DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

South Area Planning Commission

Date: February 18, 2020
Time: After 4:30 p.m.*
Place: FAME Conference and Expo Center
1968 W. Adams Blvd., Meeting Room A
Los Angeles, CA 90018

Public Hearing: Required

Appeal Status: Not further appealable under LAMC Section 12.20.3 N

Case No.: DIR-2019-2727-CCMP
CEQA No.: ENV-2010-2728-CE
Incidental Cases: None
Related Cases: None
Council No.: 8 – Harris-Dawson
Plan Area: South Los Angeles
Neighborhood Council: North Area Neighborhood Development Council
GPLU: Community Commercial
Zone: C2-2D-HPOZ-CPIO
Legal Description: Lot FR4-FR7, Kenwood Park Tract

PROJECT LOCATION: 1421-1439 W. Adams Blvd.

PROPOSED PROJECT: Demolition of three existing Non-Contributing commercial buildings (approximately 4,920 square feet, 1,937 square feet, and 1,650 square feet) and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed-use apartment complex with approximately 3,640 square feet of commercial retail space; two levels of subterranean parking for 70 cars (11 for commercial and 59 for residential); parking for 38 bicycles; and new landscape and hardscape over three adjacent Non-Contributing lots.

APPLICANT: URSA 1421 Adams Blvd.

APPELLANT: James R. Childs, North University Park Community Association (NUPCA)

REQUESTED ACTION: Appeal of the Director of Planning's December 2, 2019 determination to approve a Certificate of Compatibility for the demolition of three existing Non-Contributing commercial buildings (approximately 4,920 square feet, 1,937 square feet, and 1,650 square feet) and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed-use apartment complex with approximately 3,640 square feet of commercial retail space; two levels of subterranean parking for 70 cars (11 for commercial and 59 for residential); parking for 38 bicycles; and new landscape and hardscape over three adjacent Non-Contributing lots.

RECOMMENDED ACTIONS:

1. **Deny** the appeal.

2. **Sustain** the Determination of the Director of Planning approving a Certificate of Compatibility pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 K for the demolition of three existing Non-Contributing commercial buildings and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed-use apartment complex; two levels of subterranean parking for 70 cars; parking for 38 bicycles; and new landscape and hardscape.

3. **Determine** that, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (infill), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300).* While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

PROJECT ANALYSIS

APPELLATE DECISION BODY

Pursuant to Section 12.20.3 K of the Los Angeles Municipal Code (LAMC), appeals of Certificate of Compatibility (CCMP) cases are heard by the Area Planning Commission. The appellate decision of the Area Planning Commission is final and effective as provided in Charter Section 245.

PROJECT SUMMARY

The Project involves the demolition of three commercial buildings (approximately 4,920 square feet, 1,937 square feet, and 1,650 square feet) and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed use apartment complex with two levels of subterranean parking over three adjacent Non-Contributing lots (1421, 1429 and 1431-1439 W. Adams Blvd., referred to herein as "Project site") in the Adams-Normandie Historic Preservation Overlay Zone (HPOZ). The Project site is located near the northwest corner of the intersection between W. Adams Blvd. and S. Vermont Avenue. It is located in a C2-2D-HPOZ-CPIO zone, is located within the TOD Medium Subarea of the Community Plan Implementation Overlay district, or CPIO, and has a Community Commercial land use designation in the South Los Angeles Community Plan Area.

The Project will provide a total of 70 vehicle parking spaces (11 for commercial and 59 for residential) and 38 bicycle parking spaces, which will be located below grade and accessed by an approximately 24 foot-wide concrete driveway from W. Adams Blvd. There will be a total of 3,640 square feet of commercial retail space at the ground level. The proposed structure will have a rectangular shape and a flat roof with approximately 1,730 square feet of accessible roof deck. It will measure a total of approximately 72 feet, 3 inches from grade to the top of the fifth floor stair enclosures, which will provide access to the roof deck. This total height includes approximately 60 feet, 9 inches from grade to the roof deck parapet, and an additional 11 feet, 6 inches to the top of the two stair enclosures. The building will have between 1-foot and 5-foot front yard setbacks; 6-foot, 9-inch and 7-foot, 2-inch side yard setbacks; and a 19-foot, 6-inch rear yard setback. On the south (primary) elevation, the fifth story will be set back from the façade by approximately 13 feet (a total of between 13 feet, 6 inches and 18 feet, 6 inches from the front property line). On the north (rear) elevation, both the fourth and fifth stories will be set back from the façade by approximately 6 feet, 6 inches (a total of 26 feet from the rear property line).

