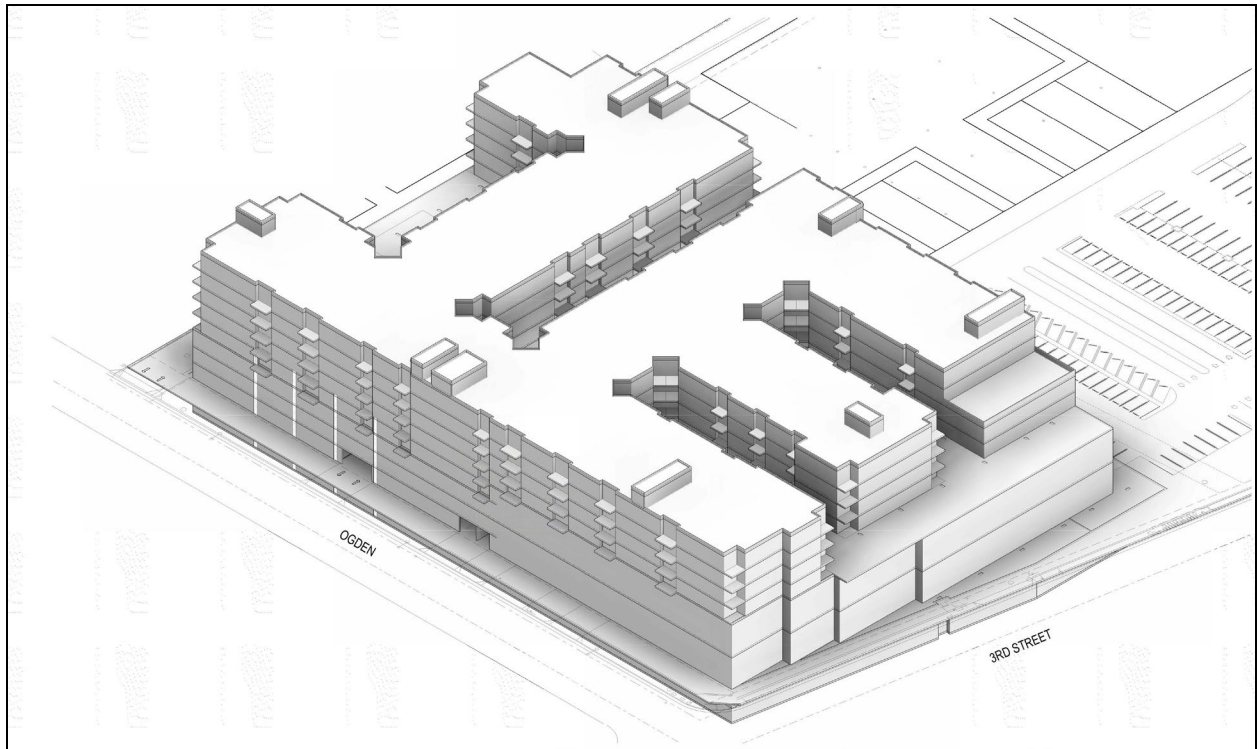


6300 W. 3rd Street

Los Angeles, California



Historical Resources Technical Report

Prepared by

CONSULTING



February 2019



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EXECUTIVE SUMMARY

The purpose of this report was to determine if a proposed project (the Project) in the Wilshire Community Plan Area of the City of Los Angeles would 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 seven parcels bounded by W. 3rd Street to the north, S. Ogden Drive to the east, a private driveway to the south, and S. Fairfax Avenue to the west (see Figure 1). The Project site comprises four abutting commercial buildings, one freestanding commercial building, and a surface parking lot. The Project involves demolishing two existing buildings, altering the elevations of three existing buildings, and constructing a new eight-story mixed-use building with three levels of above-ground parking and two subterranean levels of parking. GPA Consulting (GPA) was retained to identify built 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 would involve new construction, GPA established a study area that includes the Project site and parcels within a 400-foot radius of the Project site to account for potential impacts on historical resources identified in the vicinity.

The existing buildings on the Project site are not currently listed under national, state, or local landmark or historic district programs and are not identified as significant in any previous historic resource surveys of the area. Furthermore, analysis in this report confirms that there are no historic resources on the Project site. However, there are ten listed and potential historical resources in the study area. These include one property designated as a Los Angeles Historic-Cultural Monument as well as three properties and one historic district listed or identified as eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and/or as a Los Angeles Historic-Cultural Monument or Historic Preservation Overlay Zone. Out of an abundance of caution, for the purposes of this analysis, individual properties and contributing properties to historic districts identified as eligible for federal, state, or local historic designation through SurveyLA were presumed to be historical resources.

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 and no longer conveys its significance. As the existing buildings on the Project site that would be removed and the other buildings that would be altered are not historical resources, the Project would have no direct impacts on historical resources.

The indirect impacts the Project could have on the historical resources in the study area were also analyzed. It was concluded that the Project would have no significant impact on the ten identified historical resources. The Project would introduce a new visual element to the immediate surroundings of the historical resources in the study area; however, the Project would not result in a substantial adverse change to the integrity of these historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. Therefore, 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 seven parcels bounded by W. 3rd Street to the north, S. Ogden Drive to the east, a private driveway to the south, and S. Fairfax Avenue to the west (see Figure 1). The Project site is located in the Wilshire Community Plan Area, and comprises four abutting commercial buildings, one freestanding commercial building, and a surface parking lot. The Project involves demolishing two existing buildings, altering the elevations of three existing buildings, and constructing a new eight-story mixed-use building with above and below ground parking.

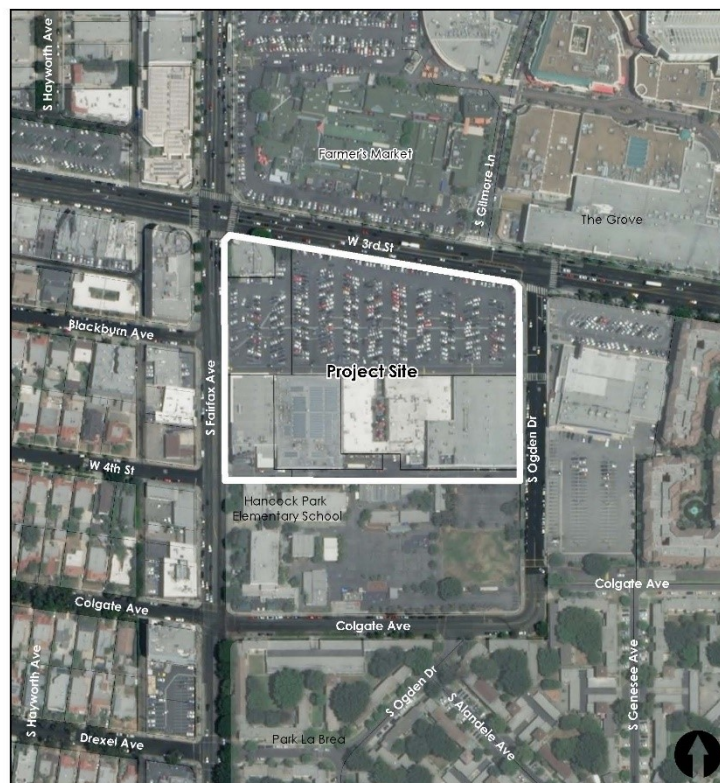


Figure 1: Location of Project site

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, if warranted, for compliance with 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.

Allison M. Lyons was responsible for the preparation of this report. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is attached in Appendix A.

1.2 Methodology

To identify 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 a radius capturing parcels within 400 feet of the Project site (see Appendix B). This 400-foot radius was established to account for indirect impacts on historical resources identified in the vicinity. Historical resources beyond this radius were not included in the study area because the Project would have no potential to directly or indirectly impact these resources or their 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.

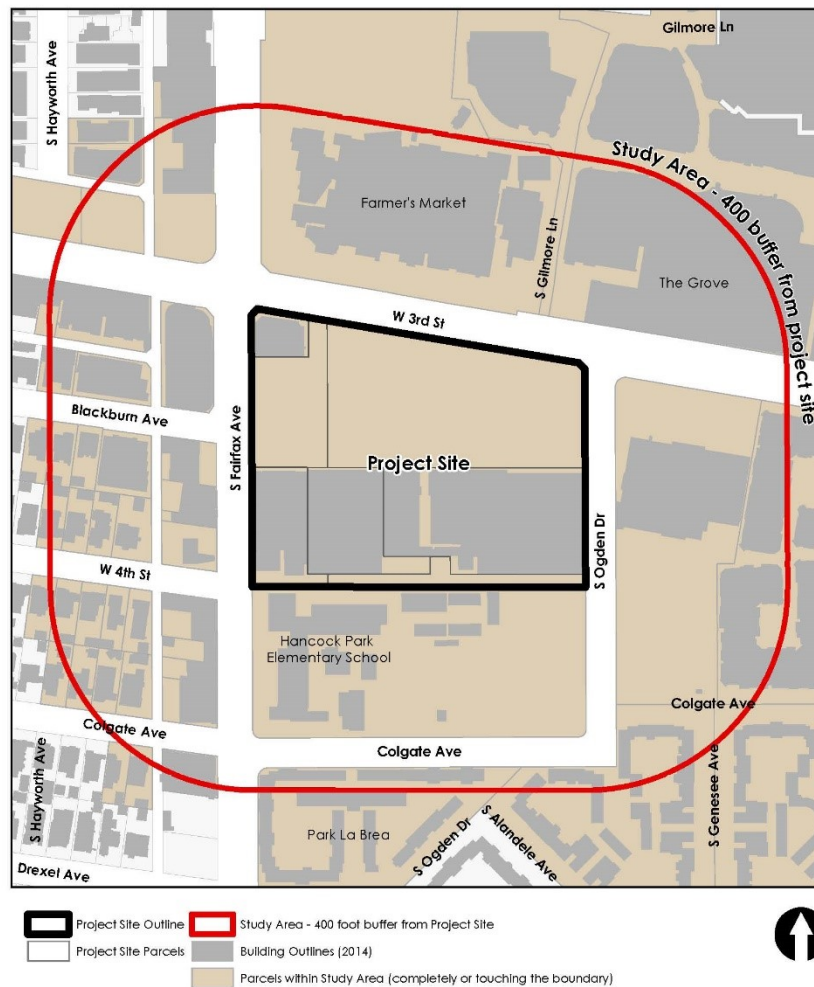


Figure 2: Project site and 400-foot buffer study area

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 as landmarks under national, state, or local programs and whether or not any properties have been previously identified or evaluated as 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, three historical resources are located within the study area:

- Hancock Park Elementary School, 408 S. Fairfax Ave.
- Farmer's Market, 6333 W. 3rd St.
- Park La Brea Historic District

A description of these historical resources can be found in Section 3.2.

3. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any properties within the study area are designated Los Angeles Historic-Cultural Monuments or Historic Preservation Overlay Zones. This research revealed one Los Angeles Historic-Cultural Monument (HCM) in the study area:

- Farmer's Market, 6333 W. 3rd St., HCM #543

A description of this historical resource can be found in Section 3.2.

4. Consulted the findings of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties within the study area were identified as potential historical resources. This research revealed that SurveyLA identified one building and two historic districts in the study area as potential historical resources.

- 431 S. Fairfax Ave/433 S. Fairfax Ave.
- 4th Street-Colgate Avenue Residential Historic District
- Park La Brea Historic District

A description of these potential historical resources and their eligibility can be found in Section 3.2.

5. Determined that all of the buildings on the Project site were more than 45 years of age and required evaluation as potential historical resources.
6. Photographed and assessed the general condition and physical integrity of the buildings on the Project site during the field inspection.
7. Conducted research into the history of the buildings on the Project site. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional sources, such as the Los Angeles County Office of the Assessor records, newspaper articles, and historic maps.

8. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement* to identify the appropriate CTPs under which to evaluate the buildings.
9. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the buildings as potential historical resources.
10. 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: Conceptual Plans).

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.

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.

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.

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

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.

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.



Within historic districts, properties are identified as contributing or 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

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.

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).

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, 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 SOHP procedures and requirements;
3. The resource is evaluated and determined by the 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.

¹² Public Resources Code §4852.

¹³ Public Resources Code §5024.1.



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

| | |
|------------|---|
| 2S2 | Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the California Register. |
| 3CS | Appears eligible for the California Register as an individual property through survey evaluation. |
| 3S | Appears eligible for National Register as an individual property through survey evaluation. |
| 5S1 | Individual property that is listed or designated locally. |
| 5S3 | Appears to be individually eligible for local listing or designation through survey evaluation. |
| 7N | Needs to be reevaluated (Formerly National Register Status Code 4) |

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 comprises 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. An 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 an 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

The Project site comprises seven parcels bounded by W. 3rd Street to the north, S. Ogden Drive to the east, a private driveway to the south, and S. Fairfax Avenue to the west (see Figure 1). The Project site is located at the southeast corner of the intersection of W. 3rd Street, an east-west thoroughfare, and S. Fairfax Avenue, a north-south thoroughfare. The Project site is located in a dense, mid-rise urban area with a flat topography. The seven parcels comprising the Project site are developed with five buildings and a surface parking lot (see Figure 6).

The surrounding properties are developed with a variety of low and mid-rise commercial buildings, a public elementary school, as well as dense residential development. Construction dates range from the 1920s through 2000s. North of the Project site, separated by W. 3rd Street, is Farmer's Market, an open-air food market that opened in 1934. East of the Project site is a "big box" commercial retail store with a substantial setback from the street used as a surface parking lot. The campus of Hancock Park Elementary School, with an administration and auditorium building constructed in 1937, is located immediately to the south of the Project site, separated by a private driveway (Parcel G). West of the Project site is a combination of retail and office buildings, including the Writers Guild of America West building, separated from the Project site by S. Fairfax Avenue.

The buildings on the Project site were developed in two phases by the University of Southern California (USC) between 1960 and 1962. The retail buildings replaced an earlier shopping center, the Town & Country Village, which was constructed in the early 1940s.¹⁵ Town & Country Village was the second location of a shopping center concept originally developed in Sacramento by Jere Strizek. When Strizek and his family moved to Los Angeles, they constructed the Town & Country Village at the present location of the Project site on the southeast corner of 3rd and Fairfax. The shopping center was described as a collection of restaurants and small retail shops with a tile roof and kitschy decorative elements like wagon wheels. Farmer's Market had opened across the street in 1934 and the two marketplaces were competitive. The Town & Country Village was located in the center of the current Project site and surrounded by surface parking (see Figure 4).¹⁶ This was a similar configuration to the current Farmer's Market north of the Project site.



