

## **Appendix E**

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### Historical Resources Technical Report

# Angels Landing

## Los Angeles, California



### Historical Resource Technical Report

***Prepared by:***

CONSULTING

**G P A**

December 2020





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## **EXECUTIVE SUMMARY**

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

The Project is associated with address 361 S. Hill Street. The Project would involve one parcel bounded by Angels Flight funicular railway to the north, Hill Street to the east, 4<sup>th</sup> Street to the south, and Olive Street to the west. The Project site is mostly landscaped and vacant, except for the Los Angeles County Metropolitan Transit Authority (Metro) Pershing Square Station portal, at its southeast corner. 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. The Project would involve constructing a mixed-use complex consisting of two high rise towers, open space, and public plazas. As the Project would involve new construction, GPA established a study area that includes the Project site and adjacent city blocks to account for impacts on historical resources identified in the vicinity.

The Project site is not currently listed under national, state, or local landmark or historic district programs and is not included as significant in any historic resource surveys of the area; however, there are 15 listed or potential historical resources in the study area. These include 12 buildings, a retaining wall, a funicular railway, and one historic district.

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. 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.

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 indirect impact on the identified 15 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. No mitigation is required or recommended.

## **1. INTRODUCTION**

### **1.1 Purpose and Qualifications**

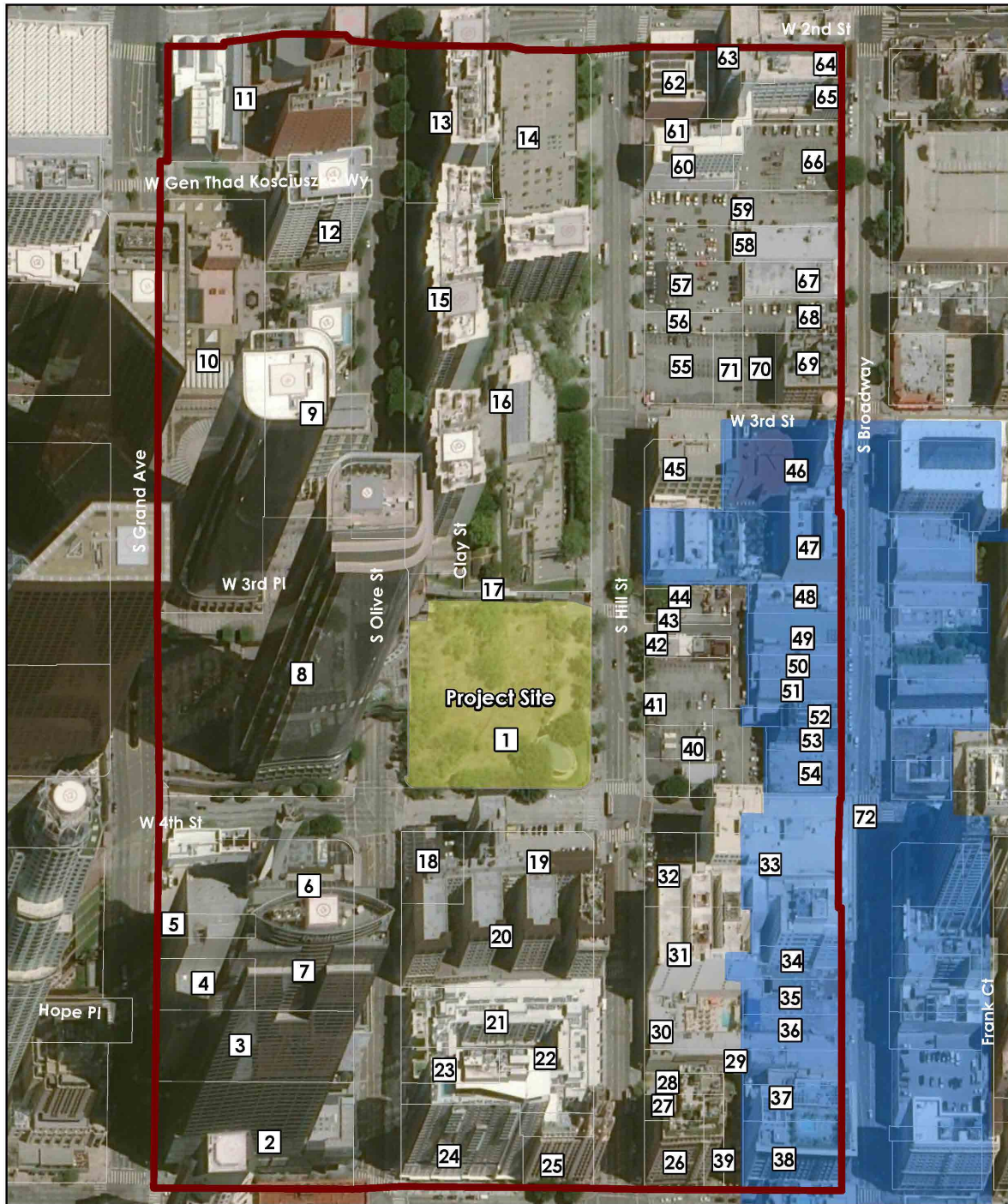
The purpose of this report is to analyze whether or not a proposed development project (the Project) would impact historical resources. The Project involves one parcel bounded by Angels Flight funicular railway to the north, Hill Street to the east, 4<sup>th</sup> Street to the south, and Olive Street to the west.<sup>1</sup> The Project site is located in the Central City Community Plan Area, and is mostly landscaped and vacant, except for the Los Angeles County Metropolitan Transit Authority (Metro) Pershing Square Station portal at its southeast corner. The Project would involve constructing a mixed-use complex consisting of two high rise towers, open space, and public plazas.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with 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 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.

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<sup>1</sup> The project site is located in the portion of Los Angeles following a grid system 36 degrees off the cardinal directions. For the purposes of this report, descriptions use a project north instead of true north. See Figure 1: Project Site and Study Area for clarification.



True North



Project North



Study Area Outline



BroadwayDistrict

Figure 1: Project Site and Study Area. Please see Appendix B for information about each numbered property in the study area

## 1.2 Methodology

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

1. Conducted a field inspection of the Project site and vicinity to determine the scope of the study area and to photograph buildings, sites, structures, and objects within the vicinity of the Project site. The Project site is located on a steep slope spanning two neighborhoods of distinctively different development periods and types of construction, creating a variety of geographic and visual separations between the Project site and surrounding parcels (see Section 3 for further description of the history and appearance of the Project site and its surroundings).
2. Established a study area for the Project site following field inspection, research into the development history of the Project vicinity, and review of the proposed Project plans. As the Project involves new construction, the study area was identified as the Project site and city blocks containing unique properties and parcels immediately adjacent to, opposite from, or across from the Project site (see Figure 1).

At the north, south, and east, the Project site is at grade. The Project site is integrated into a commercial corridor along Hill Street comprising multiple National Register-listed individual historical resources and buildings adjacent to contributing buildings to the National Register-listed Broadway Theater and Commercial District. North, south, and east of the Project site, the study area was expanded beyond its immediately adjacent parcels to include the entire city blocks that contain buildings adjacent to the Project site. This study area was established to account for impacts on historical resources in the vicinity of the Project.

Parcels beyond this study area were not included because the Project would have no potential to directly or indirectly impact identified historical resources on these distant parcels or their surrounding setting. The buildings, streets, and grade variations immediately surrounding the Project site, particularly to the west, create a geographic and visual separation between the parcels beyond the study area and the Project site. The Project site cannot be reasonably considered part of the environmental setting of historical resources beyond the study area due to this intervening space.

The study area includes 71 unique properties and one district (see Figure 1 and Appendix B, Table 1: Properties in the Study Area). The study area contains approximately 347 parcels; there are several condominiums and "air rights" parcels in the study area.<sup>2</sup> Some parcels are developed with buildings or structures while others remain vacant (parking lots) or undeveloped.

3. Requested a records search from the South Central Coastal Information Center to determine whether or not the Project site is currently listed as a landmark under national, state, or local programs and whether or not the Project site has been previously identified or evaluated as a historical resource. This involved a review of the California Historical

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<sup>2</sup> The study area includes several "air rights" parcels that are in the process of being divided or consolidated, making the parcel count imprecise.



Resources Inventory System (CHRIS), which includes data on parcels 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 parcels that have been evaluated in historic resources surveys and other planning activities.

The records search identified one historical resource immediately adjacent to the Project site: Angels Flight funicular railway. This search did not include archaeological resources. 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. Please see the archaeological report for information on archaeological resources in the study area.

4. Consulted the SurveyLA findings for the Central City Community Plan Area to determine if any of the buildings or parcels of the Project site or study area were identified as potential historical resources. Many of the buildings constructed before 1980 within the study area are already designated historical resources. The SurveyLA team did not re-survey, re-evaluate, or identify any buildings or parcels within the study area.
5. Conducted research into the history of the Project site and study area. Dates of construction and subsequent alterations were determined by the building permit records, as well as additional sources, such as the Los Angeles County Office of the Assessor records, newspaper articles, and historic maps.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs.



## 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.<sup>3</sup> 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.”<sup>4</sup>

#### 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: <sup>5</sup>

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

#### Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”<sup>6</sup> 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.

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<sup>3</sup> Public Resources Code § 5024.1 and California Code of Regulations, Tit. 14, §§ 4850 & 15064.5(a)(2).

<sup>4</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>5</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>6</sup> National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.

## Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as “the ability of a property to convey its significance.”<sup>7</sup> 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.

## 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.<sup>8</sup>

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.<sup>9</sup>

### 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

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<sup>7</sup> National Register Bulletin #15, 44-45.

<sup>8</sup> Public Resources Code § 5024.1 (a).

<sup>9</sup> Public Resources Code § 5024.1 (d).

4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>10</sup>

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:<sup>11</sup>

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

### **SOHP Survey Methodology**

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

1. Listed in the National Register (NR) or the California Register (CR).
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.

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<sup>10</sup> Public Resources Code § 4852.

<sup>11</sup> Public Resources Code § 5024.1.

6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

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

<b>1D</b>	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
<b>1S</b>	Individual property listed in NR by the Keeper. Listed in the CR.
<b>2D2</b>	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
<b>2D3</b>	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
<b>2S</b>	Individual property determined eligible for NR by the Keeper. Listed in the CR.
<b>2S2</b>	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
<b>2S3</b>	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
<b>3D</b>	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
<b>3S</b>	Appears eligible for National Register as an individual property through survey evaluation.
<b>6Y</b>	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
<b>7K</b>	Resubmitted to OHP for action but not reevaluated.

### 2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance<sup>12</sup> 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.

<sup>12</sup> Los Angeles Administrative Code § 22.171 of Article 1, Chapter 9, Division 22.

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.

### 3. ENVIRONMENTAL SETTING

#### 3.1 Description of Study Area

The study area surrounding the Project site is developed with commercial and residential buildings of varying ages and heights and several parking structures and surface parking lots. The study area and Project site are located on the boundary between Bunker Hill and the Historic Core neighborhoods of Central City Community Plan Area (CPA) of Downtown Los Angeles. These two neighborhoods vary in character and reflect distinct periods of development in Los Angeles.



*Figure 2: Grand Central Market, south elevation, originally constructed on Broadway in 1898, and expanded through to Hill Street in 1905. The market has been located on the ground floor of the building since 1917. Primary address for the building is 315 S. Broadway (GPA, 2018).*



*Figure 3: Angels Flight funicular railway was reassembled on Hill Street, slightly south of its original location, in 1995 (GPA, 2018).*



East of the Project site is the Historic Core. The Historic Core was developed as the central business district of Los Angeles in the early 1900s. This area includes a concentration of former banks, department stores, theaters, and other commercial uses that date largely to the 1910s and 1920s. Reflective of the era in which they were constructed, many of these buildings are designed in an embellished Beaux Arts style. Extant buildings from the 1910s and 1920s are mid-rise buildings constructed to the city's one-time height limit of 150 feet (roughly 13 stories).



*Figure 4: View northeast from California Plaza on Bunker Hill, looking towards the Historic Core (GPA, 2018)*

The Bunker Hill area west of the Project site was one of the oldest residential neighborhoods in Los Angeles until it became a major redevelopment project of the Community Redevelopment Agency of Los Angeles (CRA) in the 1960s. Bunker Hill is now a mixed-use neighborhood of office towers, hotels, multi-family residential complexes, and cultural institutions arranged across 25 superblocks (extending beyond the study area). Almost all the buildings in Bunker Hill are high-rises sited on large parcels with setbacks that open onto public plazas (for an example, see Figure 4). The area has a varied topography and many of the streets feature multiple levels and separations of grade. An elevated pedway network, which consists of above-grade pedestrian corridors, bridges, and stairwells, links several key buildings and sites in Bunker Hill. Olive Street is a covered underpass below the pedway of California Plaza, a superblock development of multiple cultural institutions and high-rise office towers (see Figure 5). California Plaza was constructed between 1983 and 1985.<sup>13</sup>

<sup>13</sup> David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles*, ed. Robert Winter (Salt Lake City: Gibbs Smith, 2003), 246.



*Figure 5: View northeast across Olive Street as it passes below the California Plaza Marketplace terrace. Landscaping in background is part of the Project site. The upper station for Angels Flight is visible in the background on the left (GPA, 2018)*

Circulation in the study area adheres to a grid pattern that is oriented at a 36-degree angle off the cardinal directions. The street grid divides the area into a series of blocks that are largely uniform in size, though the scale varies drastically from the pedestrian-friendly Historic Core and the automobile-oriented of Bunker Hill. Two tunnels carry vehicular traffic beneath Bunker Hill, one on Second Street and the other on Third Street. Angels Flight funicular railway links Bunker Hill to the Historic Core along the northern boundary of the Project site (not its original location). As one of the most urbanized areas of Los Angeles, natural features are almost non-existent.

See *Appendix B – All Properties within Study Area* for a full list of parcels within the study area.

### 3.2 Development History of Study Area <sup>14</sup>

In the last quarter of the nineteenth century, Los Angeles experienced a period of growth, and became more urban in character. This growth was catalyzed by the construction of new railroad lines to Los Angeles, which created direct connections between Southern California, Northern California, and major East Coast cities and economic markets. The city experienced a southward shift as a significant amount of new commercial and institutional development occurred south of the original pueblo.

Residential development also occurred amid the railroad boom. An upscale residential district emerged in an area known as Bunker Hill. Occupying a promontory to the west of the growing business district (now known as the Historic Core), the area was slow to develop because of its topography and its general inaccessibility to the city. Developer Prudent Beaudry had purchased the entire promontory in 1867. Over several years, Beaudry invested in making the hill a feasible place to settle, constructing a new system of water pipes and steam pumps and the platting roads up and across the hill. By the 1880s, Bunker Hill had evolved into Los Angeles' affluent residential district and was covered with large mansions. The growth of Bunker Hill was aided by public transportation, including a cable car line on 2<sup>nd</sup> Street that opened in 1885, and two funicular railways – Angels Flight (1901, HCM #4) and Court Flight (not extant) – that eased travel up and down the steep eastern grade of the hill (the Project site comprises part of this hill).

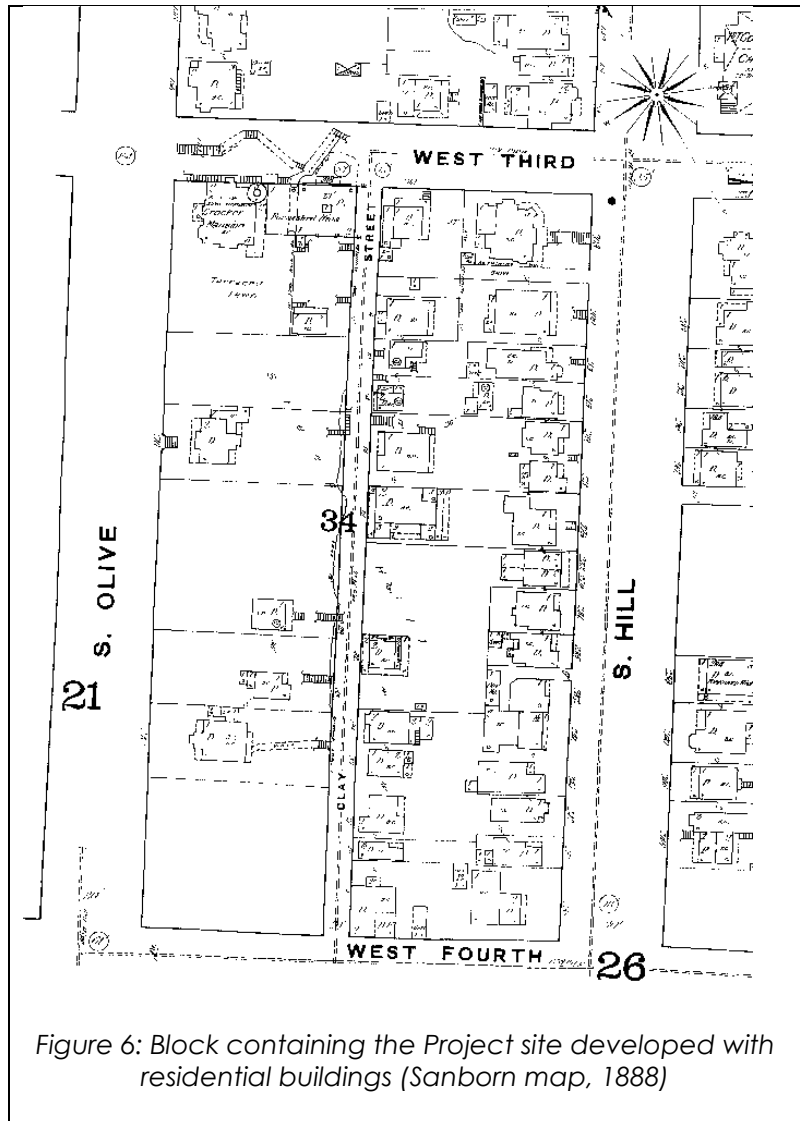


Figure 6: Block containing the Project site developed with residential buildings (Sanborn map, 1888)

<sup>14</sup> Excerpted from SurveyLA, Historic Resources Survey Report: Central City Community Plan Area, prepared by Architectural Resources Group (2016). Footnotes are included only for direct quotations.

The business district grew east of Bunker Hill. By 1900, several prominent commercial buildings had been constructed in the area, including the Bradbury Building at 2<sup>nd</sup> Street and Broadway (1893, HCM #6) and the Douglas Building at 3<sup>rd</sup> and Spring Streets (1898, HCM #966). As more development occurred, and the central business district began to take shape, the term “Downtown” was used to describe the area. The first official reference to “Downtown Los Angeles” appeared in the *Los Angeles Herald* in 1906, and in the *Los Angeles Times* in 1909.



*Figure 7: View facing north along Hill Street, with the Project site on the left. Buildings to the right were demolished in the 1980s (Los Angeles Public Library, 1905)*

Broadway emerged as the city's commercial and entertainment district in the 1910s and was anchored by several major department stores, variety stores, and theaters. More than a dozen grand movie theaters were constructed along the Broadway between 3<sup>rd</sup> Street and 9<sup>th</sup> Street during the 1910s and 1930s. This corridor is now listed on the National Register as the Broadway Theater and Commercial District.

The rapid and extensive growth of the central business district in the early twentieth century was accompanied by traffic congestion. The hills and buttes flanking the west end of Downtown, particularly Bunker Hill, complicated navigation in and around the city. The City initiated several infrastructure projects to improve accessibility and reduce congestion. Of note were several tunnels that were bored directly through hills to allow unobstructed circulation along Broadway (1901), 3<sup>rd</sup> Street (1901), Hill Street (1909), and 2<sup>nd</sup> Street (1924) (all demolished). In 1925, the Pacific Electric Railway constructed a one-mile subway between the Subway Terminal Building on Hill Street (see Figure 17, #2)) and the Westlake district in the 1920s (subway not extant, though some of its infrastructure remains).

By the 1920s, Downtown Los Angeles was the commercial, institutional, and industrial hub of Southern California. Residential neighborhoods around Downtown began to decline as new developments opened to the west. This decline in affluence was particularly evident in Bunker Hill. In the early 1910s, grand mansions were subdivided into smaller, multi-family units, most of which were occupied by single boarders in single rooms. Apartments and rooming houses encroached on the formerly generous lots of older single-family homes.





Figure 8: Historic Core, facing north along S. Hill Street at the intersection with W. 4<sup>th</sup> Street (Los Angeles Public Library, 1930)

The Great Depression of the 1930s affected development activity throughout Downtown. Compared to the prosperous 1910s and 1920s, in which buildings were erected *en masse* in the central business district, the 1930s were characterized by a relative lull in new construction. The condition of existing residential buildings around Bunker Hill deteriorated as they aged and maintenance was deferred. By 1930, local officials considered demolishing the buildings and leveling the hill, likening the area to a “rotten apple in the barrel” that presented “a problem of concern to the entire city.”<sup>15</sup> By the late 1940s, Bunker Hill had devolved into one of the city’s most notorious slums.

Studies led by the Community Redevelopment Agency of the City of Los Angeles (CRA) in the 1950s concluded that “Bunker Hill had many problems, as about 82 percent of the housing units were deteriorated, overcrowded, unhealthy, and unsafe ... the high cost of health, fire, and police services far exceeded the taxes collected ... [and] the many low-income single men, transients, and indigents who lived there attracted and created a Skid Row type of environment.”<sup>16</sup> The neighborhood was also located in an area of Downtown that was ripe with development potential due to its central location and accessibility to freeways. The City identified Bunker Hill as the site of a massive redevelopment project.

While the redevelopment of Bunker Hill was championed by many civic leaders, the project was also controversial and met with resistance from neighborhood residents and those who lobbied on their behalf. Approximately 10,000 people lost their homes and were displaced as a result of the project. Many of these people were poor, elderly, members of minority ethnic groups, or identified as lesbian, gay, transgender, bisexual, or queer. Overall, they were representative of the disenfranchised groups of Los Angeles. The residents of Bunker Hill protested the

<sup>15</sup> “Dueling Babcocks,” On Bunker Hill, Oct. 20, 2008, accessed May 2016.

<sup>16</sup> “The Evolution of Bunker Hill: Part Four, The Studies, 1945-1959,” LA Downtown News, Aug. 10, 1998.

redevelopment plan and were joined by local politicians such as City Councilmember Edward Roybal, who derided the project as benefiting private enterprise at the expense of the poor, but these critics ultimately found themselves “lost in the political shuffle” amid the powerful interests that backed the redevelopment project.<sup>17</sup> In addition to its profound social implications, the project was also criticized for systemically removing nearly a century of local history and neighborhood development in less than a decade.

Aided by state and federal legislation that authorized the use of eminent domain and allocated funds for the eradication of blight, the CRA developed an ambitious redevelopment plan for the neighborhood, which called for the wholesale demolition of 30 substandard city blocks, extensive grading of the hill, the platting of a new street system to overcome the area's topography, and the development of a mixed-use district composed of sleek, modern high rises. After years of planning, the Bunker Hill Redevelopment Project was approved by the City Council in 1959.

The redevelopment of Bunker Hill began in 1960 with the CRA's purchase and demolition of properties in the redevelopment zone. By 1968, every structure atop the hill had been demolished apart from two Late Victorian-era residences that had been landmarked and were awaiting relocation to the Heritage Square Museum. Angels Flight (HCM #4), a funicular railway from 1901 that had traversed Bunker Hill's steep eastern grade, was also preserved, though it was dismantled and remained in storage until its reassembly slightly south of its original location in 1995.

Starting with the construction of Union Bank Plaza in 1966, Bunker Hill was transformed from a residential district into the “financial and corporate heart of Los Angeles.” Over the next several decades, sleek skyscrapers, residential towers, luxury hotels, quasi-public plazas, and an array of museums and cultural facilities were constructed on 25 superblocks that had been assembled by the CRA after the bulk of the hill had been leveled. As construction progressed, the center of Downtown Los Angeles's business district was south and west of the pueblo and Historic Core.

Many of the buildings erected on Bunker Hill and its environs after World War II benefited from the repeal of Los Angeles' height limit ordinance in 1957, which had long restricted the height of all new buildings (aside from City Hall) to 150 feet. Many of the buildings comprising Los Angeles' new financial district on Bunker Hill were true skyscrapers. At 40 stories, Union Bank Plaza was the first building to surpass City Hall in terms of height and was soon eclipsed by even taller structures



*Figure 9: Project site in distance, site of 255 S. Hill in the foreground, following demolition of buildings during redevelopment (LAPL, 1971)*

<sup>17</sup> Elizabeth A. Wheeler, *Uncontained: Urban Fiction in Postwar America* (New Brunswick: Rutgers University Press, 2001), 90.



After decades on the periphery of development activity, the Historic Core experienced a renaissance beginning in the early 2000s that transformed the neglected district into a vibrant live-work community. The resurgence of Downtown is attributed to myriad factors. What is generally considered to be the single greatest policy influence on the Historic Core's revitalization was the adoption of the City's Adaptive Reuse Ordinance in 1999, which encouraged the conversion of the area's abandoned commercial buildings into residential units by expediting project review and easing certain code and zoning requirements for historic buildings.

The Project site is located at 361 S. Hill Street, at the northwest corner of 4<sup>th</sup> and Hill Streets, along the eastern slope of Bunker Hill. The Project site comprises approximately 2.24 acres of hillside land. The topography of the Project site rises from Hill Street to the west. The Project site is mostly landscaped and vacant, with an informal grass ground cover and irregularly dispersed trees. Concrete retaining walls brace the hill along Hill Street. The Metro Pershing Square Station portal is located at the south end of the Project site at 4<sup>th</sup> and Hill Streets. The subway operates entirely below ground. The Angels Flight funicular railway is located along the north boundary of the Project site. Hill Street is a busy commercial thoroughfare, while 4<sup>th</sup> Street is a one-way street traveling east.

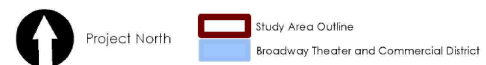


Figure 10: The Broadway Theater and Commercial District extends beyond the study area, from W. 3<sup>rd</sup> at the north to W. 9<sup>th</sup> Street at the south.



Figure 11: Southeast corner of Project site with Metro Red Line entrance portal, facing northwest from S. Hill and W. 4<sup>th</sup> Streets (GPA, 2018)



Figure 12: Southwest corner of Project site, facing north from S. Olive and W. 4<sup>th</sup> Streets (GPA, 2018)



Figure 13: Project site from northeast corner, facing southwest toward Bunker Hill (GPA, 2018)

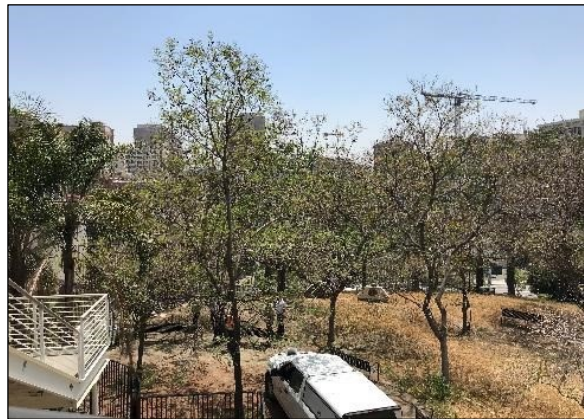


Figure 14: Project site from southwest corner, facing east toward the Historic Core (GPA, 2018)

### 3.4 History of the Project Site

Historic Sanborn maps show the Project site was developed with residential buildings, primarily single-family residences, in the late nineteenth century. By the early twentieth century, the western portion of the Project site along Olive Street was developed with apartment hotels and boarding houses. The Project site was bisected by Clay Street, which is no longer extant. East of Clay Street, below the hill, were commercial buildings.

The CRA acquired the Project site as part of the Bunker Hill redevelopment project. All buildings on the Project site were demolished under the direction of the CRA between 1963 and 1964.<sup>18</sup> Permits for the clearance of the Project site list the extant buildings as a combination of stores, hotels, and offices.

An irregularly-shaped parking lot was added to the western portion of the Project site, at the base of the hill, by the CRA in 1965 (the parking lot is no longer in use).<sup>19</sup> In 1984 the site west of the parking lot was graded into a “temporary park” by the CRA (the temporary park is no longer in use). No landscape designer was listed on the permits. The civil engineers were Mollenhauer, Higashi & Moore of 453 S. Spring Street.<sup>20</sup>

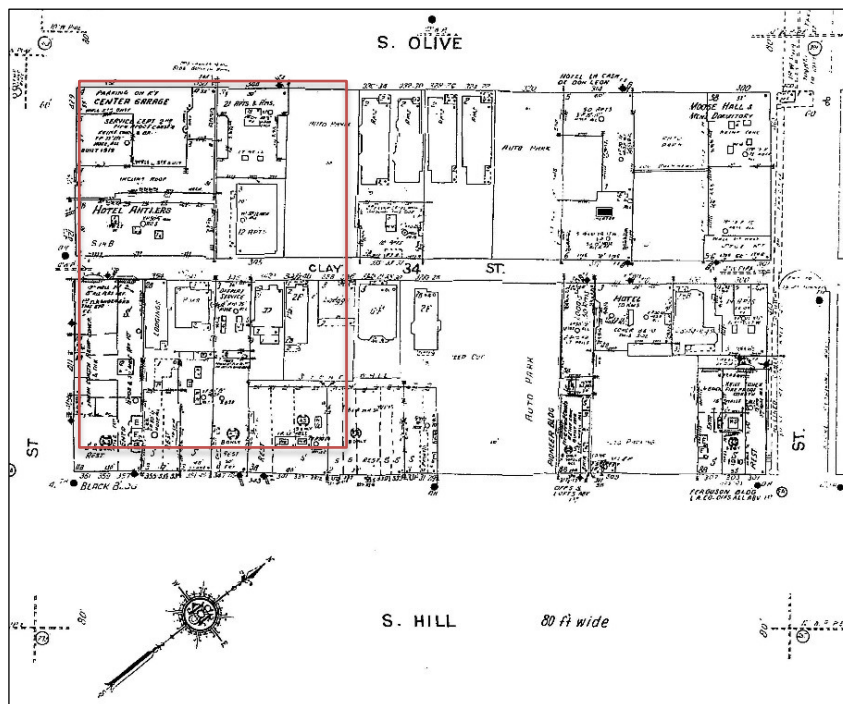


Figure 15: Sanborn map from 1953, showing Project site (approximate boundaries in red) with early twentieth century development

The Project site is not currently listed under national, state, or local landmark or historic district programs and is not included as significant in any historic resource surveys of the area, including SurveyLA. The Project site was excluded from analysis as a potential historical resource. Based upon GPA's field inspection and research, and due to a lack of age or architectural character, the Project site does not appear to meet the eligibility standards for the *Cultural Landscapes, 1875-1980* context formulated for the *Los Angeles Citywide Historic Context Statement*. The civil engineering firm of Mollenhauer, Higashi & Moore is not recognized as master designers, builders, or architects. The Project site is not the work of a master designer, builder, or architect nor does it embody the distinctive characteristics of a style, type, period, or method of construction.

### 3.5 Historical Resources in the Study Area

Although there are no historical resources located on the Project site, there are 15 potential and designated historical resources in the study area (see Figure 17). Historical resources are defined as properties that are listed under national, state, or local landmark or historic district programs.

<sup>18</sup> City of Los Angeles Department of Building and Safety, Building Permits No. 1962LA46742, 1963LA46741; 1963LA21686; 1963LA21687, and 1964LA58885.

<sup>19</sup> City of Los Angeles Department of Building and Safety, Building Permits No. 1965LA89930.

<sup>20</sup> City of Los Angeles Department of Building and Safety, Public Record Application for Inspection of Grading, 1984LA90135.



Among the historical resources in the study area is one historic district listed in the National Register: the Broadway Theater and Commercial District. The Broadway Theater and Commercial District is located along Broadway, bounded by W. 3<sup>rd</sup> Street and W. 9<sup>th</sup> Street. It is made up of commercial and entertainment buildings constructed between 1894 and 1931. The district is significant both for representing an important era of commercial activity in Los Angeles, as well as for its high concentration of important examples of architectural styles. The buildings within the district exhibit a variety of architectural styles, including Beaux Arts, Art Deco, and Moderne. The district was listed on the National Register in 1979, and its boundaries were expanded in 2002.<sup>21</sup> The Project site does not share a boundary with the district; however, several contributors and non-contributors are located within the study area (see Figure 10). In addition to contributing buildings to the district, many buildings and one structure (Angels Flight) in the study area are individually listed as HCMs and/or individually listed in the National Register and/or California Register (see Figure 17).

SurveyLA identified one potential historical resource in the study area: the Bunker Hill Retaining Wall, which is not on or adjacent to the Project site. (map reference #7). Potential historical resources are defined as properties that have been identified as eligible in historic resources surveys completed within the last five years, such as SurveyLA. The Central City CPA survey of SurveyLA did not re-evaluate or identify any buildings or sites in the study area or on the Project site. For the purposes of CEQA review, individual properties and districts identified as eligible



*Figure 16: The study area includes several non-contributing buildings along the west side of Broadway in the Broadway Theater and Commercial District. Photo shows portion of the block between 4<sup>th</sup> and 5<sup>th</sup> streets (GPA Consulting, 2018)*

for federal, state, or local historic designation through SurveyLA are presumed to be historical resources.<sup>22</sup> Potential historical resources were not researched or evaluated on an intensive-level by GPA to determine their eligibility as potential historical resources. This report does not refute any previous findings regarding the eligibility of these resources.

The identified historical resources in the study area are pictured and listed below. They are located north, south, and east of the Project site.

<sup>21</sup> Tom Sitton, "National Register of Historic Places Inventory Nomination Form: Broadway Theater and Commercial District," 1977, 20; Teresa Grimes, "National Register of Historic Places Registration Form: Broadway Theater and Commercial District Boundary Increase," 2000.

<sup>22</sup> State CEQA Guidelines Section 15064.5.