The proposed Project has been designed in a contemporary style that draws on material and architectural elements from surrounding historic structures. It will exhibit boxy, rectilinear massing broken up by modulated volumes, projecting balconies, setbacks at the fourth and fifth stories, and material differentiation. The structure will utilize a variety of finishes including Belden Dark Range Smooth brick veneer; Hardie Panel fiber cement siding; Omega stucco with a sand finish, and MSI tile in the "Dusk" color. Fenestration will comprise Arcadia aluminum framed storefront windows at the ground floor and Milgard vinyl fixed, sliding and hung windows at the upper floors. Some windows will have metal awnings. The structure will utilize Dunn Edwards paints; the Hardie finishes will be DEW385 "Lighthouse" (light gray/tan), and the stucco finishes will be DEC795 "Grey Pearl" or DE6370 "Charcoal Smudge." The balconies will have metal railings that will also be painted in "Charcoal Smudge."

Two existing wrought iron fences, two driveway aprons and curbcuts, and some shrubbery will be removed from the south property line along 1429 and 1431-1439 W. Adams Blvd. Front yard landscaping will comprise Purple Spiderwort and Blue Chalksticks groundcover, various shrubs

including Coral Aloe, Mother-in-Law's Tongue, Xanadu Philodendron, and White Striped Flax Lily, and "Desert Museum" Palo Verde trees. A transformer at the southwest corner of the property will be screened by a Coast Rosemary hedge. The rear yard will contain a patio bordered by planters containing Brisbane Box trees and Japanese Privet, Cape Rush, and Myers Asparagus Shrubs. The fifth floor balconies and roof deck will contain planters of California Gray Rush shrubs and Purple Hopseed bush. The parkway fronting the project site will be restored and planted with Berkley Sedge groundcover and California Gray rush shrubs. One existing Magnolia tree is proposed to be retained and three new Magnolia trees will be added.

HPOZ BACKGROUND

The Adams-Normandie HPOZ is a district of over 700 parcels developed with single-family residences and multi-family residences, as well as commercial buildings with retail and offices along Vermont Avenue and Adams Boulevard, built during the late 19th century through the 1930s. This area is notable for the large concentration of turn-of-the-century homes. Other architectural styles of the HPOZ represent the transition from Victorian era styles of the late 1800s to the Arts and Crafts aesthetic of the early 1900s. Adams-Normandie features several large groupings of Shingle and Craftsman style residences. The Van Buren Place Historic District, listed in the National Register of Historic Places, is located in the heart of the HPOZ. The Adams-Normandie HPOZ district was formally adopted as an HPOZ in August 2000. Physical changes to the exterior of a property are required to be reviewed by the appointed Adams-Normandie HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3 and the Adams-Normandie HPOZ Preservation Plan.

PROJECT BACKGROUND

The Project site comprises three Non-Contributing parcels at 1421, 1429, and 1431-1439 W. Adams Boulevard. 1421 W. Adams Blvd. is an approximately 7,106 square-foot site developed with an approximately 4,920 square-foot commercial building constructed in 1954. 1429 W. Adams Blvd. is an approximately 5,847 square-foot site developed with an approximately 1,650 square-foot commercial building. 1431-1439 W. Adams Blvd. is an approximately 8,593 square-foot site developed with an approximately 1,937 square-foot commercial building. At the time of the January 1999 Historic Resources Survey, the three properties were designated as Non-Contributors to the HPOZ on the basis that they were constructed outside of the period of significance. In 2019, a Historic Resources Assessment Report was prepared to evaluate the potential individual significance of the existing commercial buildings at 1421, 1429 and 1431-1439 W. Adams Blvd. against local, state, and federal designation criteria. The report concluded that the structures are not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or as Los Angeles Historic-Cultural Monuments. The report also maintained the Non-Contributing status of each building within the Adams-Normandie HPOZ. The Office of Historic Resources accepted these findings.

The Project site is flat and contains two concrete driveways with curb cuts at 1429 and 1431-1439 W. Adams Boulevard. A wrought iron fence and automated driveway gate are located along the south property line. No significant vegetation or landscaping exists. The parkway fronting the project site contains two mature Magnolia trees.