Figure 3: Illustration of Town & Country Village from the cover of matchbook for Ollie Hammond's restaurant (no date, source: oldlarestaurants.com)

¹⁵ A building permit for the Town & Country Village could not be found; however, alterations permits from 1942 appear with the Town & Country Village shopping center name.

Los Angeles Department of Building and Safety, Building Permit No. 1942LA12023, October 13, 1942.

¹⁶ "Town & Country Village history includes locations outside Sacramento," Valley Community Newspapers, accessed June 28, 2018, <http://www.valcomnews.com/?p=17492>; "6300 W. 3rd Street, Los Angeles, CA 90036, 1952," Historical Aerials, accessed June 28, 2018, <http://www.historicaerials.com>.

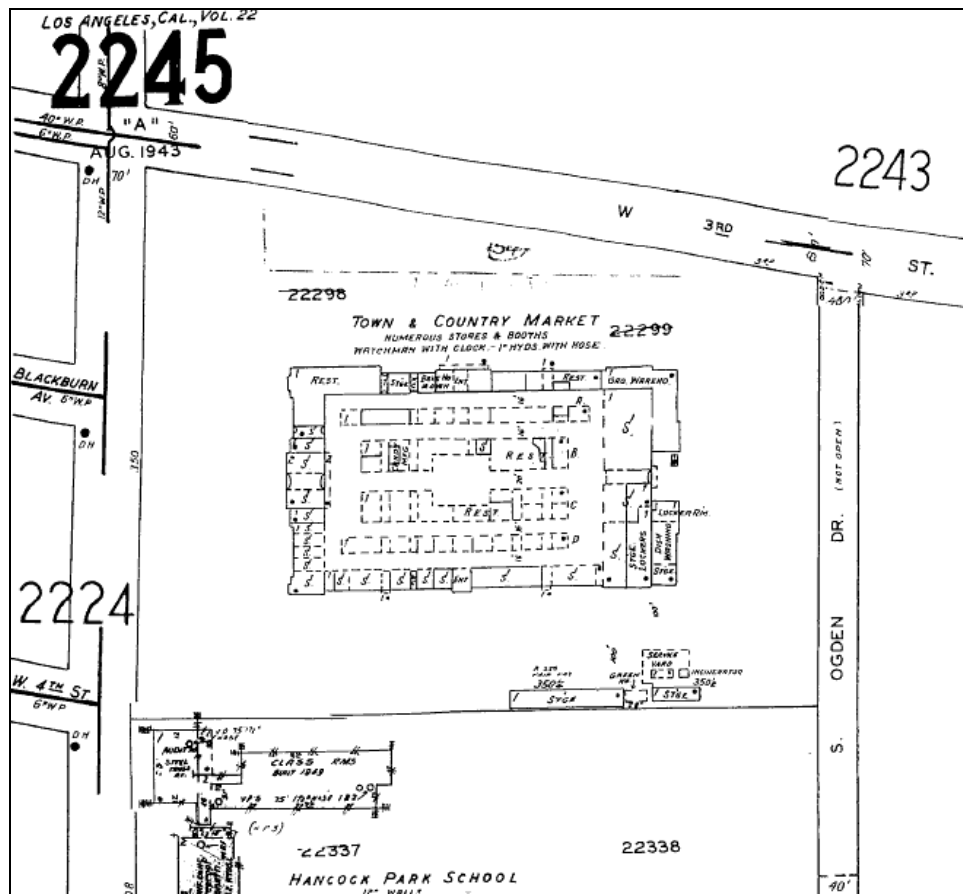


Figure 4: Sanborn map showing the footprint of the Town & Country Village at the center of the current Project site location (Sanborn Map, 1943)

In 1959, USC began plans to redevelop the 7½-acre site, which it had acquired through a donation from Captain G. Allan Hancock in the late 1930s.¹⁷ According to the *Los Angeles Times*, “Proper usage of the property was given by a university spokesman, who asked to remain anonymous, as the reason for the razing and rebuilding of the site.”¹⁸ The Town & Country Village was completely demolished to make way for the current shopping center on the Project site.

The new development, which was also known as the Town & Country Village or Town & Country Center,¹⁹ included a large Safeway grocery store, a large Sav-on chain drugstore, a J.J. Newberry department store, and smaller patio shops. The patio was built for many of the former Town & Country Village tenants, roughly 40 in number, who resumed 25-year leases at the newly developed property. The architecture and engineering firm of George Novikoff designed the new development.²⁰ The contractor was Earnest W. Hahn Inc., who was also the general contractor for the USC campus in South Los Angeles during this time.²¹ The first phase of construction was the food court around the patio.²² The J.J. Newberry Co. store was planned as

¹⁷ Research did not reveal if USC worked with Strizek to develop the earlier Town & Country development.

¹⁸ Al Johns, “Town, Country Village Rebuilding Considered,” *Los Angeles Times*, December 17, 1959, 2.

¹⁹ Signage next to Parcel D reads “Town & Country Center.”

²⁰ Al Johns, “Town, Country Village Rebuilding Considered,” *Los Angeles Times*, December 17, 1959, 2.

²¹ “Shop Center in Final Construction Phase,” *Los Angeles Times*, May 6, 1962, M9.

²² “Patio Shops, Cafes Planned for Center,” *Los Angeles Times*, July 23, 1961, I10.

the firm's largest West Coast store and the building was planned as part of the second phase of construction.²³ Newberry's opened as Britts, another brand within the larger Newberry chain. The building was described as brick with raised pebble tile exterior and a *bris soleil*.²⁴



Figure 5: Remodeled Town & Country Village or Center rendering (Los Angeles Times, 1960)²⁵

The corner bank building located on Parcel A was constructed as part of the first phase of development. Its first tenant appears to have been Brentwood Savings & Loan, a local bank that was absorbed into City National Bank in the late 1980s.²⁶ No architect could be identified for the building.

| Table 1: Project Site Parcels | | | | |
|-------------------------------|--------------|---|-------|--|
| Map Key | APN | Address | Built | Description |
| A | 5509-018-005 | 6370 W. 3rd Street/ 300 S. Fairfax Avenue | 1961 | One Story Branch Bank |
| B | 5509-018-004 | 6370 W. 3rd Street | NA | Surface Parking Lot |
| C | 5509-018-003 | 6300 W. 3rd Street | NA | Surface Parking Lot |
| D | 5509-018-009 | 6310 W. 3rd Street | 1962 | Two-Story Commercial Building and One-Story Shopping Center |
| E | 5509-018-013 | No address in ZIMAS | 1961 | One-Story Shopping Center |
| F | 5509-018-012 | No address in ZIMAS | 1961 | One-Story Shopping Center |
| G | 5509-018-010 | NA | NA | Rear Private driveway |

²³ "Complete Rebuilding of Shopping Center Set," *Los Angeles Times*, May 22, 1960, M19.

²⁴ "Shop Center in Final Construction Phase," *Los Angeles Times*, May 6, 1962, M9; "Town and Country Job Nearing Its Completion," *Los Angeles Times*, June 23, 1963, N32.

²⁵ "Complete Rebuilding of Shopping Center Set," *Los Angeles Times*, May 22, 1960, M19.

²⁶ Los Angeles Street Directory, 1973.

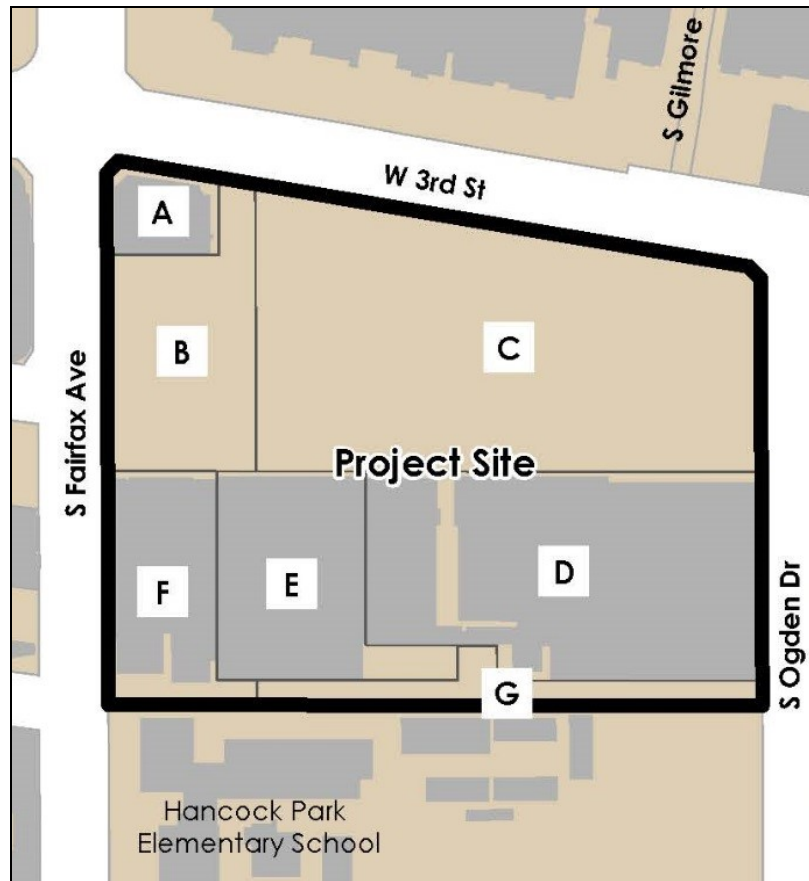


Figure 6: Project site

Parcel A

6370 W. 3rd Street/300 S. Fairfax Avenue (Parcel A) is developed as a one-story branch bank building. The building has a rectangular plan with rounded chamfered corners at its northwest, northeast, and southeast corners. North and south elevations are five bays (or panels) across. East and west elevations are four bays (or panels) across. The elevations are clad with thin, painted travertine blocks set in vertical orientations. The north, east, and west elevations feature fixed divided light windows with segmental arched fanlights. Automated teller machines (ATMs) are located in bays on the south and east elevations. The chamfered corners are fully glazed with highly reflective divided lights. A fully glazed, aluminum frame entrance is located in the southeast corner. The building has a flat roof with a raised parapet.

Alterations to the building since its initial construction in 1961 appear to be the replacement of original glazing; a reconfiguration of entrances; infill of original window openings with ATMs; replacement of original signage; painting of cladding; and the addition of signage to the rooftop.²⁷

²⁷ Los Angeles Department of Building and Safety, Building Permit No. 12048-20000-02588, November 11, 2012.



Figure 7: West elevation, view facing east from the southwest corner of 3rd Street and Fairfax Avenue (GPA, 2018)



Figure 8: East and north elevations, view facing west from 3rd Street (GPA, 2018)

Parcels B and C

Parcels B and C are developed as surface parking lots. Tall arched light posts are placed throughout the parking lots. There are scattered palm trees aligned with the pedestrian walkway through 6310 W. 3rd Street (Parcel D) and pine trees along W. 3rd Street, west of the intersection with S. Fairfax Avenue. There are no other distinctive features or design elements of note.



Figure 9: Parking lot, view facing west from the entrance on 3rd Street (GPA, 2018)



Figure 10: Parking lot, view facing southeast from the entrance on 3rd Street (GPA, 2018)

Parcel D

Parcel D is developed with multiple retail storefronts. The building has two distinct sections with distinctive designs. To the east side is a two-story plus basement “big box”-style, large volume retail store with a prominent main entrance featuring illuminated signage at the center of the north elevation (K Mart is the current tenant). The building is clad in stucco with a raised, flat parapet. Irregular fenestration along the east elevation includes bands of windows at the ground floor and the second floor, as well as a larger vertically oriented window. The south elevation faces the rear private driveway/loading dock (Parcel G) along the south end of the Project site. The west side of the building is flush with a one-story retail commercial building.

The west side of Parcel D is developed with one-story stucco building featuring multiple retail storefronts oriented around a pedestrian courtyard landscaped with palm trees and picnic tables. The retail storefronts are fully glazed aluminum sash with metal and canvas awnings lining the elevations facing the courtyard. The north elevations, oriented towards the parking lot, have a standing seam, mansard-inspired cornice.

Alterations to the building since initial construction in 1962 are extensive; including, but not limited to, the replacement of original cladding, glazing, and storefronts. The primary elevations have been altered with new signage and awnings. The K Mart building has been altered by the current tenant and reflects the corporate style and branding of K Mart; it does not retain integrity to the original 1962 design.



Figure 11: Parcel D, view facing southeast (GPA, 2018)



Figure 12: Parcel D, pedestrian walkway for shopping area on the east side of the parcel, view facing south (GPA, 2018)

Parcel E

Parcel E is developed with a one-story "big box"-style, large volume retail store with a prominent main entrance featuring illuminated signage at the center of the north elevation (current tenant is Whole Foods Market). The building is clad in stucco with a raised, front gable profile parapet at the center of its primary elevation on the north. Along the ground floor are fully glazed bands of metal frame storefronts. The east and west elevations are flush with adjacent buildings (Parcel D and Parcel F). The south elevation is oriented towards the private driveway running along the south side of the Project site.



Figure 13: Parcel E, view facing south (GPA, 2018)



Figure 14: Parcel E to the left, Parcel F in the right foreground, view facing east from Fairfax (GPA, 2018)

Alterations to the building since its initial construction in 1961 appear to include the replacement of original cladding and glazing; reconfiguration of storefronts; and replacement of original siding.

Parcel F

Parcel F is one building oriented to the parking lot at the north side of the Project and towards Fairfax Avenue along the west side of the Project site. The north side is a “big box”-style, large volume retail store (current tenant is CVS/pharmacy). The building is clad in stucco with a brick bulkhead and an upper portion that has a slight overhang above the street level storefronts along the primary (north) elevation. The storefronts are fully glazed aluminum sash. Signage is affixed to the upper portion of the primary elevation. The building has an outwardly canted cornice along its north and west elevations. The bulkhead and stucco cladding continue along the west elevation. Fenestration along the west elevation has been infilled. The center portion of west elevation has a standing seam, mansard-inspired cornice. At the east side of the rear (south) elevation, is a small rectangular building. South of the big-box volume of the CVS store is the portion of the building oriented towards Fairfax Avenue. This portion is three bays across with a façade treatment distinctively different from the CVS portion of the building. This southern portion is a square stucco volume with minimal overtures to the Mid-Century Modern style. The building features a fully glazed storefront along Fairfax Avenue. It has aluminum sliding windows along its south elevation, which is oriented towards the private driveway along the south side of the Project site. The roofline of the north and southern portions is continuous, though the southern portion does not have a cornice or awning.