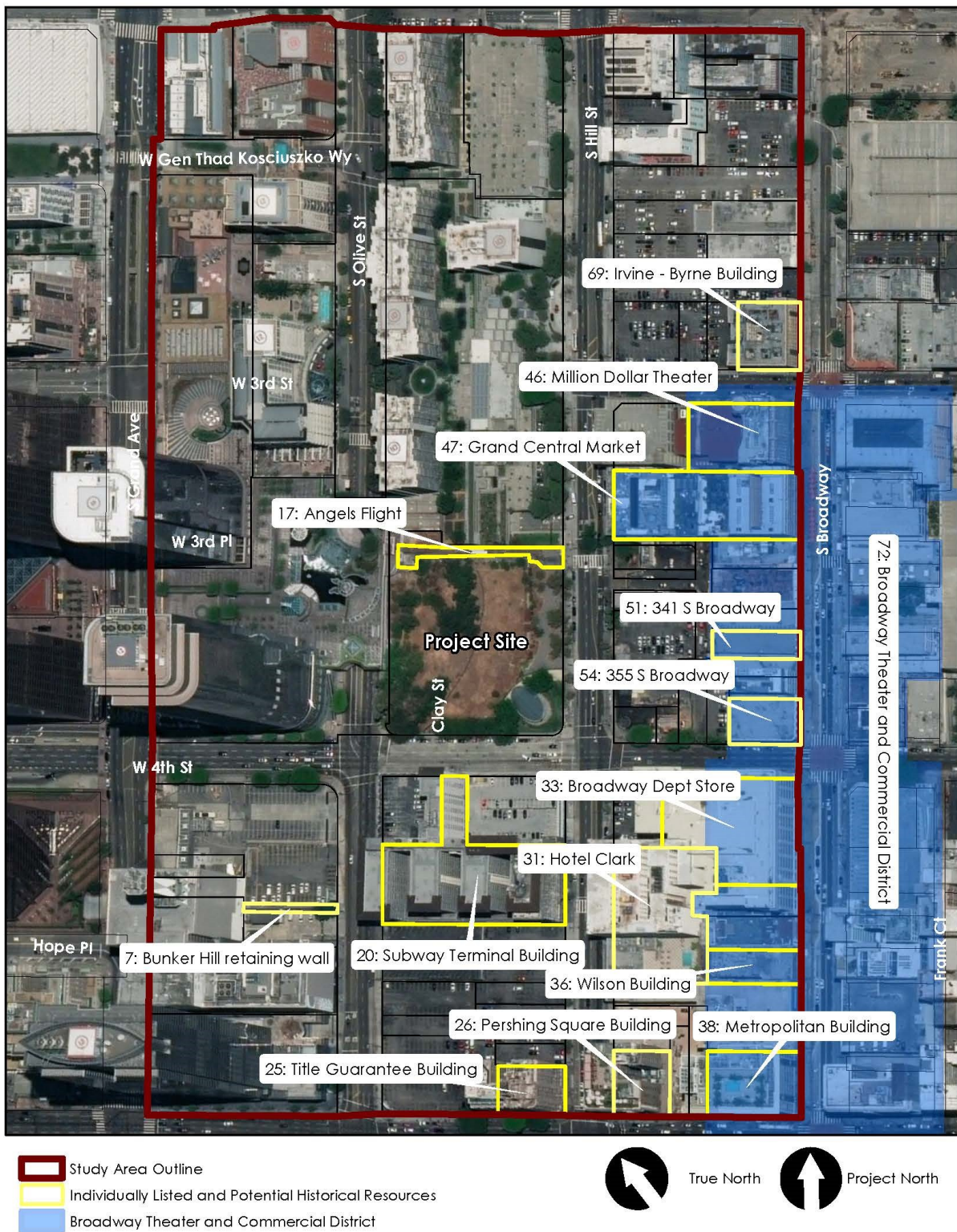


Figure 17: Historical Resources in the Study Area



**Bunker Hill Retaining Wall** (Map reference: 7)

The Bunker Hill Retaining Wall is a rare remaining example of an extant tract feature associated with early residential development patterns in Bunker Hill. This limestone retaining wall was constructed in 1902 to delineate the southern boundary of a rooming house known as the Hotel Fremont. While the hotel was demolished in 1955 as part of the Bunker Hill Redevelopment Project, a portion of the retaining wall was left intact; today, it is one of very few remnant features associated with early Bunker Hill.

The retaining wall was identified by SurveyLA. It appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.

**Angels Flight** (Map reference: 17)

The Angels Flight Railway is located at 351 South Hill Street, north of 4<sup>th</sup> Street. Angels Flight is a short, funicular railway constructed in 1900 to transport residents to and from the fashionable Victorian-era neighborhood of Bunker Hill. Two narrow, orange train cars traveled up and down the steep grade between two ornate, colorful arches. It was in continuous operation until 1962.<sup>23</sup> At that time, it was dismantled and put in storage for nearly two decades. In 1995, the railway reopened a little less than a block away from its original location.<sup>24</sup> Angels Flight was designated as Los Angeles HCM# 4 in 1962, prior to being dismantled. It was listed on the National Register of Historic Places in 2000.

<sup>23</sup> Gebhard and Winter, 248.

<sup>24</sup> "May 1969: Angels Flight Railway Dismantled as Part of Bunker Hill Redevelopment," KCET, accessed October 20, 2015, <http://www.kcet.org/about/50/timeline/1960s/may-1969---angels-flight-railway-dismantled-as-part-of-bunker-hill-redevelopment.html>.



**Subway Terminal Building** (Map reference: 20)

The Subway Terminal Building is located at 417 South Hill Street, spanning an entire block between Hill and Olive Streets. The building was constructed between 1924 and 1926. It was designed in the Renaissance Revival style by the architectural firm of Schultze & Weaver. Originally, five separate subway tracks entered below the building below the ground level, arriving from destinations such as the cities of Santa Monica and San Fernando.<sup>25</sup>

The building was designated as Los Angeles HCM #177 in 1977; it was listed on the National Register in 2006.

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<sup>25</sup> Gebhard and Winter, 247.

**Title Guarantee Building Apartments** (Map reference: 25)

Title Guarantee & Trust Building is located at 411 West 5<sup>th</sup> Street (also 401 West 5<sup>th</sup> Street), on the northwest corner of 5<sup>th</sup> Street and Hill Street. The building was designed for the Title Guarantee & Trust Company in 1930, by the renowned Los Angeles architectural firm of Parkinson & Parkinson.<sup>26</sup> It is an excellent example of Art Deco architecture, and features a series of murals by notable Los Angeles artist, Hugo Ballin. The murals illustrate different phases of Los Angeles' history, including the arrival of the railroad in 1876, saber-tooth cats at the La Brea Tar Pits, and the Owens Valley Aqueduct.<sup>27</sup> The building was converted into apartments in 2000.

The Title Guarantee & Trust Building was designated as Los Angeles HCM #278 in 1984. It was listed on the National Register the same year.

**Pershing Square Building** (Map reference: 26)

The Pershing Square Building is located at 448 South Hill Street, at the northeast corner of 5<sup>th</sup> Street and Hill Street. The Pershing Square Building was designed by the renowned Los Angeles architectural firm of Curlett & Beelman in the Beaux Arts style in 1923 for use as a commercial and office building.<sup>28</sup>

The building was determined eligible for listing in the National Register in 1978 and subsequently listed on the California Register through the Section 106 process.

<sup>26</sup> Los Angeles Department of Building and Safety Building Permit No. LA21050, September 6, 1930.

<sup>27</sup> "Title Guarantee & Trust Building," Los Angeles Conservancy, accessed October 19, 2015, <https://www.laconservancy.org/locations/title-guarantee-trust-building>.

<sup>28</sup> Los Angeles Department of Building and Safety Building Permit No. 62404, December 29, 1923.

**Hotel Clark** (Map reference: 31)

The Hotel Clark is located at 426 South Hill Street, between 4<sup>th</sup> and 5<sup>th</sup> Streets. The building was designed by architect Harrison Albright in 1912 and had 555 available rooms when it opened.<sup>29</sup> The eleven-story building was constructed for Eli P. Clark, a Los Angeles Railroad pioneer.<sup>30</sup>

The building was determined eligible for listing in the National Register in 1983 and subsequently listed on the California Register through the Section 106 process.

**Junipero Serra Office Building/Broadway Department Store** (Map reference: 33)

The former Broadway Department Store is located at 320 W. 4<sup>th</sup> St, 401 South Broadway, and 421 South Broadway, at the southwest corner of W. 4<sup>th</sup> Street and South Broadway. The former Broadway Department Store building was completed in 1913. It was designed in the Beaux Arts style by the renowned Los Angeles architectural firm of Parkinson & Bergstrom for the Broadway Department Store. Founder Arthur T. Letts leased space at the corner of 4<sup>th</sup> and Broadway when he initially opened his store in the late 1890s. His business was a success, allowing him to expand into more spaces, including the Hotel Clark. To continue expanding, Letts commissioned Parkinson & Bergstrom to design this building specifically for the department store, which was one of many locations that would go on to open throughout California. In 1972, this location was closed and the building remained vacant for several decades until 1995, when it was purchased by the State of California. It was rehabilitated for use as the Junipero Serra Building, housing over 1,700 state employees.<sup>31</sup>

The building is a contributor to the Broadway Theater and Commercial District.

<sup>29</sup> Linda McCann, Dace Taube, Claude Zachary, and Curtis C. Roseman, *Historic Hotels of Los Angeles and Hollywood* (Charleston, SC: Arcadia Publishing, 2008), 69.

<sup>30</sup> James Miller Guinn, *A History of California and an Extended History of Los Angeles and Environs: Volume III* (Los Angeles: Historic Record Company, 1915), 690.

<sup>31</sup> "Junipero Serra State Office Building," Los Angeles Conservancy, accessed October 19, 2015, <https://www.laconservancy.org/locations/junipero-serra-state-office-building>.



**Wilson Building** (Map reference: 36)

The Wilson Building is located at 431 South Broadway, between 4<sup>th</sup> and 5<sup>th</sup> Streets. The Wilson Building is a three-story Beaux Arts commercial building featuring pilasters, an intricate cornice, and floral detailing.

The building is a contributor to the Broadway Theater and Commercial District.

**Metropolitan Building** (Map reference: 38)

The Metropolitan Building is located at 449 S Broadway and 315 5<sup>th</sup> Street, at the northwest corner of 5<sup>th</sup> Street and Broadway. The Metropolitan Building was completed in 1913. It was designed in the Beaux Arts style by the renowned Los Angeles architectural firm of Parkinson & Bergstrom as a commercial and office building. The Los Angeles Public Library was housed here until 1926.<sup>32</sup>

The building is a contributor to the Broadway Theater and Commercial District. It was designated as Los Angeles HCM #1019 in 2014.

<sup>32</sup> "Metropolitan Building," HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed October 19, 2015, <http://historicplacesla.org/reports/4ba24fc8-854c-4935-a4d8-3eacb44e7c29>.

**Million Dollar Theater** (Map reference: 46)

The Million Dollar Theater is located at 306-314-316 3rd Street and 301-307-311-313 South Broadway, at the southwest corner of 3<sup>rd</sup> Street and Broadway. The Million Dollar Theater was constructed in 1918 for movie theater mogul, Sid Grauman. This was Grauman's first venue in Los Angeles, as well as being one of the largest and earliest movie theaters in the country. The ornate, Churrigueresque exterior of the building was designed by master Los Angeles architect Albert C. Martin with assistance from designer Joseph Mora. The theater interior was designed by another master architect, William Lee Woollett. The theater became a popular jazz venue in the 1940s, including stars such as Billie Holiday and Artie Shaw. In the 1950s, the theater was one of the leading Latino entertainment venues before being converted into a church.

The building was listed on the National Register in 1978, and is a contributor to the Broadway Theater and Commercial District.

**Grand Central Market** (Map reference: 47)

*Broadway elevation*

Grand Central Market is located at 324 Hill Street and 315 South Broadway, spanning an entire block between Hill Street and Broadway. The original six-story building was constructed on Broadway in 1898, and expanded through to Hill Street in 1905.<sup>33</sup> Grand Central Market has occupied the ground floor of the building since 1917 and has been in continuous operation as a food market since that time, originally serving the affluent residents of Bunker Hill.<sup>34</sup>

The commercial building is a contributor to the Broadway Theater and Commercial District.

<sup>33</sup> Sitton, 16.

<sup>34</sup> "History," Grand Central Market, accessed October 19, 2015, <http://www.grandcentralmarket.com/history>.



**Grand Central Market** (Map reference: 47)

*Hill Street elevation*

**341 South Broadway** (Map Reference: 51)

341 South Broadway is a two-story commercial vernacular building constructed in 1888 featuring pilasters and floral detailing at the secondary story.

The building is a contributor to the Broadway Theater and Commercial District.

**355 South Broadway** (Map Reference: 54)

355 South Broadway is a two-story commercial vernacular building constructed in 1902. The building has been substantially altered.

The building is a contributor to the Broadway Theater and Commercial District.

### Irvine Building (Map Reference: 69)



The Irvine-Byrne Building (Pan American Lofts) is located at 249 S. Broadway, north of 2nd Street. The building five-story building was constructed in 1897 and designed by Sumner Hunt, one of the city's most prominent architects at the time. The Neoclassical commercial building features pilasters, an intricate cornice, and floral detailing. Its primary elevation has a classical base-shaft-capital column arrangement.

The building was designated Los Angeles HCM# 804. The building is a contributor to the Broadway Theater and Commercial District.

### Broadway Theater and Commercial District (Map reference: 72)



*View shows District contributors on the west side of Broadway, south of 3rd Street*

The Broadway Theater and Commercial District is one of the oldest historic districts in downtown Los Angeles. It is located along Broadway, spanning roughly between West 3<sup>rd</sup> Street and Olympic Boulevard. It is made up of commercial and entertainment buildings, dating primarily between 1894 and 1931. The district is significant both for representing an important era of commercial activity in Los Angeles, as well as for its high concentration of important examples of architectural styles. The buildings within the district exhibit a variety of architectural styles, including Beaux Arts, Art Deco, Moderne and more.

The district was listed on the National Register in 1979, and its boundaries were expanded in 2002.<sup>35</sup>

<sup>35</sup> Tom Sitton, "National Register of Historic Places Inventory Nomination Form: Broadway Theater and Commercial District," 1977, 20; Teresa Grimes, "National Register of Historic Places Registration Form: Broadway Theater and Commercial District Boundary Increase," 2000.

## **4. PROJECT IMPACTS**

### **4.1 Determining the Significance of Impacts on Historical Resources**

CEQA requires that the direct and indirect impacts of proposed actions be assessed and disclosed. 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 would have a significant impact on an identified historical resource is whether or not the Project would alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.

### **4.2 Secretary of the Interior's Standards**

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they are consistent with the Secretary of the Interior's Standards for the Treatment of

Historic Properties (Standards).<sup>36</sup> Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.<sup>37</sup> The Standards were issued by the National Park Service, and are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. There are no historical resources on the Project site. Though none of the four treatments as a whole applies specifically to new construction in the vicinity of historical resources, Standards #9 and #10 of the Standards for Rehabilitation provide relevant, but not determinative, guidance for the potential of a project to impact historical resources. Section 4.4 includes an informational analysis of the Project's conformance with the relevant Standards. This is a conservative, but not required, approach preferred by some decision-makers and stakeholders with an interest in the historical resources within the vicinity of the Project site.

The Standards for Rehabilitation are as follows:

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

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<sup>36</sup> 14 CCR § 15126.4(b).

<sup>37</sup> 14 CCR § 15331.

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

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

### 4.3 Project Description

The Project would involve a two-tower mixed-use development consisting of: 180 residential for-sale condominium units; 252 residential apartments (including a mix of market-rate and affordable units); two hotels with a combined total of 515 guest rooms, restaurants, ballrooms, meeting rooms, and amenities (fitness/spa); and 72,091 square feet of general commercial (retail/restaurant) uses. The proposed uses would be distributed through a series of terraced levels in a podium structure and two towers (Tower A and Tower B) that would be constructed above a three-level subterranean parking garage. The Project would also provide public and private open space areas totaling 56,881 square feet. The Project would result in up to 1,269,150 square feet of floor area with a maximum floor area ratio (FAR) of up to 13:1.

Tower A would include 63 floors with a building height of up to 854 feet. Tower B would include 42 floors with a building height of up to 494 feet. Tower A and Tower B would be built on a podium structure over a three-level subterranean parking garage to a depth of approximately 70 feet below ground surface as measured from the elevation of Hill Street adjacent to the Project Site. The existing Metro Red/Purple Lines Pershing Square Station portal would be retained on-site. The Project would require the removal of existing landscaping and the excavation and export of approximately 334,000 cubic yards of soil.

See Appendix C – Entitlement Submittal for more drawings of proposed Project.

### 4.4 Analysis of Project Impacts

The Project would have no direct impacts on historical resources. There are no historical resources on the Project site and no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. Therefore, this report only analyzes the potential for the Project to result in indirect impacts on the historical resources in the study area. Indirect impacts, or secondary effects, are reasonably foreseeable and caused by a project but occur at a different time or place.<sup>38</sup>

#### Indirect Impacts

As described in Section 3.3 above, there are 15 historical resources in the study area, including the Broadway Theater and Commercial District.

In determining the potential impact of adjacent new construction on the historical resources in the study area, the central question is whether the Project would cause a “material impairment” to the significance of the nearby historical resources.<sup>39</sup> Material impairment occurs where a

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<sup>38</sup> 14 CCR §15358 (a)(2)

<sup>39</sup> Pub. Res. Code § 21084.1; 14 CCR §15064.5(b).



project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if, as a result of the proposed Project, the historical resources in the study area no longer retained sufficient integrity to convey their significance.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. Because the proposed Project would not alter the physical features of the historical resources in the study area, the 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 Project site is currently vacant; its hillside is an undefined gateway between the Historic Core and the high-rise development of Bunker Hill. As a whole, the study area around the Project site generally does not reflect a historic setting due to the decades of changes caused by demolition and new construction in the Historic Core and Bunker Hill. This demolition included the buildings previously on the Project site and previously constructed adjacent to Angels Flight. Historically, the now-demolished buildings on the Project site contributed to a setting of dense, hillside urban development. By constructing the Project on this currently vacant site, the Project will return the Project site to a developed state, which more closely resembles the historic setting of the area when the historical resources in the Historic Core were constructed.

The historical resources in the study area to the east and south are separated from the Project site by Hill Street and 4<sup>th</sup> Street. In most instances, the Project site is also separated from historical resources by intervening non-historical buildings and parking lots. The historical resources in the vicinity include 12 buildings, a retaining wall, a funicular railway (Angels Flight), and one historic district (Broadway Theater and Commercial District). With the exception of Angels Flight, discussed more below, the Project site is located across the street, and separated by other structures, buildings, and landscape features from historical resources. The spatial relationships between these historical resources would remain intact and would not be changed by the Project. The Project is physically separated from all historical resources across 4<sup>th</sup> Street and Hill Street. The Project is further physically separated from the contributing buildings of the Broadway Theater and Commercial District that are oriented toward Broadway.

The integrity of the Broadway Theater and Commercial District's setting, as well as the setting of the other historical resources, would not be so diminished by the Project that they would no longer qualify as historical resources. The Project site is physically separated from all contributing buildings in the District and individually listed and eligible historical resources.

Furthermore, the proposed Project would not affect the number of buildings in this historic district, the ratio of contributing to non-contributing buildings, or the relationships between the District's other significant features. Although the Project introduces a new visual element to the area west of these historical resources, the relationships between the buildings, other significant features, and surrounding streets would remain largely intact overall. These relationships are characterized by density. The Project would not have an adverse 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 18: View facing northeast from southwest corner of Project site. A parking structure (sometimes called Tim Hawkinson's Inverted Clock Tower, see Appendix B), circled in yellow, is adjacent to the Grand Central Market. The parking structure is not a historical resource. (GPA, 2018)



Figure 19: View facing southeast from southwest corner of Project site. Rear and side elevations of Broadway Department Store, a historical resource, are circled in red (GPA, 2018)

The Project has the potential to modify certain views of historical resources in the study area from the Project site (see Figure 18 and Figure 19). The topography of the Project site creates a natural viewing platform for buildings sited at the lower elevations of the Historic Core. However, the Project site is not accessible to the public, except for the stairs adjacent to Angels Flight and the pedestrian access to the Metro portal. While the existing views may be modified by the Project, these views are not a characteristic that conveys historical resources' significance. To maintain views of the Historic Core from the higher elevations along the Project site, the design includes several open space plazas and terraces whereby views towards the District would be visible. Moreover, the Project develops podium spaces (indoor and outdoor) and two high rise towers that would enhance views, and create new unobstructed views, toward the historic resources in the District and the Historic Core.

The historical resources in the District are not constructed with primary elevations oriented towards the Project site. The primary elevations of historical resources along Broadway are not visible from the Project site (see Figure 19). The views of historical resources along Hill Street and Broadway, would not be diminished as a result of the Project. Therefore, the historical resources to the east of the Project site would remain highly visible and continue to be prominent features of the block.

The Project would introduce a new visual element next to Angels Flight. The overall integrity of setting for this area is low as a result of substantial changes to the built environment over time. Angels Flight is located immediately north of the Project site, adjacent to the northern property line. This is not the original location of the historical resource. Angels Flight was relocated to its current location in 1995. The original setting was several blocks away from the Project site. In its original setting, the funicular passed between a narrow corridor of commercial buildings (see Figure 20) on an elevated track, and there were no accompanying pedestrian stairs.

The setting of Angels Flight adjacent to the vacant Project site is currently more bucolic than its original historic setting. The historic setting of Angels Flight has also been diminished by the demolition of the commercial buildings along the eastern slope of the hill that Angels Flight originally connected. In this sense, the proposed Project would return some of the urban density and original context to the setting of Angels Flight. The Project would also improve the pedestrian experience adjacent to Angels Flight by widening the stairway and developing intimate outdoor spaces between the buildings on the Project site and Angels Flight. The Angels Flight historical resource would continue to operate as a pedestrian and passenger facility between Bunker Hill and the Historic Core and there would be no indirect impact to Angels Flight that would diminish the ability of the historical resource to convey its significance.

### Secretary of the Interior's Standards

Rehabilitation Standards #9 and #10 address related new construction, which are relevant but not determinative in analyzing the potential impact of a new building on a historic property. Rehabilitation Standards #9 and #10 primarily address additions to historic buildings or new construction within the boundaries of a historic property or district, which is most applicable in the case of the Project. The Project's compliance with Standards #9 and #10 is discussed below with regard to Angels Flight, as it shares a boundary with the Project site.



Figure 20: Angels Flight in its original location, facing south towards the Project site. The 3<sup>rd</sup> Street Tunnel (demolished) is in the right foreground. The buildings in the left background were located on the Project site (Los Angeles Public Library, 1962)



Figure 21: Angels Flight track in present location, view facing south towards Project site (GPA, 2018)



### Compliance with Standard #9

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

Angels Flight is not part of the Project or the Project site; however, the legal lot that contains Angels Flight is adjacent to the legal lot that comprises the Project site. The existing concrete staircase on the Project site runs generally parallel to the south of the parcel that contains Angels Flight (see Figure 22 and Figure 23). The Project would not destroy the historic materials, features, or spatial relationships of this historic property.

The concrete staircase (constructed c.1995) to the south of Angels Flight would be modified as part of the Project. The staircase would be substantially wider than the staircase constructed around 1995 when Angels Flight was relocated to its current location. The spatial relationship between Angels Flight and the staircase, which dates to 1995, is not historic and would not be altered by the Project. Instead, the Project would retain the basic spatial relationship of a pedestrian staircase adjacent to Angels Flight. In addition, the Project re-introduces an aspect of the historic spatial relationship between Angels Flight and its urban setting. Though differentiated by modern materials, size, and scale, Tower A is intentionally placed on Hill Street, near the lower station of Angels Flight, much like the historic buildings that were the funicular's immediate neighbors in the past (see Figure 20). This spatial relationship would be closer to the historic spatial relationship of Angels Flight when the funicular ran alongside buildings.



Figure 22: Angels Flight (right) and Proposed project (left) with concrete staircase separation (Handel Architects, 6/6/2019 Entitlement Package, page A401)

Tower A of the Project was designed to account for its spatial relationship to Angels Flight. Tower A would be set back from the shared property line with Angels Flight to showcase the track from several vantage points, including both indoor and outdoor locations. The existing stairs along the south side of Angels Flight (not part of the historical resource) would be replaced with a new and landscaped version of the stairs that would connect Hill Street in the Historic Core to Olive Street

and California Plaza in Bunker Hill. This will retain the pedestrian-level visual experience of Angels Flight that has existed since 1995. This new version of the stairs would be wider than the existing stairs, have frequent intermediate landings, and have plantings and lighting alongside most of their length.

In addition, Tower A would not be full height for the full length of Angels Flight. At the upper portion of the track, Tower A would step down to two stories below the upper station of Angels Flight. The northwest end of Tower A would be set back from California Plaza, allowing views for riders at the top through the Project and to the city beyond. Along the track at most floors, Tower A would feature windows facing Angels Flight. Within the lower levels of the tower, meeting spaces along Hill Street side would also provide direct views of Angels Flight. Toward the top, hotel rooms with balconies would face the track. Tower A would provide interaction and view between the building and the riders, as existed in the original configuration of the funicular.

At the street level along Hill Street, the retail storefronts and restaurants would be set back from the Hill Street sidewalk near the lower station entrance. This, combined with the stairway widening and storefront setbacks, would retain open views to the lower station of Angels Flight for those walking along Hill Street and would provide a queuing area at the lower station.

Within the study area, the Project's materials, features, size, scale and proportion, and massing cannot directly be characterized as compatible with the historical resources of the Historic Core. However, the majority of those properties are not located adjacent to the Project site. In addition, the existing setting and context of the study area includes the high rise towers of Bunker Hill. These buildings are juxtaposed with the lower rise buildings of the Historic Core. This contrast between size, scale, massing, and spatial relationships between the Historic Core and Bunker Hill has existed for many decades and is part of the character of the setting around the Project site. The Project would merely continue a long trend, introducing a high rise tower set among the existing high rise towers in Bunker Hill. It should also be noted that with this particular aspect of Standard #9, compatible design is less important for new construction when it does not alter historic physical features of, or change the relationships between historic buildings, and the Project would impact neither. Therefore, the Project would comply with Standard #9 because it would not diminish the integrity of historical resources in the study area.

#### *Compliance with Standard #10*

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

The Project complies with Standard #10. The new buildings are separated from Angels Flight and all other historical resources in the study area. If the new buildings were removed in the future, Angels Flight, the only adjacent historical resource to the Project site, would not be materially affected. The essential form and integrity of Angels Flight and its immediate environment would be unimpaired.



## 5. CONCLUSIONS

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 historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA.

Because the historical resources to the west are separated from the Project site by large city blocks and thoroughfares, the Project would not change the spatial relationships between these buildings. These historical resources would also remain highly visible and continue to be prominent features of the blocks on which they are located. The Project retains the historic spatial relationship of Angels Flight to its historic urban setting, and would have no direct or indirect impact on its features or materials.

The Project also would not obscure important views of any historical resources. The Project would not result in a substantial adverse change to the immediate surroundings of these historical resources, to the degree that they would no longer be eligible for listing under national, state, or local landmark or historic district programs.

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. The Project would not have a direct or indirect impact on the 15 historical resources, including the Broadway Theater and Commercial District, in the study area. No mitigation is recommended or required.

## 6. SOURCES

"Dueling Babcocks." *On Bunker Hill*, Oct. 20, 2008, accessed May 2016.

"The Evolution of Bunker Hill: Part Four, The Studies, 1945-1959." *LA Downtown News*, Aug. 10, 1998.

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Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

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Gebhard, David and Robert Winter. *Architectural Guidebook to Los Angeles*. Layton, Utah: Gibbs-Smith, 2003.

Grimes, Teresa. "National Register of Historic Places Registration Form: Broadway Theater and Commercial District Boundary Increase." 2000.

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Los Angeles Street Address Directory, various dates.

*Los Angeles Times*, various dates.

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, 2002.

National Register Bulletin #16: How to Complete the National Register Registration Form. Washington D.C.: National Park Service, 1997.

Sanborn Fire Insurance Maps, various dates.

Sitton, Tom. "National Register of Historic Places Inventory Nomination Form: Broadway Theater and Commercial District." 1977.

SurveyLA. Historic Resources Survey Report: Central City Community Plan Area. Prepared by Architectural Resources Group, 2016.

## **Appendix A - Résumé**



**ALLISON M. LYONS** is a Senior Architectural Historian at GPA. She has been involved in the field of historic preservation since 2007. Allison graduated with thesis honors from Columbia University with a Master of Science in Historic Preservation. She has since worked in private historic preservation consulting, completing projects in California, Nevada, and Washington. Allison joined GPA in 2015 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic American Buildings Survey/Historic American Engineering Record recordation; large-scale historic

resource surveys; Federal Rehabilitation Tax Credit and Mills Act applications; local landmark applications; and evaluations of eligibility for a wide variety of projects and property types throughout California. She is also highly experienced in writing National Register of Historic Places nominations as well as historic context statements for local governments.

#### **Educational Background:**

- M.S., Historic Preservation, Columbia University, 2010
- Certificate, Business Fundamentals CORE Program, Harvard Business School Online, 2016
- B.A., European Studies, Scripps College, 2006

#### **Professional Experience:**

- GPA Consulting, Senior 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:**

- Graduate School of Architecture, Planning, and Preservation at Columbia University, Alumni Board Member, 2013-2020

#### **Selected Projects:**

- 1445 Ivar Avenue, CEQA Historical Resource Technical Report, 2020
- Violet and 7<sup>th</sup> Street, CEQA Historical Resource Technical Report, 2019
- 3003 Runyon Canyon, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Highland Park Jr. Art Center, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- Postwar Development and Architecture in Fremont Historic Context Statement, 2017
- Los Angeles Wholesale Flower Terminal, Historical Resource Evaluation Report, 2017
- City of Hope Master Plan, Duarte, CEQA Historical Resource Technical Report, 2017
- Vermont Corridor Development, Historical Resources Evaluation Report, 2017
- Art Center College of Design Master Plan, Pasadena, CEQA Historical Resource Technical Report, 2016
- 1440-52 Gordon St., Los Angeles, CEQA Historical Resource Evaluation Report, 2016
- 8430 Reseda Blvd., Los Angeles, CEQA Historical Resource Evaluation Report, 2016



## **Appendix B – All Properties within Study Area**

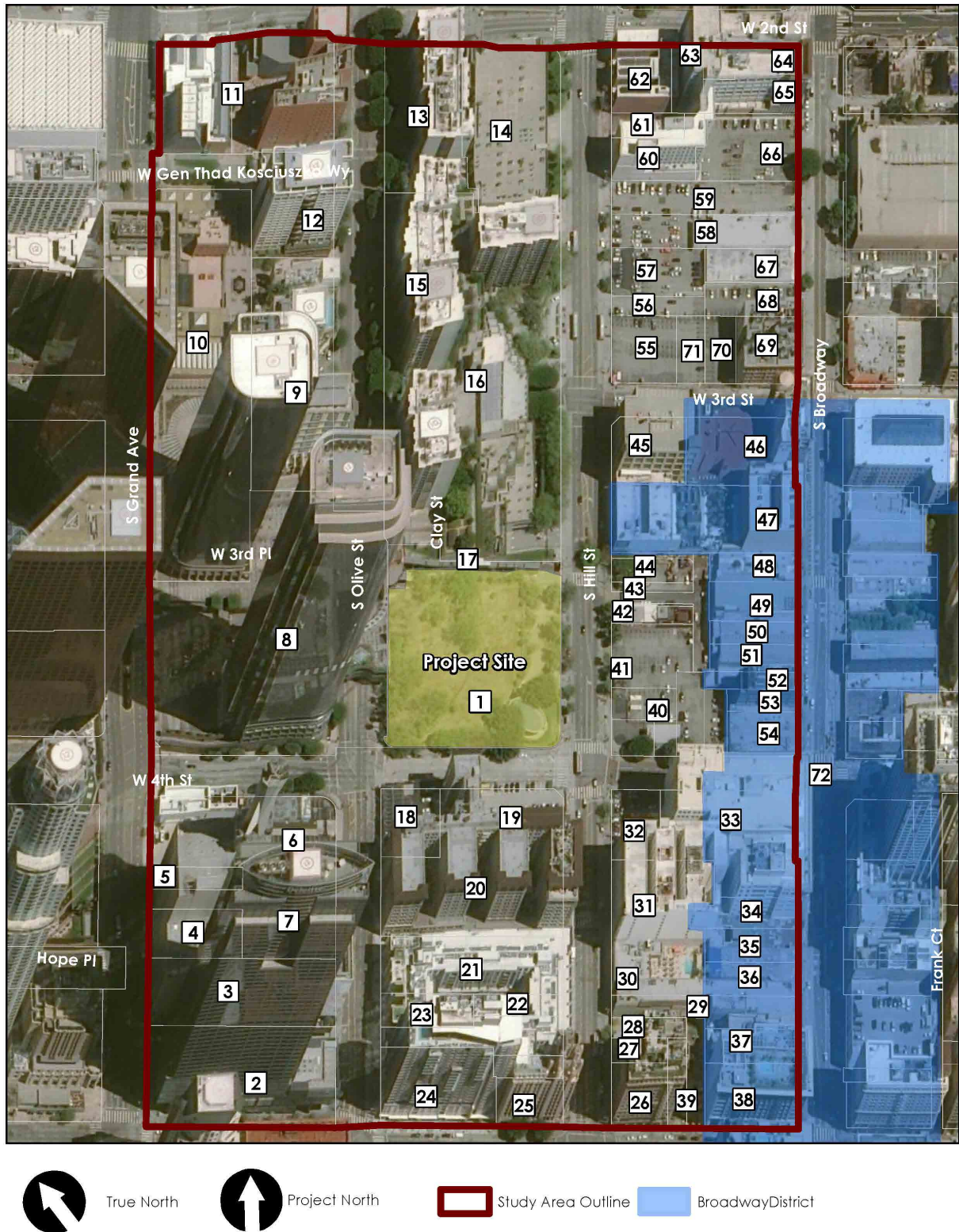


Figure 23: Parcels within Study Area

Table 1: Properties in the Study Area

Map Reference #	Address	APNs	Year Built	Historical Resource, Name, Status Codes
1	<b>Project Site 361 S Hill Street</b>	<b>5149-010-939</b>	<b>no record</b>	<b>No</b>
2	555 W 5th St (Deloitte Tower)	5149-029-013	1991	No
3	430 S Grand Ave (AT&T Building)	5149-029-809, 5149-029-810	no record	No
4	Parking Lot	5149-029-811, 5149-029-812	no record	No
5	Parking Lot	5149-029-813, 5149-029-814	no record	No
6	Parking Structure and Lot	5149-029-815, 5149-029-816	no record	No
7	S Olive Street (in parking lot)	n/a	c.1902	Yes - Bunker Hill Retaining Wall Identified by SurveyLA 5S3
8	350 S Grand Ave (California Plaza)	5149-010-265	1990	No
9	251 S Olive St	5149-010-035	1991	No
10	250 - 300 S Grand Ave (MOCA)	5149-010-026, 5149-010-027, 5149-010-028, 5149-010-029, 5149-010-030	1984-1985	No
11	200 S Grand Ave (Colburn School)	5149-010-948, 5149-010-266	2008	No
12	225 S Olive St	5149-010-040 (There are 221 APNs associated with this building)	1990	No
13	200 S Olive St (high rise apartments)	5149-010-023	1981	No
14	235 S Hill St	5149-010-024	1982	No
15 &	240 S Olive &	5149-010-264	1979	No
16	255 S Hill St	5149-010-264	no record	No
17	S Hill Street	n/a	1900 (moved to this site in 1995)	Yes - Angels Flight
18	406 S Olive St	5149-027-901	no record	No
19	Parking Structure	5149-027-016, 5149-027-017, 5149-027-018, 5149-027-019	no record	No
20	417 S Hill St	5149-027-020	1926	Yes - Subway Terminal Building 1S 3S 2S2 Criteria A & C