Public Hearing and Adams-Normandie HPOZ Board and Cultural Heritage Commission Recommendations

Section 12.20.3.L. of the LAMC requires that Department of City Planning staff refer applications for Certificates of Compatibility to the HPOZ Board within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony.

The subject application was deemed complete on June 13, 2019, though the project was on hold between June 14, 2019 and September 17, 2019 while the applicant made design changes. Department of City Planning staff sent copies of the application with relevant materials to the HPOZ Board on September 20, 2019. Notice was posted for the meeting at the site, and at City Planning Offices at 221 N. Figueroa Street, room 1350, and mailed to abutting property owners and occupants on September 20, 2019. After ten (10) days of public notice, the Adams-Normandie HPOZ Board met on October 2, 2019 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3 M: Notice and Public Hearing. Three members of the public presented testimony. Two members of the public (one of whom is the Appellant) stated opposition to the Project on behalf of some local organizations due to the overall number of stories, scale and size, as well as potential impacts on the adjacent historic church. One member of the public, on behalf of other local groups, voiced support for the project on the basis that the Project is compatible in scale and design with the district, and that it will be an improvement to the area.

With a four-member quorum, three HPOZ Board members recommended approval of the Project with conditions; one board member voted against this motion. Therefore, the motion to recommend approval of the Project with conditions carried. The conditions of approval recommended by the board are as follows:

1) Cut down the parapet at the roof by pushing the guardrail back to the roof deck edge.
2) Open up the fourth floor balconies to the sky and incorporate a solid guardrail (no iron).
3) Add a cornice element at the top of the fourth floor parapet.
4) Make the residential entrance more recognizable.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's (CHC) designee on September 20, 2019. The CHC's designee recommended approval of the Project, subject to the conditions recommended by the HPOZ Board, as listed above.

The expert opinions of the HPOZ Board and the CHC both recommended approval with conditions of the subject application. Approval of the subject application is therefore consistent with 12.20.3 L of the LAMC.

Director's Determination

On December 2, 2019, a Director's Determination was issued to approve a Certificate of Compatibility for the demolition of three existing Non-Contributing commercial buildings and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed-use apartment complex; two levels of subterranean parking for 70 cars; parking for 38 bicycles; and new landscape and hardscape over three adjacent Non-Contributing lots.

APPEAL POINTS & STAFF RESPONSE

An appeal was filed in a timely manner on December 17, 2019 by Appellant James R. Childs of the North University Park Community Association (NUPCA), pursuant to LAMC Section 12.20.3 N. The appeal is of the entire determination by the Director of Planning for the Certificate of Compatibility (DIR-2019-2727-CCMP), as well as the Class 32 Categorical Exemption determination (Case No. ENV-2019-2728-CE). Therefore, the following appeal points (in italics) and staff responses are divided into these two categories.

(1) Appeal of Director's Determination

Appeal Point No. 1.A –

In his decision, the Director has allowed manipulated language and juggled facts to falsely create an illusion of the Project's compliance with the Adams-Normandie Historic Preservation Overlay Zone's Ordinance and Preservation Plan (ANPP), the L.A. City General Plan, and L.A. City South Area Community Plan, [sic] The actual facts of the case do NOT support the conclusions made by the Director and the implementation of the Determination would prove harmful to the public welfare and be deleterious to the Adams-Normandie Historic Preservation Overlay Zone community itself as well as all other West Adams HPOZ communities [emphasis in original].

What is shocking in this case is the shear [sic] number of primary evaluation criteria with which the proposed Project design fails to be in compliance. The failures are so significant that the Project's design should not have been determined to be "consistent with the adopted Preservation Plan." (Findings-B, pg.8). Throughout the written Findings where many of the non-compliant violations are acknowledged, the Director has established the reoccurring mantra: "however, the…. (insert obfuscating justifications)…will be minimized through modulated massing." [sic] as a catchall for the proposed design mitigations to achieve compliance.