Alterations to the building since its initial construction in 1961 appear to include the replacement of original cladding and glazing; reconfiguration of storefronts; and replacement of original siding. The entire roof, which was originally a folding-plate, zig-zag, has been altered to a flat surface with a cornice. The CVS portion has been altered by the current tenant and reflects the corporate style and branding of the current tenant; it does not retain integrity to the original 1961 design. The storefronts and all fenestration of the southern portion of the building have been replaced.



Figure 15: North elevation of Parcel F, view facing south from Fairfax Avenue (GPA, 2018)



Figure 16: West elevation of Parcel F, view from west side of Fairfax Avenue, facing northeast (GPA, 2018)

Parcel G

Parcel G is a wide private driveway running along the south side of the Project site. There are no distinctive features or design elements of note.



Figure 17: Parcel G (private driveway), view facing northeast from the east side of Fairfax Avenue (GPA, 2018)

3.2 Evaluation of Buildings on Project Site

The existing buildings on the Project site appear to have no potential to qualify as historical resources defined by CEQA. Based upon GPA's field inspection and research, none of the buildings on the Project site meet the eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement* (LACHCS)²⁸ individually or collectively. Research did not reveal any associations with the lives of historic personages important to national, state or local history. None of the individuals or firms involved in the construction and design of the buildings are considered masters in their field. All of the buildings lack architectural character and are not

²⁸ City of Los Angeles Office of Historic Resources, *Los Angeles Citywide Historic Context Statement*, February 5, 2013.

reflective of a type, period, or method of construction. The original designs are so altered there are no relevant eligibility standards to apply from the Architecture context in the LACHCS.

Postwar Neighborhood Shopping Centers within the Commercial Development context and Neighborhood Commercial Development theme appears to be the only relevant set of eligibility standards for the evaluation of the Project site as a whole. However, the existing buildings on the Project site do not collectively meet the eligibility standards of the Postwar Neighborhood Shopping Centers (see Table 2 below) because they do not retain sufficient integrity from the period of initial construction, 1961.

Buildings eligible under this theme must retain integrity of design, materials, location, feeling, and association. The buildings on the Project site have been significantly altered. Several buildings have been altered by current tenants to match corporate branding styles. The buildings do not have architectural integrity. Original massing, significant features, and identifying details have been altered since 1961. The buildings have not been moved and thus retain integrity of location. Overall, the buildings do not retain the necessary integrity of design, materials, feeling, or association to reflect significance under this theme.

| Table 2: Postwar Neighborhood Shopping Centers | |
|--|--|
| Context: Commercial Development, 1850-1980 | |
| Theme: Regional Commercial Centers and Corridors 1875-1980 | |
| Sub-theme: Postwar Neighborhood Shopping Centers, 1936-1965 | |
| Property Type: Commercial District – Shopping Center (Neighborhood) | |
| Eligibility Standards | |
| <ul style="list-style-type: none"> Constructed during the period of significance | |
| <ul style="list-style-type: none"> Arranged around the parking lot rather than the public street | |
| <ul style="list-style-type: none"> Contains design and site layout features that reflect trends in postwar neighborhood commercial planning and design | |
| Character-Defining/Associative Features | |
| <ul style="list-style-type: none"> Retains most of the essential character-defining features from the period of significance | |
| <ul style="list-style-type: none"> May also be significant under a theme within the Architecture and Engineering context | |
| <ul style="list-style-type: none"> Features a site plan that locates the primary entrance off the parking lot rather than on the public street | |
| <ul style="list-style-type: none"> Associated with activities typical of neighborhood economic and social life | |
| Integrity Considerations | |
| <ul style="list-style-type: none"> Should retain integrity of Design, Materials, Location, Feeling, and Association | |
| <ul style="list-style-type: none"> Setting may have changed (surrounding buildings and land uses) | |
| <ul style="list-style-type: none"> Original use(s) may have changed | |
| <ul style="list-style-type: none"> Architectural integrity should be intact, retaining original massing, significant features, and identifying details <ul style="list-style-type: none"> Some original materials may have been altered, removed, or replaced | |

Based upon GPA's field inspection and research, the branch bank building on Parcel A does not meet the eligibility standards for Banks (see Table 3: Bank/Saving & Loan) within the Commercial Development context and Banks and Neighborhood Commercial Development theme. While research indicates the building "was historically designed and used as a bank building" and "was constructed during the period of significance" – the only eligibility standards – it does not retain sufficient integrity from the period of initial construction, 1961.

To be eligible under this theme, a building should retain integrity of design, materials, location,

feeling, and association. The design and materials, particularly the cladding and window openings have been altered since initial construction. There are no features to identify an association with the original tenant, Brentwood Savings & Loan. Changes to circulation patterns and entrances have altered the building's relationship to the street and to neighboring structures. The building has not been moved and thus retains integrity of location. Overall, the building does not retain the necessary integrity of design, materials, feeling, or association to reflect significance under this theme.

| Table 3: Bank/Saving & Loan | |
|--|--|
| Context: Commercial Development, 1850-1980 | |
| Theme: Neighborhood Commercial Development, 1870-1980 | |
| Property Type: Commercial - Finance | |
| Property Sub Type: Bank/Saving & Loan | |
| Eligibility Standards | |
| <ul style="list-style-type: none"> Was constructed during the period of significance Was historically designed and used as a bank building | |
| Character-Defining/Associative Features | |
| <ul style="list-style-type: none"> Retains most of the essential character-defining features from the period of significance Contains features that reflect trends in neighborhood commercial and bank design from its period of construction Of a style or mixture of styles typical of the 1900-1980 period May also be significant under themes within the Architecture and Engineering context Typically associated with noted architects/designers May reflect corporate designs associated with particular banking institutions Characterized by pedestrian-oriented position on the street in the pre-World War II period Characterized by auto-friendly site planning and facilities in the post-World War II period Features architectural and site-planning elements to emphasize their perceived importance Associated with activities typical of neighborhood economic and social life | |
| Integrity Considerations | |
| <ul style="list-style-type: none"> Should retain integrity of Design, Materials, Location, Feeling, and Association Should maintain if possible original relationship to the street and to neighboring structures Architectural integrity should be intact, retaining original massing, significant features, and identifying details <ul style="list-style-type: none"> Some original materials may have been altered, removed, or replaced, particularly in early examples Use may have changed Setting may have changed (surrounding buildings and land uses) | |

3.2 Historical Resources in the Project Study Area

Although there are no historical resources located on the Project site, there are ten listed and potential historical resources in the study area. Historical resources are defined as properties that are listed under national, state, or local landmark or historic district programs. Potential historical resources are defined as properties that have been identified as eligible in previously completed historic resources surveys, such as SurveyLA. For the purposes of CEQA review, individual properties and districts identified as eligible for federal, state, or local historic designation through SurveyLA are presumed to be historical resources.²⁹ These properties and districts were not researched or evaluated on an intensive-level by GPA to independently determine their eligibility as potential historical resources. This report does not refute any previous findings regarding the eligibility of these properties and districts as historical resources.

²⁹ State CEQA Guidelines §15064.5.

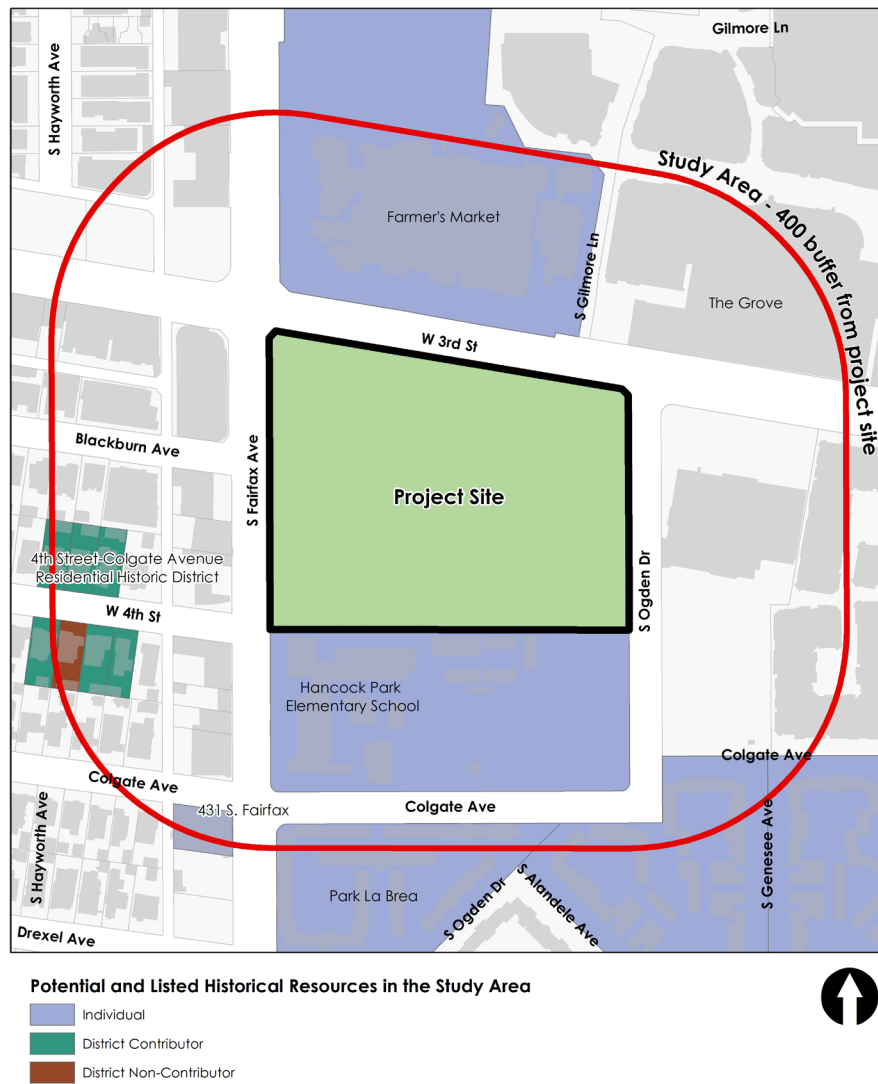


Figure 18: Potential and Listed Historical Resources in the Study Area

The ten historical resources in the study area are described below. Please see Section 2.2 for the definitions of the Status Codes associated with each historical resource.



Figure 19: Farmer's Market, view facing northeast from 3rd Street (GPA, 2018)



Figure 20: Farmer's Market, view facing north from 3rd Street (GPA, 2018)

Farmer's Market

Status Code: 5S1

HCM No. 543

Farmer's Market is located at 6333 W. 3rd Street north of the Project site. Originally called "Farmers Public Market" when it opened in 1934, it was operated by Fred Beck and Roger Dahlhjelm on land owned by E.B. Gilmore. The market evolved into a permanent venue from a vacant lot where local farmers sold their produce out of the backs of their trucks. Restaurants, ice cream stands, flower shops, and other retail stores opened at the property. Farmers Market, also known as The Original Farmers Market, is the last remnant of Gilmore commercial and recreational developments in the area north of 3rd Street that once included a drive-in movie theater, a racetrack, and a stadium.³⁰

Farmers Market was designated by the City as HCM No. 543 in 1991. Properties listed under national, state, and local landmark programs were not re-evaluated by SurveyLA.

³⁰ Architectural Resources Group, "Historic Resources Survey Report Wilshire Community Plan Area," SurveyLA Los Angeles Historic Resources Survey, (City of Los Angeles Office of Historic Resources, January 2015) 18.



Figure 21: Park La Brea, aerial view (Herald Examiner Collection, Los Angeles Public Library, 1953)



Figure 22: Park La Brea, south of the Project site, view facing east from Colgate Avenue (GPA, 2018)

Park La Brea, Garden Apartment Historic District

Status Code: 3S/3CS/5S3

Park La Brea is located east and south of the Project site and includes multiple addresses in the study area on Colgate Avenue, S. Fairfax Avenue, and S. Orange Grove Avenue. This massive garden apartment complex was commissioned by Metropolitan Life Insurance Company and constructed between 1943 and 1951. Its buildings were designed by Leonard Schultze & Associates with Earl T. Heitschmidt. Its landscape was designed by Tommy Tomson and, in a later phase, Thomas Church. The complex is unique as a garden apartment for its inclusion of high-rise as well as low-rise multi-family residences.³¹

SurveyLA evaluated Park La Brea as appearing eligible for listing in the National Register and California Register as well as for local designation as a historic district.

³¹ Architectural Resources Group, 40.



Figure 23: Hancock Park Elementary School, view facing east from Fairfax (GPA, 2018)



Figure 24: Hancock Park Elementary School, south side, view facing northwest from Colgate Avenue (GPA, 2018)

Hancock Park Elementary School
408 S. Fairfax Avenue

Status Code: 2S2

The Hancock Park Elementary School is located at 408 S. Fairfax Avenue south of the Project site. The administration and auditorium building on the campus was designed in 1937 by architect Austin Whittlesey. The Moderne-style building is constructed of board-formed concrete. It has irregular massing, combining horizontal and vertical blocks.³² The school was expanded in 1950 and 1957 as the school-age population of the surrounding neighborhood grew with the baby boom following World War II and influx of residents with the completion of Park La Brea.³³

The Hancock Park Elementary School was formally determined eligible for listing in the National Register, which means it was automatically listed in the California Register. Properties listed under national, state, and local landmark programs were not re-evaluated by SurveyLA.

³² Christy McAvoy, "California Department of Parks and Recreation Form A, Hancock Park Elementary School," October 11, 1995.

³³ Architectural Resources Group, 50.

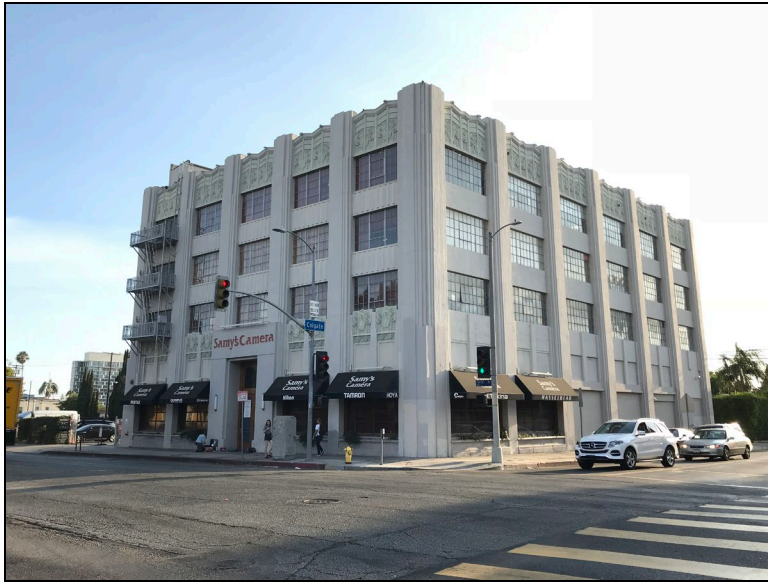


Figure 25: 431 S. Fairfax Avenue (GPA, 2018)

431-433 S. Fairfax Avenue

Status Codes: 3CS/5S3

This property is developed with a commercial building constructed in 1934 and designed by noted architectural firm Austin & Ashley. It is located southwest of the Project site. The building was evaluated by SurveyLA as an excellent example of an Art Deco style commercial building in the Wilshire area. Due to alterations including window and door replacements, the building does not retain sufficient integrity for listing in the National Register; however, it appears eligible for listing in the California Register as well as for local designation.