**Table 1: Properties in the Study Area**

Map Reference #	Address	APNs	Year Built	Historical Resource, Name, Status Codes
21	431 S Hill St	5149-026-003, 5149-027-013	Under construction	No
22	437 S Hill St	5149-028-004	Under construction	No
23	440 S Olive St	5149-028-003	Under construction	No
24	None	5149-028-017	Under construction	No
25	411 W 5th Street	5149-028-015	1930	Yes - Title Guarantee Building 1S 3S 2S2 Criteria A & C
26	448 S Hill St	5149-026-004	1924	Yes - Pershing Square Building 2S2 3S
27	444 S Hill St (Silver City)	5149-026-010	1987	No
28	440 S Hill St	5149-026-009	no record	No
29	437 S Broadway	5149-026-008	no record	No
30	426 S Hill St	5149-025-008	no record	No
31	426 S Hill St	5149-025-008	1913	Yes - Hotel Clark 2S
32	400 S Hill St	5149-025-004	1946	No
33	320 W 4th St	5149-025-901	1914	Yes - Broadway Dept. Store 1D 2S2 Contributor
34	421 S Broadway	5149-025-900	no record	No
35	425 S Broadway	5149-025-001	1932	No
36	431 S Broadway	Yes	no record	Yes - Wilson Building 1D Contributor
37	449 S Broadway	5149-026-002	1913	No
38	449 S Broadway	5149-026-001	1913	Yes - Metropolitan Building 1D 2S3
39	319 W 5th St & 321 W 5th St (vacant)	5149-026-007 and 5149-026-011	no record	No
40	Parking Lots	5149-015-900, 5149-015-901, 5149-015-902, 5149-015-903	no record	No
41	336 S Hill St	5149-015-036	1956	No
42	332 S Hill St (La Cita Restaurant)	5149-015-009	1897	No 7R



**Table 1: Properties in the Study Area**

Map Reference #	Address	APNs	Year Built	Historical Resource, Name, Status Codes
43	328 S Hill St	5149-015-034	no record	No
44	324 S Hill St	5149-015-011	no record	No
45	Parking Structure Tim Hawkinson's Inverted Clock Tower	5149-015-036 (duplicate)	no record	No
46	306 W 3rd St	5149-015-026	1918	Yes - Million Dollar Theater 1D 1S 2D2 2S2 2S3
47	315 S Broadway	5149-015-025, 5149-015-033	1898	Yes - Grand Central Market 1D Contributor to Historic District
48	327 S Broadway	5149-015-017	no record	No
49	331 S Broadway	5149-015-018	no record	No
50	337 S Broadway	5149-015-019	no record	No
51	341 S Broadway	5149-015-020	1888	Yes Contributor to Historic District
52	347 S Broadway	5149-015-021	1908	No
53	353 S Broadway	5149-015-022	1913	No
54	355 S Broadway	5149-015-023	1902	Yes Contributor to Historic District
55	252 S Hill St	5149-009-009	1941	No
56	Parking Lot 240 S Hill	5149-009-025	no record	No
57	Parking Lot 236 S Hill	5149-009-011	no record	No
58	233 S Broadway	5149-009-018	1899	No
59	Parking Lot 229 S Broadway	5149-009-014	no record	No
60	222 S Hill St	5149-009-023	1907	No
61	212 S Hill St	5149-009-016	1982	No
62	208 S Hill St	5149-009-017	1923	No
63	316 E 2nd St	5149-009-024	1926	No
64	205 S Broadway	5149-009-019	1911	No
65	207 S Broadway	5149-009-022	1905	No
66	Parking Lot 213 S Broadway	5149-009-021	no record	No
67	237 S Broadway	5149-009-004	1895	No
68	Parking Lot 245 S Broadway	5149-009-003	no record	No

Table 1: Properties in the Study Area				
Map Reference #	Address	APNs	Year Built	Historical Resource, Name, Status Codes
69	249-253 S Broadway	There are 40 APNs associated with this address	1897	Yes - Irvine Block-Byrne Building 2S 2D2 3S 7J
70	Parking lot 311 W 3rd St	5149-009-001	no record	No
71	Parking lot 317 W 3rd St	5149-009-008	no record	No

## **Appendix C – Entitlement Submittal**





# ANGELS LANDING

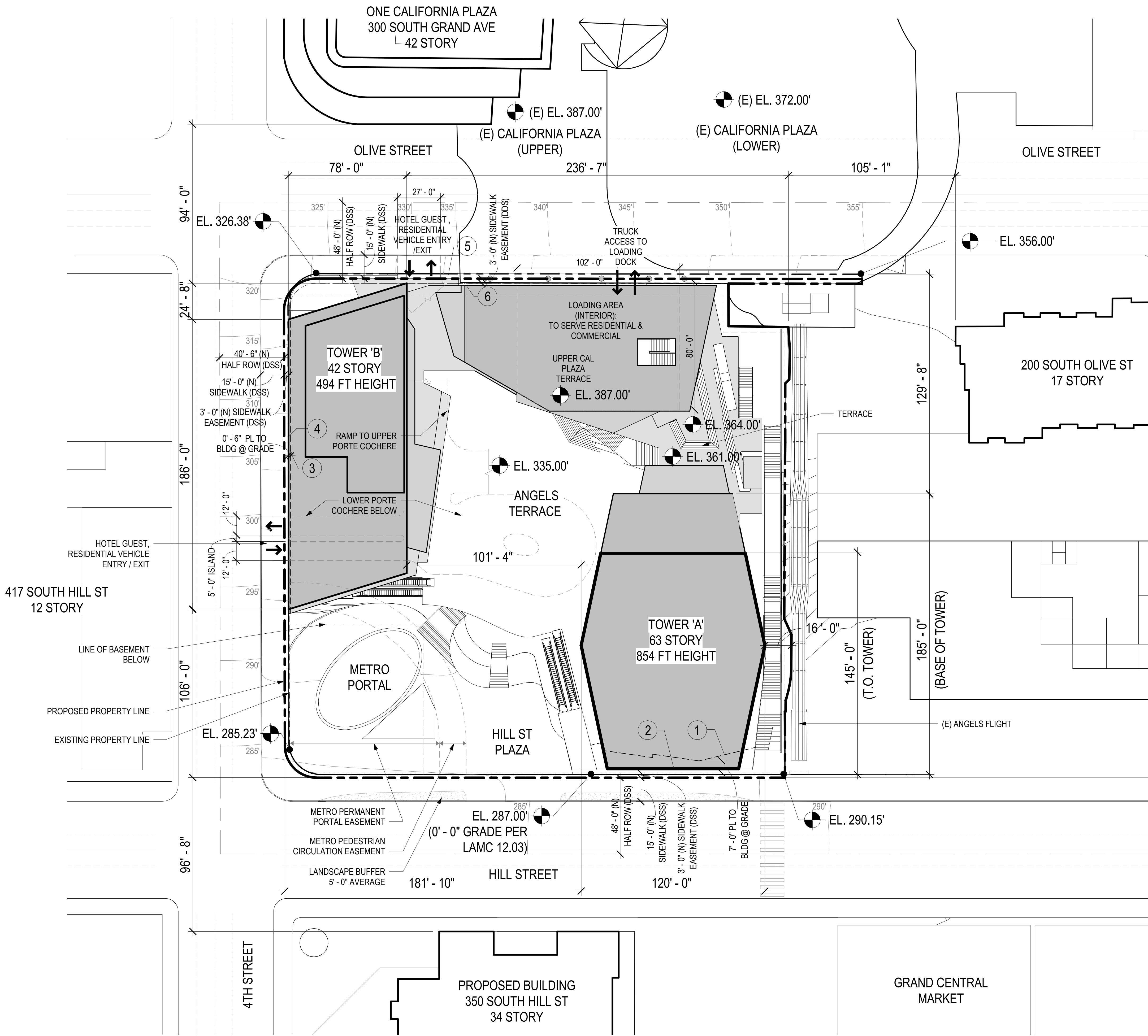
ENTITLEMENT APPLICATION – A000

5/21/2020 | ENTITLEMENT APPLICATION

361 S. HILL STREET ARB NUMBER: NONE

ANGELS LANDING PARTNERS | HANDEL ARCHITECTS LLP





SITE DESCRIPTION

PROJECT ADDRESS:	361 SOUTH HILL STREET, LOS ANGELES, CA	LAND USE:	REGIONAL CENTER COMMERCIAL
LEGAL DESCRIPTION:	BUNKER HILL LOT 5; TRACT 30781	PROPOSED USE:	RESIDENTIAL, HOTEL, COMMERCIAL, RESTAURANT, & RETAIL
CURRENT ZONING:	C2-4D	PERMITTED DENSITY:	UNLIMITED, PER SECTION 7(G) OF SPECIFIC PLAN
		PERMITTED HEIGHT:	UNLIMITED

AREA, FAR CALCULATION  
\*DERIVED FROM APPENDIX A, BUNKER HILL SPECIFIC PLAN

ENTITLEMENT APPLICATION 5/21/2020					
GROSS AREA, SQ.FT	EXEMPTED SQ.FT. (PER LAMC 12.03)	PROGRAM FLOOR AREAS, SQ.FT			
		CONDO	APARTMENT	HOTEL A	FLOOR AREA, SQ.FT. (PER LAMC 12.03)
1,830,680	561,530	180 UNITS	252 UNITS	260 GUESTROOMS	
		417,185	309,757	255 GUESTROOMS	1,269,150
				72,091	
		SITE AREA			97,631
		FAR *			13.00
		MAX. ALLOWED FLOOR AREA			1,269,150

\* DERIVED FROM APPENDIX A OF BUNKER HILL SPECIFIC PLAN

HEIGHT (PER LAMC 12.03 DEFINITIONS)

TOWER A = 854 FT  
TOWER B = 494 FT

OPEN SPACE

TOTAL OPEN SPACE REQUIRED = 51,625 SF  
TOTAL OPEN SPACE PROVIDED = 56,881 SF

OPEN SPACE REQUIREMENT											
CONDOMINIUM						TOTAL	DWELLING UNITS (PER LAMC 12.03) <sup>1</sup>				
UNIT TYPES	STUDIO	1BR	2BR	3BR	PH		OPEN SPACE SF REQ'D (PER LAMC 12.21 G) <sup>2</sup>	STUDIO + 1BR	2BR	3BR + PH	TOTAL
						219		151	62		
	0	51	91	29	9	x		x	x		
APARTMENT						100		125	175		
UNIT TYPES	STUDIO	1BR	2BR	3BR	PH		21,900	18,875	10,850		
	42	126	60	24	0						
TOTAL						432				51,625	

VEHICULAR PARKING CALCULATIONS  
PER BUNKER HILL SPECIFIC PLAN SECTION 10.A.3

USE	PARKING RATIO	REQUIRED	PROVIDED
RESIDENTIAL (LESS THAN 2 HABITABLE ROOMS)	0.25 / DWELLING UNIT	0	0
RESIDENTIAL (2 HABITABLE ROOMS OR MORE)	0.5 / DWELLING UNIT	216	640
HOTEL	0	0	85
NON-RESIDENTIAL	0	0	25
TOTALS:		216	750

BICYCLE PARKING CALCULATIONS  
PER LAMC 12.21.A.16

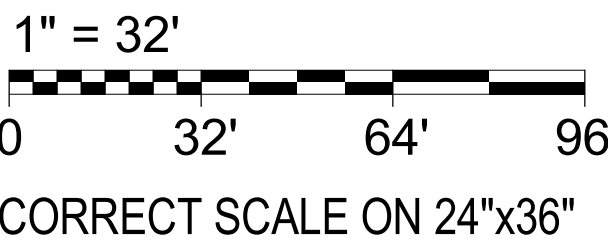
USE	BICYCLE PARKING RATIO	REQUIRED (MIN. 2)	PROVIDED
RETAIL / RESTAURANT / COMMERCIAL	1/2000 SF FOR ST & LT	ST: 36 LT: 36	ST: 36 LT: 36
HOTEL	1/10 GUESTROOMS FOR ST & LT	ST: 51 LT: 51	ST: 51 LT: 51
RESIDENTIAL	ST- UNITS 1-25: 1/10 UNITS UNITS 26-100: 1/15 UNITS UNITS 101-200: 1/20 UNITS UNITS 201+: 1/40 UNITS LT- UNITS 1-25: 1/ UNIT UNITS 26-100: 1/1.5 UNITS UNITS 101-200: 1/2 UNITS UNITS 201+: 1/4 UNITS	ST: 18 LT: 183	ST: 18 LT: 183
TOTALS:		ST: 105 LT: 270	ST: 105 LT: 270

SHEET NOTES

- 1 F.O. BLDG FROM GRADE TO 25' - 0" ABOVE GRADE
- 2 F.O. BLDG ABOVE 25' - 0" IS AT PROPERTY LINE
- 3 F.O. BLDG FROM SIDEWALK TO 25' - 0" ABOVE SIDEWALK
- 4 F.O. BLDG ABOVE 25' - 0" IS AT PROPERTY LINE
- 5 F.O. BLDG AT PROPERTY LINE
- 6 F.O. BLDG AT EXISTING CALIFORNIA PLAZA STRUCTURE

SIGNAGE

HOTEL ID SIGN AT EACH HOTEL, EACH RETAIL ESTABLISHMENT, AND AT RESIDENTIAL ENTRANCES AS ALLOWED BY CODE





# ANGELS LANDING

VICINITY MAP – A006A





# ANGELS LANDING

SITE PLAN – A006B



ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00076727-994-LT-KD DATED APRIL 30, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 5 OF TRACT NO. 30781, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 897, PAGES 8 THROUGH 12 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

EXCEPT THEREFROM THAT PORTION DESCRIBED OF FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 5, SAID CORNER LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLIVE STREET, 85 FEET WIDE, AS SHOWN ON SAID TRACT NO. 30781 THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, SOUTH 52°16'38" EAST 8.04 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 460.67 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF GRAND AVENUE, 84 FEET WIDE, AS SHOWN ON TRACT NO. 30804, IN SAID CITY, AS PER MAP FILED IN BOOK 1070, PAGES 31 THROUGH 38, INCLUSIVE, OF MAPS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE THE FOLLOWING THREE COURSES:

- 1. SOUTH 52°16'38" EAST 93.01 FEET; THENCE
- 2. SOUTH 37°43'22" WEST 29.38 FEET; THENCE
- 3. SOUTH 52°16'38" EAST 215.50 FEET; TO THE NORTHWESTERLY LINE OF HILL STREET, 90 FEET WIDE, AS SHOWN ON SAID TRACT NO. 30781; THENCE ALONG SAID LINE SOUTH 37°46'14" WEST 19.35 FEET; THENCE LEAVING SAID LINE, NORTH 52°16'38" WEST 31.53 FEET TO THE SOUTHERLY CORNER OF A CONCRETE PLANTER WALL; THENCE ALONG THE SOUTHWESTERLY FACE OF SAID PLANTER WALL, NORTH 52°16'38" WEST 7.99 FEET; THENCE NORTH 37°54'43" EAST 0.48 FEET TO THE NORTHEASTERLY FACE OF A CONCRETE STAIRWAY WALL; THENCE NORTHWESTERLY ALONG SAID CONCRETE WALL, THE FOLLOWING EIGHT COURSES:
- 1. NORTH 51°42'26" WEST 6.67 FEET; THENCE
- 2. NORTH 37°39'04" WEST 6.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 54.00 FEET; THENCE
- 3. NORTHWESTERLY 13.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'01";
- 4. NORTH 51°50'05" WEST 21.85 FEET; THENCE
- 5. NORTH 76°38'48" WEST 11.05 FEET; THENCE
- 6. NORTH 51°52'57" WEST 110.75 FEET; THENCE
- 7. NORTH 52°10'56" WEST 37.10 FEET; THENCE
- 8. NORTH 65°43'55" WEST 3.52 FEET TO THE NORTHEASTERLY FACE OF A CHAIN LINK FENCE; THENCE ALONG SAID FENCE LINE, NORTH 51°10'04" WEST 18.12 FEET; THENCE NORTH 35°48'09" WEST 14.94 FEET; THENCE SOUTH 38°39'35" WEST 15.56 FEET ALONG SAID FENCE TO A POINT HEREIN NOW REFERRED TO AS POINT "A"; THENCE CONTINUING ALONG SAID FENCE AND IT'S SOUTHWESTERLY PROLONGATION, SOUTH 38°39'35" WEST 22.04 FEET; THENCE NORTH 52°18'37" WEST 26.75 FEET TO THE HEREINABOVE DESCRIBED LINE BEING PARALLEL WITH AND 460.67 FEET SOUTHEASTERLY OF THE CENTER LINE OF SAID GRAND AVENUE; THENCE ALONG SAID PARALLEL LINE, NORTH 37°50'06" EAST 83.92 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION LYING ABOVE AN ELEVATION OF 360.00 FEET WITHIN THE FOLLOWING DESCRIBED HORIZONTAL LIMITS:

BEGINNING AT THE HEREIN BEFORE DESCRIBED POINT "A"; THENCE SOUTH 38°39'35" WEST 22.04 FEET; THENCE NORTH 52°18'37" WEST 26.75 FEET TO THE HEREINABOVE DESCRIBED LINE BEING PARALLEL WITH AND 460.67 FEET SOUTHEASTERLY OF THE CENTER LINE OF SAID GRAND AVENUE; THENCE ALONG SAID LINE, NORTH 37°50'06" EAST 22.32 FEET; THENCE LEAVING SAID LINE, SOUTH 51°41'21" EAST 27.07 FEET TO SAID POINT "A".

SAID ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 PER ORDINANCE NO. 150,763 OF THE CITY OF LOS ANGELES AS OBTAINED FROM CITY OF LOS ANGELES BENCHMARK NO. 12-06750, DESCRIBED AS A CUT SPIKE IN SOUTH CURB OF 5TH STREET, 21.6 FEET WEST OF OLIVE STREET, AT THE WEST END OF A CATCH BASIN, ELEVATION = 273.999 FEET (1970 ADJUSTMENT)

SAID LAND IS ALSO SHOWN AS PARCEL 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. AA-2017- 1658-COC, RECORDED MAY 9, 2017 AS INSTRUMENT NO. 2017-0515345, OF OFFICIAL RECORDS.

THE LEGAL DESCRIPTION SHOWN ABOVE IS SHOWN SOLELY FOR THE PURPOSES OF FACILITATING THE ISSUANCE OF THIS REPORT AND MAY NOT BE USED IN THE PREPARATION OF DOCUMENTS UNTIL IT HAS BEEN APPROVED BY OUR ENGINEERING DEPARTMENT.

APN PER PTR: 5149-010-939 (PORTION)  
APN PER AP MAP: 5149-010-951)

EXCEPTIONS

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00076727-994-LT-KD DATED APRIL 30, 2018)

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.  
RECORDING DATE: MAY 27, 1965  
RECORDING NO: 1687, OF OFFICIAL RECORDS  
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDING DATE: FEBRUARY 26, 1969  
RECORDING NO: 2183, OF OFFICIAL RECORDS
- 3. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN  
RECORDING DATE: NOVEMBER 10, 1978  
RECORDING NO: 78-1294483, OF OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
- 4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.  
RECORDING DATE: OCTOBER 5, 1979  
RECORDING NO: 79-1116919, OF OFFICIAL RECORDS
- 5. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN  
RECORDING DATE: JULY 7, 1982  
RECORDING NO: 82-684734, OF OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
- 6. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.  
DATED: JULY 25, 1989  
LESSOR: THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY CORPORATE AND POLITICAL  
LESSEE: OFFICE TOWER PARTNERSHIP II, A GENERAL PARTNERSHIP (THE PARTNERS OF WHICH ARE CALIFORNIA PLAZA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP ("CPA") (FORMERLY KNOWN AS "BUNKER HILL ASSOCIATES, THE SOLE GENERAL PARTNER OF WHICH IS CADILLAC PARKWAY/CALIFORNIA, INC., A CALIFORNIA CORPORATION ("C-C") AND METROPOLITAN STRUCTURES, AN ILLINOIS GENERAL PARTNERSHIP ("STRUCTURES") THE PARTNERS OF WHICH ARE METCO PROPERTIES, A NEW YORK LIMITED PARTNERSHIP, AND METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION ("METROPOLITAN")  
RECORDING DATE: JULY 26, 1989  
RECORDING NO: 89-1191832, OF OFFICIAL RECORDS  
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

EXCEPTIONS

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER No. 00076727-994-LT-KD DATED APRIL 30, 2018)

- 7. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.

DATED: AUGUST 10, 1989  
LESSOR: THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA  
LESSEE: MUSEUM TOWER PARTNERSHIP I  
RECORDING DATE: AUGUST 11, 1989  
RECORDING NO: 89-1293409, OF OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

- 8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PERMANENT PORTAL EASEMENT AND PEDESTRIAN CIRCULATION EASEMENT  
RECORDING DATE: AUGUST 9, 1991  
RECORDING NO: 91-1253827, OF OFFICIAL RECORDS  
AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

PLOTTED HEREON.

- 9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF STREET LIGHTING PURPOSE: ACCESS  
RECORDING DATE: FEBRUARY 24, 1993  
RECORDING NO: 93-349534, OFFICIAL RECORDS  
AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

PLOTTED HEREON.

- 10. THE TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT, AND RIGHT OF INGRESS AND EGRESS TO RUN WITH THE LAND,

RECORDING DATE: DECEMBER 9, 1994  
RECORDING NO: 94-2193888, OF OFFICIAL RECORDS  
AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.

- 11. A DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING", DATED AUGUST 2, 1995 EXECUTED BY COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED AUGUST 4, 1995 AS INSTRUMENT NO. 95-1278429, OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 12. A DOCUMENT ENTITLED "RESOLUTION HISTORICAL RESOURCES DESIGNATION", DATED MARCH 7, 1995 EXECUTED BY CITY OF LOS ANGELES, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED AUGUST 22, 1995 AS INSTRUMENT NO. 95-1367779, OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: LEASE OF ANGELS FLIGHT SITE  
LESSOR: THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITICAL  
LESSEE: ANGELS FLIGHT RAILWAY FOUNDATION, A CALIFORNIA NON-PROFIT BENEFIT CORPORATION  
RECORDING DATE: AUGUST 20, 1997  
RECORDING NO: 97-1296787, OF OFFICIAL RECORDS  
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

- 14. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE BUNKER HILL URBAN RENEWAL PROJECT 1B REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED.  
RECORDING DATE: NOVEMBER 20, 2007  
RECORDING NO: 07-2636431, OF OFFICIAL RECORDS

- 15. A DOCUMENT ENTITLED "GARAGE EXTERIOR WALL LICENSE AGREEMENT", DATED AUGUST 20, 2009 EXECUTED BY HILL RHV HOUSING PARTNERS, L.P. (DBA ANGELUS PLAZA) AND ANGELS FLIGHT RAILWAY FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 29, 2009 AS INSTRUMENT NO. 09-1638089, OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 16. A DOCUMENT ENTITLED "ESTOPPEL CERTIFICATE", DATED JUNE 10, 2011 EXECUTED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY CORPORATE AND POLITICAL; MAGUIRE PROPERTIES-ONE CAL PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 30, 2011 AS INSTRUMENT NO. 2011-0889332, OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 17. A DOCUMENT ENTITLED "ESTOPPEL CERTIFICATE", DATED MAY 27, 2011 EXECUTED BY PLAZA COMMONS, INC., A CALIFORNIA MUTUAL BENEFIT CORPORATION AND METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 30, 2011 AS INSTRUMENT NO. 2011-0889333, OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: ANGEL'S FLIGHT RAILWAY FOUNDATION ("AFRF")  
PURPOSE: INGRESS AND EGRESS  
RECORDING DATE: JUNE 9, 2017  
RECORDING NO: 2017-0638391, OF OFFICIAL RECORDS  
AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

PLOTTED HEREON.

- 19. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

- 20. ANY CLAIM THAT THE TRANSACTION VESTING THE TITLE AS SHOWN IN SCHEDULE A OR CREATING THE LIEN OF THE INSURED MORTGAGE, OR ANY OTHER TRANSACTION OCCURRING ON OR PRIOR TO DATE OF POLICY IN WHICH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES OR ITS SUCCESSORS TRANSFERRED, ACQUIRED, OR MADE ANY AGREEMENT AFFECTING THE TITLE TO OR ANY INTEREST IN THE LAND, IS VOID OR VOIDABLE, OR SUBJECT TO TERMINATION, RENEGOTIATION, OR JUDICIAL REVIEW, UNDER CALIFORNIA ASSEMBLY BILL 26 (CHAPTER 5, STATUTES OF 2011-12, FIRST EXTRAORDINARY SESSION) AND CALIFORNIA ASSEMBLY BILL 1484 (CHAPTER 26, STATUTES OF 2011-12).

- 21. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

- 22. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

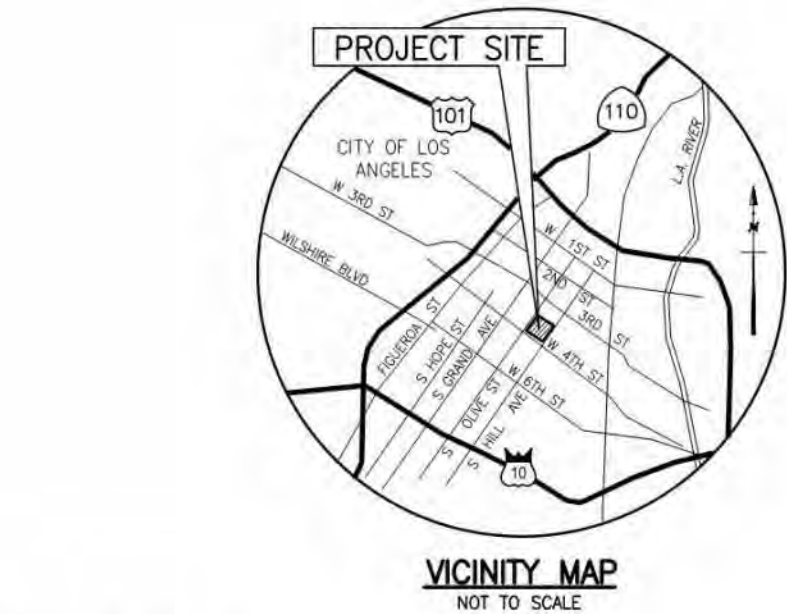
- 23. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

REMAINING ITEMS ABOVE NOT NOTED AS BEING "PLOTTED HEREON" ARE EITHER NOT PLOTTABLE OR ARE BLANKET IN NATURE.

6		
5		
4		
3		
2		
1		
NO.	DATE	REVISIONS



COMMENTS

- BOUNDARY LINES: WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.
- SITE ADDRESS: 361 SOUTH HILL ST., LOS ANGELES, CA 90013.
- APN NO.: 5149-010-939 (PORTION) (PER PTR), 5149-010-951 (PER ASSESSOR'S MAP).
- DATES OF SURVEY: MAY 2-4, 9-12, 14, 16, 22, 2018
- BASIS OF BEARINGS: THE BEARING OF N 37°46'14" E ALONG THE CENTERLINE OF HILL STREET AS SHOWN ON THE MAP OF TRACT NO. 30781, FILED IN MAP BOOK 897, PAGES 8-12, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- BENCH MARK: CITY OF LA BM# 12-06799, SPK W CURB BROADWAY; 11.8FT S/O BCR S/O FOURTH ST.
- GROSS LAND AREA: ELEV. = 275.765 FT; NAVD 1988, ADJUSTED 2000. 97,643 SQ. FT. OR 2.242 ACRES, MORE OR LESS.
- FLOOD INSURANCE RATE MAP: SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06037C1620F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, FOR COMMUNITY NUMBER 06037, IN COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UTILITIES: ALL OBSERVED SURFACE UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. SURFACE UTILITY FEATURES WERE COMBINED WITH UTILITY RECORDS OBTAINED FROM VARIOUS CITY OF LA AGENCIES TO PLOT THE SUBSURFACE UTILITIES SHOWN HEREON. UTILITY RECORDS USED INCLUDE LA SUBSTRUCTURE MAPS SUB 77-10, SUB 77-11, D-22514, D-22515 ASBUILT UTILITY DRAWINGS, LADWP WATER MAP 130-210, AND LADWP ELECTRICAL AS-BUILT 270-27-5, METRO (LACMTA) RECORDS WERE REQUESTED BUT WERE NOT AVAILABLE AS OF THE DATE OF THIS SUBMITTAL. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
- PUBLIC ACCESS: PUBLIC ACCESS TO SITE FROM 4TH STREET, HILL STREET AND OLIVE STREET.
- PARKING: THERE WERE NO VEHICULAR PARKING SPACES ON SITE AT THE TIME OF THE SURVEY.
- ZONING: C2-4D ZONING INFORMATION WAS OBTAINED PER CITY OF LA ZIMAS WEBSITE MAY 7, 2018: http://zimas.lacity.org/ GENERAL PLAN: REGIONAL CENTER COMMERCIAL
- SETBACKS: FRONT - NONE SIDE - NONE REAR - NONE
- MAX HEIGHT: UNLIMITED
- FAR: 6:1 FAR
- THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT OR LETTER FROM THE CLIENT PURSUANT TO TABLE A ITEM 6 (g).

SURVEYOR'S NOTES

- NO BUILDINGS OBSERVED ON SUBJECT PROPERTY.
- NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.
- NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.
- THERE WERE NOT ANY DEMARCATIIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE

TO (i) CRA/LA, A DESIGNATED LOCAL AUTHORITY, (ii) MACFARLANE DEVELOPMENT COMPANY AND (iii) CHICAGO TITLE COMPANY (TITLE COMPANY):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.3,4,5,6(a),7(a),7(b),7(c),8,9,11,13,14,16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2018.