A good place to begin any examination of the failures by the Director to reject, rather than justify, the gross non-compliance with the AN-Preservation Plan is in the Determination's Finding B. Chapter 9 – Residential Infill and Chapter 11 – Commercial Infill Guidelines. *Each of the listed criteria from the AN Preservation Plan is followed by subjective and failed explanations as to how the Project's non-compliant design has been developed to satisfy the requirements they have violated.*

Staff Response –

The Appellant contends that the Project does not meet the guidelines of the Adams-Normandie Preservation Plan. As evidenced in the following recommendation report, as well as the Director of Planning's Letter of Determination (DIR-2019-2727-CCMP; herein, Director's Determination or Letter of Determination) issued on December 2, 2019, the Project not only complies with the Preservation Plan, but meets all applicable zoning regulations of the South Los Angeles Community Implementation Overlay (CPIO). Both the Adams-Normandie HPOZ and the South Los Angeles CPIO are implementation tools of the South Los Angeles Community Plan (a part of the land use element of the City's General Plan). Because both overlays serve to advance the goals and objectives of the Community Plan, compliance with the guidelines of the Preservation Plan and the standards of the CPIO amounts to compliance with the Community Plan and General Plan.

The Director's Determination provides eight pages of legally mandated findings detailing how the Project conforms to the Adams-Normandie Preservation Plan. This exhaustive analysis of the Project allowed the Director to reach the conclusion that the development complies with the overwhelming majority of guidelines of the Preservation Plan. In those infrequent instances where the Project varies from the precise guidelines, the findings provide an analysis of the Project elements and evidence that supports allowing the project as proposed; where necessary, conditions of approval were also incorporated to strengthen Project compliance with the guidelines or clarify design elements not expressly illustrated in the plan set. While the findings analysis is not repeated here, it is attached as Exhibit B of this recommendation report. These findings are also elaborated on in the appeal points below.

Planning Staff believe that the findings presented establish Project conformance with the Preservation Plan guidelines. However, it is important to note that the Project is also subject to the provisions of the Housing Accountability Act (HAA), a state law intended to facilitate the production of housing in California. The HAA applies to all multi-family housing developments, including market-rate projects, that comply with all applicable, objective general plan and zoning criteria. Under this law, local governments may not disapprove – or reduce the number of units of – these types of projects unless they find that the project would have an unavoidable impact on public health or safety that cannot be mitigated in any way other than rejecting the project or reducing its size. Cities can still require compliance with other design guidelines not related to density, and as such, proposed projects subject to HAA (and located within HPOZs) are still reviewed the same as any other project for conformance with the Preservation Plan. With this in mind, Planning Staff guided the Applicant to incorporate design measures that would reduce the perceived bulk of the building's overall massing and draw on surrounding architectural elements, with the intent of producing a project that, while larger than its neighbors, would be aesthetically compatible with the district and for which findings of compliance with the Preservation Plan could be made. All recommendations relied on the Preservation Plan guidelines in order to ensure that the Project met the goals and intent of the HPOZ.

Appeal Point No. 1.B –

The Director acknowledges that the streetscape's historic structures are "one to three stories tall" and that the abutting historic church is "55 feet to the roof ridge of the sanctuary," and that the project is a "five story structure will measure 60 feet." [sic]

That the Director could find this new infill project which is taller than the 90-year old landmark church and three to four stories higher than the surrounding historic structures is considered to be in compliance with the Guideline is a flight of fantasy. No designed "modules" can camouflage height. Nor can designed "modules" make five-stories ***"harmonize in scale and massing with the existing historic structures in the surrounding blocks"*** *No.2 (9.4.1. pg.11) [emphasis in original]. Comparative height differentials cannot be mitigated through illusions. No design trickery can mitigate the visual disparity on a streetscape between a one story and a five-story building. HEIGHT DOMINATES [emphasis in original].*

Staff Response -

The Appellant focuses his argument on the fact that the proposed Project will be taller than the adjacent four-story First African Methodist Episcopal Zion Cathedral & Community Center (Los Angeles Historic-Cultural Monument #341; herein First AME Zion Church) and surrounding one- to three-story Contributing structures. In doing so, the Appellant

misinterprets the broader intent of the Adams-Normandie Preservation Plan, which is not to prohibit larger development projects, but rather create reasonable expectations for how a development might fit within the surrounding context. The Preservation Plan guidelines are written to allow for an interpretation of how a project may be compatible within the surrounding context. For this reason, the Preservation Plan language is written as interpretative guidelines, rather than conclusive standards. Further, there is no rule stating that conformance to a minimum or maximum number of Guidelines is necessary to approve or deny a project.