Figure 26: 4th Street-Colgate Avenue Residential Historic District, view facing northwest on 4th Street with 7923-7925 W. 4th Street in right foreground (GPA, 2018))

4th Street-Colgate Avenue Residential Historic District

Status Codes: 3S/3CS/5S3

Contributors Within Study Area

7920 W. 4th Street; 7918 W. 4th Street Minimal Traditional duplex constructed in 1937. It appears to be unaltered.

7925 W. 4th Street; 7923 W. 4th Street French Revival (Norman) duplex constructed in 1941. Some alterations.

7926 W. 4th Street; 7924 W. 4th Street Spanish Colonial Revival Duplex constructed in 1928. No alterations noted.

7929 W. 4th Street; 7927 W. 4th Street Spanish Colonial Revival Duplex constructed in 1935. No major alterations; security window bars added.

7933 W. 4th Street; 7931 W. 4th



Figure 27: 7931-7933 W. 4th Street, contributor to 4th Street-Colgate Avenue Residential Historic District (GPA, 2018)

Street Spanish Colonial Revival Duplex constructed in 1929. No alterations noted.

7934 W. 4th Street; 7932 W. 4th Street Spanish Colonial Revival Duplex constructed in 1928. No alterations noted.

Non-Contributor

7930 W. 4th Street; 7928 W. 4th Street Spanish Colonial Revival Duplex constructed in 1928. Extensive alterations.

4th Street-Colgate Avenue Residential Historic District is west of the Project site and extends outside of the study area along W. 4th Street between S. Orlando and S. Fairfax Avenues, and on Colgate Avenue between S. Orlando and S. Sweetzer Avenues. SurveyLA evaluated the historic district as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent collection of Period Revival single and multi-family residential architecture from the 1920s to the early 1950s. It was also identified for its significance as an early Jewish enclave, representing the earliest movement of the Jewish community westward from areas such as Boyle Heights in the late 1920s and early 1930s. Residences within the historic district retain their original plans, massing, scale and character-defining features predominantly of the Spanish Colonial Revival and Tudor Revival styles. The historic district's period of significance under the Architecture context is 1922 to 1953, which captures its major period of development and the time during which most of its buildings were constructed. Its period of significance for its association with the Jewish community begins in 1922, when the first residences were constructed in the district; it remains a vibrant Jewish community today.³⁴

³⁴ Architectural Resources Group, "Consolidated Data Report Wilshire Community Plan Area," SurveyLA Los Angeles Historic Resources Survey, (City of Los Angeles Office of Historic Resources, February 2015).

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 Project Description

The Applicant proposes to develop an eight-story mixed-use building on the Project site. The Project would involve the demolition of the existing big-box commercial building on Parcel D and the portion of the surface parking lot north of the building on Parcel C. The maximum building height for the new mixed-use building would be approximately 100 feet above grade or eight stories. There will be two levels of subterranean parking. The Project's retail commercial uses would be located on the first floor in the northern half of the building fronting W. 3rd Street and the remaining western portion of the parking lot on Parcel C. Upper floors four through eight will be residential. Existing buildings on the western portion of the Project site are to remain and are not considered part of the Project work scope (see Appendix C: Conceptual Plans).

4.3 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 potential for the Project to result in indirect impacts on the historical resources in the vicinity. As described in Section 3.2 above, there are ten listed and potential historical resources in the study area. These historical resources are located to the north, west, and south of the Project site.

In determining the potential impact of adjacent new construction on the historical resources in the study area, the central question is whether the new building would cause a "material impairment" to the significance of the nearby historical resource.³⁵ 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 of inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the study area no longer retained sufficient integrity to convey their significance. The significance of each historical resource in the study area is described in Section 3.2.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. Because the proposed Project will not alter the physical features of the historical resources in the study area, the only relevant aspect with respect to the impact of the new building on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource's broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the study area would be so diminished by the new construction that they would no longer qualify as historical resources under national, state, or local landmark or historic district programs.

The historical resource to the north of the Project site is Farmer's Market. Farmer's Market is physically separated from the Project site by W. 3rd Street, a heavily trafficked east-west thoroughfare. The Farmer's Market is also visually separated from the Project site by the width of the street and the landscape features along the perimeter of both the north side of the Project site and the south side of Farmer's Market. Though Farmer's Market is a historical resource, a portion along 3rd Street, across from the Project site, has been demolished and is being redeveloped with a larger building (see Figure 28).

³⁵ Pub. Res. Code § 21084.1; CEQA Guidelines § 15064.5(b).

See Figure 29, Figure 30, and Figure 31 for views of the Project site from Farmer's Market.



Figure 28: View northeast from Project site towards Farmer's Market. The area of Farmer's Market under construction is on the right side of the image (GPA, 2018)



Figure 29: View southeast from Farmer's Market towards Project site (GPA, 2018)



Figure 30: View southeast from Farmer's Market clock tower towards the Project site (GPA, 2018)



Figure 31: View east from Farmer's Market towards Project site (GPA, 2018)

As such, the 3rd Street frontage of Farmer's Market is in the process of being altered and does not retain integrity. The portion of Farmer's Market closest to the Project site is not an intact portion of the historical resource and does not contribute to its significance. The Project would not have a significant impact on the setting of the portions of Farmer's Market that contribute to its ability to convey its significance as a historical resource. The Project site is not visible from the significant spaces of Farmer's Market. The Project would not have any impact on the physical characteristics that convey the resource's historic significance and justify its inclusion in, or eligibility for, applicable landmark designation programs.

The historical resources to the west are separated from the Project site by S. Fairfax Avenue. These resources include 431-33 S. Fairfax Avenue, a commercial building (Figure 25), and six contributors to the 4th Street-Colgate Avenue Residential Historic District (Figure 26 and Figure 27). Because the Project site is located across the street, the relationships between these buildings would remain intact and would not be changed by the Project. S. Fairfax Avenue is characterized by a variety of development. Moreover, the building proposed for the Project site is physically separated from S. Fairfax Avenue by buildings on Parcels A, B, C, E, and F that will not be demolished as part of the Project. The proposed 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 districts' other significant features. Although the Project introduces a new visual element to the area east of these historical resources, the relationships between the buildings, other significant features, and surrounding streets would remain largely intact. The Project would not have any impact on the physical characteristics that convey the resources' historic significance and justify their inclusion in, or eligibility for, applicable landmark and historic district designation programs.



Figure 32: View facing south from S. Ogden Drive. In the foreground right is the building on Parcel D. In the background right is the rear blacktop of the Hancock Park Elementary School (GPA, 2018).

Two historical resources are located south of the Project site: the Hancock Park Elementary School and a very small northern portion of Park La Brea. The Hancock Park Elementary School is physically separated from the Project site by the private driveway comprising Parcel G. The school is primarily oriented towards S. Fairfax Avenue. The campus is surrounded by dense landscaping and fencing. Portions of the campus closest to the proposed new building are surface blacktop areas fronting S. Ogden Avenue and temporary modular trailers, which do not contribute to the significance of the school as a historical resource. The main school building is located more than 100 feet from the proposed new building. Thus, there is no potential for the construction activities, including the excavation and shoring of the subterranean parking levels, to impact historic features that convey the building's significance as a historical resource. The views of this historical resource from S. Fairfax Avenue would not be obscured as a result of the Project. The historical resource is not visible from W. 3rd Street due to the height of buildings currently on the Project site (see Figure 32). Therefore, all current views of the Hancock Park Elementary School south of the Project site would remain highly visible and the Project would not have any impact on the physical characteristics that convey the resource's historic significance and justify its inclusion in, or eligibility for, applicable landmark designation programs.



Figure 33: View facing north from Park La Brea on Colgate Avenue, across from the Hancock Park Elementary School towards the Project site (GPA, 2018)

Park La Brea is a massive garden apartment complex. The southern boundary of the study area crosses only its most northern parcels at 401 S. Orange Grove, 6200 Colgate Avenue, and 430 S. Fairfax Avenue. The views of this historical resource from the surrounding blocks, including the views from S. Fairfax Avenue along its eastern boundary, Colgate Avenue at its northern boundary, and W. 6th Street (outside study area) at its southern boundary, would also not be obscured as a result of the Project. Buildings located within Park La Brea are not visible from S. Ogden Avenue at the eastern boundary of the Project site, due to the blacktop space at the rear of the parcel containing the Hancock Park Elementary School campus (see Figure 33). Moreover, the northern boundary of Park La Brea, along Colgate Avenue, is predominantly used for vehicular circulation and is not a primary view of the complex that contributes to its significance. Therefore, Park La Brea, the historical resource to the south of the Project site, would remain highly visible and the Project would not have any impact on the physical characteristics that convey the resource's historic significance and justify its inclusion in, or eligibility for, applicable landmark designation programs

In conclusion, while the Project would introduce a new visual element to the study area it would not affect the setting of any of the identified historical resources. Because the historical resources to the north and west are separated from the Project site by major thoroughfares, the new building would not change the relationships between these buildings and their surroundings. These historical resources would also remain highly visible. The Project also would not obscure the important views of Park La Brea, the historical resource to the south. The only historical resource adjacent to the Project site is the Hancock Park Elementary School campus to the south. The Project would be located on a parcel separate from the campus, and the proposed mixed-use building would not directly abut any of the school's historically significant features (including the administration and auditorium building), which are on the western portion of the school site, oriented toward Fairfax Avenue. Thus, the new building would not destroy the historic materials, features or spatial relationships of this historical resource. 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 immediate environment would be unimpaired.

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 ten historical resources in the study area. The new building would introduce a new visual element to the immediate surroundings of these historical resources; however, the Project would not result in a substantial adverse change to the integrity of the ten historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. Therefore, no mitigation is required or recommended.

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Appendix A - Résumé



ALLISON M. LYONS is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2007. Allison's experience with GPA has included the preparation of CEQA and Section 106 reports for numerous projects throughout the state, Historic American Buildings Survey/Historic American Engineering Record reports for properties including the Wilshire I. Magnin Department Store and La Loma Bridge, and National Register of Historic Places nominations for a variety of property types, including the Great Wall of Los Angeles. Allison has also contributed to a number of large-scale historic resources surveys and context statements including the West Hollywood Commercial Historic Resources Survey and Context Statement, Postwar Development

and Architecture in Fremont Historic Context Statement, and several architectural and cultural themes for the Los Angeles Citywide Historic Context Statement. She has also conducted architectural surveys for several buildings including the Farmers & Merchants Bank Building and Hollywood Roosevelt Hotel.

Educational Background:

- M.S., Historic Preservation, Columbia University, 2010
- B.A., European Studies, Scripps College, 2006

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2015-Present
- Chattel Inc., Associate Architectural Historian, 2013-2015
- Architectural Resources Group, Architectural Historian, 2010-2013
- Mellon Graduate Fellowship in Primary Sources, Columbia University, 2009-2010

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.
- Advisory Council on Historic Preservation, Section 106 Essentials

Professional Activities:

- Urban Land Institute, Young Leader's Group, 2014-Present
- Graduate School of Architecture, Planning, and Preservation at Columbia University, Alumni Board Member, 2013-Present

Selected Projects:

- Pico & Hope, Los Angeles, CEQA Historical Resource Report, 2018
- Sunset & Western, Los Angeles, CEQA Historical Resource Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- SurveyLA, African American Historic Context Statement, 2017
- Los Angeles Wholesale Flower Terminal, Los Angeles, Historical Resource Evaluation Report, 2017
- Vermont Corridor Development, Historical Resources Evaluation Report, 2017
- Art Center College of Art, Pasadena, CEQA Historical Resource Report, 2016
- 2222 S. Figueroa Street, Los Angeles, CEQA Historical Resource Report, 2016
- 1440-52 Gordon Street, Los Angeles, Historical Resource Evaluation Report, 2016
- 8430 Reseda Boulevard, Los Angeles, Historical Resource Evaluation Report, 2016
- City of Hope Master Plan, Duarte, CEQA Historical Resource Report, 2015-2016
- SurveyLA, Jewish Historic Context Statement, 2016
- Chicano Moratorium in Los Angeles, Multiple Property Documentation Form, 2015-2016
- La Loma Bridge, Pasadena, HAER Documentation, 2015
- Fremont Mid-Century Historic Context Statement, 2015



Appendix B: Properties in the Project Study Area



The study area includes 77 uniquely numbered parcels, including those comprising the Project site; however, this number includes several condominiums. All of the parcels in the study area outside of the Project site are listed below in Table 4.

| Table 4: Properties in the Study Area | | | | | |
|---|---------------------------------------|------------------|--|---|---|
| APN | Address | Built | Description | CHRIS | SurveyLA |
| 5509-003-010 | 401 S Orange Grove Ave (Park La Brea) | 1943 | Multi-Family Residential | No record (3S associated with other addresses for the property) | Part of Park La Brea Garden Apartment Historic District |
| 5509-003-012 | 6200 Colgate Ave (Park La Brea) | 1943 | Multi-Family Residential | No record (3S associated with other addresses for the property) | Part of Park La Brea Garden Apartment Historic District |
| 5509-003-014 | 430 S Fairfax Ave (Park La Brea) | 1943 | Multi-Family Residential | No record (3S associated with other addresses for the property) | Part of Park La Brea Garden Apartment Historic District |
| 5509-003-017 | 6298 W 3rd St | 1953 | Shopping Centers (Neighborhood, Community) | No record | No record |
| 5509-003-018 | 6220 W 3rd St | 2002 | Multi-Family Residential | N/A | N/A |
| 5509-018-902 | 408 S Fairfax Ave | 1937, 1950, 1957 | Hancock Park Elementary School | 2S2 | No record |
| 5510-001-028 | 6318 Colgate Ave | 1927 | Single-Family Residential | No record | No record |
| 5510-001-029 | 6314 Colgate Ave | 1927 | Single-Family Residential | No record | No record |
| 5510-001-030 | 431 S Fairfax Ave; 433 S Fairfax Ave | 1934 | Hotel & Motels | No record | 3CS;5S3 |
| 5511-025-012 | 157 S Fairfax Ave | 1992 | Warehousing, Distribution, Storage | N/A | N/A |
| 5511-025-017 | 162 S Hayworth Ave | 1931 | Multi-Family Residential | No record | No record |
| 5511-025-056, 5511-025-057, 5511-025-058, 5511-025-059, 5511-025-060, 5511-025-061, 5511-025-062, 5511-025-063, 5511-025-064, 5511- | 166 S Hayworth Ave | 1982 | Multi-Family Residential | N/A | N/A |