SHEET LIST

- 1. TITLE
- 2. ALTA/NSPS SURVEY
- 3. DESIGN SURVEY
- 4. DETAIL SHEET
- 5. SUBSURFACE UTILITIES

PREPARED UNDER THE DIRECTION OF:

PRELIMINARY

JASON J. STILLER, LS 9271  
JASON.STILLER@KPFF.COM



kpff

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Los Angeles, CA 90017  
O: 213.418.0201  
F: 213.796.9294  
www.kpff.com

SHEET 1 OF 4

ANGELS LANDING

361 S. HILL STREET ARB NUMBER: NONE

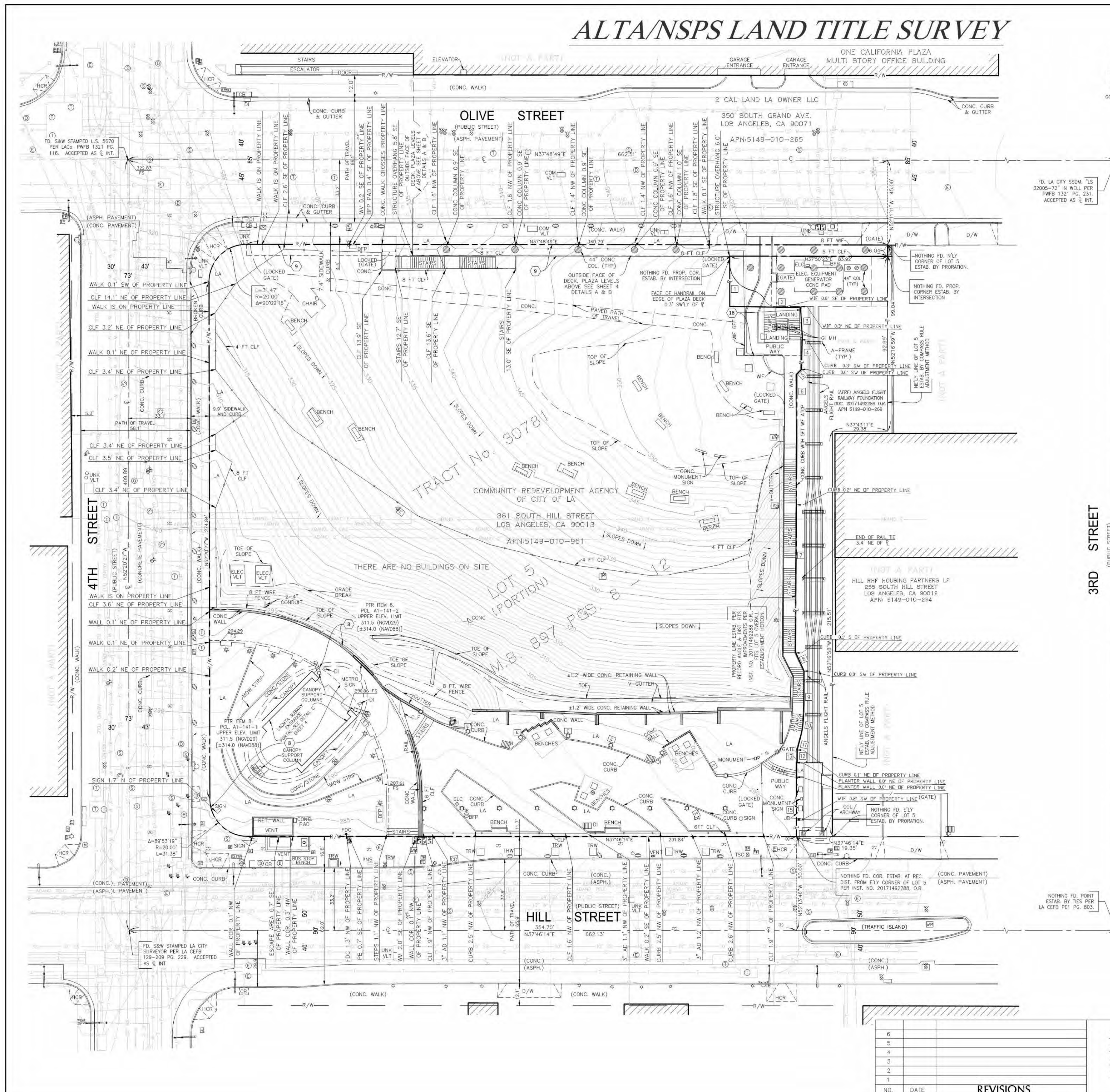
ALTA SURVEY – A007A

ANGELS LANDING PARTNERS | HANDEL ARCHITECTS LLP

5/21/2020 | ENTITLEMENT APPLICATION



# ALTA/NSPS LAND TITLE SURVEY



## ABBREVIATIONS

- AC ASPHALT CONCRETE
- APR APRON
- ARV AIR VENT
- ASPH ASPHALT
- AD AREA DRAIN
- BFP BACK FLOW PREVENTER
- BW BACK OF WALK
- CE CENTERLINE
- CATV CABLE TV
- CD CURB DRAIN
- CB CATCH BASIN
- CBW CONCRETE BLOCK WALL
- CLF CHAIN LINK FENCE
- CMF CORRUGATED METAL PIPE
- COL COLUMN
- COM COMMUNICATIONS
- CONC CONCRETE
- D/W DRIVEWAY APRON
- DI DROP INLET
- EG EDGE OF GUTTER
- ELEV ELEVATION
- ELEC ELECTRICAL
- ELP ELECTRICAL PANEL
- ELV ELECTRICAL VAULT
- ESC METRO ESCAPE ACCESS PORTAL
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FL FLOW LINE
- FS FINISHED SURFACE (HARDSCAPE)
- GB GRADE BREAK
- GMH GREASE INTERCEPTOR MANHOLE
- GV GAS VALVE
- HCR HANDICAP RAMP
- INV INVERT OF PIPE
- JUN JUNCTION BOX
- LA LOS ANGELES CITY ENGINEER FIELD BOOK
- LAC LOS ANGELES COUNTY
- LA LANDSCAPE AREA
- LACMTA LOS ANGELES COUNTY METRO TRANSIT AUTHORITY
- UP UP OF GUTTER
- MH MANHOLE
- NS NEWSPAPER STAND
- NTS NOT TO SCALE
- R PROPERTY LINE
- PCL PARCEL
- PWFB PUBLIC WORKS FIELD BOOK (LA COUNTY)
- R/W RIGHT-OF-WAY
- RCF REINFORCED CONC. PIPE
- RET WALL RETAINING WALL (CONCRETE)
- SDO SEWER CLEANOUT
- SD STORM DRAIN
- SMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- SSM STANDARD SURVEY MONUMENT WELL
- TC TOP OF CURB
- TOE TOP OF SLOPE
- TOE TOP OF SLOPE
- TE TRASH ENCLOSURE
- TR TRASH RECEPTACLE
- TG TOP OF GRATE
- TRW TREE WELL
- TS TRAFFIC SIGNAL
- TSC TRAFFIC SIGNAL CABINET
- TSP TRAFFIC SIGNAL PULLBOX
- TYP TYPICAL
- UNK UNKNOWN
- VCP VITRIFIED CLAY PIPE
- VLT VAULT
- WFI WROUGHT IRON FENCE
- WV WATER VAULT
- WV WATER VALVE
- WF WOOD FENCE
- WMT WOOD FENCE
- N'LY NORTHERLY
- S'LY SOUTHERLY
- E'LY EASTERLY
- W'LY WESTERLY
- NE'LY NORTHEASTERLY
- NW'LY NORTHWESTERLY
- SE'LY SOUTHEASTERLY
- SW'LY SOUTHWESTERLY

## LEGEND

- STREET LIGHT / LIGHT POLE
- STREET LIGHT / LIGHT POLE ON CONC. BASE
- GRATE INLET
- AIR VENT
- BOLLARD
- CATV PULLBOX
- COLUMN
- ELECTRICAL MANHOLE
- ELECTRICAL METER
- ELECTRICAL METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GAS VALVE
- GAS METER
- GAS MANHOLE
- POST
- PARKING METER
- POWER & TELEPHONE POLE
- STREET LIGHT PULL BOX
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- UNKNOWN UTILITY MANHOLE
- PALM TREE
- TREE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL PULLBOX
- UNKNOWN PULL BOX
- UNIDENTIFIED VALVE
- WATER VALVE
- WATER METER
- COMMUNICATIONS PAINT MARK
- GAS PAINT MARK
- POWER PAINT MARK
- TELEPHONE PAINT MARK
- WATER PAINT MARK
- INDICATES EASEMENT/PTR EXCEPTION

## LINETYPES

- BUILDING OVERHANG
- CHAIN LINK FENCE
- WELD WIRE FENCE
- WROUGHT IRON FENCE
- CENTERLINE
- EASEMENT LINE
- CONCRETE CURB
- CONTOUR MAJOR
- CONTOUR MINOR
- ELECTRICAL LINE
- NATURAL GAS LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LATERAL
- REINFORCED CONCRETE PIPE (SD)
- RIGHT-OF-WAY LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- STREET LIGHT CONDUIT
- SUBJECT PROPERTY LINE
- TRAFFIC SIGNAL CONDUIT
- TELECOM LINE
- WALL
- WATER LINE
- BUILDING FOOTPRINT
- TOP/TOE/GB LINE
- LANE STRIPING

NO.	BEARING/DELTA	RADIUS	LENGTH
1	N 52°16'58" W	---	26.77'
2	N 38°39'14" E	---	37.59'
3	N 55°46'27" W	---	14.84'
4	N 51°10'25" W	---	18.12'
5	N 06°55'16" W	---	3.52'
6	N 52°11'17" W	---	37.10'
7	N 51°53'18" W	---	110.75'
8	N 76°39'09" W	---	11.05'
9	N 51°50'26" W	---	21.85'
10	Δ=14°11'01"	54.00'	13.37'
11	N 37°39'25" W	---	6.94'
12	N 51°42'47" W	---	6.67'
13	N 37°54'22" E	---	0.46'
14	N 52°16'59" W	---	7.99'
15	N 52°16'59" W	---	31.53'

			PROJECT #		1800264
			DATE PREPARED		5/24/2018
			DRAWN BY		DA
			CHECKED BY		JS
6					
5					
4					
3					
2					
1					
NO.	DATE		REVISIONS		

ANGELS LANDING, LOS ANGELES  
**PREPARED FOR:**  
 Mr. KEVIN ROBERTS  
 MACFARLANE DEVELOPMENT COMPANY  
 448 SOUTH HILL STREET, SUITE 408  
 LOS ANGELES, CA 90013