By design, the Adams-Normandie Preservation Plan guidelines do not restrict infill projects to a certain height or number of stories. In fact, the guidelines can allow for the construction of larger projects in the HPOZ, so long as other criteria are met that would lessen the impact of such development on neighboring Contributing structures. This is demonstrated in both the Residential and Commercial Infill chapters of the Preservation Plan. For example, the following guidelines pertain to massing and scale for Residential Infill projects (Chapter 9) and Commercial Infill projects (Chapter 11):

> **9.4.1.** New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks.
>
> **9.4.2.** When found to be appropriate, new structures that will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main façade to minimize the perceived bulk of the structures.
>
> **11.3.1.** New structures should maintain the average scale of historic structures within the area.
>
> **11.3.3.** New structures that are taller than existing historic commercial structures in the area should be designed to emphasize the existing cornice heights in the area.

Guidelines 9.4.2. and 11.3.3 clearly make allowances for proposed infill projects that are larger than their neighbors, so long as mitigating design measures are taken; a diagram on page 89 of the Preservation Plan illustrates this approach (Exhibit H). Further, the use of language like “should be designed” and “should attempt” demonstrates the importance placed by the Adams-Normandie community during the HPOZ Preservation Plan adoption process to allow for larger infill development.

Another example of this intent is found in the following Commercial Infill guideline:

> **11.2.2**. “New structures should reflect the traditional widths of historic structures in the area. If a structure is proposed that is wider than most individual historic structures along a street, the new structure should be broken into appropriately-sized modules.”

Here, the totality of the guidelines suggest that larger-sized structures, spanning multiple parcels, are permitted in the HPOZ, when appropriate design measures (like modules) can be incorporated. The Preservation Plan language clearly illustrates that not only can a larger Project meet the guidelines, but the visual disparity of the project can be eased by using strategic design measures and solutions.

For these reasons, Planning Staff found a five-story structure to be appropriate, in part, because the fifth story would be set back from adjacent Contributing buildings on W. Adams Blvd. that range from one to four stories in height. Additionally, Planning Staff found that the proposed width of the structure could be justified because the massing would be broken into volumes that reflect the traditional width of the existing parcels. Contrary to the assertions

made by the Appellant, these modules were not designed to camouflage the height of the Project, but rather, meet guidelines pertaining to massing.

Appeal Point No. 1.C –

A primary tool in the review process required by the Preservation Plan is the submission of the current streetscape elevation. That elevation is then amended through the insertion of the new project's design. This affords decision makers a simple graphic resolution that is easily understood. The affect [sic] of the applicants [sic] five-story infill structure is obviously one of an overwhelming intrusion to the rest of the block face.

As you can see the proposed Project fails the comparative test in every category yet the Director however still finds for [sic] compliance with the AN-Preservation Plan. To do so he creates elaborate obfuscating justifications of how the very lack of compatibility is really acceptable because of various mitigating design solution [sic] including the magic modules.

Staff Response –

The Appellant references the Applicant's context analysis (Exhibit E), which is a tool used to evaluate characteristics of surrounding historic development such as setback, lot coverage, height and architectural style. While there is no defined number of properties required for inclusion, applicants are typically directed to include properties on both sides of the block on which a proposed project will be located. The resulting analysis contains an average for each element evaluated and one or more visual references illustrating the findings. The analysis helps the applicant, the staff planner, and the HPOZ Board understand how a project fits within the neighborhood context.

A successful context analysis illustrates the existing characteristics of a select area within an HPOZ. However, the numbers generated are not expected or required to be used in the design of the new project. Neither the Adams-Normandie Preservation Plan nor the HPOZ Ordinance (LAMC 12.20.3) state that a project must adhere with the findings of a context analysis, and often times, the setback, lot coverage and height of a proposed infill project will differ from the averages derived. In fact, it is not uncommon for larger infill projects to exceed the reported averages. This is the case for three other residential infill projects approved along the approximately half-mile stretch of W. Adams Boulevard located within in the Adams-Normandie HPOZ within the past two to three years.[1]

A context analysis is used in conjunction with the existing property profile to evaluate what is appropriate for a given site. In evaluating the proposed Project, the site's current zoning and land use designation were taken into account. As stated in the Letter of Determination, the Project site comprises three of nine total parcels designated as within the TOD Medium subarea of the South Los Angeles CPIO. This designation allows for greater density, Floor Area Ratio (FAR), and height than other commercial zones in the HPOZ. Therefore, with the exception of the remaining six parcels at the northwest corner of W. Adams Blvd. and S. Vermont Avenue, a building of the same size could not be constructed anywhere else in the district. With the understanding that larger commercial structures were historically sited on parcels located at major intersections and that the development would not be precedent-setting for the HPOZ, Staff found the Project's proposed size and scale to be appropriate.