Table 4: Properties in the Study Area

| APN | Address | Built | Description | CHRIS | SurveyLA |
|---|---------------------------------|-------|--|-----------|------------|
| 025-065, 5511-025- 066, 5511- 025-067 | | | | | |
| 5511-026- 005 | No Address | 2012 | Parking Lots (Commercial Use Properties) | N/A | No record |
| 5511-026- 006 | 7933 W 3rd St | 2012 | Parking Lots (Commercial Use Properties) | N/A | No record |
| 5511-026- 012 | 175 S Fairfax Ave | 2012 | Shopping Centers (Neighborhood, Community) | N/A | N/A |
| 5511-027- 001 | 7911 Blackburn Ave | 1947 | Multi-Family Residential | No record | No record |
| 5511-027- 002 | 7929 Blackburn Ave | 1947 | Multi-Family Residential | No record | No record |
| 5511-027- 016 | 7930 W 3rd St | 1937 | Stores | No record | No record |
| 5511-027- 025 | 7922 W 3rd St | 1948 | Stores | No record | No record |
| 5511-027- 028 | 7000 W 3rd St | 1988 | Office Buildings | N/A | N/A |
| 5511-038- 001 | 7917 W 4th St | 1929 | Multi-Family Residential | No record | No record |
| 5511-038- 002 | 7925 W 4th St; 7923 W 4th St | 1941 | Multi-Family Residential | No record | 3S;3CS;5S3 |
| 5511-038- 003 | 7929 W 4th St;7927 W 4th St | 1935 | Multi-Family Residential | No record | 3S;3CS;5S3 |
| 5511-038- 004 | 7933 W 4th St;7931 W 4th St | 1929 | Multi-Family Residential | No record | 3S;3CS;5S3 |
| 5511-038- 020 | 7932 Blackburn Ave | 1936 | Multi-Family Residential | No record | No record |
| 5511-038- 021 | 7928 Blackburn Ave | 1938 | Multi-Family Residential | No record | No record |
| 5511-038- 026 | 351 S Fairfax Ave | 1960 | Stores | No record | No record |
| 5511-038- 027 | 359 S Fairfax Ave | 1948 | Stores | No record | No record |
| 5511-038- 028 | 365 S Fairfax Ave | 1946 | Office Buildings | No record | No record |
| 5511-038- 029 | 371 S Fairfax Ave | 1947 | Commercial | No record | No record |
| 5511-038- 031 | 7922 Blackburn Ave | 1936 | Multi-Family Residential | No record | No record |
| 5511-038- 033, 5511- 038-034, 5511-038- 035, 5511- 038-036, 5511-038- 037, 5511- | 7916 Blackburn Ave | 1991 | Apartment building | N/A | N/A |

Table 4: Properties in the Study Area

| APN | Address | Built | Description | CHRIS | SurveyLA |
|---|----------------------------------|-------|--|----------------|----------------------------------|
| 038-038, 5511-038- 041, 5511- 038-042 | | | | | |
| 5511-038- 039, 5511- 038-040, 5511-038- 043 | 7912 Blackburn Ave | 1991 | Single-Family Residential | N/A | N/A |
| 5511-039- 001 | 6309 Colgate Ave | 1916 | Single-Family Residential | No record | No record |
| 5511-039- 002 | 6319 Colgate Ave | 1926 | Multi-Family Residential | No record | No record |
| 5511-039- 003 | 6323 Colgate Ave | 1928 | Single-Family Residential | No record | No record |
| 5511-039- 004 | 6327 Colgate Ave | 1938 | Multi-Family Residential | No record | No record |
| 5511-039- 024 | 7934 W 4th St; 7932 W 4th St | 1928 | Multi-Family Residential | No record | 3S;3CS;5S3 |
| 5511-039- 025 | 7928 W 4th St | 1928 | Multi-Family Residential | No record | Non- Contributor (no code) |
| 5511-039- 026 | 7926 W 4th St; 7924 W 4th St | 1928 | Multi-Family Residential | No record | 3S;3CS;5S3 |
| 5511-039- 027 | 7920 W 4th St; 7918 W 4th St | 1937 | Multi-Family Residential | No record | 3S;3CS;5S3 |
| 5511-039- 028 | 7914 W 4th St | 1921 | Single-Family Residential | No record | No record |
| 5511-039- 029 | 401 S Fairfax Ave | 1946 | Stores | No record | No record |
| 5511-039- 030 | 407 S Fairfax Ave | 1946 | Stores | No record | No record |
| 5511-039- 031 | 411 S Fairfax Ave | 1938 | Stores | No record | No record |
| 5511-039- 032 | 425 S Fairfax Ave | 1963 | Hotel & Motels | No record | No record |
| 5512-003- 030 | 6333 W 3rd St Farmer's Market | 1935 | Shopping Centers (Neighborhood, Community) | 7N HCM #543 | No record |
| 5512-003- 043 | 6301 W 3rd St | 2002 | Shopping Centers (Neighborhood, Community) | N/A | N/A |



Appendix C – Conceptual Plans

PROJECT INFORMATION

Site Addresses:

6300-6370 W. 3rd Street
300-370 S. Fairfax Avenue
347 S. Ogden Drive
Los Angeles, CA 90036

OWNERSHIP:

TF, LLC
6300 Wilshire Blvd. #1800
Los Angeles, CA 90048
Contact: John Nahas
T. 213.553.2275

ARCHITECT:

MVE + Partners
1900 Main Street
Irvine, CA 92614
Contact: Matthew McFarland
T. 949.809.3388 F. 949.809.3399

LANDSCAPE:

LRM Landscape Architecture | Urban Design
10335 Jefferson Boulevard,
Culver City, CA 90232
Contact: Charles Elliott
T. 310.839.6860 F. 310.558.1310

LAND USE CONSULTANT:

Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034
Contact: Jim Ries
T. 310.838.2400 F. 310.838.2424

PROJECT DESCRIPTION

Demolition of 151,048 SF of existing commercial floor area and new construction of 8 story mixed use project including 83,994 SF of new commercial floor area and 5 stories of multi-family residential over 3 levels of above-grade parking and retail, and 2 levels of underground parking

LEGAL DESCRIPTION

All that certain real property situated in the county of Los Angeles, State of California, described as follows:

That Portion of lot 12 of Tract No. 215, in the city of Los Angeles, in the county of Los Angeles, State of California, as per map recorded in book 14, pages 42 and 43 of maps, in the office of the county recorder of said county, described as follows:

Beginning at the intersection of the southerly line of third street, 60 feet wide, with the easterly line of Fairfax Avenue, 70 feet wide; thence south 80° 25' 40" east along the northerly line of said lot 12, being also the southerly line of said Third Street, 684.73 feet; thence south 0° 05' 45" east, parallel with the easterly line of said Fairfax Avenue, 437.11 feet to the northeasterly corner of that certain land conveyed to Los Angeles City School District of Los Angeles County, by two deeds executed by G. Allan Hancock, one of which was dated May 6, 1937, and recorded in book 15073 page 60, official records, and the other of which was dated July 31, 1936, recorded in book 14323 page 340, official records of said county; thence south 98° 54' 55" west along the northerly line of said land so conveyed to school district, 675 feet to the northwesterly corner thereof; being also a point in the easterly line of said Fairfax Avenue; thence north 0° 05' 45" west along the easterly line of said Fairfax Avenue, 551.97 feet to the point of beginning, being the "land" as defined in the conditions and stipulations of this policy.

Except all oil, gas, minerals, hydrocarbons and associated substances in and under said land, as reserved by University of Southern California, a corporation, in lease recorded September 1, 1967, as instrument no 638, official records. Provided, however, that the University of Southern California, its successors and assigns, shall not have the right to drill or install any equipment for the extraction of the substances hereby reserved from the surface of said land or within 500 feet thereof. Grantors their successors and assigns, shall have the right to drill and extract the substances hereby reserved from and through the subsurface of said property lying below a depth of 500 feet from the surface thereof; provided, however, that such operations shall not interfere with the quiet enjoyment of the property by the owners and tenants thereof, or their successors or assigns.

ZONE

CURRENT ZONE

| LOT | ZONE | GENERAL PLAN DESIGNATION |
|--|--------|--------------------------|
| APN 5509-019-003, 004, 005, 009, 010, 012, 013 | C2-1-O | COMMUNITY COMMERCIAL |

PROPOSED ZONE - no change

HEIGHT

| | |
|---|------------------------------------|
| (8 Total Stories over 2 Levels underground parking) | (Top of Roof Appearances included) |
| Height District 1 Max. Height Allowed | No Limit |
| Proposed Building Height | 100'-0" |

LOT AREA

| | |
|------------------------------|---------------------------|
| Lot Area (Net Pre-dedicated) | 327,121 sf (7.5097 Acres) |
| Lot Area (Post-dedicated) | 312,620 sf (7.1768 Acres) |
| *Buildable Area | 327,121 sf (7.5097 Acres) |

*Per LAMC Section 12.03 C2 zone buildable area shall have the same meaning as lot area.

FLOOR AREA

| | |
|------------------------------------|-----------------------------|
| Existing Commercial Floor Area | 214,736 sf |
| Proposed Commercial Demolition | 151,048 sf |
| Existing Commercial to Remain | 63,688 sf |
| Proposed New Commercial Floor Area | 83,994 sf |
| Total Commercial | 147,682 sf |
| Proposed Residential Floor Area | 343,000 sf |
| Total Floor Area | 490,682 sf (1.5 FAR) |

NET NEW FLOOR AREA BY LEVEL

| Level | Retail | Amenities | Lobby/Leasing | Residential |
|--------------|------------------|-----------|-------------------|-------------|
| Roof | | | | |
| Level 8 | | | | 74,936 sf |
| Level 7 | | | | 74,936 sf |
| Level 6 | | | | 74,936 sf |
| Level 5 | | 2,117 sf | | 71,226 sf |
| Level 4 | | 3,540 sf | | 38,934 sf |
| Level 3 | 48,741 sf | | | |
| Level 2 | | | | |
| Level 1 | 35,253 sf | | 2,375 sf | |
| Total | 83,994 sf | | 343,000 sf | |

RESIDENTIAL UNITS

| | |
|--------------|------------------|
| Studio | 70 Units |
| 1 Bedroom | 162 Units |
| 2 Bedroom | 66 Units |
| 3 Bedroom | 33 Units |
| Total | 331 Units |

PARKING

REQUIRED

Residential

| | | | |
|--|------------------|---|-------------------|
| Units with 3 or less Habitable Rooms | 70 Units x 1.00 | = | 70 Spaces |
| Units equal to 3 Habitable Rooms | 162 Units x 1.50 | = | 243 Spaces |
| Units with more than 3 Habitable Rooms | 99 Units x 2.00 | = | 198 Spaces |
| Total Required Residential Spaces | | = | 511 Spaces |

Commercial (Retail)

| | | | |
|---|----------------------------|---|-------------------|
| Existing to remain** | 63,688 sf @ 1 per 500 SF | = | 127 Spaces |
| New Commercial Retail | 64,994 sf @ 4 per 1,000 SF | = | 260 Spaces |
| New Commercial Restaurant | 19,000 sf @ 1 per 100 SF | = | 190 Spaces |
| Total Required Commercial Spaces | | = | 577 Spaces |

PROPOSED

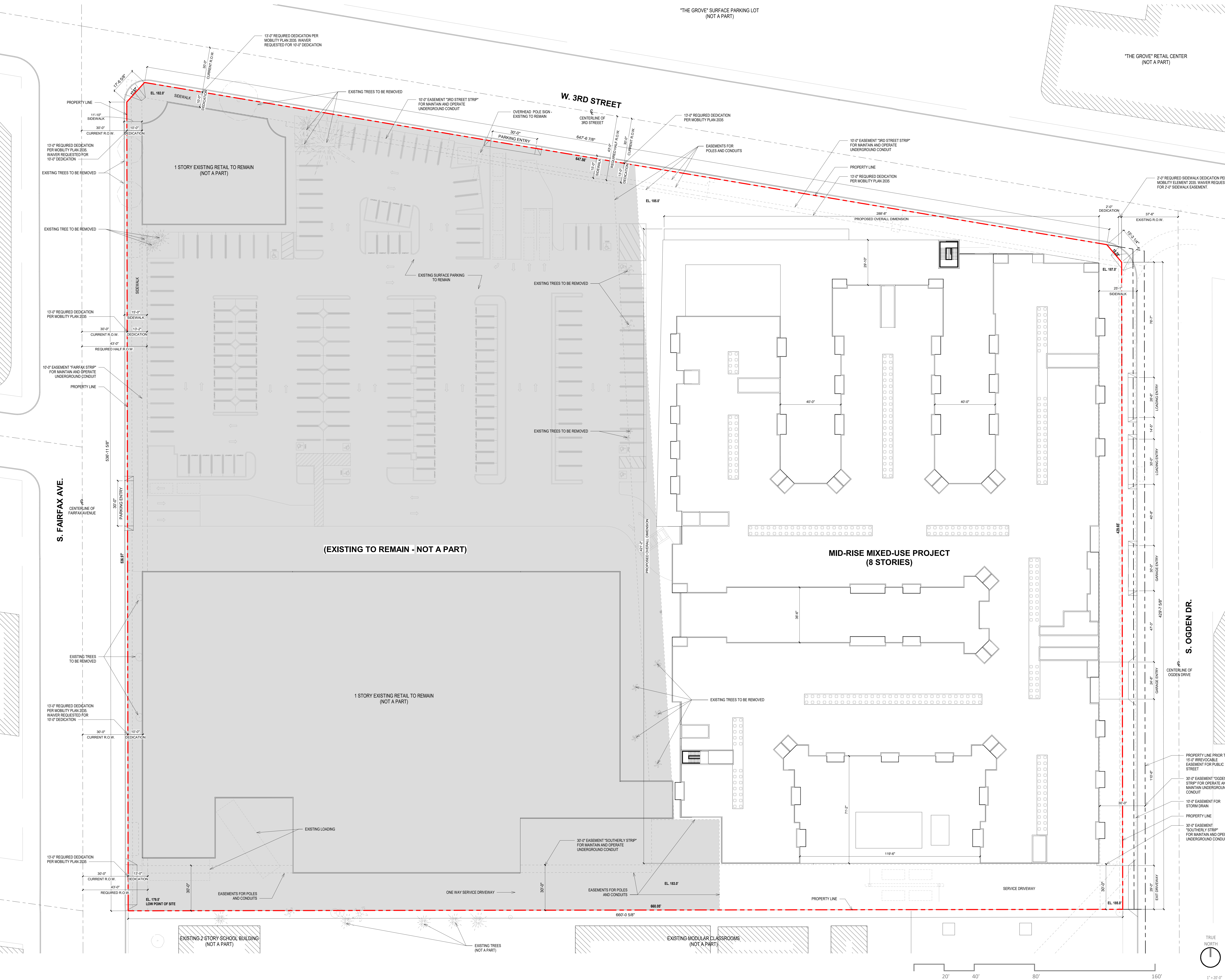
Residential

| | |
|----------------------------------|-----------------------|
| Commercial (Retail) | 511 Spaces |
| Existing Parking to be Restriped | 174 Spaces |
| New provided Garage Parking | 471 Spaces |
| Total Proposed | = 1,156 Spaces |

**Existing retail to remain required parking per grandfathered parking ratio per LAMC Section 12.23 B.8

GENERAL NOTES:

1. GREY SHADED REGION OF PLANS ON SHEETS A0.00 & A0.01 INDICATE EXISTING TO REMAIN - NOT A PART
2. REFER TO SHEET A0.01 FOR ADDITIONAL INFORMATION.