**kppf**  
 700 FLOWER ST., Suite 2100  
 Los Angeles, CA 90017  
 O: 213.418.0201  
 F: 213.766.0294  
 www.kppf.com

SHEET 2 OF 5  
 ALTA/NSPS SURVEY

# ANGELS LANDING

ALTA SURVEY – A007B

5/21/2020 ENTITLEMENT APPLICATION

361 S. HILL STREET ARB NUMBER: NONE

ANGELS LANDING PARTNERS | HANDEL ARCHITECTS LLP



## TOWER B

494'-0" T.O. PARAPET  
42 FLOORS

APARTMENT  
ROOF DECK

APARTMENTS

18 RESIDENTIAL FLOORS (LEVELS 23-40)  
192 UNITS  
10'-8" FL. TO FL.

HOTEL B

15 GUESTROOM FLOORS (LEVELS 07-21)  
255 GUESTROOMS  
10'-0" FL. TO FL.

HOTEL AMENITY

RETAIL /  
RESTAURANT

HOTEL LOBBY

## TOWER A

854'-0" T.O. PARAPET  
63 FLOORS

CONDOMINIUMS

32 RESIDENTIAL FLOORS (LEVELS 28-39 & 42-61)  
180 UNITS  
11'-10" / 13'-0" FL. TO FL.

CONDOMINIUM  
AMENITY

CONDOMINIUMS

APARTMENTS

6 RESIDENTIAL FLOORS (LEVELS 22-27)  
60 UNITS  
10'-10" FL. TO FL.

HOTEL / APARTMENT /  
CONDO AMENITY

HOTEL LOBBY  
LEVEL 20

HOTEL A

13 GUESTROOM FLOORS  
(LEVELS 06-18)  
260 UNITS  
10'-10" FL. TO FL.

COMMERCIAL

RETAIL / RESTAURANT

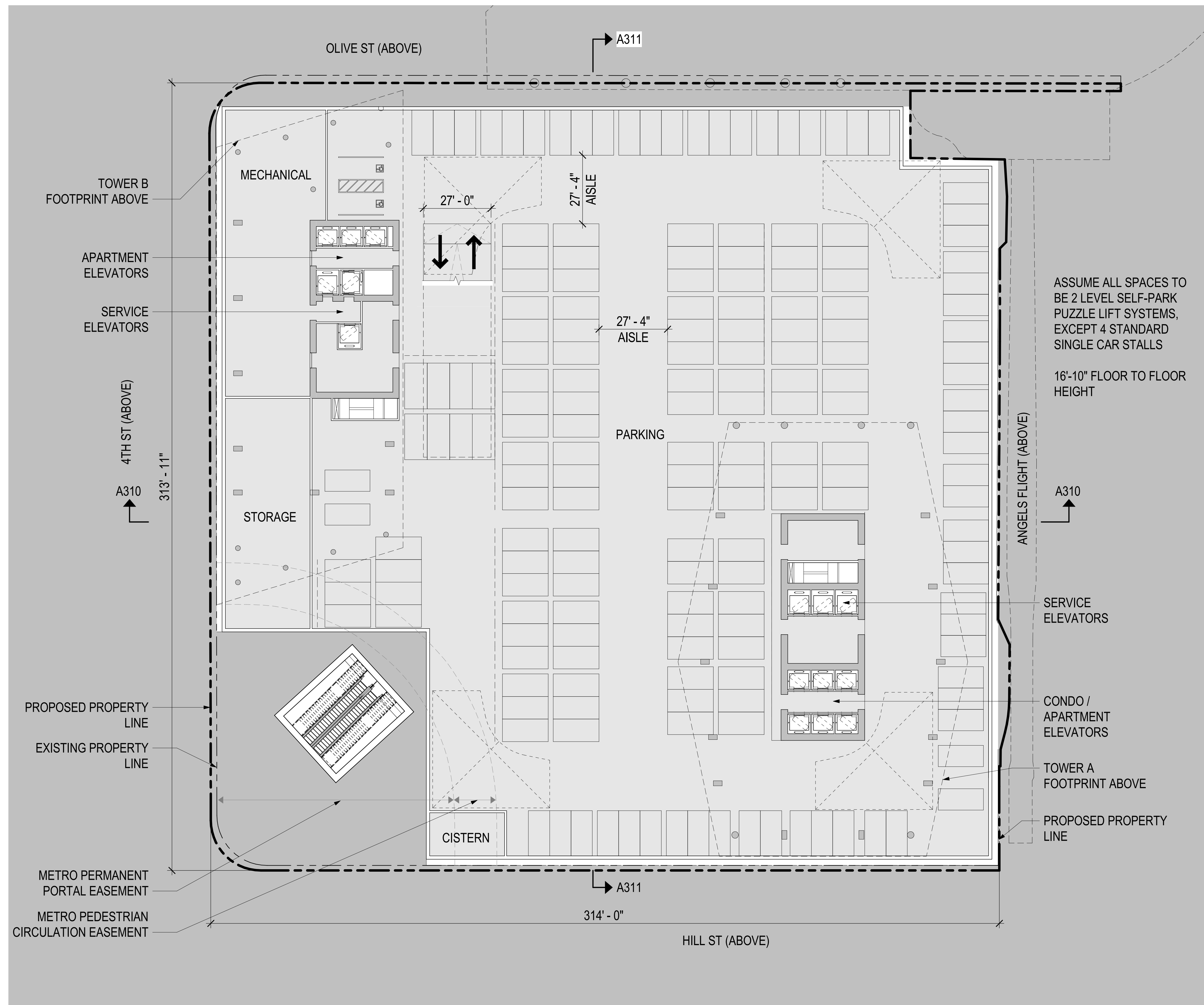
HOTEL BANQUET

ANGELS TERRACE

HILL STREET PLAZA

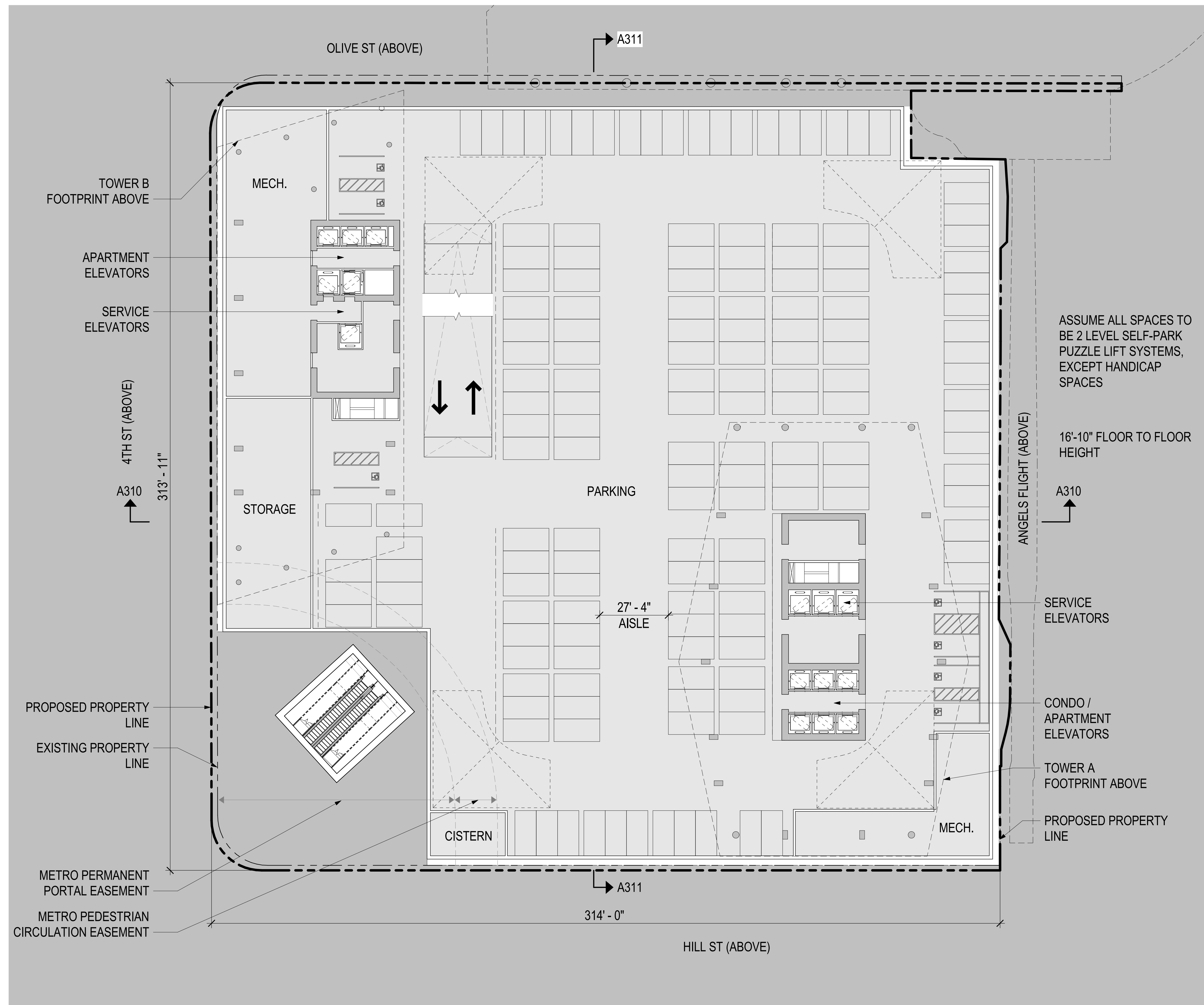
# ANGELS LANDING

PROGRAM MASSING – A008



# ANGELS LANDING

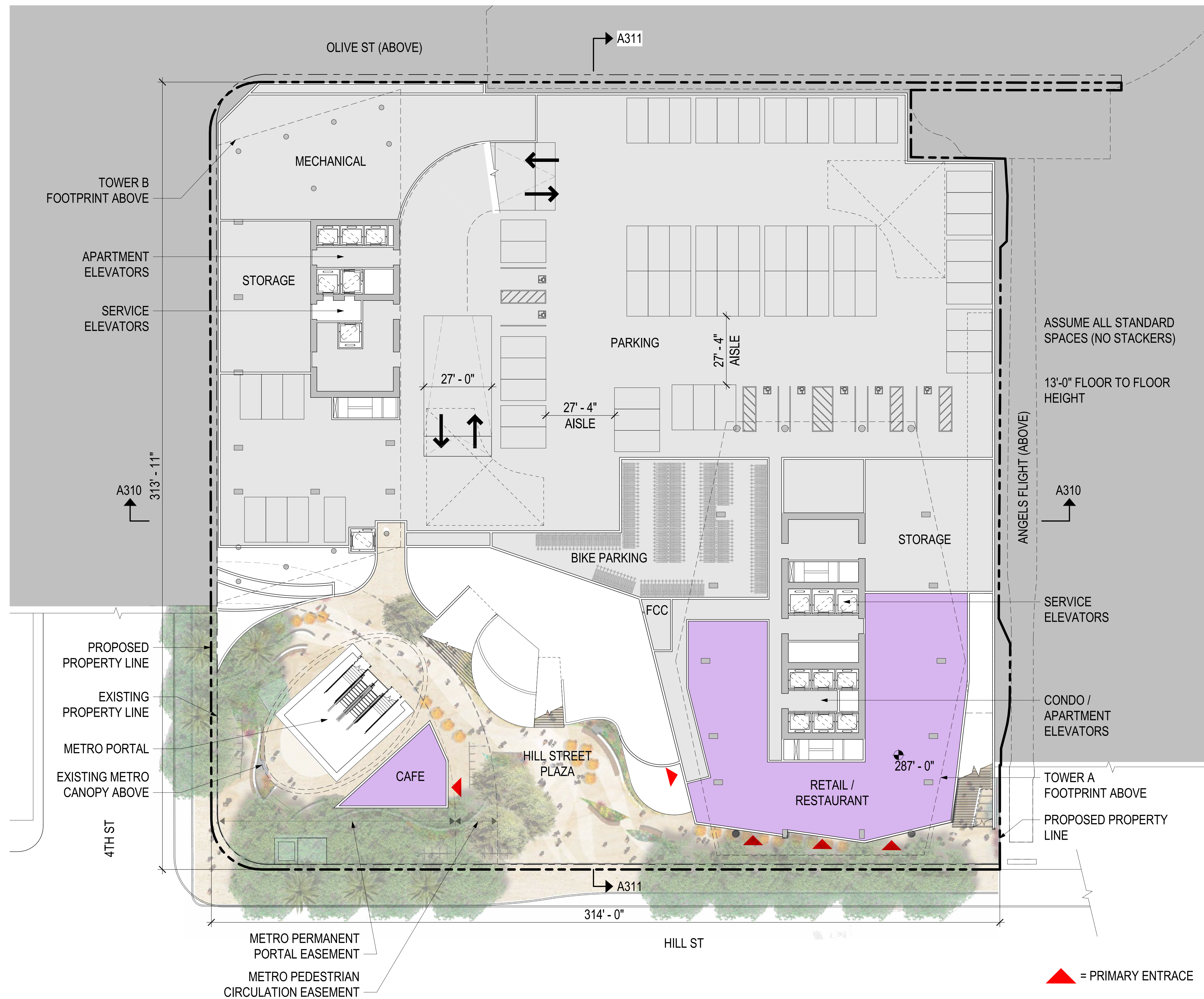
PARKING LEVEL PB3 – A098



# ANGELS LANDING

PARKING LEVEL PB2 – A099

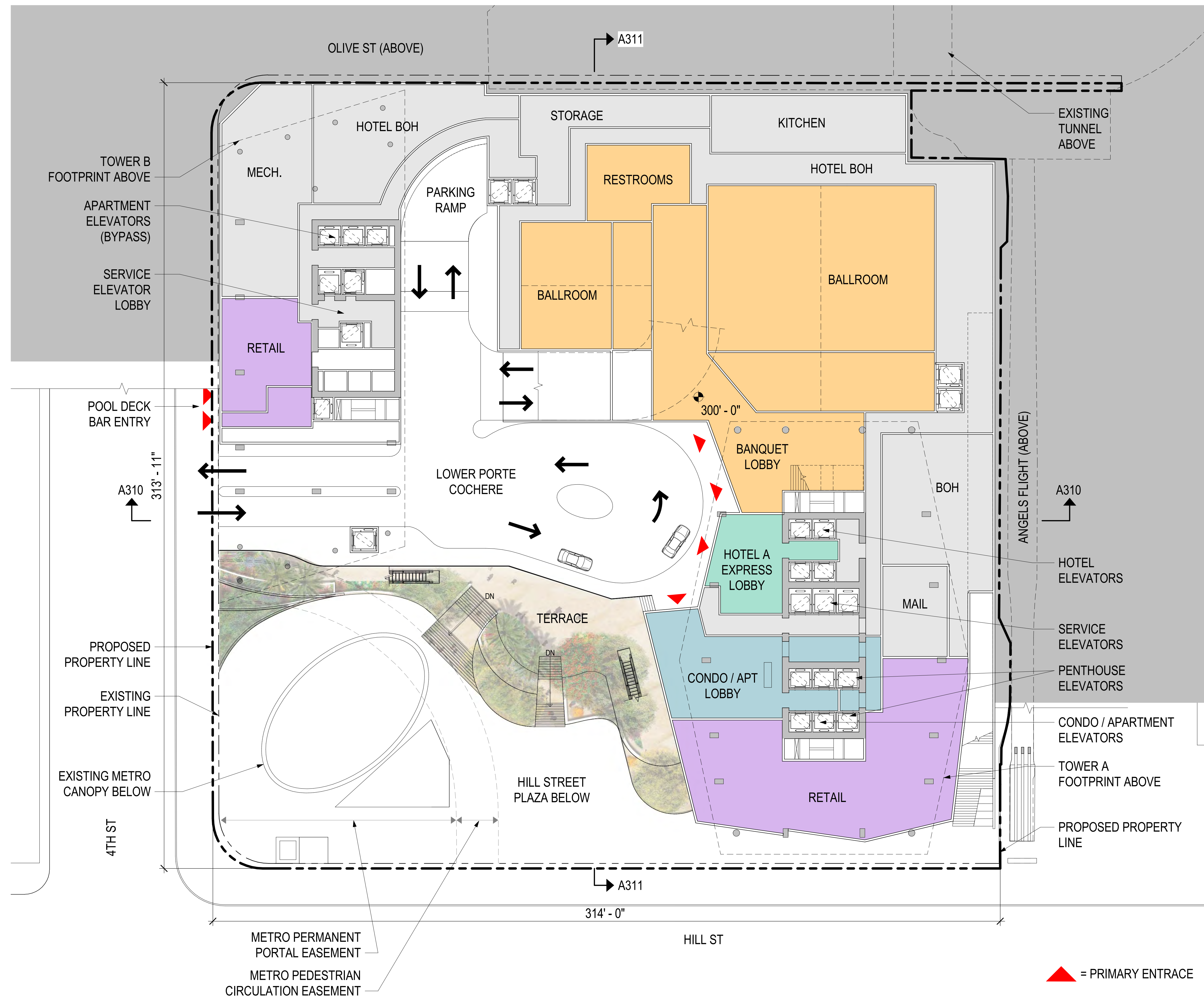




# ANGELS LANDING

LEVEL PB1 HILL ST PLAZA – A100





# ANGELS LANDING

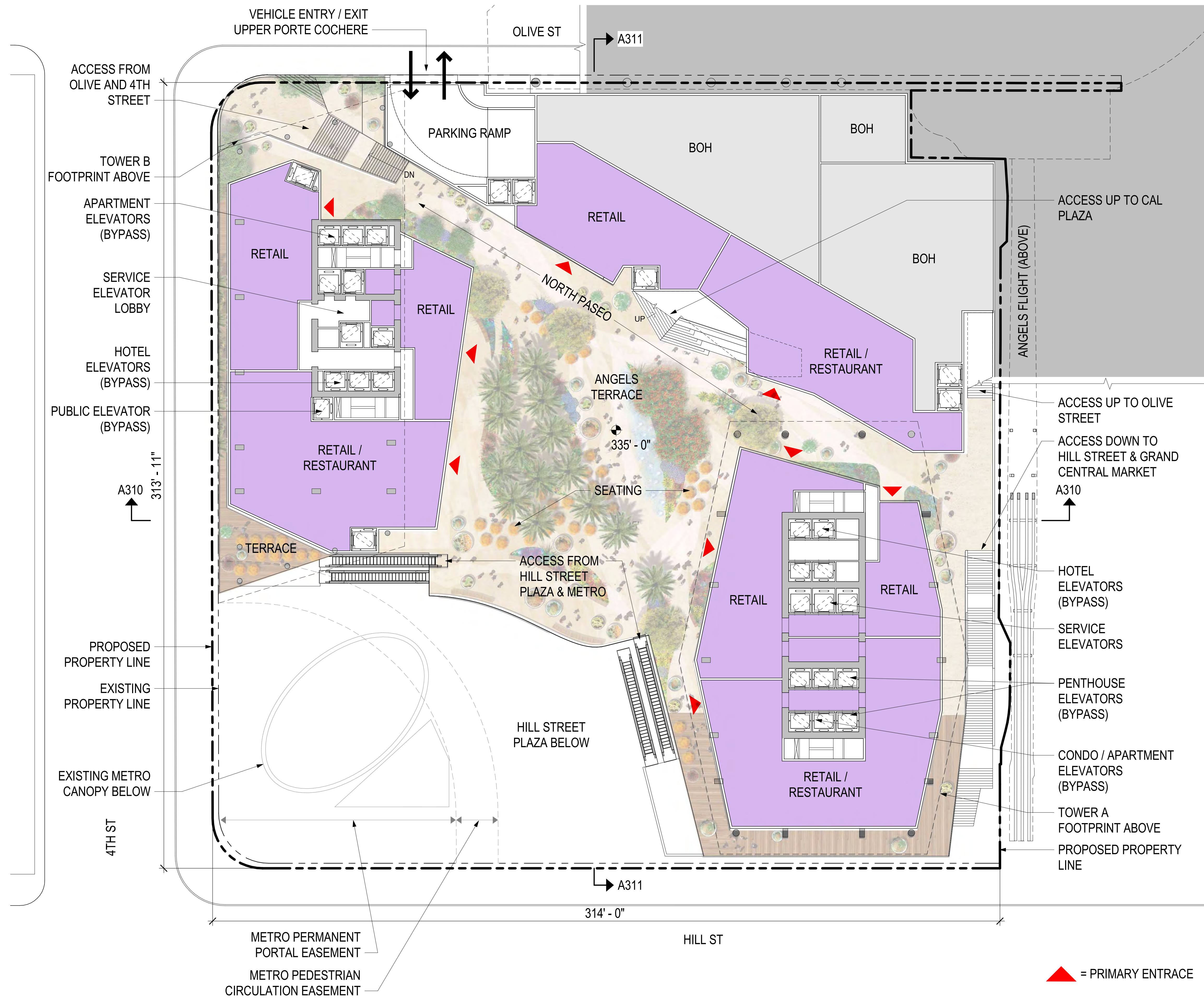
LEVEL 01 LOWER PORTE COCHERE – A101



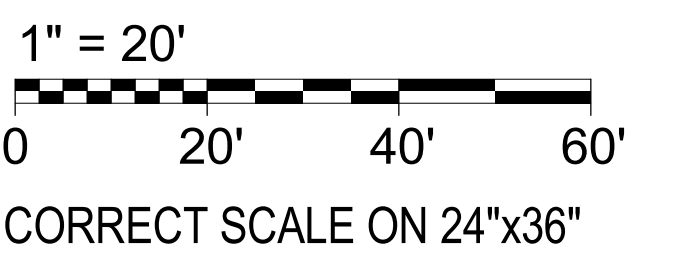
# ANGELS LANDING

LEVEL 02 UPPER PORTE COCHERE – A102





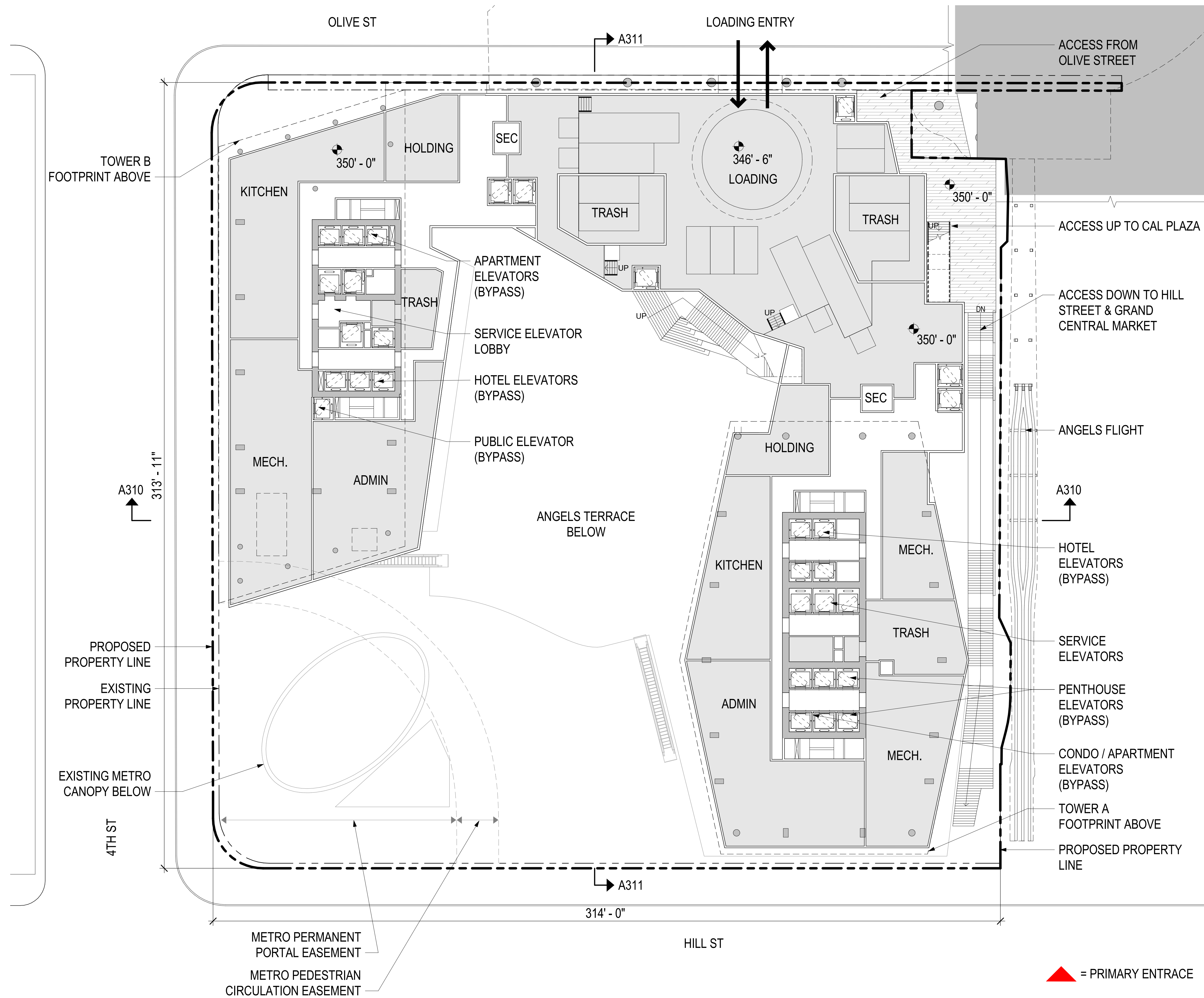
▲ = PRIMARY ENTRANCE



# ANGELS LANDING

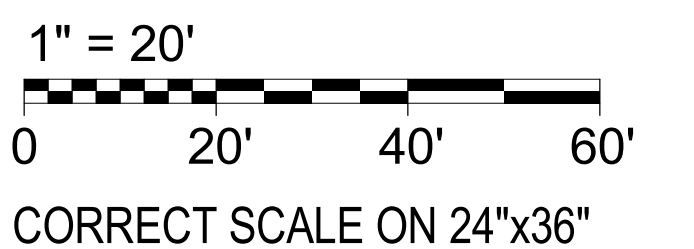
LEVEL 03 ANGELS TERRACE – A103





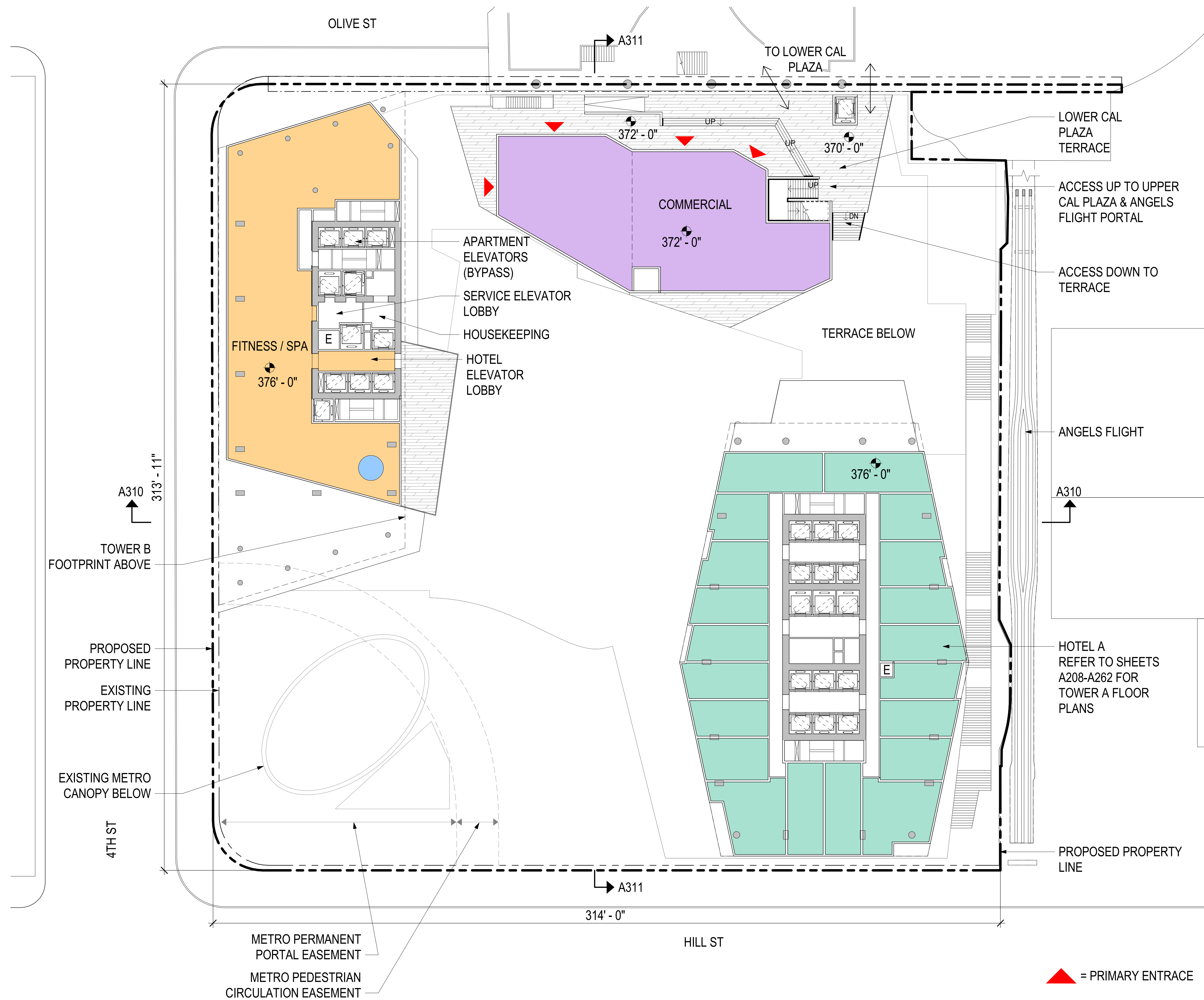
# ANGELS LANDING

LEVEL 04 SERVICE/LOADING – A104

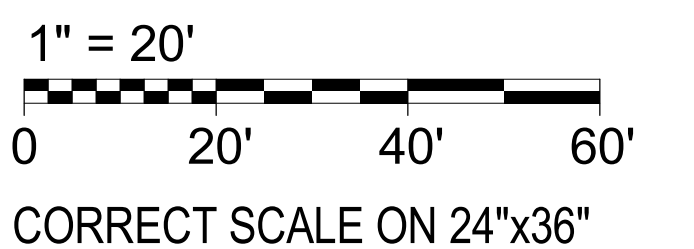


LEVEL 05 COMMERCIAL / HOTEL B AMENITY – A105





▲ = PRIMARY ENTRANCE



# ANGELS LANDING

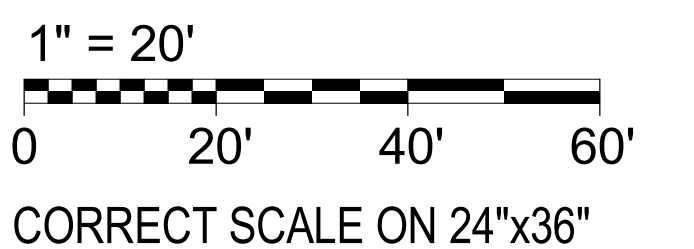
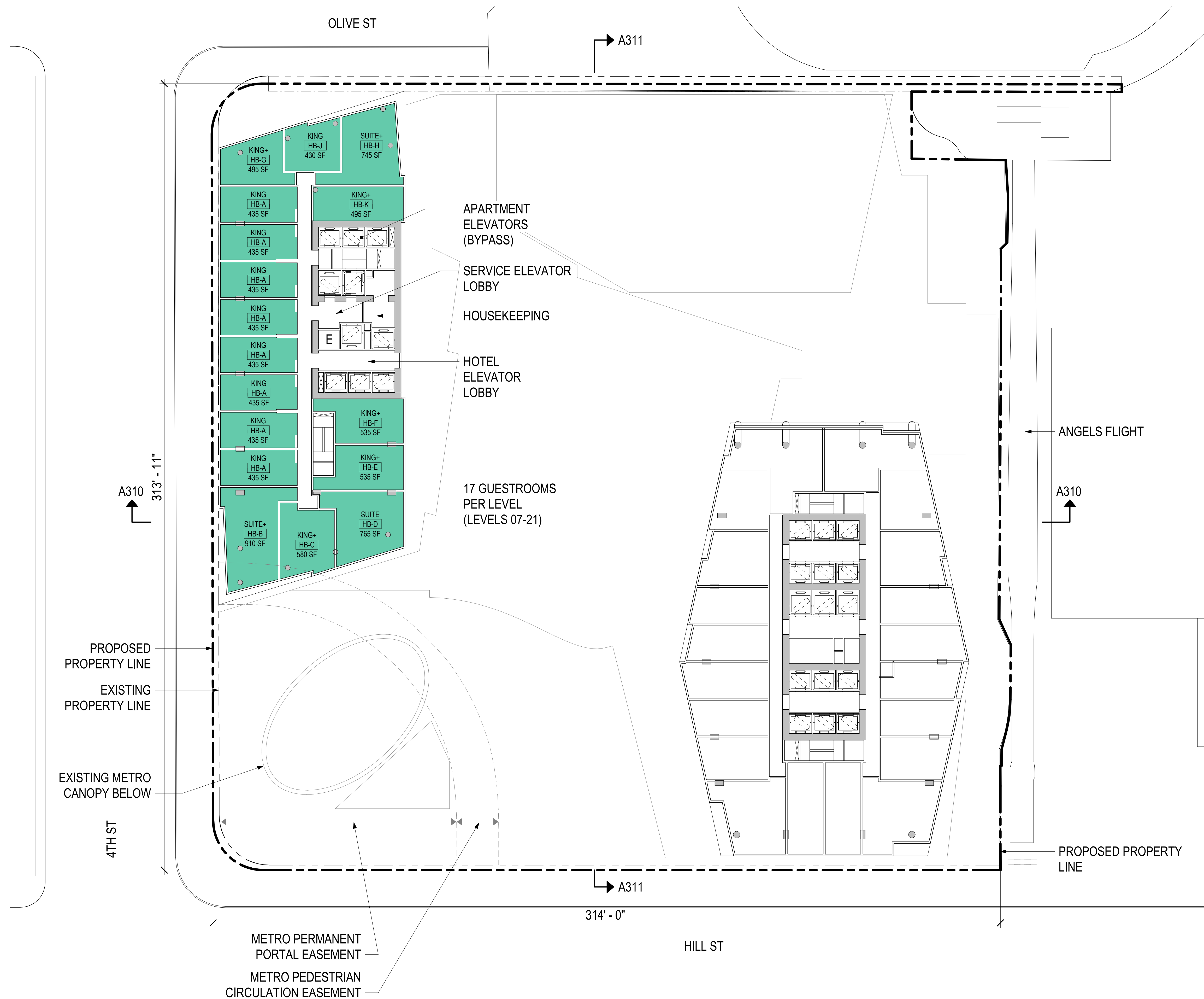
LEVEL 06 LOWER CAL PLAZA – A106





# ANGELS LANDING

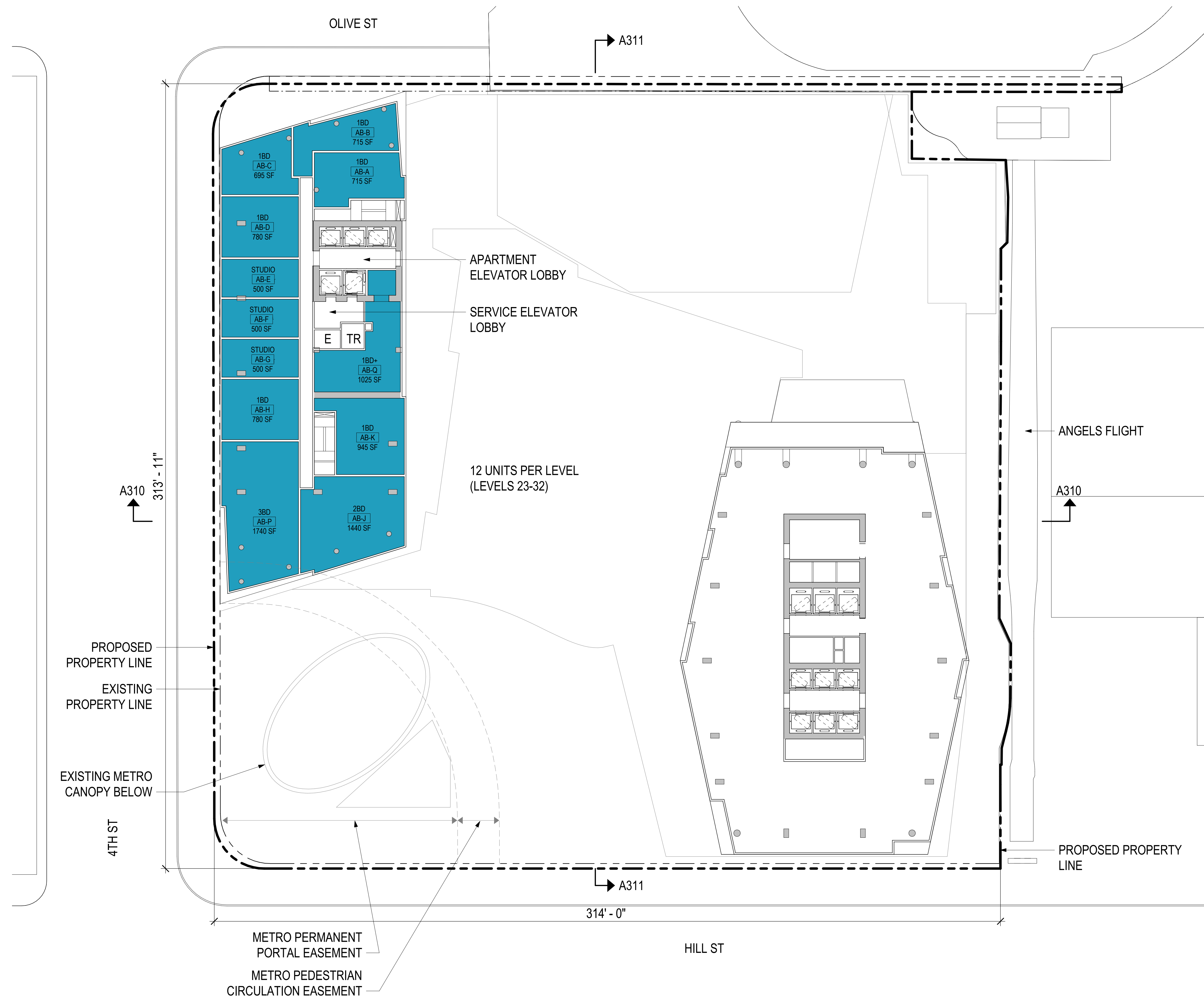
LEVEL 07 UPPER CAL PLAZA – A107



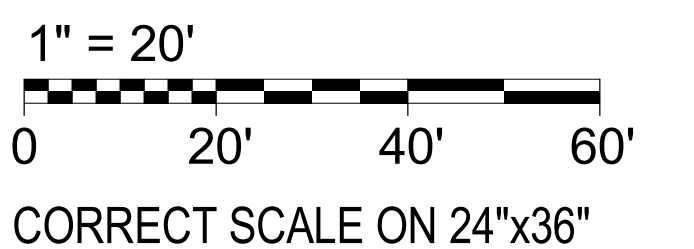
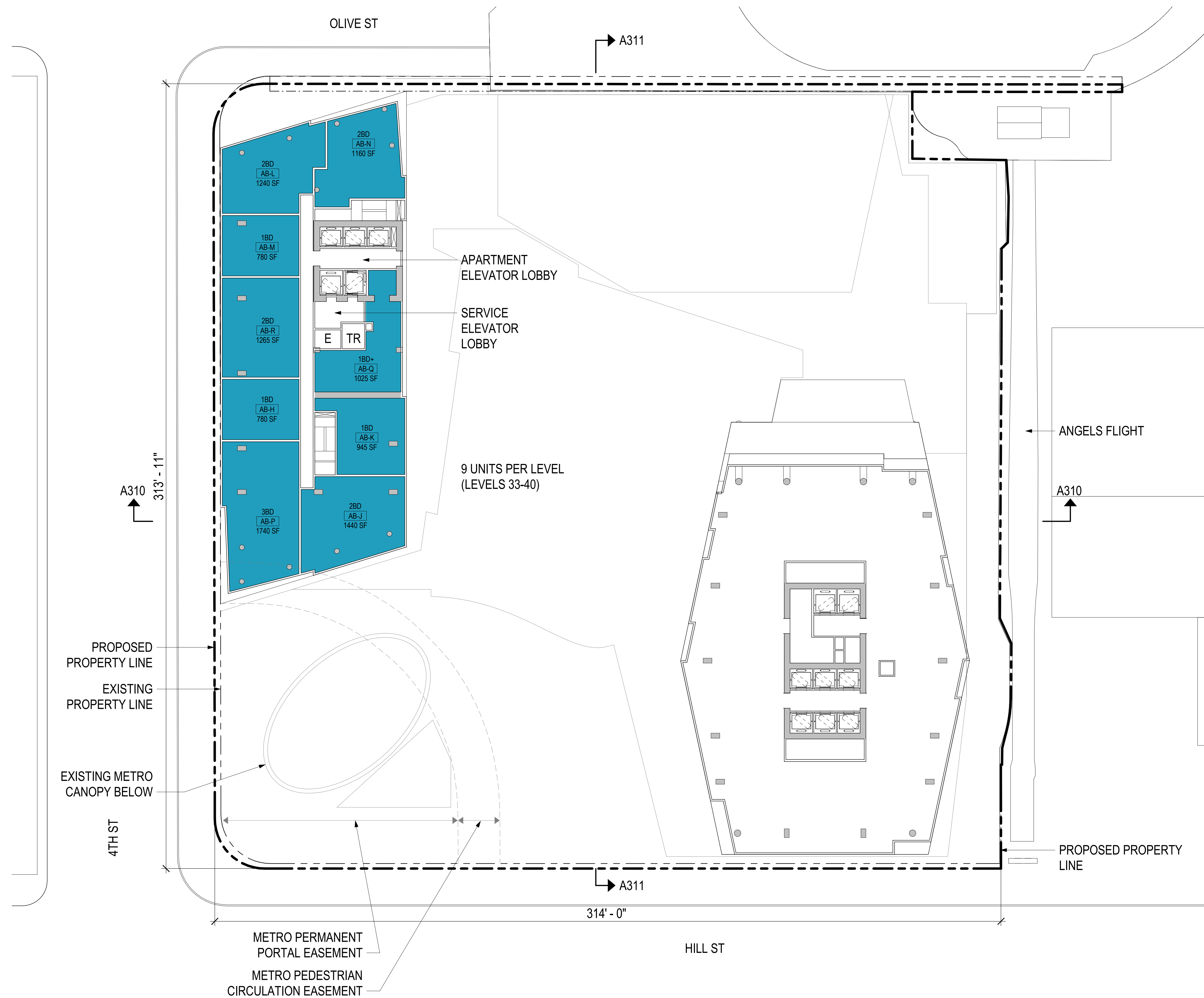
# ANGELS LANDING

TOWER B HOTEL FLOOR PLAN - LEVELS 07-21 – A109



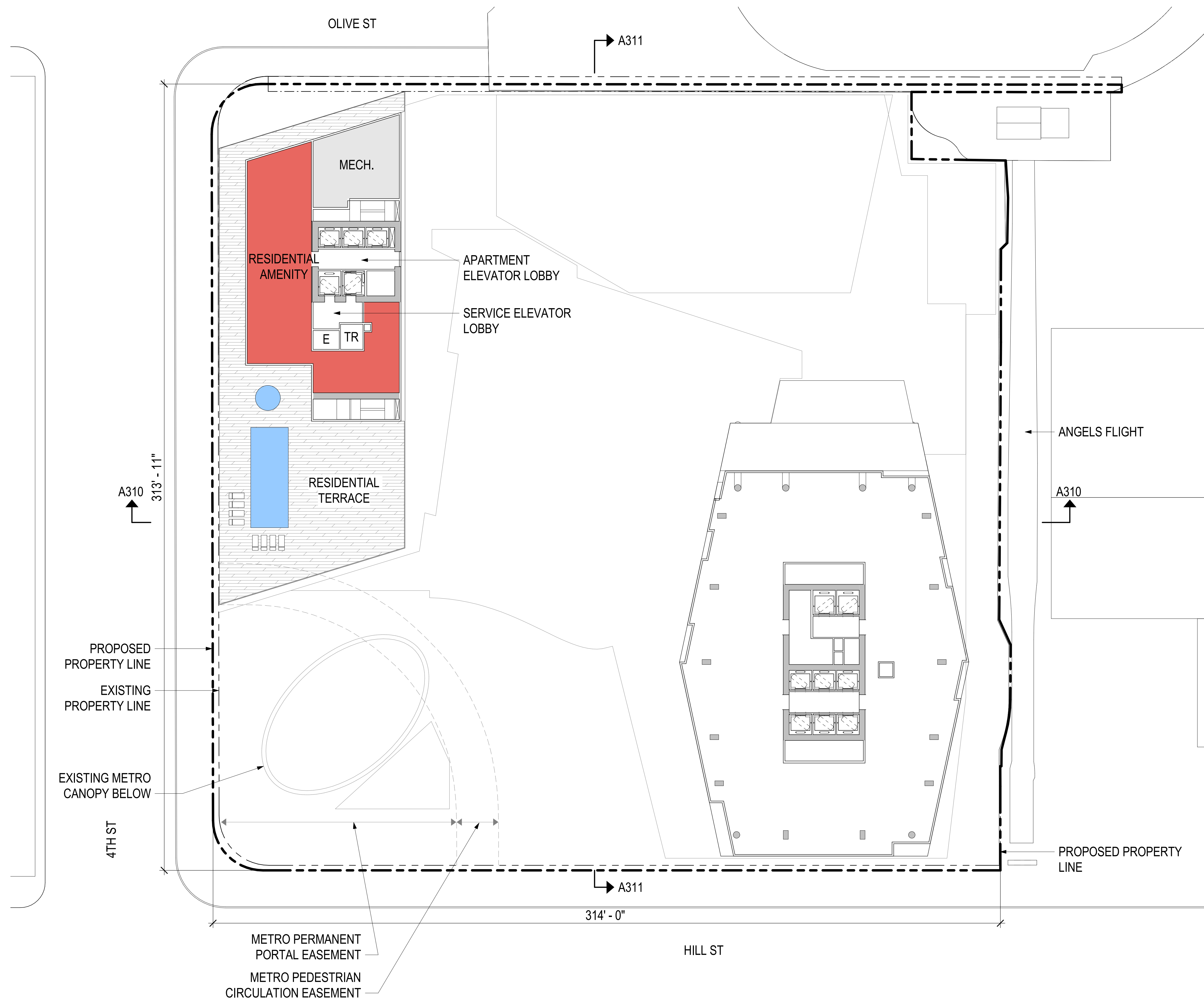


# ANGELS LANDING TOWER B APARTMENT FLOOR PLAN - LEVELS B23-B32 – A123



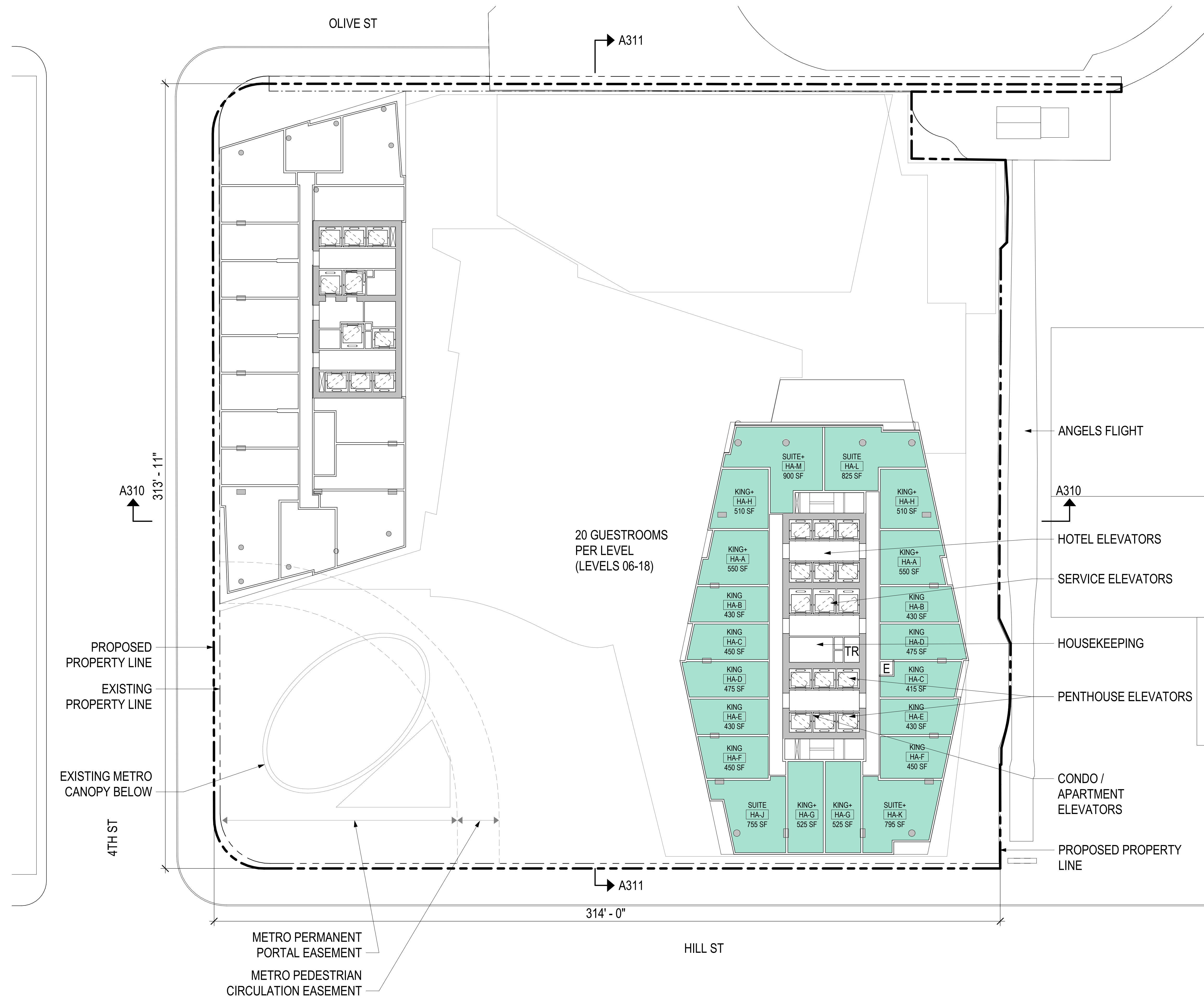
# ANGELS LANDING TOWER B APARTMENT FLOOR PLAN - LEVELS B33-B40 – A133





# ANGELS LANDING

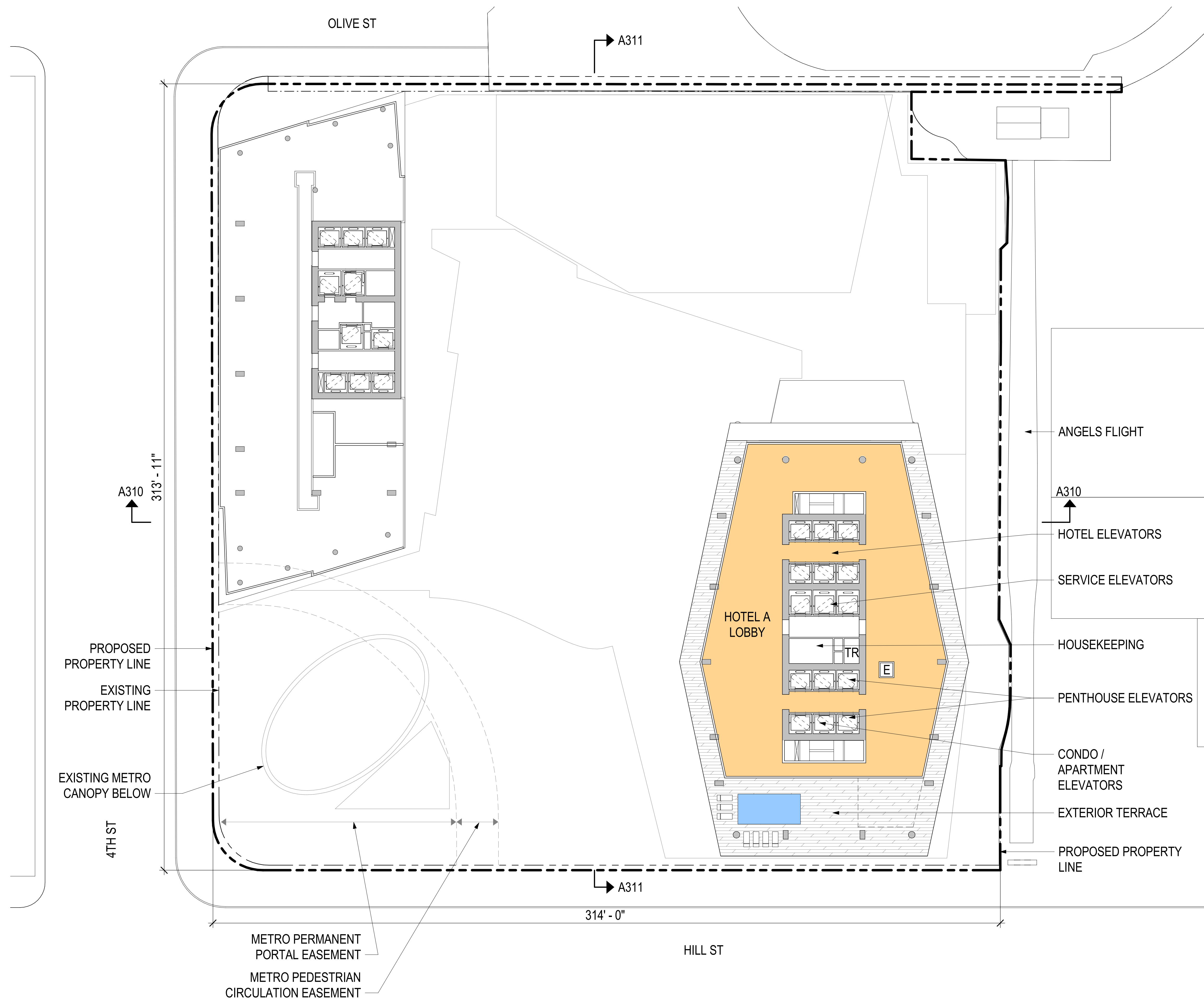
TOWER B ROOF DECK - LEVEL B42 – A142



# ANGELS LANDING

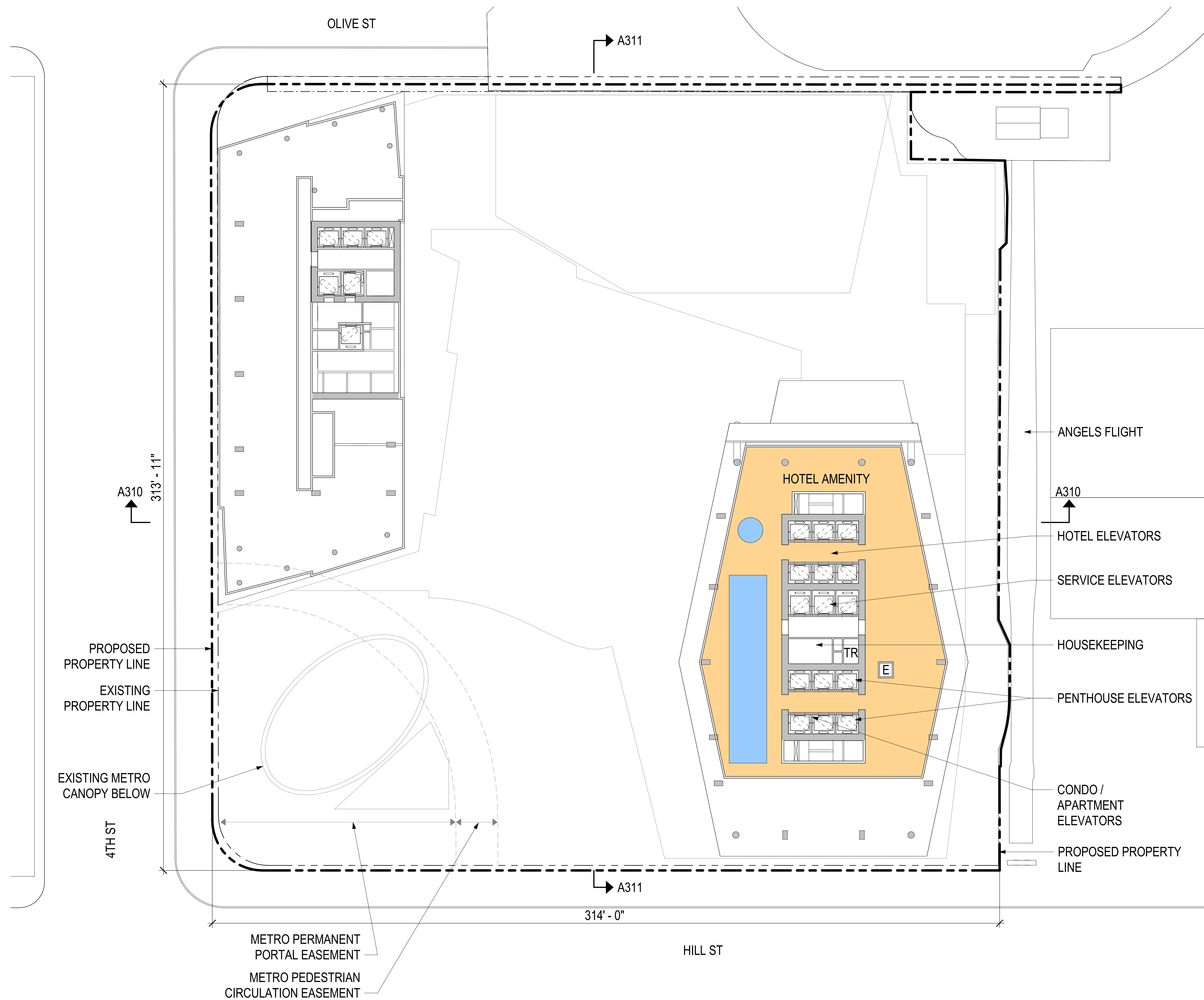
TOWER A HOTEL FLOOR PLAN -LEVELS A06-A18 – A208





# ANGELS LANDING

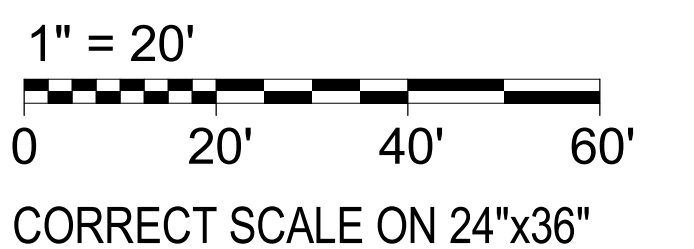
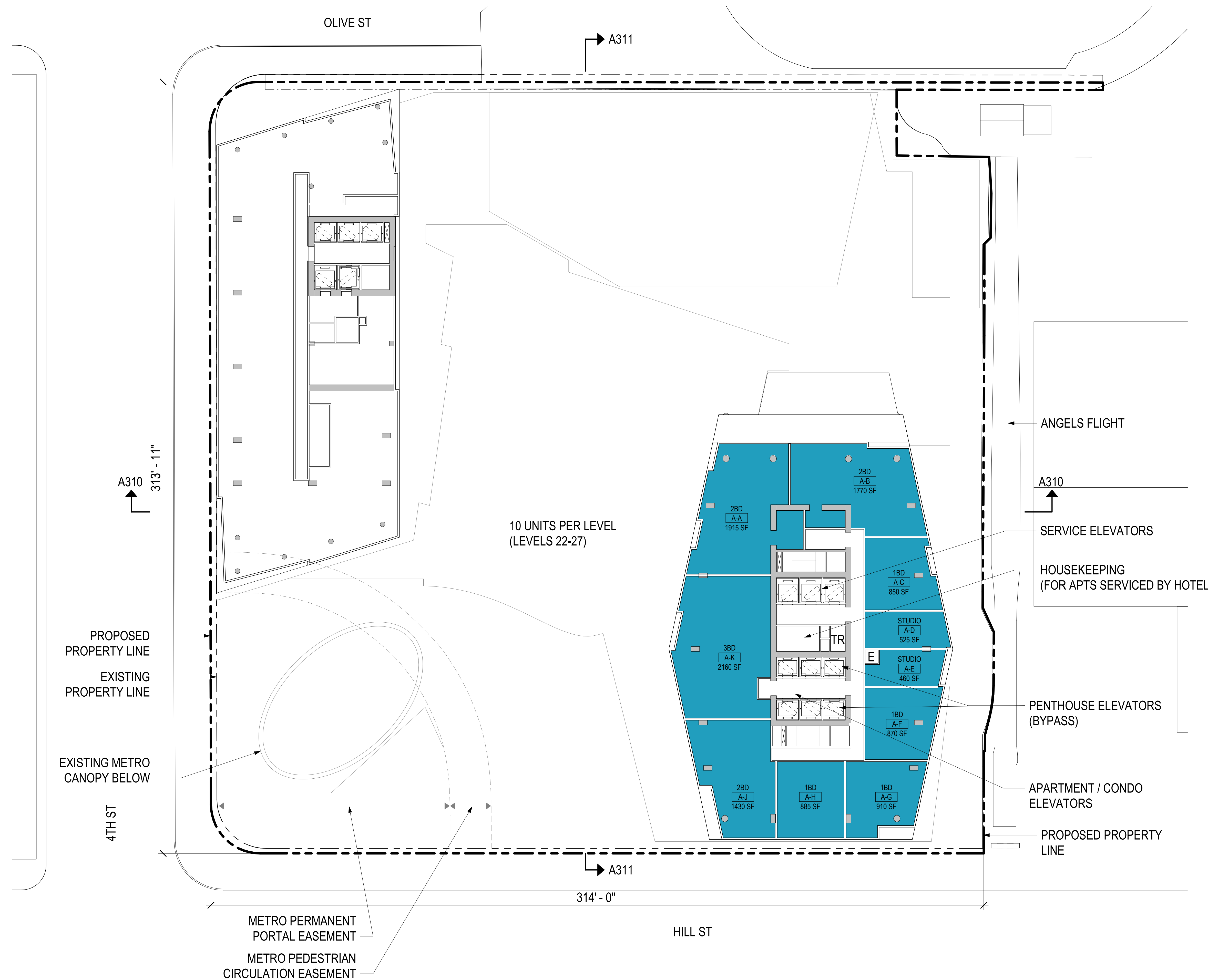
TOWER A HOTEL LOBBY - LEVEL A20 – A220