[1] These previously-approved projects include 2600 S. Catalina Street (DIR-2016-712-CCMP), 1602 W. Adams Blvd. (DIR-2019-5440-CCMP), and 1581 W. Adams Blvd. (DIR-2019-340-CCMP). Though larger than surrounding properties, none of these projects were appealed.

The Appellant accuses Staff of creating mitigating design solutions to allow for the Project's lack of compatibility, referencing design elements such as the proposed modules on the north (primary) façade. As discussed in Appeal Point 1.B, the Preservation Plan guidelines encourage the use of design elements such as modules in minimizing the perceived bulk of a proposed structure that is larger than its neighbors. In fact, varying a new project's massing and materials are common approaches for ensuring its compatibility within an HPOZ, as evidenced in the aforementioned infill projects recently approved within the district.

Appeal Point No. 1.D –

The Director fails to report that the reported 5' front setback is limited to the Church while he ignores the historic (the original 1904 Presbyterian Church) Community Center's 28 foot set back [sic] as illustrated in the applicant's own submission. While this may be seen as an oversight it is of significant importance when comparing the statistical data of First AME's streetscape to that of the Project.

Staff Response –

The Appellant's assertion that Planning Staff intentionally focused on the setback of the adjacent First AME Zion Church, while ignoring other nearby setbacks (such as the church's adjoining community center), is false. The applicable Commercial Infill guideline pertaining to setbacks (11.2.1.) states that new structures in commercial areas should maintain the setback of existing historic structures on the street front, but when varying setbacks exist new construction should provide a variable setback. As evidenced in the context analysis, there is not a consistent street wall along the north side of W. Adams Blvd. between S. Catalina Street and S. Vermont Avenue. In addition to the 5-foot setback of the First AME Zion Church and the 28-foot setback of the community center, there are two Contributing multi-family residential structures with a 0-foot setback (1475 and 1501 W. Adams Blvd.).[2] As such, a 0-foot setback could be deemed appropriate on the Project site. However, Planning Staff found that the Project's proposed 1-foot and 5-foot setbacks were appropriate because they are most consistent with the shallower setbacks of nearby Contributing structures along W. Adams Blvd., including that of the First AME Zion Church. Planning Staff did not base this finding on the setback of the First AME Zion Church only, but rather made an observation that such a setback would align with the church's façade. A proposed setback more consistent with the community center, as suggested by the Appellant, would be inconsistent with the block face and further contribute to an already irregular street wall.

Appeal Point No. 1.E –

(i) *The major flaw in the Director's overall decision making is a result of his initial interpretation of how to apply the AN-Preservation Plan's requirements to this "Mixed-Use" project. The question being is it a "Commercial-Structure" with a "residential" component or is it a "Residential-Structure" with a "commercial" component?*

The Director opted for "Commercial" because of the underlying new CPIO zoning. Although this has had a strategic benefit for the applicant it has turned out to be the fundamental error for the analysis of the Project's location in the HPOZ…The

[2] The Applicant's context analysis incorrectly identifies 1475 W. Adams Blvd. as a Non-Contributor and 1465 W. Adams Blvd. as a Contributor. 1475 and 1465 W. Adams Blvd. are designated as a Contributor and Non-Contributor, respectively.

"Commercial" proportional use of the Project is only 5%. The planned 5th-story roof deck itself is approximately 50% of the commercial use area. That a 5% use should dictate the final design resolution is frankly BAD PLANNING. [emphasis in original].