PROJECT INFORMATION (CONT)

BICYCLE PARKING

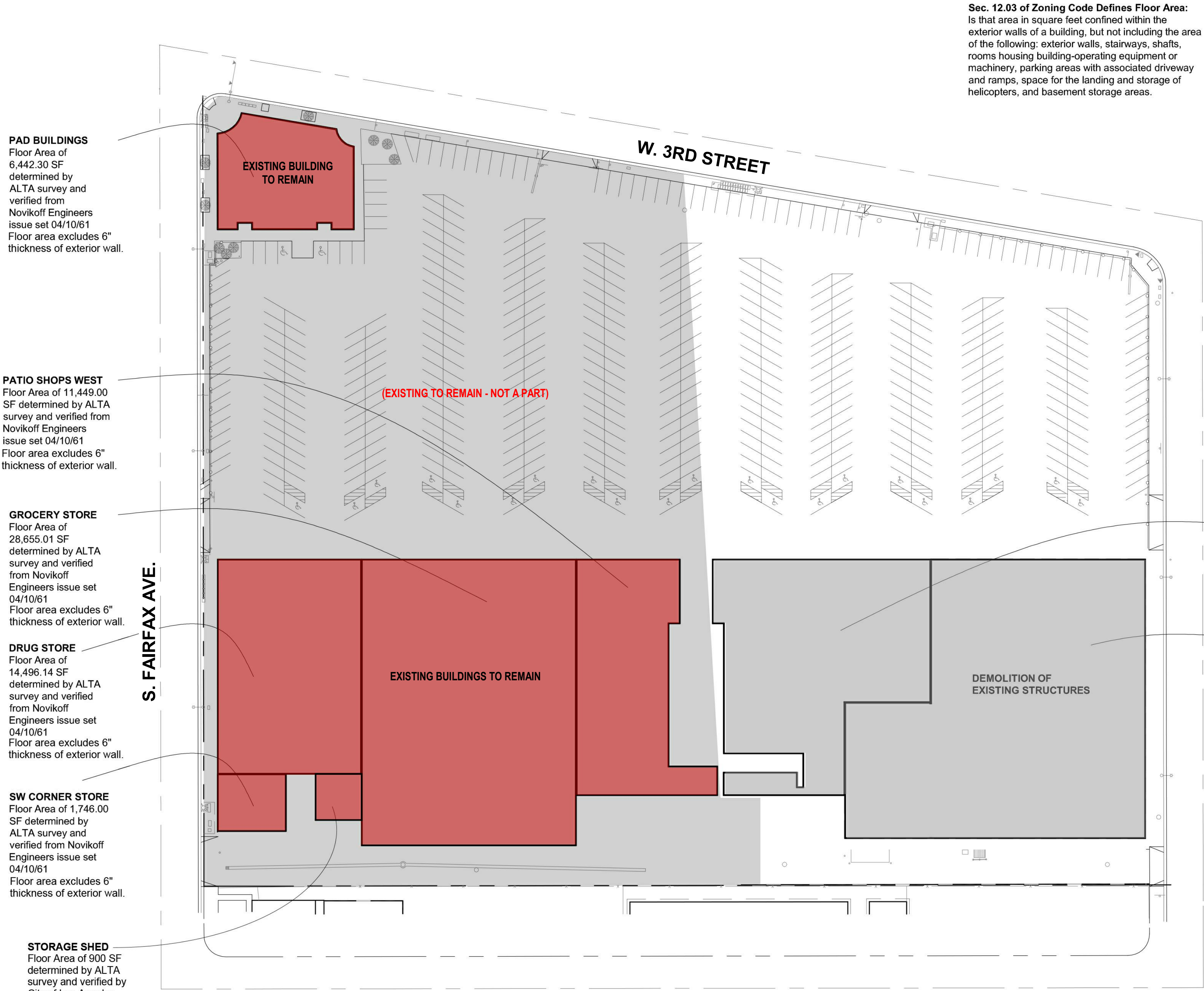
| | | | |
|---------------------|----|--------------|-------------------|
| REQUIRED | | | |
| Residential | | | |
| 1-25 Units | 2 | (Short Term) | / 25 (Long Term) |
| 26-100 (75 Units) | 5 | (Short Term) | / 50 (Long Term) |
| 101-200 (100 Units) | 5 | (Short Term) | / 50 (Long Term) |
| 201-331 (131 Units) | 3 | (Short Term) | / 33 (Long Term) |
| Commercial (Retail) | | | |
| Proposed | 42 | (Short Term) | / 42 (Long Term) |
| Total Required | 57 | (Short Term) | / 200 (Long Term) |
| = 257 Spaces | | | |
| PROPOSED | | | |
| Residential | | | |
| Proposed | 15 | (Short Term) | / 158 (Long Term) |
| Commercial (Retail) | | | |
| Proposed | 42 | (Short Term) | / 42 (Long Term) |
| Total Proposed | 57 | (Short Term) | / 200 (Long Term) |
| = 257 Spaces | | | |

OPEN SPACE

| | | |
|---|------------|------------|
| REQUIRED | UNIT COUNT | OPEN SPACE |
| Units with less than 3 Habitable Rooms (100 sf. Required per Unit) | 232 Units | 23,200 sf |
| Units with 3 Habitable Rooms (125 sf. Required per Unit) | 66 Units | 8,250 sf |
| Units with more than 3 Habitable Rooms (175 sf. Required per Unit) | 33 Units | 5,775 sf |
| Total Open Space Required | 331 Units | 37,225 sf |
| PROPOSED | | |
| Common Open Space 'Indoor' | | |
| Level 4 Amenity | | 3,540 sf |
| Level 5 Amenity | | 2,100 sf |
| Total Common Open Space 'Indoor' | | 5,640 sf |
| Common Open Space 'Outdoor' | | |
| Level 4 Roof Deck | | 15,303 sf |
| Level 5 Roof Deck | | 14,134 sf |
| Level 7 Roof Deck | | 2,148 sf |
| Total Common Open Space 'Outdoor' | | 31,585 sf |
| Total Common Open Space 'Indoor' (Max. 25% of Required Open Space = 9,306 sf) | | 5,640 sf |
| Total Common Open Space 'Outdoor' | | 31,585 sf |
| Total Proposed Open Space | | 37,225 sf |
| Planted Area Required (25% of Proposed "Outdoor" Common Open Space) | | |
| | | 7,896 sf |
| Planted Area Provided | | 7,896 sf |

TREES

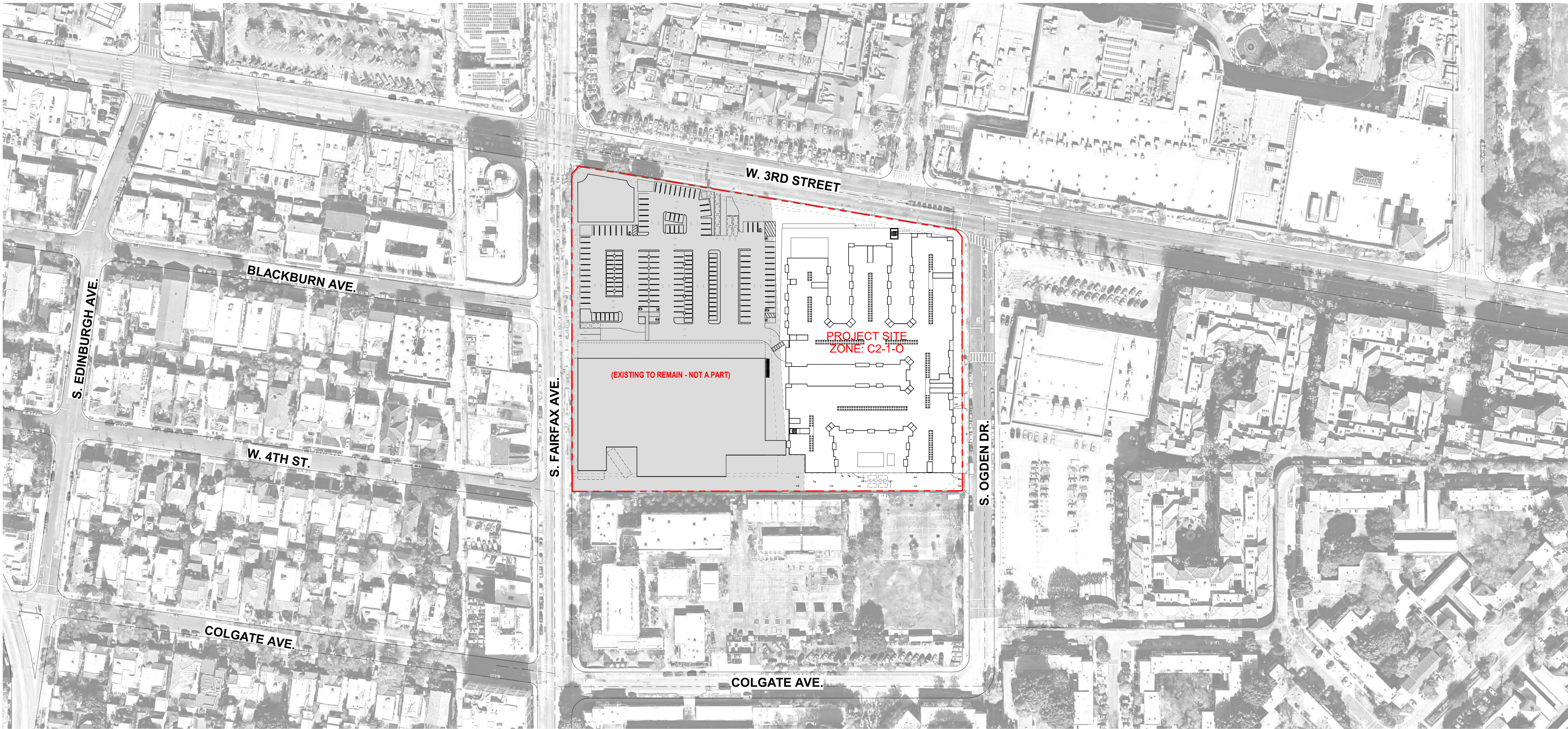
| | |
|--------------------------|----------|
| REQUIRED (1 per 4 Units) | 83 Trees |
| PROVIDED (1 per 4 Units) | 83 Trees |



EXISTING FLOOR AREA CALCULATIONS:

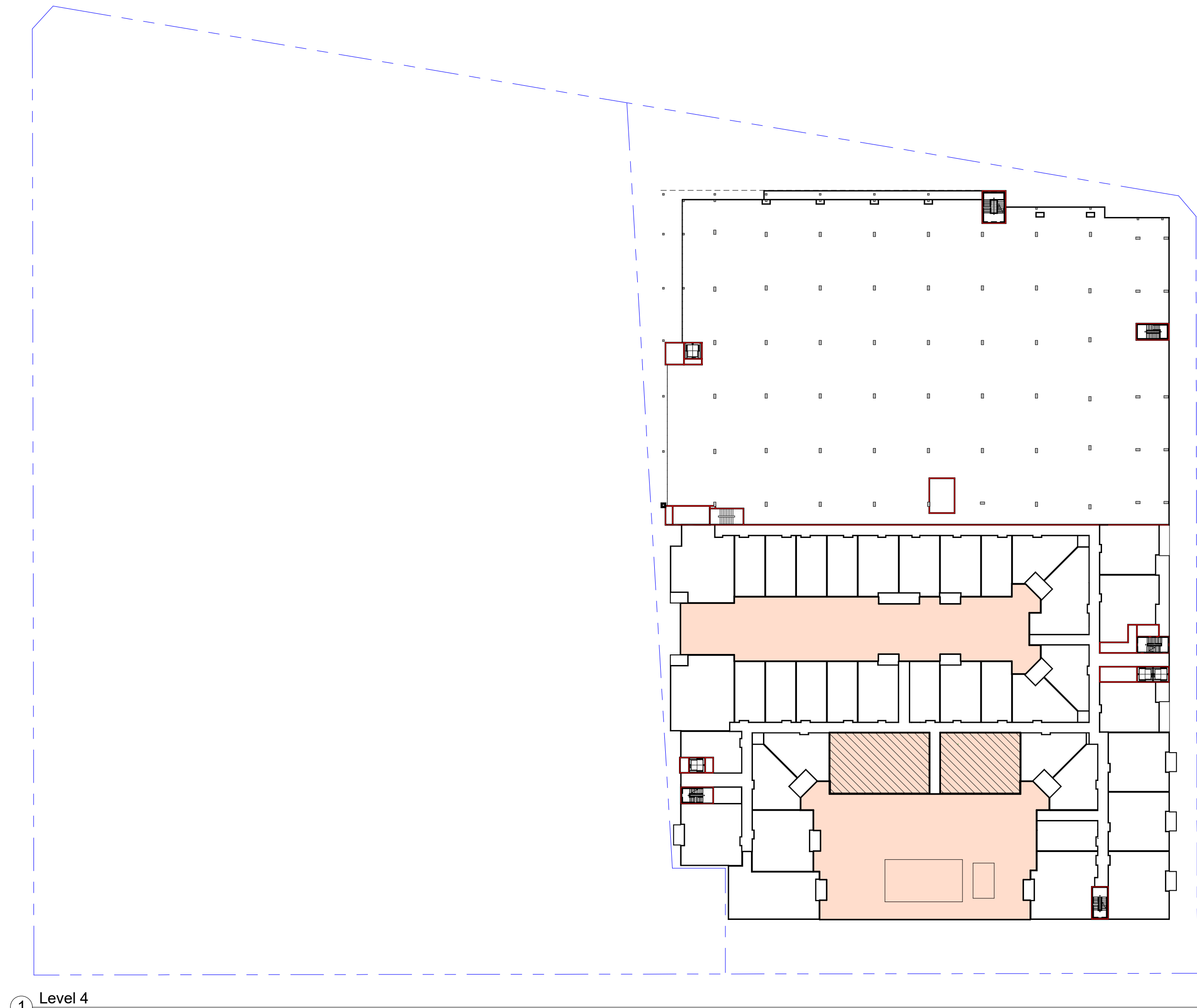
| | | |
|-----------------------------|------------|----|
| Total Existing Floor Area | 214,736 | SF |
| Patio Shops East | 19,174.52 | SF |
| KMart | 131,873.00 | SF |
| Total Area to be Demolished | 151,048 | SF |
| Pad Buildings | 6,442.30 | SF |
| Patio Shops West | 11,449.00 | SF |
| Grocery Store | 28,655.01 | SF |
| Drug Store | 14,496.14 | SF |
| Storage Shed | 900 | SF |
| SW Corner Store | 1,746.00 | SF |
| Total Area to Remain | 63,688 | SF |