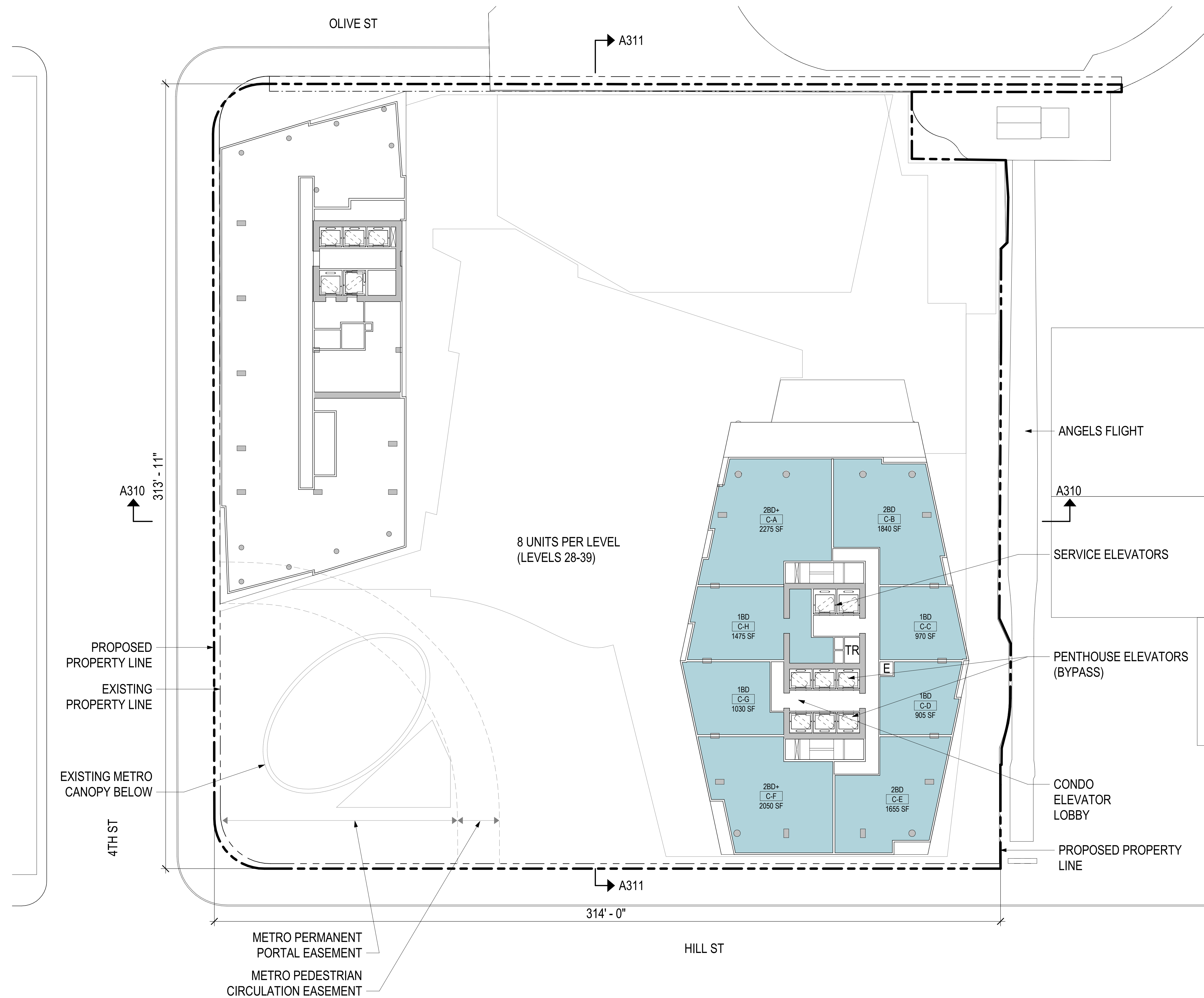
# ANGELS LANDING

TOWER A HOTEL AMENITY - LEVEL A21 - A221





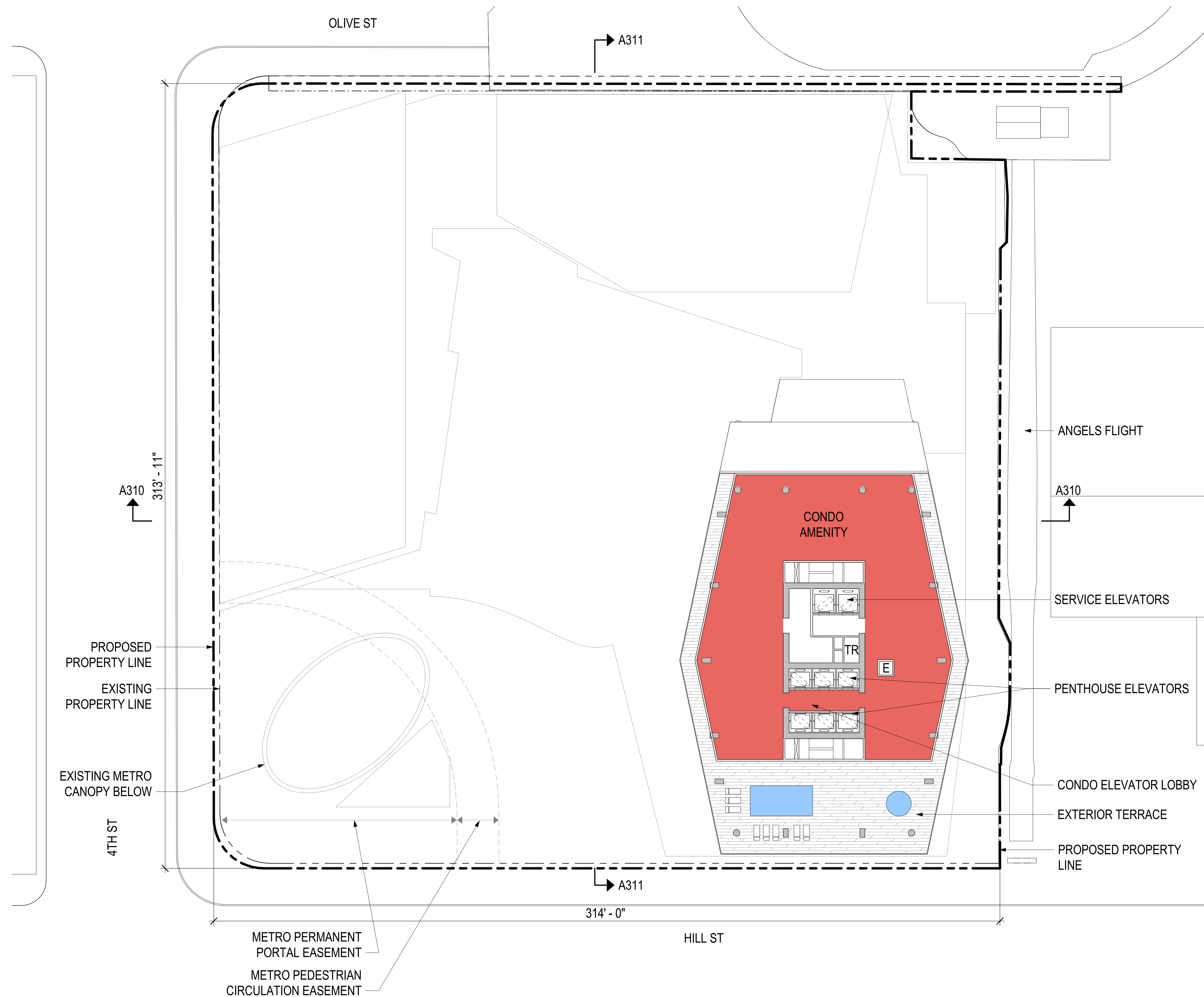
# ANGELS LANDING TOWER A APARTMENT FLOOR PLAN - LEVEL A22-A27 – A222



# ANGELS LANDING

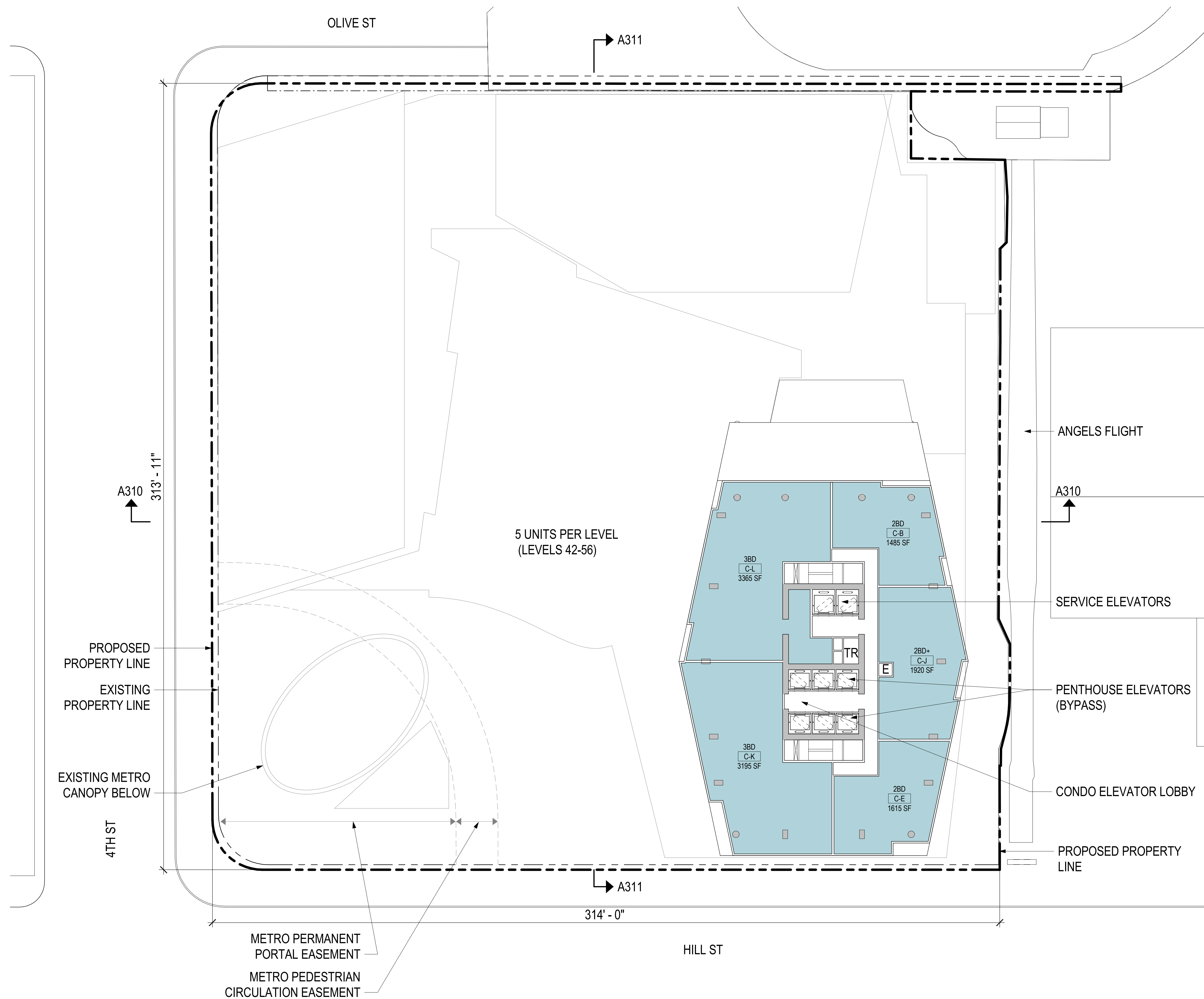
## TOWER A CONDO FLOOR PLAN - LEVELS A28-A39 – A228





# ANGELS LANDING

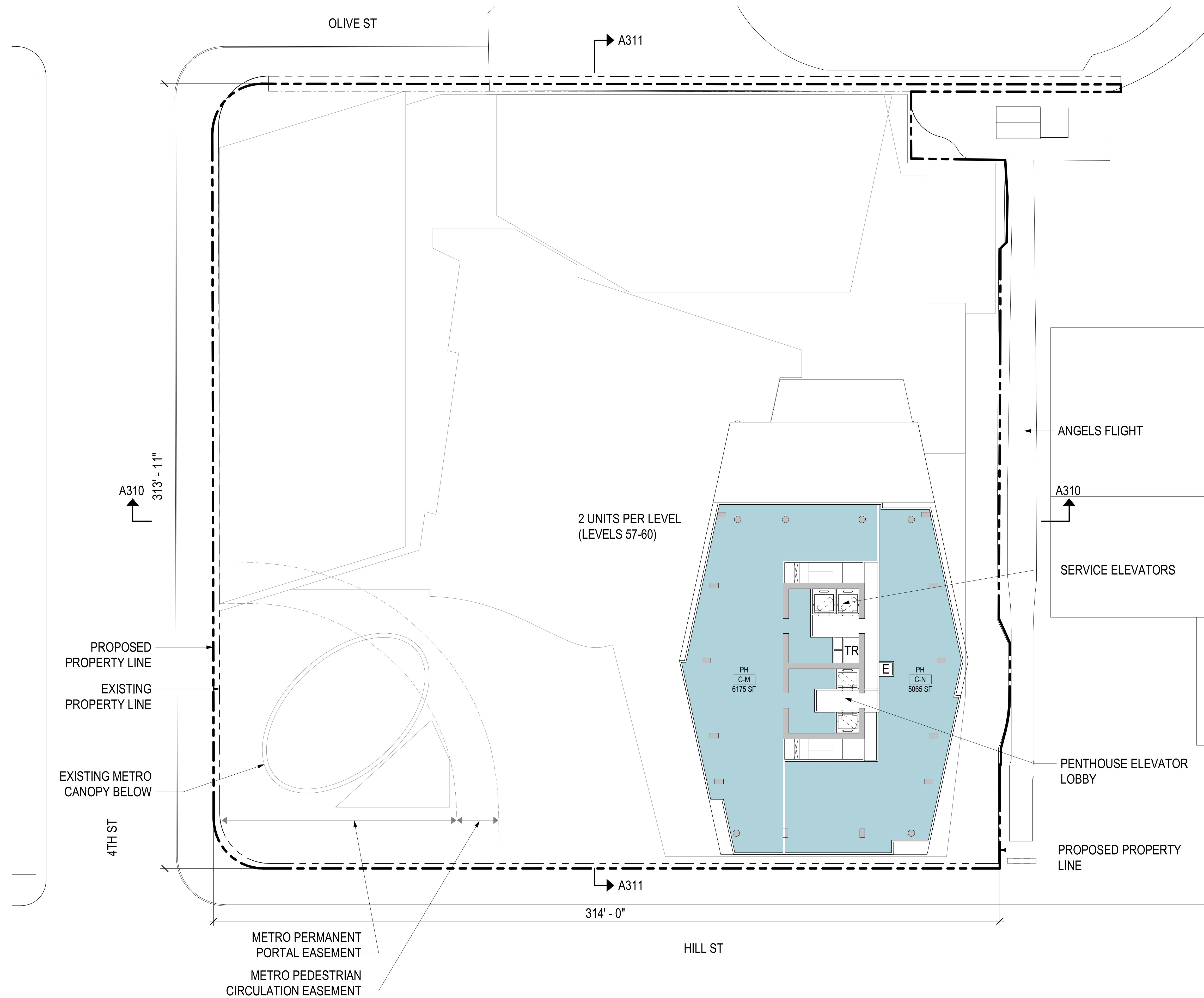
TOWER A CONDO AMENITY - LEVEL A41 – A241



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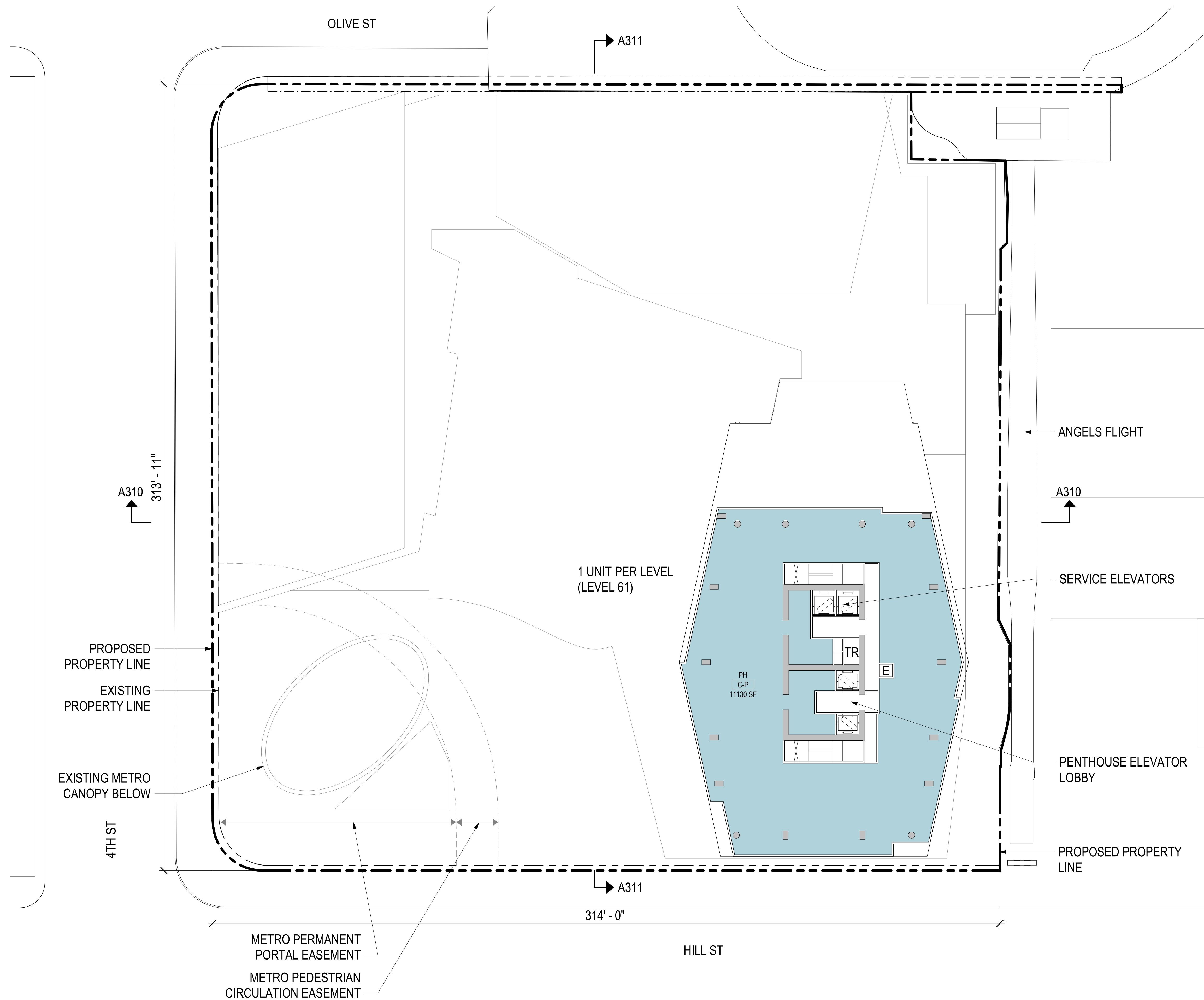
## TOWER A CONDO FLOOR PLAN - LEVELS A42-A56 – A242





# ANGELS LANDING

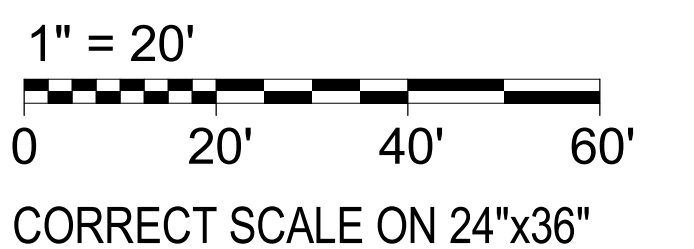
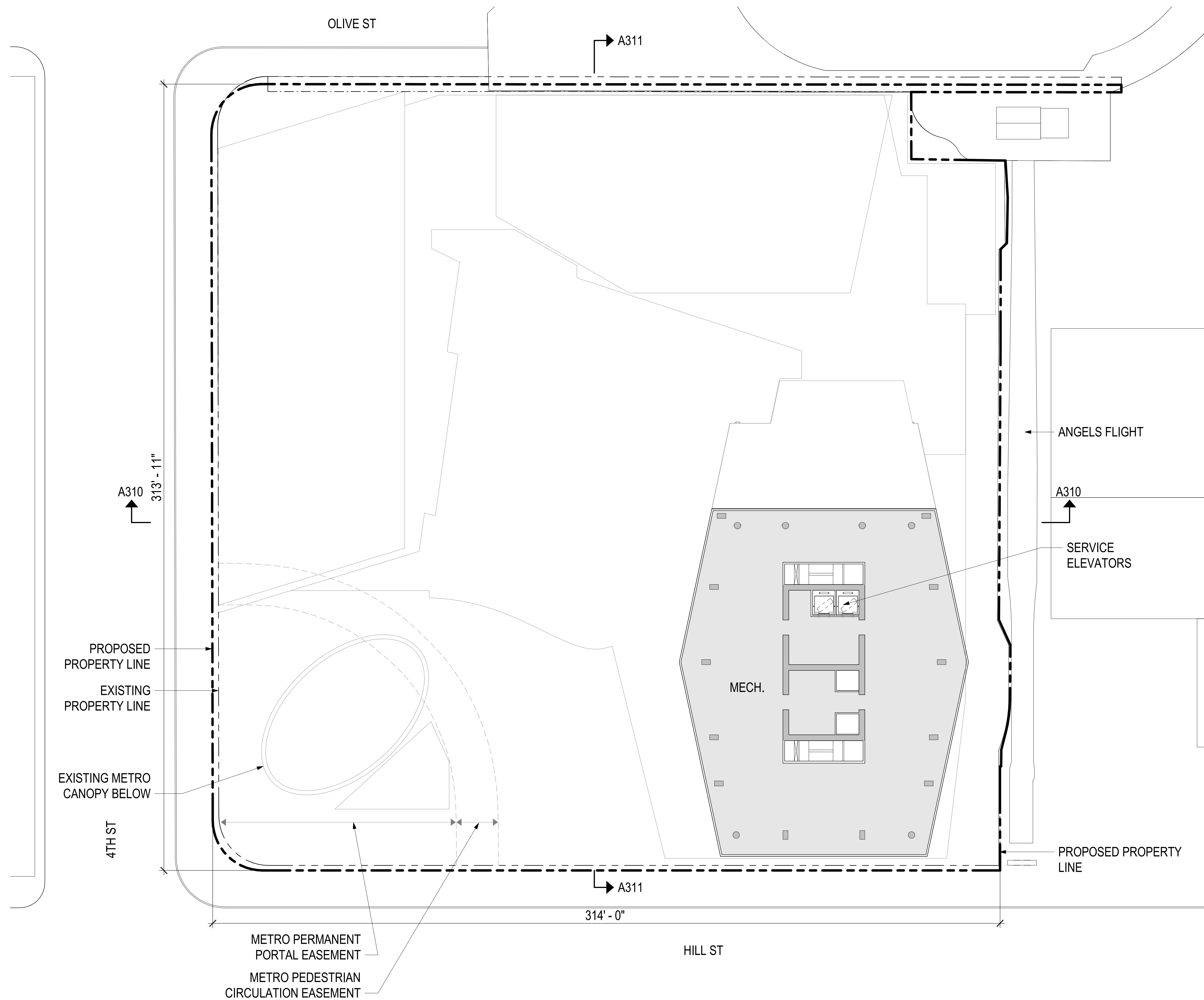
## TOWER A CONDO FLOOR PLAN - LEVELS A57-A60 – A257



# ANGELS LANDING

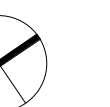
## TOWER A CONDO FLOOR PLAN - LEVEL A61 – A261



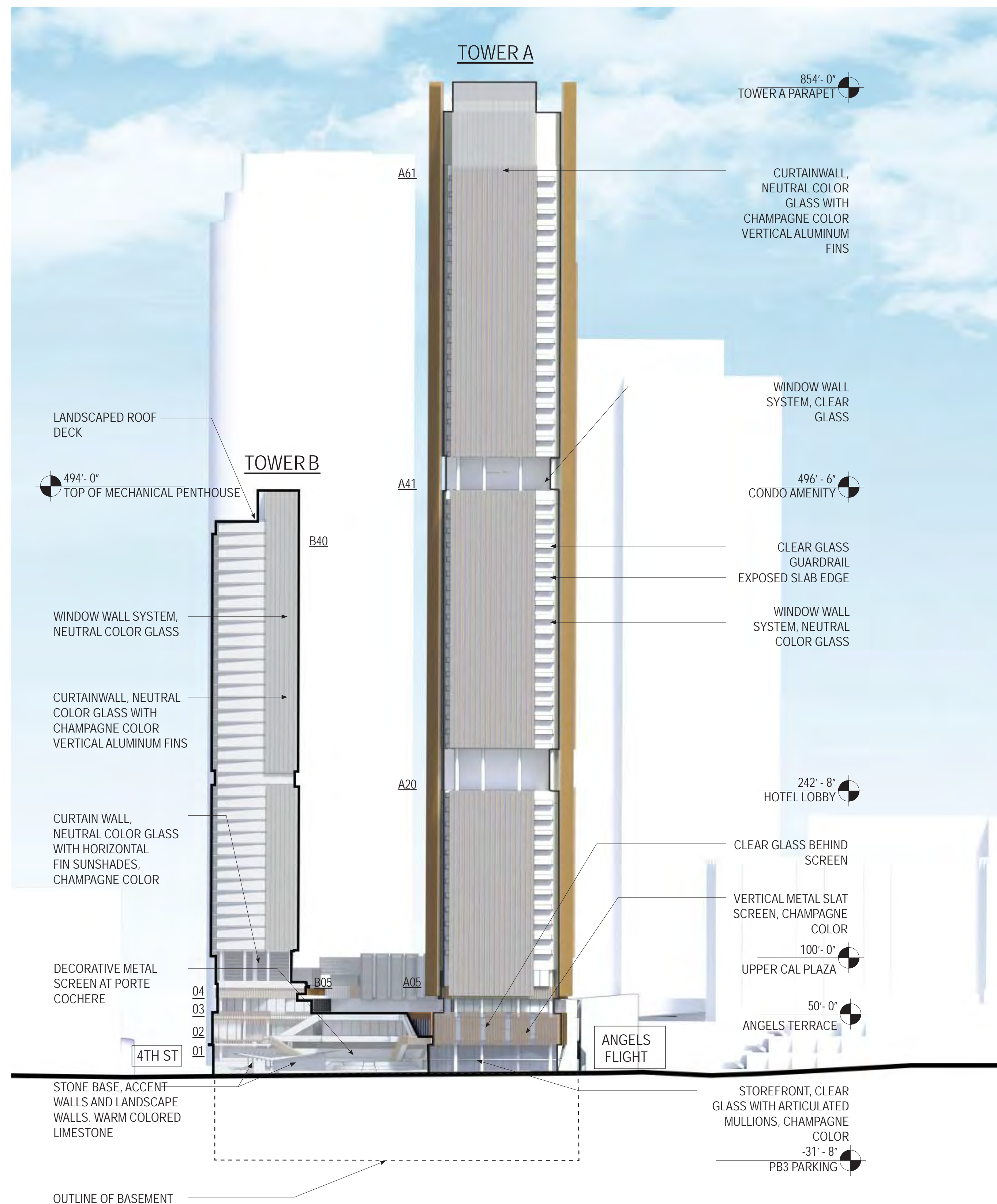


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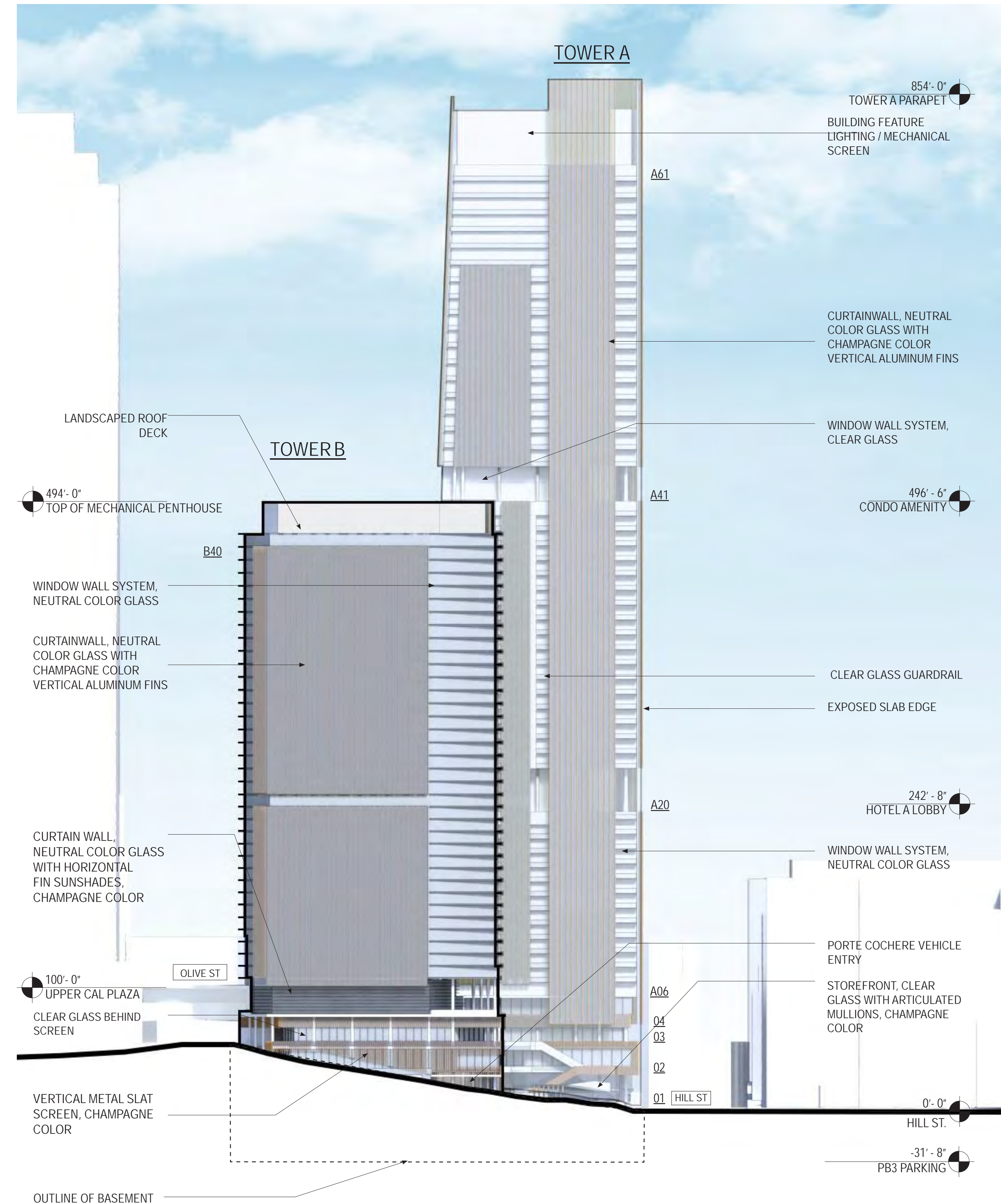
TOWER A ROOF PLAN - LEVEL A62 – A262



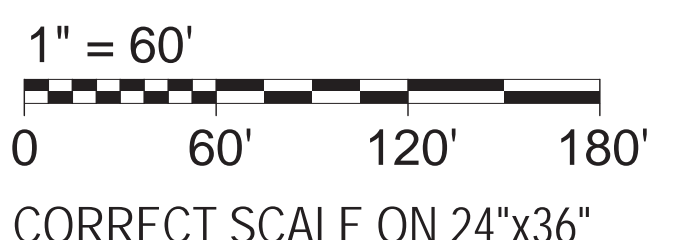




HILL STREET ELEVATION 1  
1" = 60'-0"



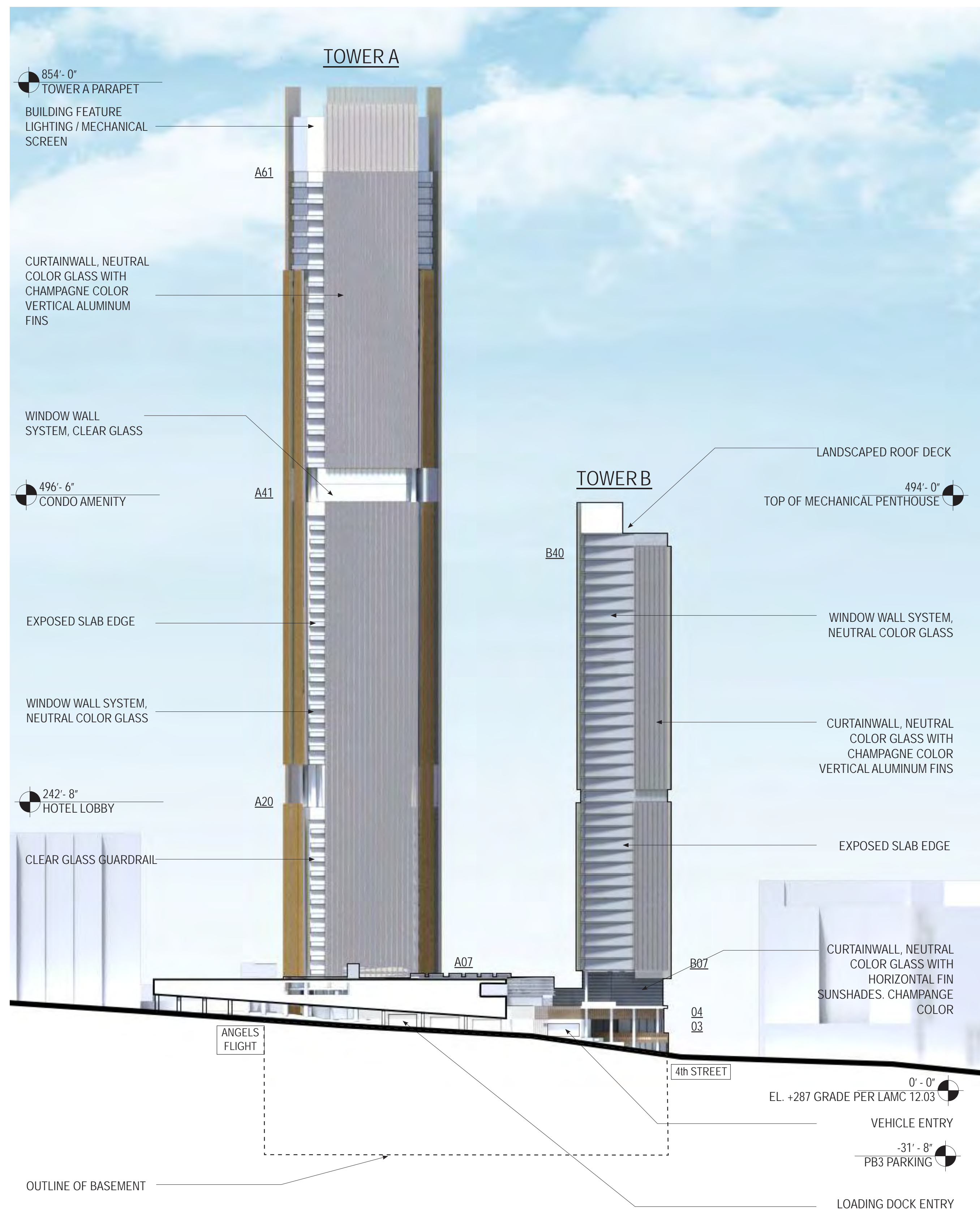
HILL STREET ELEVATION 2  
1" = 60'-0"