(ii) *The Director reports that Adams Blvd. "**was originally developed with residential structures"** [emphasis in original]. That it was originally developed with houses and apartments is not a surprise because it was a residential street. It was not a commercial corridor with infill housing. Irrespective of the ever-changing underlying zoning it fundamentally still is a residential street albeit by use. The majority of lots still serve their residential usage and an HPOZ project should acknowledged [sic] that with an appropriate compatible design solution.*

Today Adams Boulevard beginning from Figueroa west to Hoover has only one commercial building the [sic] Automobile Club of Southern California (LA-HCM #72). From Hoover to Vermont there are only two commercial buildings, the Ralph's Market and the Baskin-Robins on the SE and NE corners of Vermont respectively. There is also one mixed-use building, the ELEMENT on the NW corner of Hoover. Across Vermont to the project site, the south side of Adams is an institutional use, St Agnes [sic] Roman Catholic Church, and on the north there is a corner gas station and the derelict auto lots that comprise the subject site and two buildings at corner [sic] of Catalina.

(iii) *The mixed-use commercial buildings of yesterday were typically 1st –story retail and 2nd-story offices or apartments. There are still dozens of such historic structures throughout the North University Park HPOZs. A new project proposal with that design envelope would clearly qualify as "Commercial Infill." However the Project's commercial-use [sic] will most likely be as an extended amenity for the residential tenants, such as a coffee-shop, rather than a catalyst for a commercial corridor revolution. This five-story Project is not a commercial building. It is a residential building with a required token business use to qualify and benefit as a mixed-use project.*

(iv) *The Director has inappropriately mixed both HPOZ Commercial and Residential Infill-Guidelines [sic] into a hodgepodge of criteria that were selected to justify support for an inappropriate Project to have a commercial front setback rather than a normal 15' setback for residential structures.*

Besides the obvious incompatibility of the five-story structure in the Project's approval, is the damaging misuse of the "Commercial criteria" to create a front setback that "aligns" with the Church's front façade. First AME is not a commercial building it [sic] is a religious-institutional use and should never be construed as an appropriate baseline for an abutting building's setback unless that building was of the same use. Creating a false front alignment for the existing irregular setbacks of the three existing site lots to form a "consistent line" is to create a false pattern of development, an act that is WRONG under either Infill Guidelines in the AN Preservation Plan [emphasis in original].

(v) *By choosing to elevate "Commercial" over "Residential" Guidelines the Director has facilitated a slight of hand land-grab for the applicants. A reduced front setback from a residential code's 15' setback translates directly into more buildable square footage. The inept act of placing this monstrous five-story three-lot wide apartment building in line with the front façade of First AME effectively and completely blocks the view of the Church from the westbound travelers along Adams Boulevard, a City Scenic Highway. It will also*

impair the eastbound travelers as the massing of the Project is well above the roof ridge and alters the silhouette.

Staff Response –

The Appellant first claims that Commercial Infill guidelines were used to evaluate the Project's compliance with the Preservation Plan because of the underlying CPIO zoning, despite only 5% of the Project having a commercial use. However, the Letter of Determination clarifies that while both Residential Infill and Commercial Infill guidelines were applied to the Project, the Commercial Infill guidelines were used as the baseline for evaluation because of the Project's location within a commercial zone and the current commercial uses of the Project site. This aligns with the intent of the Preservation Plan, as explained in the introduction of the Commercial Infill chapter, which reads, "These Commercial Infill Guidelines are intended for the use of commercial property owners planning new structures on vacant sites…" Regardless of the Project's amount of commercial use, the Project site clearly meets the intended application of the Commercial Infill guidelines because it is commercially-zoned. The Residential Infill guidelines were included because the Project also qualifies as a residential structure.

The Appellant next implies that the Project site should have a strictly residential use, with no commercial component, because W. Adams Blvd. was a historically residential street. However, two of the three subject parcels were originally developed with commercial structures, not residences.[3] This is consistent with the historic pattern of development along W. Adams Blvd., which finds commercial structures on or near corner lots and residential structures on interior lots.[4] Further, while properties along W. Adams Blvd., east of S. Vermont Ave. (and outside of the HPOZ), are primarily residential, there is a greater mix of residential and commercial properties along the portion of W. Adams Blvd. located within the HPOZ. Therefore, while the majority of lots may still serve a residential use, it is misleading to say that a mixed-use structure located near the corner of a major intersection, on parcels that had a historically commercial use, is not a compatible or appropriate design solution.

While the development pattern of the area was taken under consideration, the evaluation of the Project did not distinguish between its commercial and residential uses because the HPOZ Program does not evaluate use. Therefore, to the Appellant's third point, the specific amenities included as part of the commercial component were not subject to review for compliance with the Preservation Plan. Applicable guidelines were determined based on the Project's location within a commercial zone and the proposed building typology.