1 Existing Site Plan & Floor Area
1" = 40'-0"



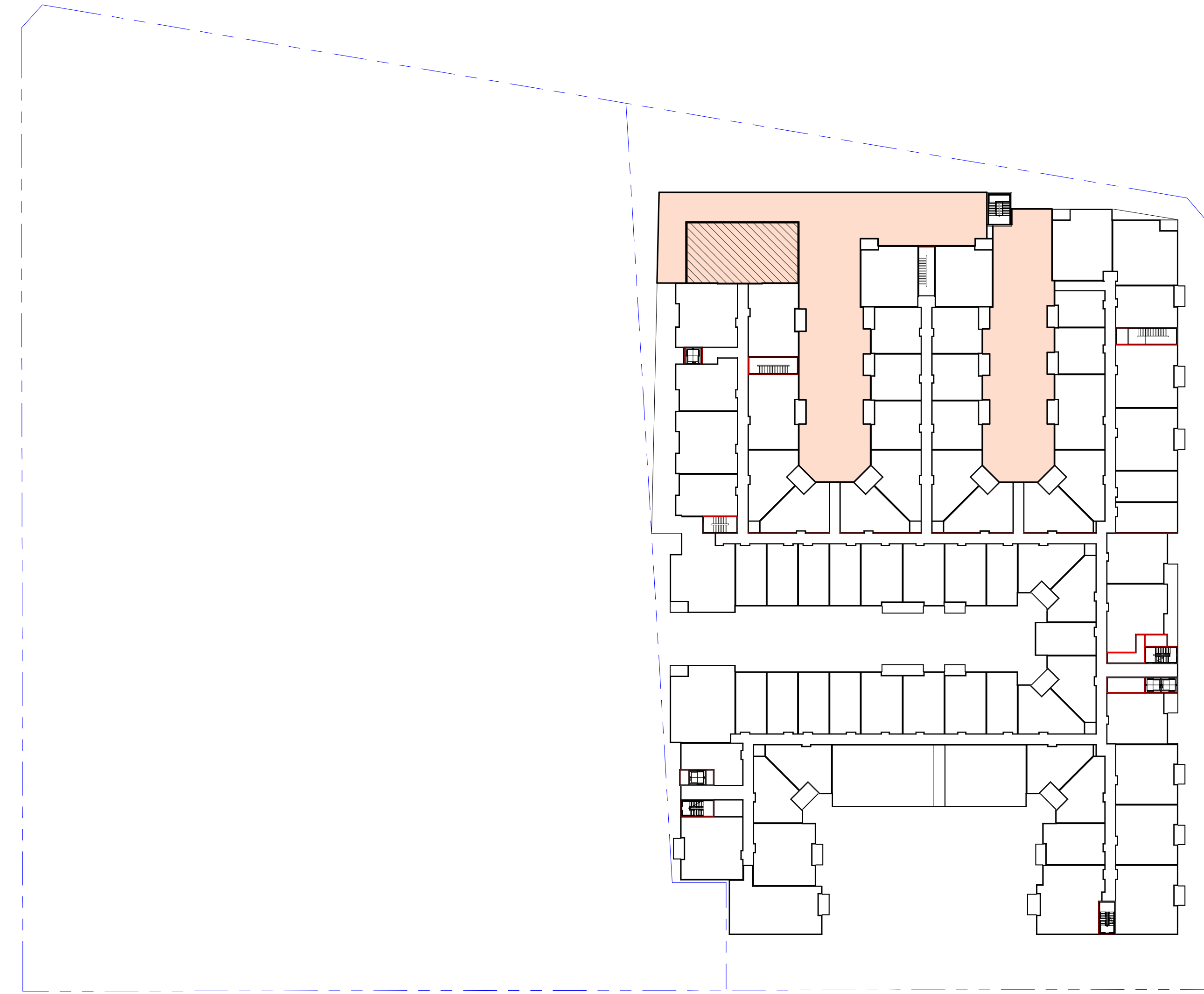
2 Contextual Site Plan
1" = 80'-0"

NOTES:
1. SEE SHEET A1.04 & A1.05 FOR DIMENSIONS OF OPEN SPACE AREAS.



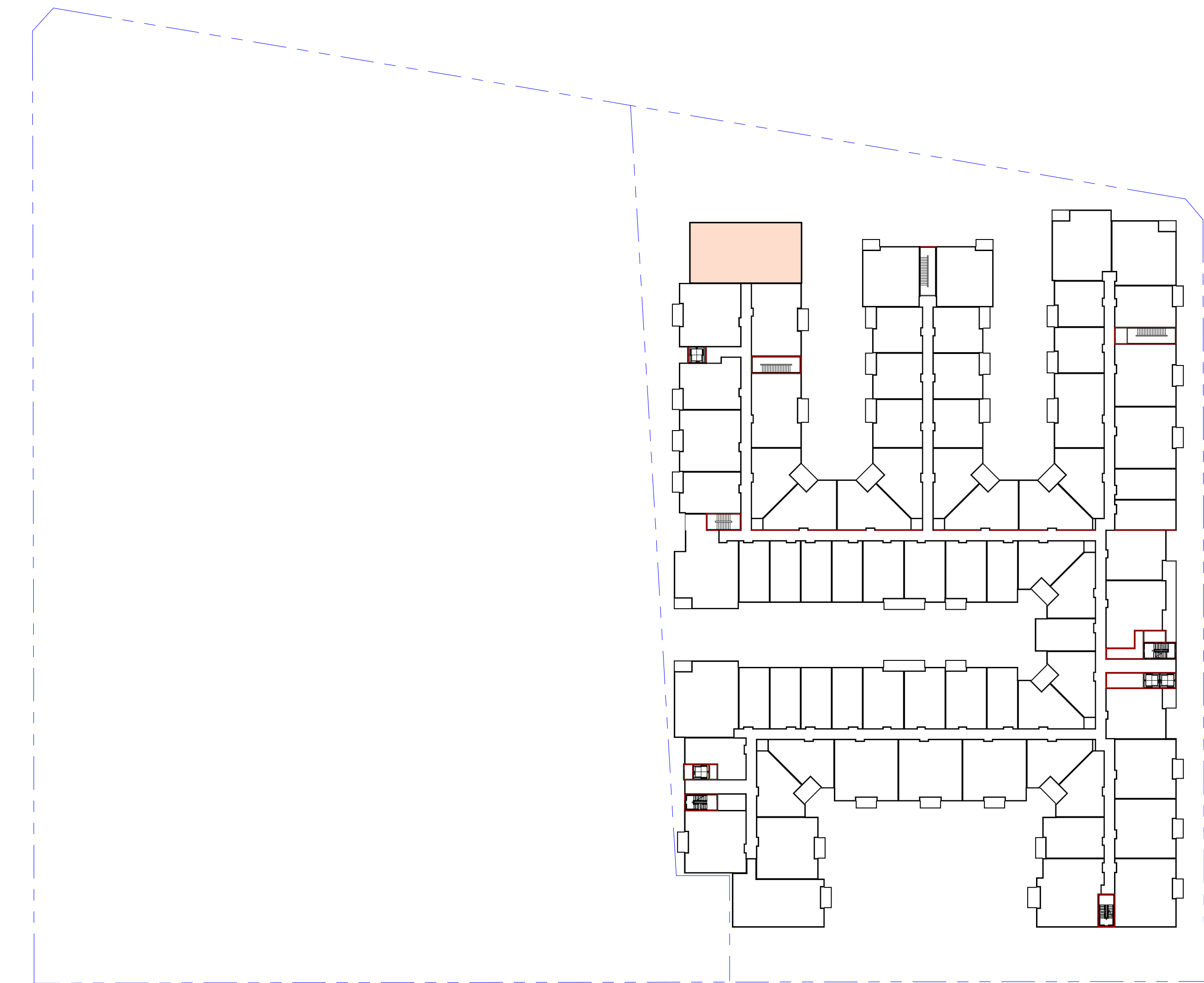
① Level 4
1" = 50'-0"

| OPEN SPACE LEGEND | |
|-------------------------------|-----------------------------|
| | COMMON OPEN SPACE 'OUTDOOR' |
| | COMMON OPEN SPACE 'INDOOR' |
| (REFERENCE LANDSCAPE PLANS) | |
| FLOOR SUMMARY | |
| COMMON OPEN SPACE 'OUTDOOR' = | 15,303 SF |
| COMMON OPEN SPACE 'INDOOR' = | 3,648 SF |



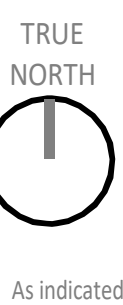
② Level 5
1" = 50'-0"

| OPEN SPACE LEGEND | |
|-------------------------------|-----------------------------|
| | COMMON OPEN SPACE 'OUTDOOR' |
| | COMMON OPEN SPACE 'INDOOR' |
| (REFERENCE LANDSCAPE PLANS) | |
| FLOOR SUMMARY | |
| COMMON OPEN SPACE 'OUTDOOR' = | 14,134 SF |
| COMMON OPEN SPACE 'INDOOR' = | 2,108 SF |

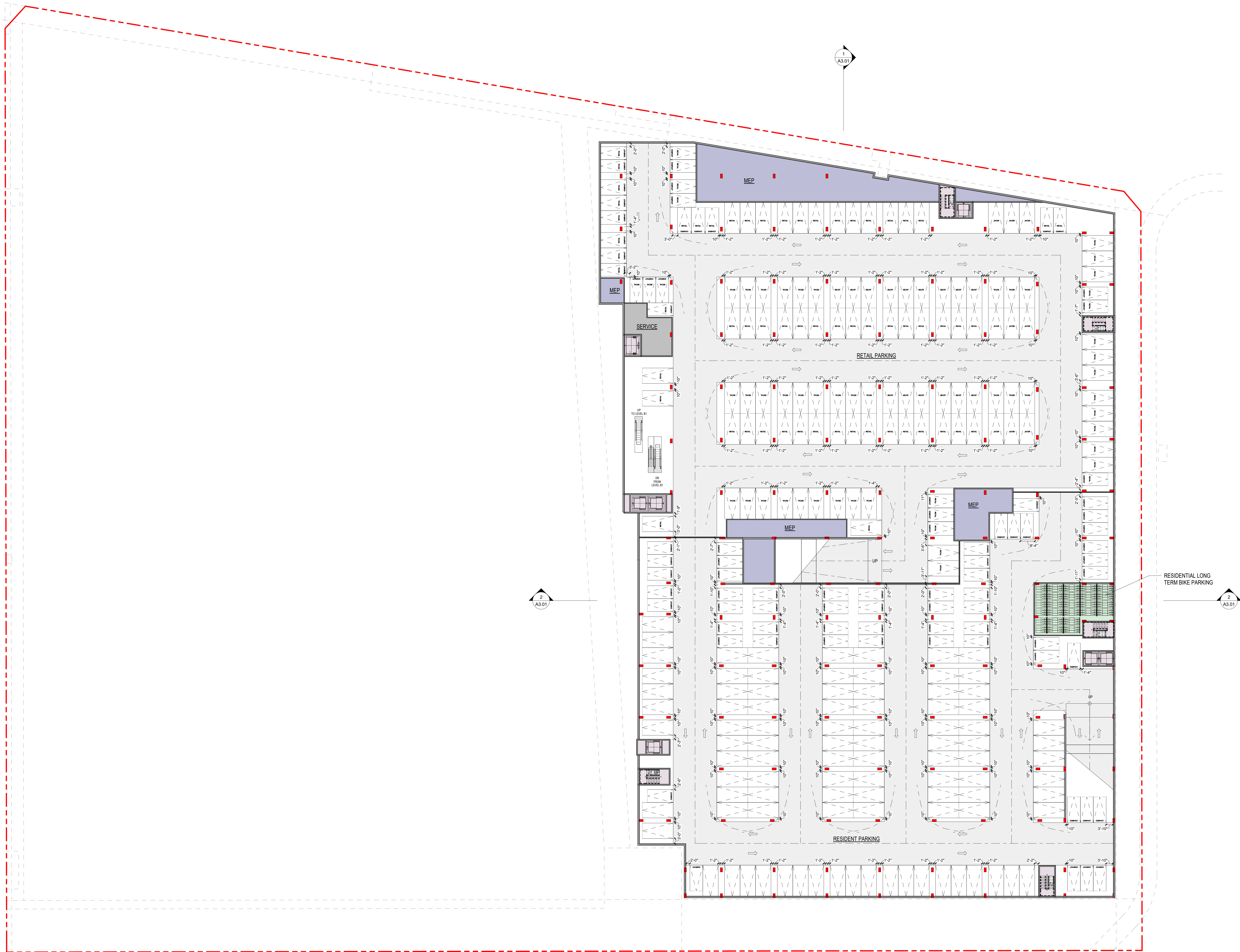


③ Level 7
1" = 50'-0"