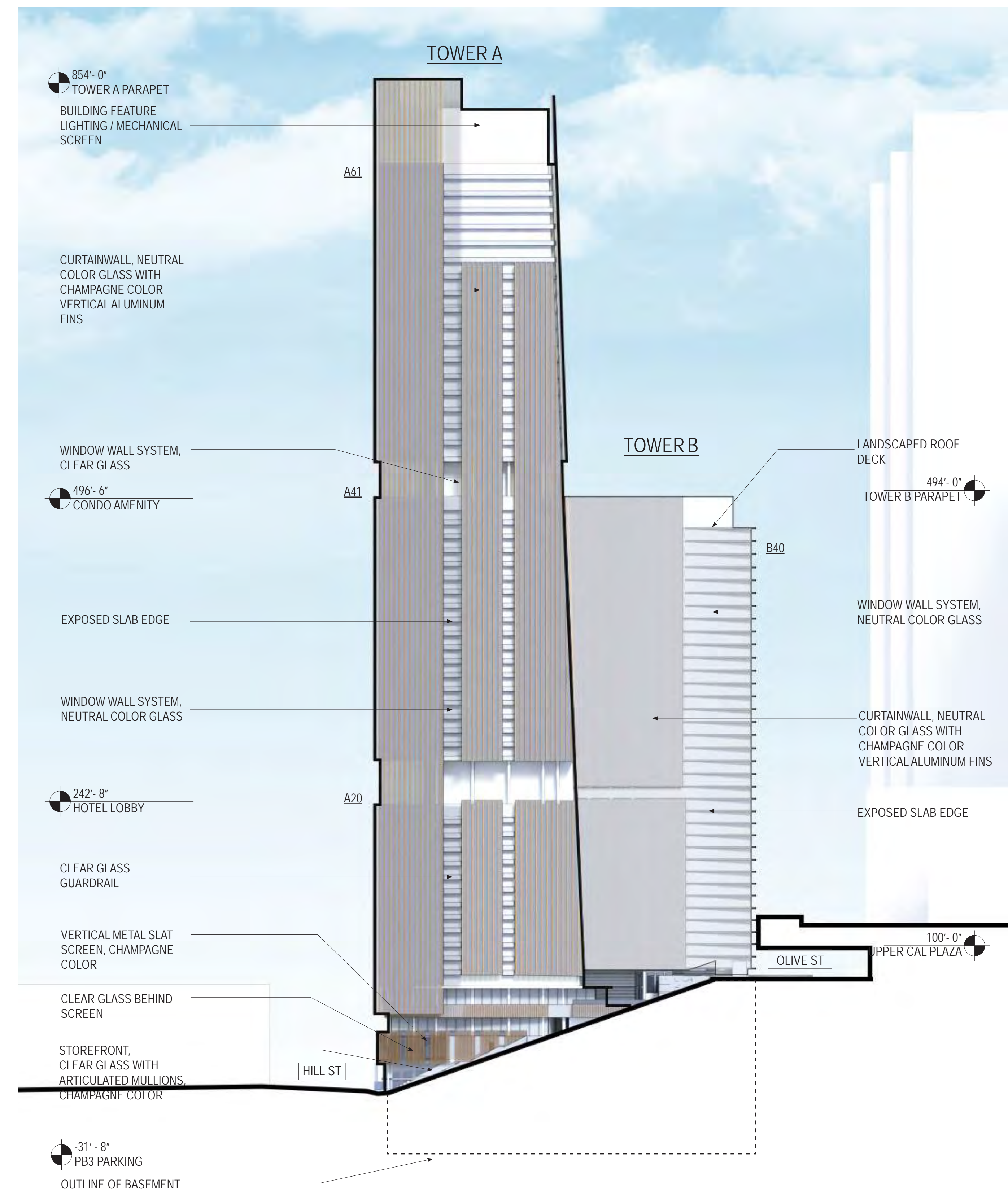
# ANGELS LANDING

EXTERIOR ELEVATIONS - A301

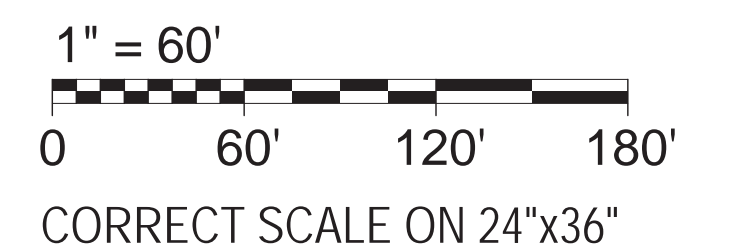




OLIVE STREET ELEVATION ①  
1" = 60'-0"

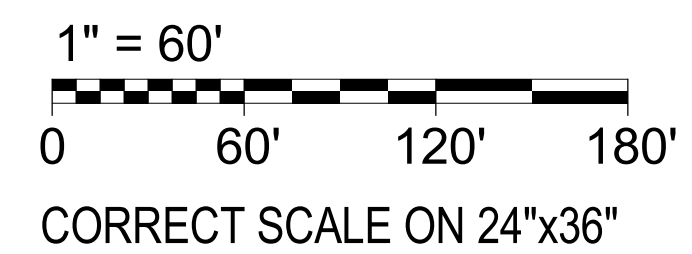
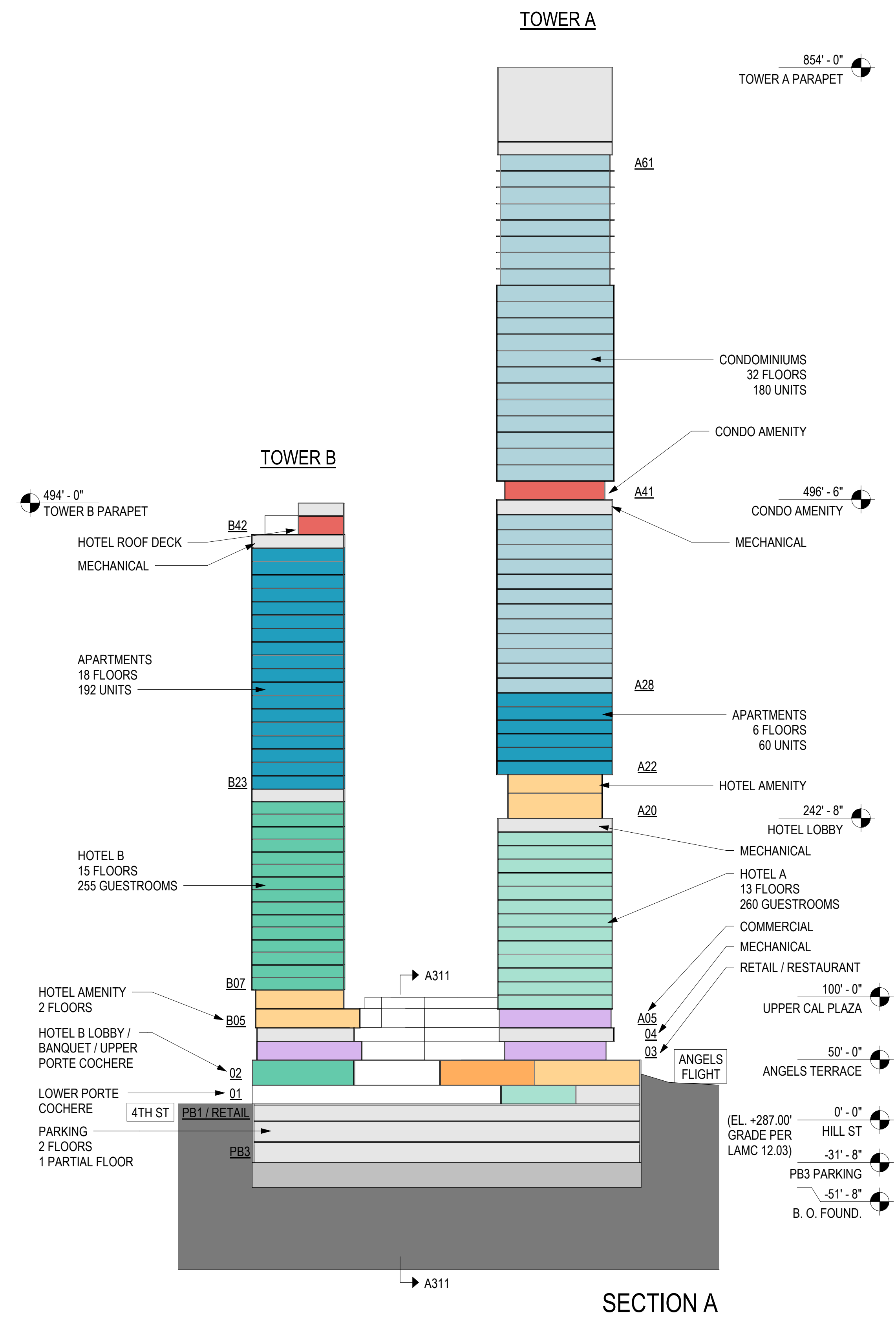


ANGELS FLIGHT ELEVATION ②  
1" = 60'-0"



# ANGELS LANDING

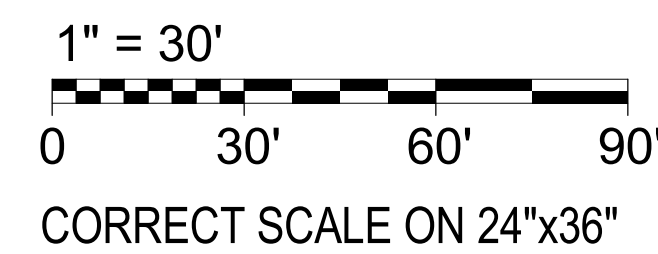
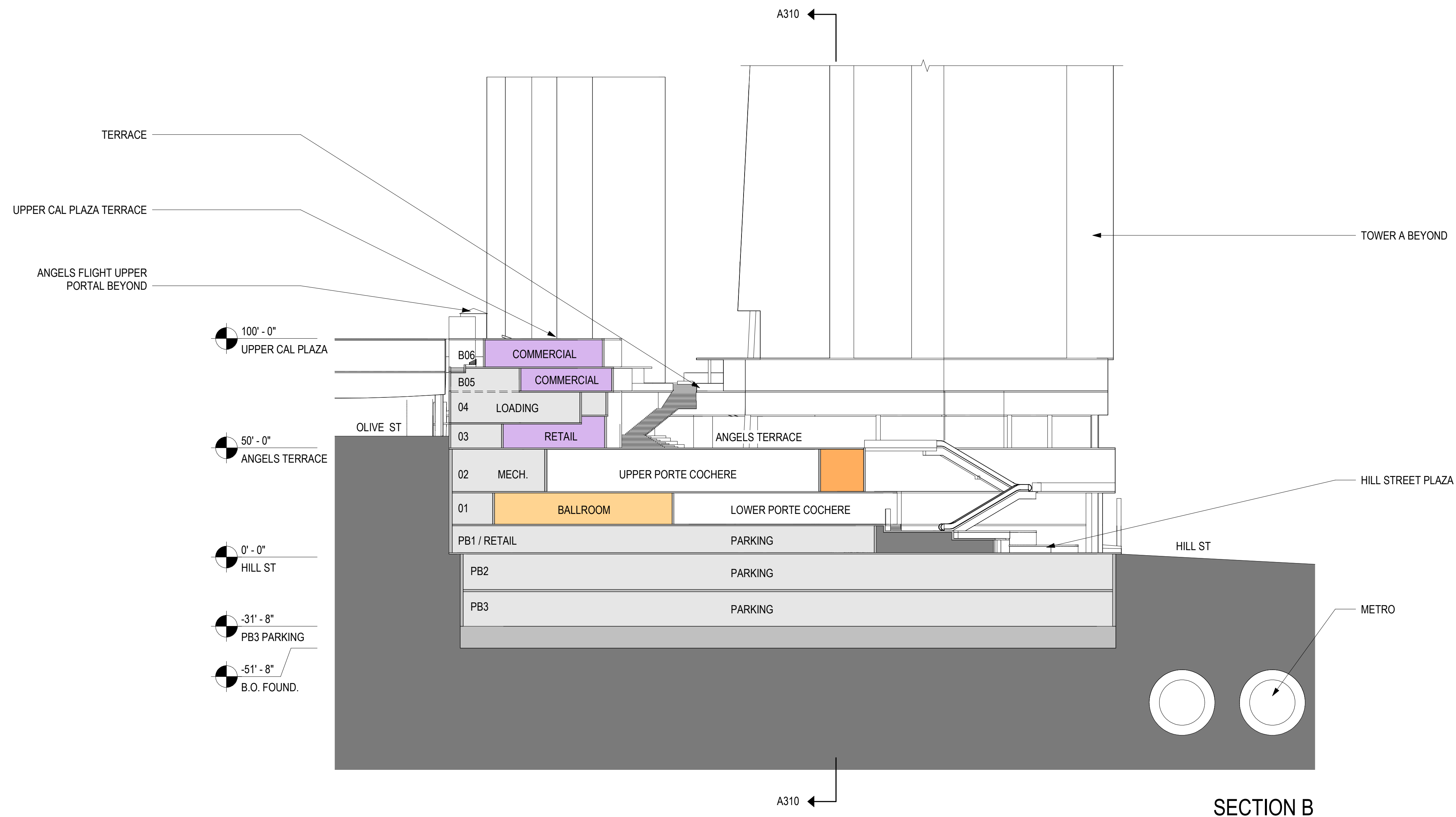




# ANGELS LANDING

SECTION A – A310





# ANGELS LANDING

SECTION B – A311






## ANGELS LANDING

AERIAL LOOKING NORTH – A400

5/21/2020 | ENTITLEMENT APPLICATION

361 S. HILL STREET ARB NUMBER: NONE

ANGELS LANDING PARTNERS | HANDEL ARCHITECTS  LLP





# ANGELS LANDING

STREET VIEW FROM GRAND CENTRAL MARKET – A401



5/21/2020 | ENTITLEMENT APPLICATION

361 S. HILL STREET ARB NUMBER: NONE

ANGELS LANDING PARTNERS | HANDEL ARCHITECTS LLP





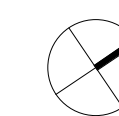
# ANGELS LANDING

5/21/2020 | ENTITLEMENT APPLICATION

361 S. HILL STREET ARB NUMBER: NONE

AERIAL LOOKING AT HILL ST PLAZA – A402

ANGELS LANDING PARTNERS | HANDEL ARCHITECTS LLP







# ANGELS LANDING

STREET VIEW LOOKING FROM 4TH & OLIVE – A403







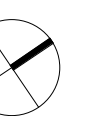
# ANGELS LANDING

AERIAL LOOKING SOUTH – A404

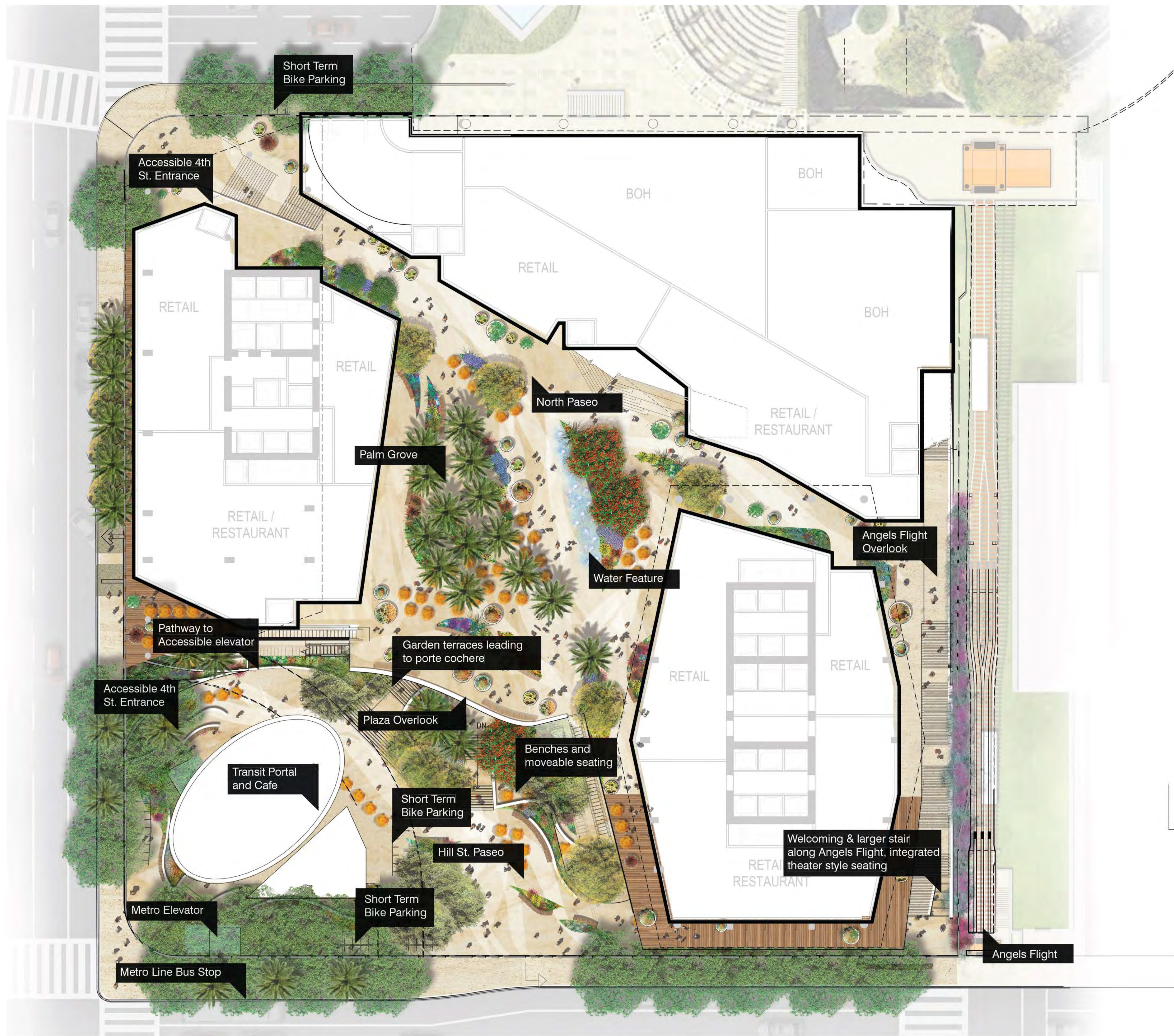
5/21/2020 | ENTITLEMENT APPLICATION

361 S. HILL STREET ARB NUMBER: NONE

ANGELS LANDING PARTNERS | HANDEL ARCHITECTS LLP







LANDSCAPE ARCHITECT IN CHARGE:  
 TIFFANY BEAMER: LICENSE # CA 5972  
 5900 WILSHIRE BLVD. LOS ANGELES CA 90036  
 TEL: 323-387-3598 EMAIL: tbeamer@theolinstudio.com

TOTAL SHORT TERM  
 BIKE PARKING ON SITE: 100

SEE L003-L 008 FOR OPEN SPACE  
 ZONES & SQUARE FOOTAGE BREAKDOWN.

SEE L 009-L014 FOR TREE  
 REMOVAL, TREE REPLACEMENT AND PLANT  
 PALETTE INFORMATION

361 S. Hill Street.

L 001 ANNOTATED SITE PLAN: PLAZA COMPOSITE

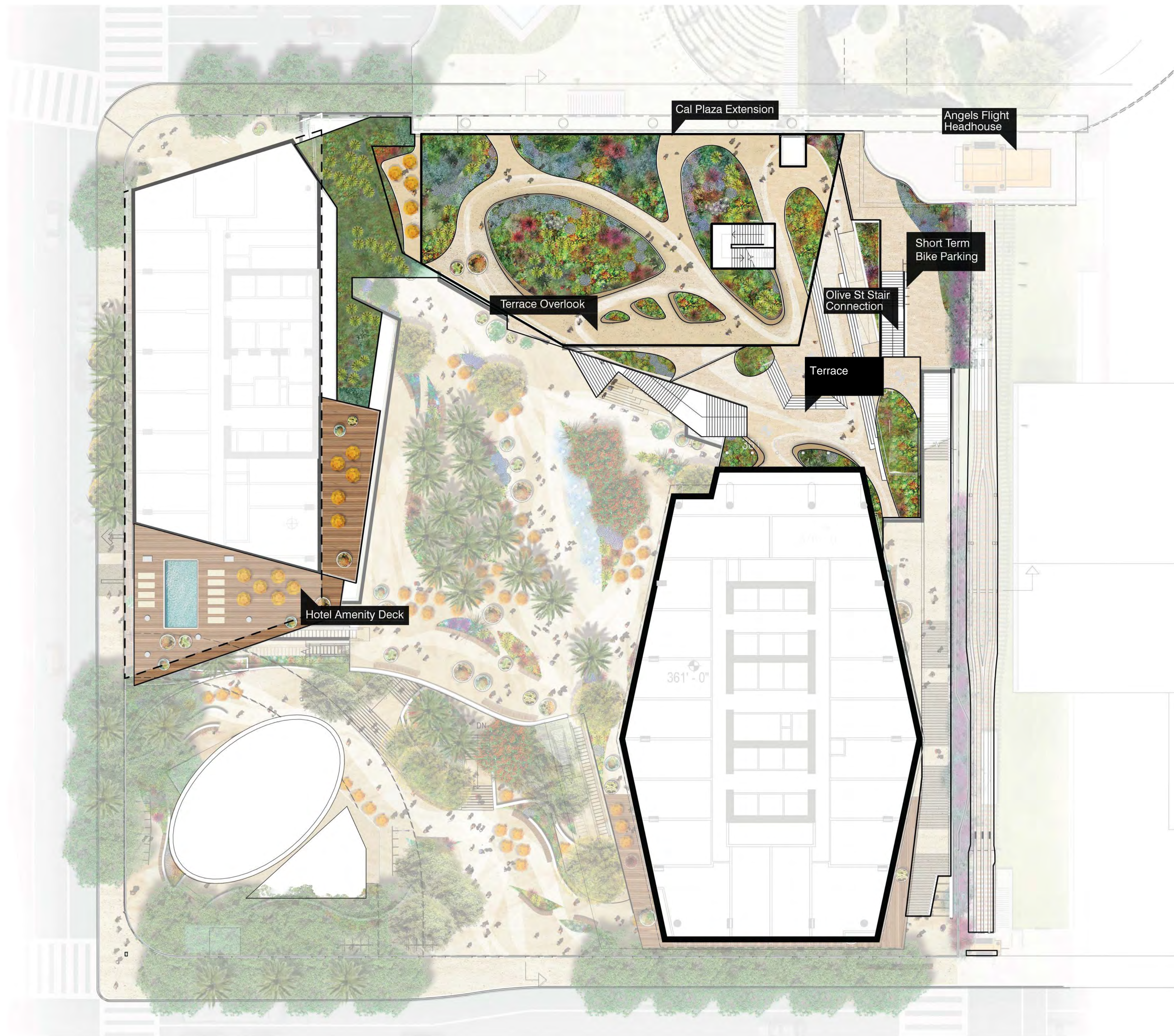
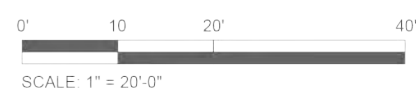




TOTAL SHORT TERM  
BIKE PARKING ON SITE: 100

SEE L003-L 008 FOR OPEN SPACE  
ZONES & SQUARE FOOTAGE BREAKDOWN.

SEE L 009-L014 FOR TREE  
REMOVAL, TREE REPLACEMENT AND PLANT  
PALETTE INFORMATION



LANDSCAPE ARCHITECT IN CHARGE:  
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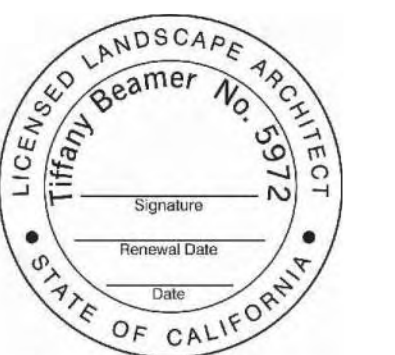


**PUBLIC OPEN SPACE**

**HILL ST. PLAZA - 17,368 sq ft**

**ANGELS TERRACE - 16,847 sq ft**

**TOTAL PUBLIC OPEN SPACE - PLAZA**  
**34,215 SQUARE FOOT**



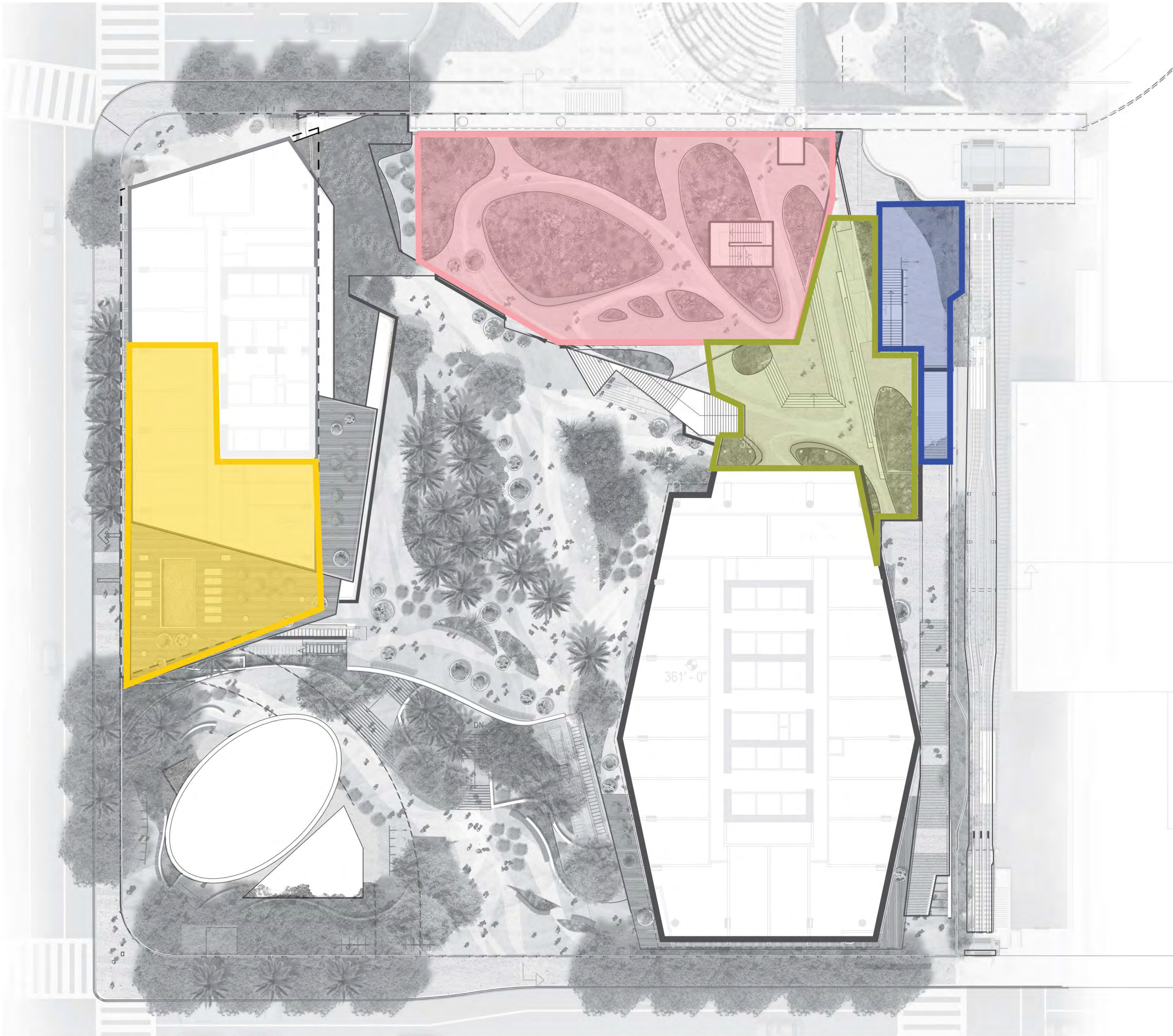
LANDSCAPE ARCHITECT IN CHARGE:  
TIFFANY BEAMER: LICENSE # CA 5972  
5900 WILSHIRE BLVD. LOS ANGELES CA 90036  
TEL: 323-387-3598 EMAIL: tbeamer@theolinstudio.com

361 S. Hill Street.

**L 003 OPEN SPACE AREA TAKEOFF- PLAZAS**







**PUBLIC OPEN SPACE**

**OLIVE STREET PLAZA**  
2,328 sq ft

**TERRACE**  
4,156 sq ft

**UPPER CAL PLAZA EXTENSION**  
10,914 sq ft

**TOTAL PUBLIC OPEN SPACE ROOF -**  
**17,398 SQUARE FOOT**

**PRIVATE OPEN SPACE**

**APARTMENT ROOFDECK**  
5,268 sq ft

**TOTAL OPEN SPACE ROOF**  
**22,666 SQUARE FOOT**



LANDSCAPE ARCHITECT IN CHARGE:  
TIFFANY BEAMER: LICENSE # CA 5972  
5900 WILSHIRE BLVD. LOS ANGELES CA 90036  
TEL: 323-387-3598 EMAIL: tbeamer@theolinstudio.com

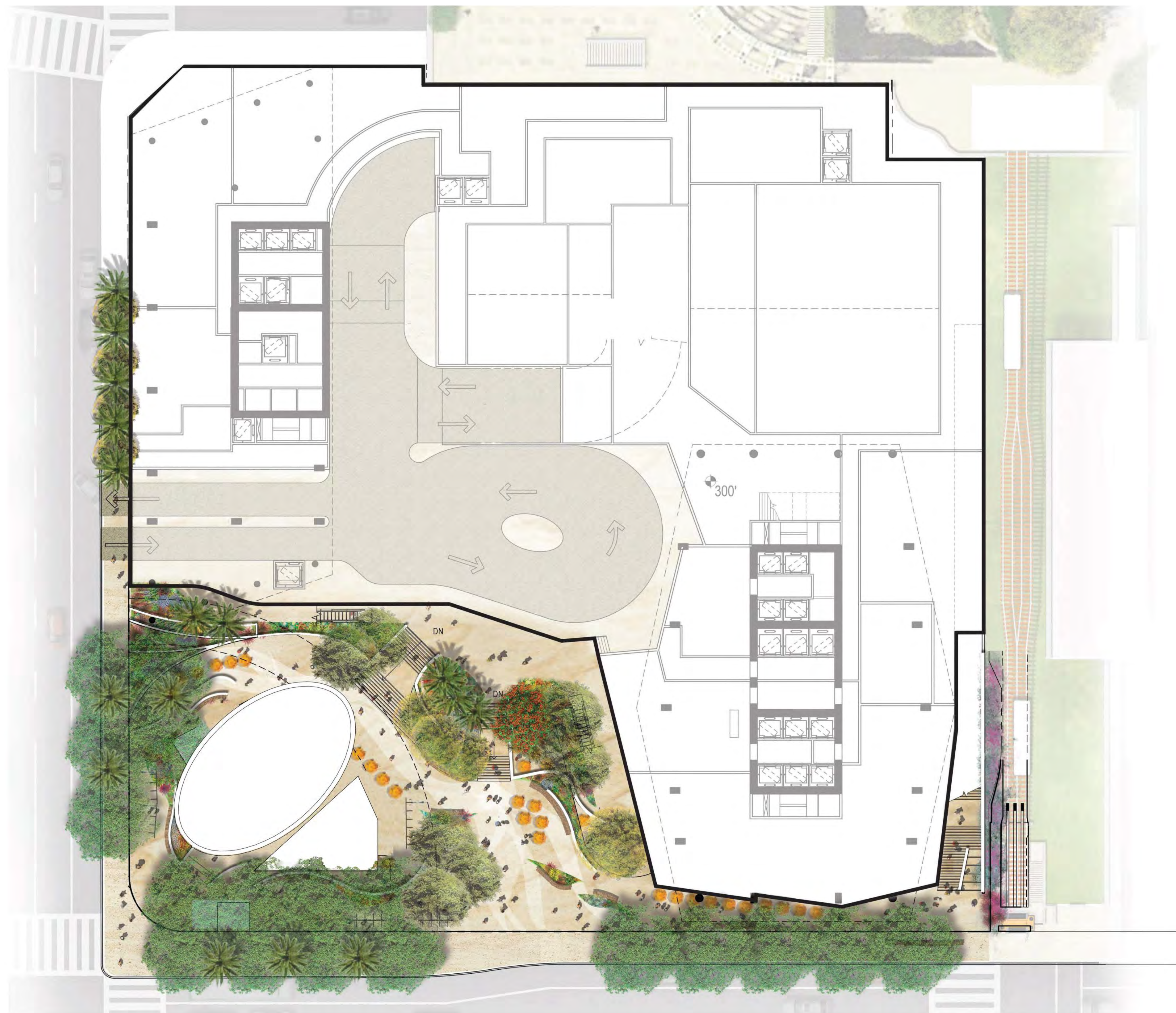
0 10 20 40  
SCALE: 1" = 20' 0"