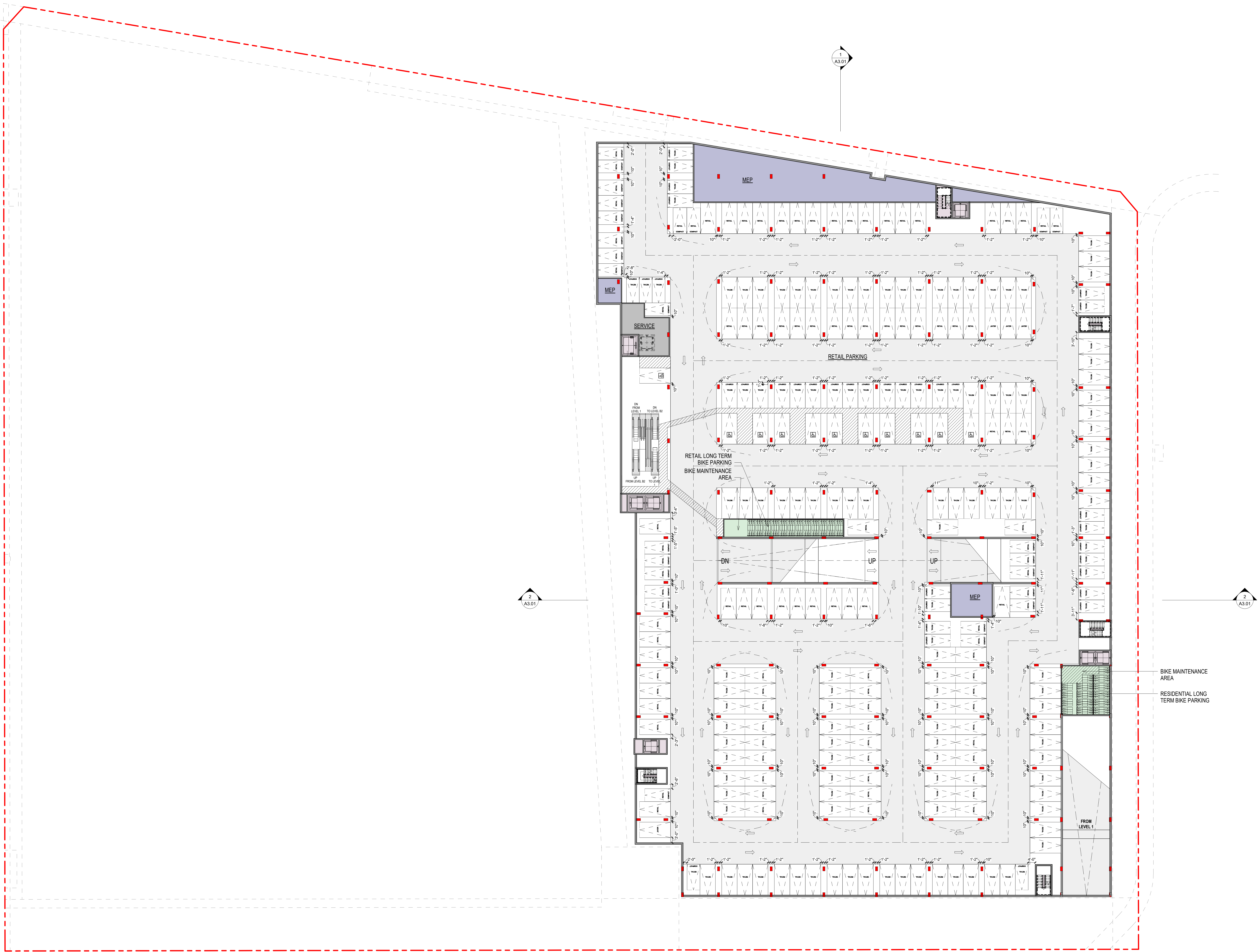
| OPEN SPACE LEGEND | |
|-------------------------------|-----------------------------|
| | COMMON OPEN SPACE 'OUTDOOR' |
| | COMMON OPEN SPACE 'INDOOR' |
| (REFERENCE LANDSCAPE PLANS) | |
| FLOOR SUMMARY | |
| COMMON OPEN SPACE 'OUTDOOR' = | 2,148 SF |
| COMMON OPEN SPACE 'INDOOR' = | 0 SF |



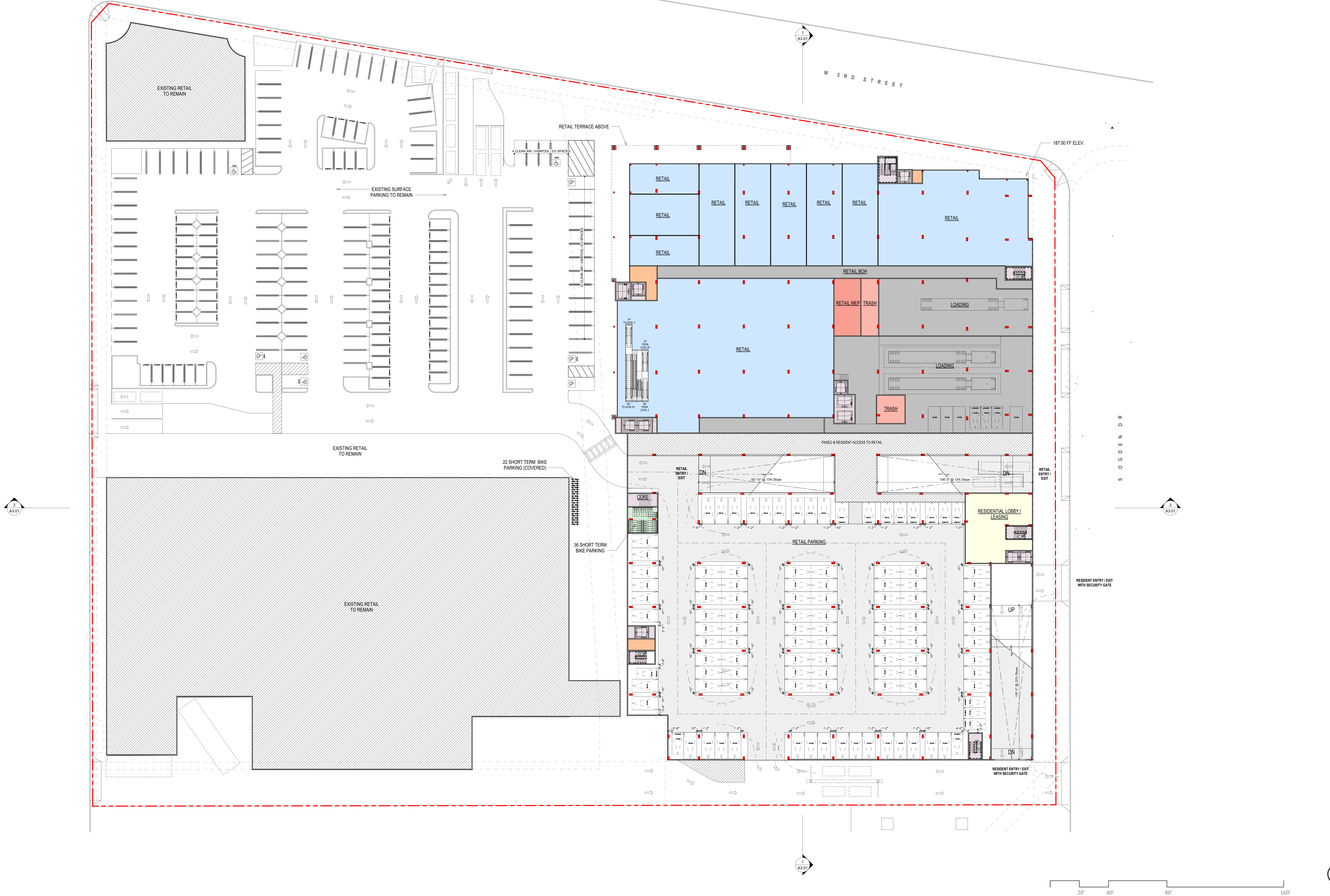
| PARKING COUNT - LEVEL P2 | | |
|--------------------------------|-------------------------|-------|
| Type | Comments | Count |
| Level B2 | | |
| Compact 7'-0" X 15'-0" | Resident Compact Prime | 56 |
| Standard 9'-0" X 18'-0" | Resident Standard Prime | 94 |
| Retail Compact 7'-0" X 15'-0" | Retail Compact Prime | 14 |
| Retail Compact 8'-0" X 15'-0" | Retail Compact Prime | 9 |
| Retail Standard 9'-0" X 18'-0" | Retail Compact Prime | 4 |
| Retail Standard 9'-0" X 18'-0" | Retail Standard Prime | 113 |
| Total | | 290 |



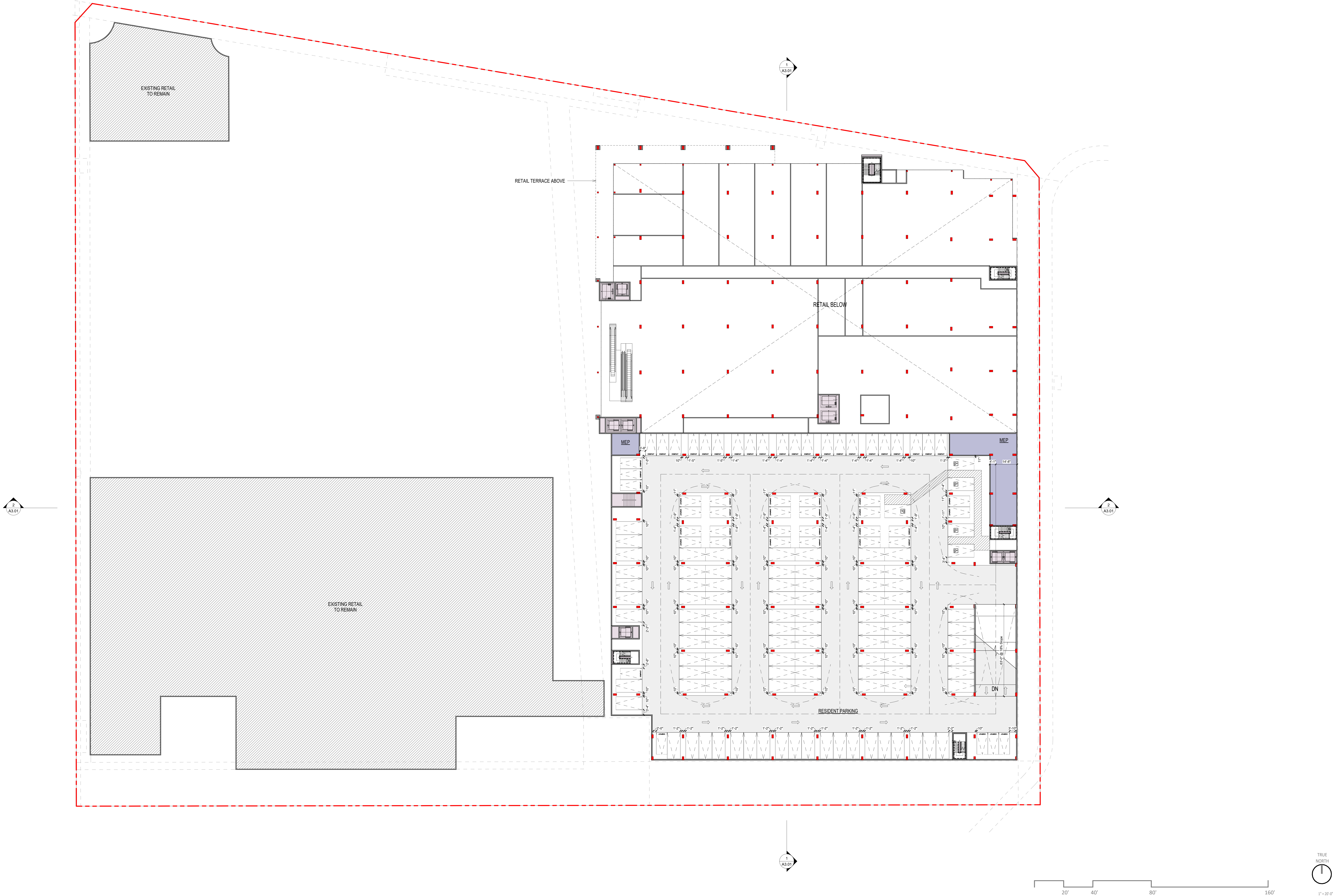
| PARKING COUNT - LEVEL P1 | | |
|--------------------------------|-----------------------|-------|
| Type | Comments | Count |
| Level B1 | | |
| Retail Compact 7'-0" X 15'-0" | Retail Compact Prime | 39 |
| Retail Compact 9'-0" X 15'-0" | Retail Compact Prime | 5 |
| Retail Compact 9'-0" X 15'-0" | Retail Compact Prime | 18 |
| ADA 9'-0" X 15'-0" | Retail Standard Prime | 11 |
| Retail Standard 9'-0" X 15'-0" | Retail Standard Prime | 185 |
| Total | | 288 |



| PARKING COUNT - LEVEL 1 | | |
|--------------------------------|-----------------------|-------|
| Type | Comments | Count |
| Level 1 | | |
| Retail Compact 7'-0" X 15'-0" | Retail Compact Prime | 5 |
| Retail Compact 9'-0" X 15'-0" | Retail Compact Prime | 2 |
| Retail Compact 9'-0" X 15'-0" | Retail Compact Prime | 7 |
| Retail Standard 9'-0" X 18'-0" | Retail Standard Prime | 95 |
| Total | | 109 |



| PARKING COUNT - LEVEL 2 | | |
|-------------------------|-------------------------|-------|
| Type | Comments | Count |
| Level 2 | | |
| Compact 7'-0" X 12'-0" | Resident Compact Prime | 34 |
| Compact 8'-0" X 12'-0" | Resident Compact Prime | 19 |
| ADA 9'-0" X 18'-0" | Resident Standard Prime | 5 |
| Standard 9'-0" X 18'-0" | Resident Standard Prime | 94 |
| Total | | 152 |



| PARKING COUNT - LEVEL 3 | | |
|--------------------------------|--------------------------|-------|
| Type | Comments | Count |
| Level 3 | | |
| Compact 7'-0" X 15'-0" | Resident Compact Prime | 35 |
| Compact 8'-0" X 15'-0" | Resident Compact Prime | 19 |
| Compact 7'-0" X 15'-0" | Resident Compact Tandem | 1 |
| ADA 9'-0" X 18'-0" | Resident Standard Prime | 4 |
| Compact 7'-0" X 15'-0" | Resident Standard Prime | 1 |
| Standard 9'-0" X 18'-0" | Resident Standard Prime | 86 |
| Standard Tandem 9'-0" X 18'-0" | Resident Standard Tandem | 2 |
| Total | | 158 |