361 S. Hill Street.

L 004 OPEN SPACE AREA TAKEOFF- ROOF







## HILL ST. PLAZA

HARDSCAPE - 15,039 sq ft

SOFTSCAPE - 2,347 sq ft

TOTAL % of SOFTSCAPE: 13.5 %



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0 10 20 40  
SCALE: 1" = 20' 0"

361 S. Hill Street.

L 005 HARDSCAPE vs. SOFTSCAPE HILL STREET PLAZA







**ANGELS TERRACE**

**HARDSCAPE - 14,174 sq ft**

**SOFTSCAPE - 2,673 sq ft**

**TOTAL % of SOFTSCAPE: 15.9 %**



LANDSCAPE ARCHITECT IN CHARGE:  
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5900 WILSHIRE BLVD. LOS ANGELES CA 90036  
TEL: 323-387-3598 EMAIL: tbeamer@theolinstudio.com



361 S. Hill Street.

**L 006 HARDSCAPE vs. SOFTSCAPE ANGELS TERRACE**







**UPPER CAL PLAZA EXTENSION**

HARDSCAPE - 4,696 sf

SOFTSCAPE - 6,218 sf

**TERRACE**

HARDSCAPE - 3,4552 sf

SOFTSCAPE - 701 sf

**OLIVE STREET PLAZA**

HARDSCAPE - 1,678 sf

SOFTSCAPE - 650 sf

**TOTALS**

TOTAL HARDSCAPE - 9,829 sf

TOTAL SOFTSCAPE - 7,568 sf

% of SOFTSCAPE: 43.5 %



LANDSCAPE ARCHITECT IN CHARGE:  
TIFFANY BEAMER: LICENSE # CA 5972  
5900 WILSHIRE BLVD. LOS ANGELES CA 90036  
TEL: 323-387-3598 EMAIL: tbeamer@theolinstudio.com

0 10 20 40  
SCALE: 1" = 20'

361 S. Hill Street.

L 007 HARDSCAPE vs. SOFTSCAPE CAL PLAZA LEVEL







## APARTMENT ROOF

HARDSCAPE - 4,548 sq ft

SOFTSCAPE - 720 sq ft

TOTAL % of SOFTSCAPE: 13.7%



LANDSCAPE ARCHITECT IN CHARGE:  
TIFFANY BEAMER: LICENSE # CA 5972  
5900 WILSHIRE BLVD. LOS ANGELES CA 90036  
TEL: 323-387-3598 EMAIL: tbeamer@theolinstudio.com

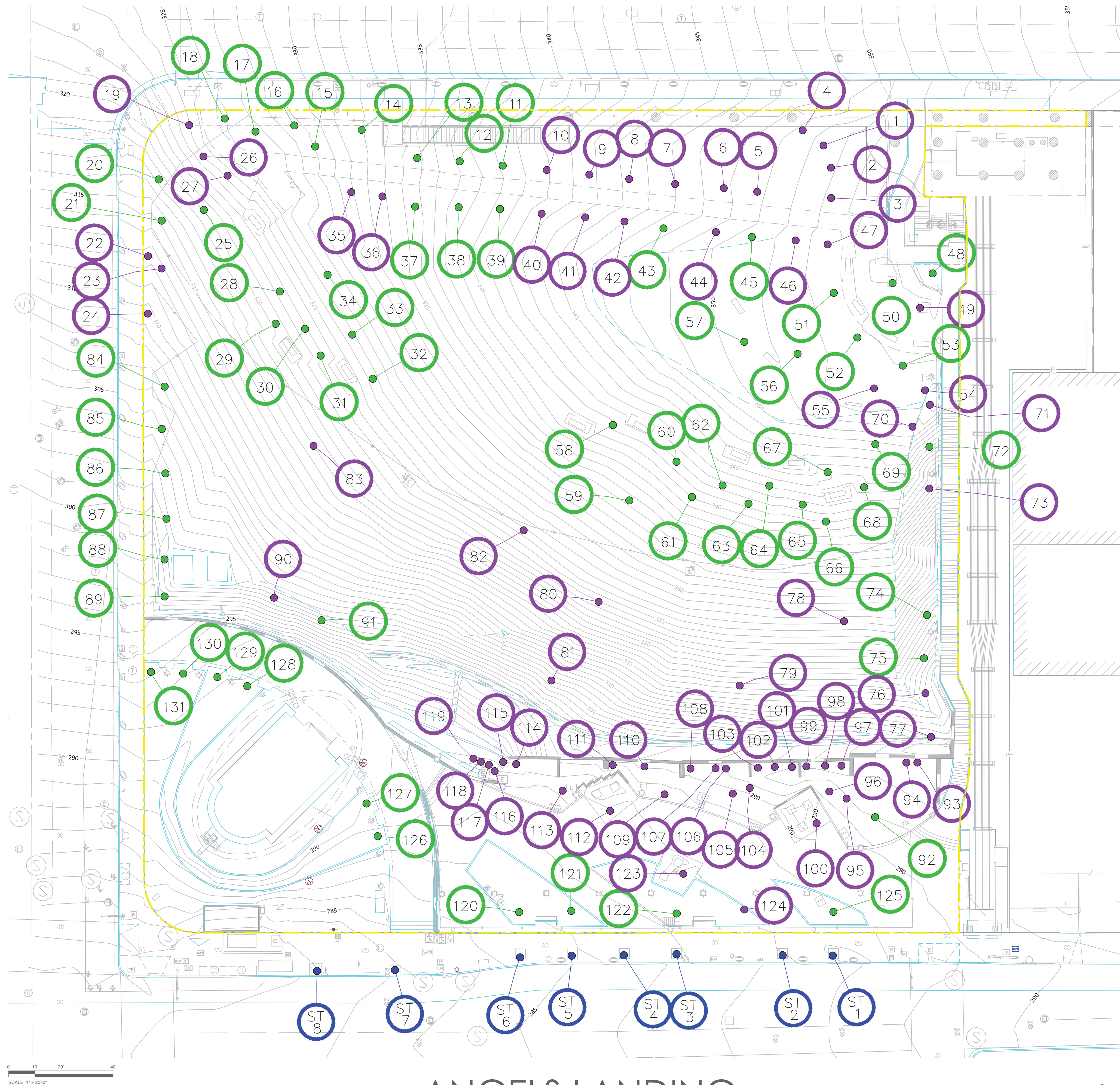
0' 10' 20' 40'  
SCALE: 1" = 20' 0"

361 S. Hill Street.

L 008 HARDSCAPE vs. SOFTSCAPE HOTEL AMENITY LEVEL







TREE REPLACEMENT PLAN LEGEND

— LIMIT OF WORK

- ST 1  
EXISTING RIGHT-OF-WAY TREE  
TO BE REMOVED: 8  
TOTAL REMOVED: 8  
REPLACEMENT RATIO: 2:1
- 125  
EXISTING TREE ABOVE 8" TRUNK DIAMETER  
"SIGNIFICANT" TREE TO BE REMOVED  
TOTAL REMOVED: 63  
REPLACEMENT RATIO: 1:1
- 95  
EXISTING TREE UNDER 8" TRUNK DIAMETER  
"NON-PROTECTED" TREE TO BE REMOVED  
TOTAL REMOVED: 68  
NO REPLACEMENT REQUIRED

NOTE:  
1) TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE GRADE.  
2) TOTAL REPLACEMENT TREE REQUIRED: 79



LANDSCAPE ARCHITECT IN CHARGE:  
TIFFANY BEAMER: LICENSE # CA 5972  
5900 WILSHIRE BLVD, LOS ANGELES CA 90036  
TEL: 323-387-3598 EMAIL: tbeamer@theolinstudio.com

ANGELS LANDING 361 S. Hill Street.

L 009 TREE REMOVAL PLAN



Tree #	Common Name	Botanical Name	"Diameter at 4.5 feet (dbh) In inches"	Height	Canopy Spread (NS / EW)	Health	Structure	Disposition	"Protected" or "Significant"	Multi-trunk diameter converted to single digit*
1	Chinese fringe tree	<i>Chionanthus retusus</i>	3.0000	10.0000	10 / 10	B-	B-	Remove	No	
2	Chinese fringe tree	<i>Chionanthus retusus</i>	3.0000	10.0000	10 / 10	B-	B	Remove	No	
3	chitalpa	<i>x Chitalpa tashkentensis</i>	4.0000	15.0000	15 / 15	C	B	Remove	No	
4	carob	<i>Ceratonia siliqua</i>	1,1,1,1,1*	15.0000	15 / 15	A	C	Remove	No	3.5 inches
5	London plane	<i>Platanus x acerifolia</i>	6.0000	25.0000	21 / 21	C-	C	Remove	No	
6	London plane	<i>Platanus x acerifolia</i>	6.5000	25.0000	21 / 21	C-	C	Remove	No	
7	London plane	<i>Platanus x acerifolia</i>	5.5000	25.0000	15 / 15	C-	C	Remove	No	
8	cape chestnut	<i>Calodendrum capense</i>	6.5000	25.0000	25 / 25	A	A	Remove	No	
9	cape chestnut	<i>Calodendrum capense</i>	5.0000	25.0000	15 / 20	A	A	Remove	No	
10	cape chestnut	<i>Calodendrum capense</i>	4.5000	15.0000	15 / 15	A	A	Remove	No	
11	tipu tree	<i>Tipuana tipu</i>	15.0000	35.0000	45 / 25	B-	B	Remove	Significant	
12	tipu tree	<i>Tipuana tipu</i>	15.0000	35.0000	50 / 30	B	B-	Remove	Significant	
13	tipu tree	<i>Tipuana tipu</i>	12.0000	20.0000	50 / 30	B	B	Remove	Significant	
14	queen palm	<i>Syagrus romanzoffiana</i>	BT - 30**	38.0000	15 / 20	B	B	Remove	Significant	
15	date palm	<i>Phoenix dactylifera</i>	BT - 20'	30.0000	25 / 25	B+	B	Remove	Significant	
16	date palm	<i>Phoenix dactylifera</i>	BT - 16'	26.0000	30 / 30	B+	B	Remove	Significant	
17	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 40'	45.0000	15 / 15	A	A	Remove	Significant	
18	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 45'	50.0000	15 / 15	A	A	Remove	Significant	
19	tipu tree	<i>Tipuana tipu</i>	6.0000	10.0000	18 / 15	B	B	Remove	No	
20	Chinese elm	<i>Ulmus parvifolia</i>	15.0000	25.0000	30 / 30	B-	B	Remove	Significant	
21	Chinese elm	<i>Ulmus parvifolia</i>	9.0000	15.0000	25 / 20	B-	B	Remove	Significant	
22	Chinese flame tree	<i>Koelreuteria bipinnata</i>	3, 4*	15.0000	15 / 10	A	B+	Remove	No	5 inches
23	pink trumpet tree	<i>Handroanthus impetiginosus</i>	4.0000	15.0000	12 / 10	A	B	Remove	No	
24	glossy privet	<i>Ligustrum lucidum</i>	1.0000	6.0000	4 / 6	A	A	Remove	No	
25	floss silk	<i>Ceiba speciosa</i>	21.0000	25.0000	25 / 25	B	B-	Remove	Significant	
26	tipu tree	<i>Tipuana tipu</i>	7.0000	15.0000	25 / 20	B	B	Remove	No	
27	tipu tree	<i>Tipuana tipu</i>	7.0000	15.0000	20 / 15	B	B	Remove	No	
28	floss silk	<i>Ceiba speciosa</i>	26.0000	30.0000	33 / 27	B	B	Remove	Significant	
29	floss silk	<i>Ceiba speciosa</i>	16.5000	25.0000	25 / 25	B+	B	Remove	Significant	
30	floss silk	<i>Ceiba speciosa</i>	22.0000	35.0000	30 / 35	B+	B+	Remove	Significant	
31	floss silk	<i>Ceiba speciosa</i>	21.0000	25.0000	25 / 25	A-	B	Remove	Significant	
32	floss silk	<i>Ceiba speciosa</i>	19.0000	25.0000	25 / 25	B-	B	Remove	Significant	
33	floss silk	<i>Ceiba speciosa</i>	15.0000	25.0000	25 / 25	B+	B	Remove	Significant	
34	floss silk	<i>Ceiba speciosa</i>	15.0000	30.0000	20 / 25	A-	A	Remove	Significant	
35	tipu tree	<i>Tipuana tipu</i>	6.0000	30.0000	25 / 25	B	B	Remove	No	
36	tipu tree	<i>Tipuana tipu</i>	7.5000	25.0000	15 / 25	B	B-	Remove	No	
37	tipu tree	<i>Tipuana tipu</i>	16.5000	30.0000	30 / 30	B-	B-	Remove	Significant	
38	tipu tree	<i>Tipuana tipu</i>	14.0000	30.0000	30 / 30	B-	B-	Remove	Significant	
39	tipu tree	<i>Tipuana tipu</i>	13.0000	35.0000	30 / 30	B-	B	Remove	Significant	
40	cape chestnut	<i>Calodendrum capense</i>	5.0000	15.0000	25 / 20	A	A	Remove	No	
41	cape chestnut	<i>Calodendrum capense</i>	3.0000	10.0000	15 / 10	A	A	Remove	No	
42	cape chestnut	<i>Calodendrum capense</i>	4.0000	10.0000	15 / 15	A	A	Remove	No	
43	London plane	<i>Platanus x acerifolia</i>	12.0000	35.0000	30 / 30	C	B	Remove	Significant	
44	London plane	<i>Platanus x acerifolia</i>	7.5000	30.0000	20 / 20	C	B	Remove	No	
45	London plane	<i>Platanus x acerifolia</i>	13.5000	40.0000	30 / 30	C	B	Remove	Significant	
46	chitalpa	<i>x Chitalpa tashkentensis</i>	4.0000	10.0000	10 / 10	B+	A	Remove	No	
47	chitalpa	<i>x Chitalpa tashkentensis</i>	4.0000	12.0000	10 / 10	B+	B+	Remove	No	
48	queen palm	<i>Syagrus romanzoffiana</i>	BT - 6',13',15'	12,20,25	15 / 20	A	A	Remove	No	
49	jacaranda	<i>Jacaranda mimosifolia</i>	6.0000	15.0000	20 / 20	B	B	Remove	No	
50	jacaranda	<i>Jacaranda mimosifolia</i>	8.0000	25.0000	21 / 25	B	B	Remove	Significant	

Tree #	Common Name	Botanical Name	"Diameter at 4.5 feet (dbh) In inches"	Height	Canopy Spread (NS / EW)	Health	Structure	Disposition	"Protected" or "Significant"	Multi-trunk diameter converted to single digit*
51	jacaranda	<i>Jacaranda mimosifolia</i>	8.5000	20.0000	25 / 25	B	B	Remove	Significant	
52	jacaranda	<i>Jacaranda mimosifolia</i>	8.0000	20.0000	30 / 25	B	B	Remove	Significant	
53	jacaranda	<i>Jacaranda mimosifolia</i>	9.0000	20.0000	30 / 30	B	B	Remove	Significant	
54	Chinese flame tree	<i>Koelreuteria bipinnata</i>	3.0000	10.0000	10 / 10	B	B	Remove	No	
55	Chinese flame tree	<i>Koelreuteria bipinnata</i>	4.0000	15.0000	15 / 15	B	B+	Remove	No	
56	jacaranda	<i>Jacaranda mimosifolia</i>	2,3,5,5*	15.0000	15 / 15	B	B-	Remove	Significant	8 inches
57	jacaranda	<i>Jacaranda mimosifolia</i>	6,7,11*	25.0000	35 / 40	B+	B+	Remove	Significant	14.3 inches
58	floss silk	<i>Ceiba speciosa</i>	17.0000	30.0000	30 / 30	B+	B	Remove	Significant	
59	floss silk	<i>Ceiba speciosa</i>	21.0000	25.0000	25 / 25	B+	B	Remove	Significant	
60	floss silk	<i>Ceiba speciosa</i>	28.0000	40.0000	25 / 35	A-	B	Remove	Significant	
61	floss silk	<i>Ceiba speciosa</i>	26.0000	35.0000	40 / 40	A-	B	Remove	Significant	
62	floss silk	<i>Ceiba speciosa</i>	24.0000	40.0000	30 / 40	B+	B	Remove	Significant	
63	floss silk	<i>Ceiba speciosa</i>	12.0000	15.0000	15 / 25	B+	B-	Remove	Significant	
64	floss silk	<i>Ceiba speciosa</i>	22.0000	35.0000	30 / 30	B	B	Remove	Significant	
65	floss silk	<i>Ceiba speciosa</i>	13.0000	30.0000	15 / 15	A-	B+	Remove	Significant	
66	floss silk	<i>Ceiba speciosa</i>	11.0000	25.0000	15 / 15	B+	B+	Remove	Significant	
67	floss silk	<i>Ceiba speciosa</i>	13.5000	30.0000	20 / 20	A	A	Remove	Significant	
68	floss silk	<i>Ceiba speciosa</i>	22.0000	30.0000	30 / 30	A	A	Remove	Significant	
69	floss silk	<i>Ceiba speciosa</i>	18.0000	30.0000	30 / 30	B+	B+	Remove	Significant	
70	Chinese flame tree	<i>Koelreuteria bipinnata</i>	5.0000	10.0000	15 / 15	B	B	Remove	No	
71	jacaranda	<i>Jacaranda mimosifolia</i>	7.5000	25.0000	25 / 15	B	B	Remove	No	
72	jacaranda	<i>Jacaranda mimosifolia</i>	8.0000	30.0000	25 / 25	B	B	Remove	Significant	
73	jacaranda	<i>Jacaranda mimosifolia</i>	7.0000	20.0000	25 / 25	B-	B	Remove	No	
74	jacaranda	<i>Jacaranda mimosifolia</i>	3,4,7*	20.0000	20 / 25	C	C	Remove	Significant	8.6 inches
75	jacaranda	<i>Jacaranda mimosifolia</i>	3,5,7*	20.0000	18 / 15	C	C	Remove	Significant	9.1 inches
76	jacaranda	<i>Jacaranda mimosifolia</i>	3,4*	20.0000	20 / 15	C-	C-	Remove	No	5 inches
77	jacaranda	<i>Jacaranda mimosifolia</i>	6.0000	20.0000	20 / 20	B	B	Remove	No	
78	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 3'	7.0000	8 / 8	A	A	Remove	No	
79	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 3'	7.0000	8 / 8	A	A	Remove	No	
80	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	5.0000	6 / 6	A	A	Remove	No	
81	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 4'	8.0000	10 / 10	A	A	Remove	No	
82	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	5.0000	8 / 8	A	A	Remove	No	
83	edible fig	<i>Ficus carica</i>	3.5000	10.0000	10 / 10	A	B	Remove	No	
84	Chinese flame tree	<i>Koelreuteria bipinnata</i>	13.0000	30.0000	30 / 30	B	B	Remove	Significant	
85	Chinese flame tree	<i>Koelreuteria bipinnata</i>	12.0000	30.0000	30 / 30	B	B	Remove	Significant	
86	Chinese flame tree	<i>Koelreuteria bipinnata</i>	13.0000	30.0000	30 / 30	B	B	Remove	Significant	
87	Chinese flame tree	<i>Koelreuteria bipinnata</i>	11.0000	30.0000	30 / 30	C	B	Remove	Significant	
88	Chinese flame tree	<i>Koelreuteria bipinnata</i>	11.0000	30.0000	30 / 30	C	B	Remove	Significant	
89	Chinese flame tree	<i>Koelreuteria bipinnata</i>	10.0000	25.0000	30 / 30	B-	B	Remove	Significant	
90	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 10'	15.0000	12 / 12	A	A	Remove	No	
91	shamel ash	<i>Fraxinus uhdei</i>	2,3,4,4,5*	20.0000	20 / 20	A	B	Remove	Significant	8.5 inches
92	desert museum palo verde	<i>Parkinsonia x 'Desert Museum'</i>	3,3,3,3,4,4*	10.0000	28 / 28	A	A	Remove	Significant	8.3 inches
93	lemon bottlebrush	<i>Callistemon citrinus</i>	3,3	10.0000	15 / 12	A	A	Remove	No	
94	lemon bottlebrush	<i>Callistemon citrinus</i>	2,2,3,3,3,3*	10.0000	12 / 12	A	A	Remove	No	
95	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	6.0000	7 / 7	A	A	Remove	No	
96	desert museum palo verde	<i>Parkinsonia x 'Desert Museum'</i>	2,4*	10.0000	10 / 10	A	A	Remove	No	6.6 inches
97	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1*	10.0000	8 / 8	A	A	Remove	No	4.5 inches
98	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1,1*	10.0000	8 / 8	A	A	Remove	No	3.5 inches
99	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1*	8.0000	7 / 7	A	A	Remove	No	2.7 inches
100	Chinese flame tree	<i>Koelreuteria bipinnata</i>	5.0000	15.0000	15 / 15	B	A	Remove	No	





Tree #	Common Name	Botanical Name	"Diameter at 4.5 feet (dbh) In inches"	Height	Canopy Spread (NS / EW)	Health	Structure	Disposition	"Protected" or "Significant"	Multi-trunk diameter converted to single digit*
101	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1*	10.0000	6 / 6	A	A	Remove	No	2.3 inches
102	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1*	10.0000	8 / 8	A	A	Remove	No	3.2 inches
103	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1*	10.0000	7 / 7	A	A	Remove	No	2.7 inches
104	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1,1,1*	10.0000	10 / 10	A	A	Remove	No	3.9 inches
105	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1*	10.0000	9 / 9	A	A	Remove	No	3.2 inches
106	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1*	10.0000	8 / 8	A	A	Remove	No	2.7 inches
107	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1*	10.0000	5 / 5	A	A	Remove	No	3.2 inches
108	lemon bottlebrush	<i>Callistemon citrinus</i>	2 @ 2'	4.0000	4 / 4	A	A	Remove	No	
109	desert museum palo verde	<i>Parkinsonia x 'Desert Museum'</i>	4,4	10.0000	20 / 20	A	A	Remove	No	
110	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	6.0000	8 / 8	A	A	Remove	No	
111	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	6.0000	9 / 9	A	A	Remove	No	
112	Chinese flame tree	<i>Koelreuteria bipinnata</i>	6.0000	15.0000	20 / 20	B	A	Remove	No	
113	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	6.0000	9 / 9	A	A	Remove	No	
114	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1*	8.0000	7 / 7	A	A	Remove	No	2.7 inches
115	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1*	10.0000	8 / 8	A	A	Remove	No	3.2 inches
116	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1*	8.0000	8 / 8	A	A	Remove	No	2.7 inches
117	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1,1,1*	10.0000	9 / 9	A	A	Remove	No	3.2 inches
118	lemon bottlebrush	<i>Callistemon citrinus</i>	1,1*	7.0000	7 / 7	A	A	Remove	No	2.3 inches
119	lemon bottlebrush	<i>Callistemon citrinus</i>	1 @ 3'	4.0000	6 / 6	A	A	Remove	No	
120	London plane	<i>Platanus x acerifolia</i>	9.0000	20.0000	20 / 20	B-	B	Remove	Significant	
121	London plane	<i>Platanus x acerifolia</i>	10.0000	30.0000	30 / 25	B	A	Remove	Significant	
122	London plane	<i>Platanus x acerifolia</i>	12.5000	40.0000	30 / 30	B	B+	Remove	Significant	
123	Chinese flame tree	<i>Koelreuteria bipinnata</i>	4.0000	15.0000	20 / 15	B+	A	Remove	No	
124	Mexican fan palm	<i>Washingtonia robusta</i>	BT - 2'	5.0000	7 / 7	A	A	Remove	No	
125	London plane	<i>Platanus x acerifolia</i>	13.0000	30.0000	30 / 30	B+	B	Remove	Significant	
126	Indian laurel	<i>Ficus microcarpa</i>	20.0000	30.0000	50 / 30	A	A	Remove	Significant	
127	Indian laurel	<i>Ficus microcarpa</i>	17.0000	30.0000	40 / 30	A	A	Remove	Significant	
128	Indian laurel	<i>Ficus microcarpa</i>	18.0000	30.0000	30 / 40	A	A	Remove	Significant	
129	Indian laurel	<i>Ficus microcarpa</i>	16.0000	30.0000	20 / 40	A	A	Remove	Significant	
130	Indian laurel	<i>Ficus microcarpa</i>	17.0000	30.0000	15 / 30	A	A	Remove	Significant	
131	Indian laurel	<i>Ficus microcarpa</i>	20.0000	30.0000	40 / 40	A	A	Remove	Significant	
ST132	London plane	<i>Platanus x acerifolia</i>	13.5000	40.0000	10 / 15 / 16 / 12	A	B+	Remove	Right-of-Way	
ST133	London plane	<i>Platanus x acerifolia</i>	10.0000	30.0000	10 / 7 / 10 / 12	A	B+	Remove	Right-of-Way	
ST134	London plane	<i>Platanus x acerifolia</i>	7.5000	25.0000	6 / 6 / 12 / 12	A-	B+	Remove	Right-of-Way	
ST135	London plane	<i>Platanus x acerifolia</i>	11.0000	25.0000	12 / 6 / 12 / 12	B	B-	Remove	Right-of-Way	
ST136	London plane	<i>Platanus x acerifolia</i>	9.5000	30.0000	9 / 12 / 12 / 10	B+	B	Remove	Right-of-Way	
ST137	London plane	<i>Platanus x acerifolia</i>	10.5000	30.0000	10 / 12 / 15 / 8	A	B+	Remove	Right-of-Way	
ST138	London plane	<i>Platanus x acerifolia</i>	8.0000	20.0000	10 / 12 / 10 / 12	A-	A	Remove	Right-of-Way	
ST139	London plane	<i>Platanus x acerifolia</i>	7.0000	20.0000	8 / 12 / 10 / 12	A	A	Remove	Right-of-Way	

BT: Brown Trunk - Because palms to not typically expand in trunk diameter, they are measured in Brown Trunk Height, the distance between grade and the newest emerging spear.      Health and Structure grades are defined in the Arborist Report (Carlberg Associates, May 2018)








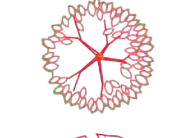







0' 10' 20' 40'  
SCALE: 1" = 20'-0"

PLANT SCHEDULE STREET TREES				
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	DETAIL
KOE BIP	3	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	60" BOX	
LOP CON	9	LOPHOSTEMON CONFERTUS / BRISBANE BOX	60" BOX	
PIS CHI	6	PISTACIA CHINENSIS / CHINESE PISTACHE	60" BOX	
TIP TIP	4	TIPUANA TIPU / TIPU TREE	60" BOX	
WAS ROB	10	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	25' CLEAR TRUNK	

PLANT SCHEDULE HILL STREET PLAZA				
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	DETAIL
ARB MA3	7	ARBUTUS MARINA / MARINA MADRONE	60" BOX	
CER DES	3	CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE	48" BOX	
CHI BUB	5	CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW	60" BOX	
KOE BIP	2	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	60" BOX	
TIP TIP	4	TIPUANA TIPU / TIPU TREE	60" BOX	
WAS ROB	6	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	25' CLEAR TRUNK	

PLANT SCHEDULE ANGELS TERRACE				
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	DETAIL
ARB MA3	5	ARBUTUS MARINA / MARINA MADRONE	60" BOX	
CAL SL8	3	CALLISTEMON VIMINALIS 'SLIM' / BOTTLE BRUSH	36" BOX	
CHI BUB	3	CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW	60" BOX	
WAS ROB	15	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	25' CLEAR TRUNK	

TREE REPLACEMENT PLAN LEGEND

- LIMIT OF WORK
-  Arbutus x 'Marina'  
Total: 12
  -  Callistemon viminalis 'Slim'  
Total: 3
  -  Cercidium x 'Desert Museum'  
Total: 3
  -  Chilopsis linearis 'Bubba'  
Total: 8
  -  Koelreuteria bipinnata  
Total: 5
  -  Lophostemon confertus  
Total: 9
  -  Pistacia chinensis  
Total: 6
  -  Tipuana tipu  
Total: 8
  -  Washingtonia Robusta  
Total: 31

TOTAL REPLACEMENT TREE REQUIRED: 79  
TOTAL PROPOSED REPLACEMENT TREES: 85  
TOTAL SHADE TREES REQUIRED: 42  
TOTAL PROPOSED SHADE TREES: 48



LANDSCAPE ARCHITECT IN CHARGE:  
TIFFANY BEAMER, LICENSE # CA 5972  
5900 WILSHIRE BLVD, LOS ANGELES CA 90036  
TEL: 323-387-3598 EMAIL: tbeamer@theolinstudio.com

ANGELS LANDING 361 S. Hill Street.

L 012 TREE REPLACEMENT PLAN



CANOPY TREES



Strawberry Tree  
*Arbutus x 'Marina'*



Slim Bottlebrush  
*Callistemon viminalis 'Slim'*



Desert Museum Palo Verde  
*Cercidium x 'Desert Museum'*



Desert Willow  
*Chilopsis linearis 'Bubba'*



Chinese Flame Tree  
*Koelreuteria bipinnata*



Brisbane Box  
*Lophostemon confertus*



Chinese Pistache  
*Pistacia chinensis*



Tipu Tree  
*Tipuana tipu*



Mexican Fan Palm  
*Washingtonia Robusta*

UNDERSTORY PLANTING



Powis Castle Artemisia  
*Artemisia 'Powis Castle'*



Spurge  
*Euphorbia characias 'Wulfenii'*



Latana  
*Lantana selections and hybrids*



Lion's Tail  
*Leonitis menthifolia*



Jerusalem Sage  
*Phlomis fruticosa*



Candelabra Spanish Sage  
*Salvia candelabrum*



Winifred Gilman's Sage  
*Salvia clevelandii 'Winifred Gilman'*



Coral Fountain  
*Russelia equisetiformis*



Allen Chickering Sage  
*Salvia 'Allen Chickering'*



Copper Pinwheel  
*Aeonium 'Sunburst'*



Bougainvillea "Ooh-La-La"  
*Bougainvillea 'Monka'*



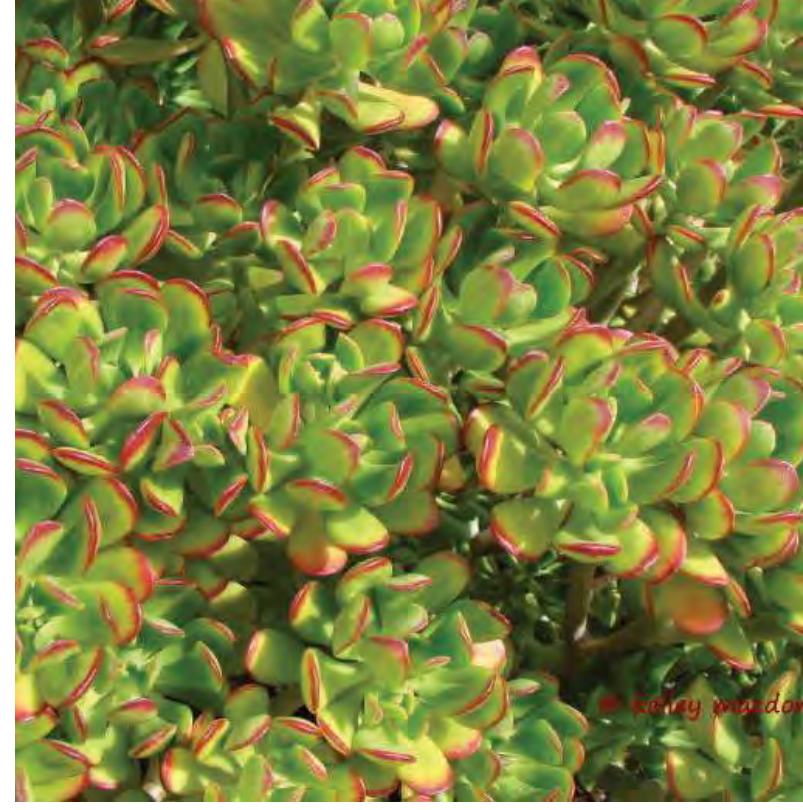
Tufted Fescue  
*Festuca amethystina*



Canyon Prince Wild Rye  
*Leymus condensatus 'Canyon Prince'*



Orange Libertia  
*Libertia peregrinans*



Bush Sedum  
*Sedum dendroidium*



Fuschia-Flowering Gooseberry  
*Ribes speciosum*



UNDERSTORY PLANTING



Blue Fingers  
*Senecio mandraliscae*



Blue Foxtail Agave  
*Agave attenuata* 'Nova'



Candelabra tree  
*Euphorbia candelabrum*



Dwarf Callistemon  
*Callistemon* 'Little John'



Red Pencil Tree  
*Euphorbia tirucalli* 'Sticks on Fire'



Red Yucca  
*Hesperaloe parviflora*



Nodding Pincushion  
*Leucospermum cordifolium* 'Yellow Bird'



Safari Conebush  
*Leucadendron* 'Safari Sunset'



Red Margin Agave  
*Agave attenuata* 'Red Margin'



Santa Barbara Daisy  
*Erigeron karvinskianus*



Fortnight Lily  
*Dietes grandifolia*



Giant Spear Lily  
*Dorothy palmeri*



Yesterday, Today and Tomorrow  
*Brunfelsia paucifolia* 'Floribunda'



Blue Rose Echeveria  
*Echeveria imbricata*



Tilt-head Aloe  
*Aloe speciosa*



Ghost Plant  
*Graptopetalum paraguayense*



Blue Gamma Grass  
*Bouteloua gracilis* 'Blonde Ambition'



Atlas Fescue  
*Festuca mairei* 'Greenlee's Form'



Greenlee's Hybrid Moor Grass  
*Sesleria* 'Greenlee Hybrid'



Slender Velt Grass  
*Pennisetum spathiolatum*



Gray Lavender Cotton  
*Santolina chamaecyparissus* 'Nana'



Moonshine Yarrow  
*Achillea* 'Moonshine'



Yellow Kangaroo Paw  
*Anigozanthos* 'Bush Gold'



Matilija Poppy  
*Romneya coulteri*



Desert Mallow / Apricot Mallow  
*Sphaeralcea ambigua*



Verbena  
*Verbena bonariensis*



Star Jasmine  
*Trachelospermum jasminoides*



Hummingbird Sage  
*Salvia spathacea*



Silver Sage  
*Salvia apiana*



Catalina Currant  
*Ribes Viburnifolium*



White-Striped Century Plant  
*Agave Americana medio-picta* 'Alba'



Chiapas Sage  
*Salvia chiapensis*