In the Appellant's fourth point, he claims that the Commercial Infill guidelines were intentionally used to justify a shallower setback that aligns with the front façade of the First AME Zion Church. The Appellant bases his argument on the assumption that using the Residential Infill guidelines, rather than the Commercial Infill guidelines, would have resulted in a deeper setback. As previously stated, Planning Staff used applicable criteria from both Infill chapters in evaluating the proposed Project for compliance with the Preservation Plan. The Commercial Infill guidelines were used as the baseline for evaluation because they apply to new projects in commercial areas. That said, the equivalent Residential and

[3] Per original building records, 1421 W. Adams Blvd. was developed with commercial offices in 1953 and 1427 W. Adams was developed with an office for a used car lot in 1940.
[4] Within the Adams-Normandie HPOZ, the following commercial properties are located at or near corner lots: 1560-1564 W. Adams Blvd., 1616 W. Adams Blvd. (northeast corner of W. Adams Blvd. and S. Normandie Ave.,), 1648-1652 W. Adams Blvd., and 1684-1690 W. Adams Blvd.

Commercial guidelines pertaining to setback (9.3.1 and 11.2.2., respectively) actually provide the same directive to new construction to maintain the setbacks of existing historic structures along the street. As discussed in Appeal Point 1.D, several adjacent structures have 0- to 5-foot setbacks, and as such, the Project's proposed setback of 1-foot to 5 feet could be found compatible under either guideline. Therefore, the Appellant's suggestion that a 15' setback would be found appropriate if the Residential Infill guidelines were used as the baseline for evaluation is unsupported.

The Appellant's assertion that the Project's proposed front setback was based strictly on an alignment with the Church's front façade is also misguided. As clarified in Appeal Point 1.D, the observation made in the Letter of Determination that the Project's front setback would generally align with the adjacent First AME Zion Church should not be interpreted as the only finding of appropriateness. The Applicant's context analysis illustrates that existing front yard setbacks along the block face range from zero to 45 feet, with setbacks on the north side of W. Adams Blvd. measuring between zero and 28 feet. This includes the 5-foot setback of the First AME Zion Church and the 0-foot setbacks of 1475 W. Adams Blvd. and 1501 W. Adams Blvd. Not only were the Project's 1-foot to 5-foot front setbacks found to be consistent with this adjacent development, but they help to maintain an already established pattern of development of shallow setbacks. Therefore, alignment with the front façade of the First AME Zion Church would not create a false pattern of development, as claimed by the Appellant.

The Appellant's final point addresses concerns that the Project will block views of the Church along W. Adams Blvd. The Draft Environmental Impact Report (EIR) for the South Los Angeles Community Plan Update evaluated environmental impacts on scenic vistas as related to historic resources and concluded that developments consistent with the regulations of the Community Plan will not affect views of historic resources because they will not alter existing street alignments. Because the Project complies with the zoning regulations of the South Los Angeles CPIO, it will not obstruct views of the First AME Zion Church for east- and westbound travelers along a city-designated scenic highway. This discussion is elaborated on in Appeal Point 2.D., below.

Appeal Point No. 1.F –

When I recently reviewed the Case-File for the Project I was disappointed that there wasn't a Light and Shadow study for the relationship between the Church's windowed east façade and the Project's towering west façade. I had asked about a study at the Neighborhood Councils [sic] Policy committee (NANDC). I had hoped that when the applicants told me they didn't do one they would have taken the time to generate such a study to assist decision makers. Absent any facts to the contrary I can only assume that a 60' high wall aligned with the Church's front east façade will most certainly and most negatively impact the religious services that they were conceived for.

Staff Response –

The "Justification for Project Exemption" issued on September 18, 2019 found that the Project will not cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5. As stated in the "Historic Resources Assessment Report" (HRAR; Exhibit I) prepared by qualified Architectural Historians Kaplan Chen Kaplan and certified by Office of Historic Resources staff, the Project will not impact the historic significance of the First AME Zion Church because the bulk of the proposed structure will be significantly set back from its own property line, as well as the historic church

sanctuary. This finding is consistent with Public Resources Code (PRC) Section 21099 (d)(1), which states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if the project is a mixed—use residential structure located on an infill site within a transit priority area (an area within one-half mile of a major transit stop). An aesthetic impact includes those pertaining to visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas.

Because the Project meets the Preservation Plan guidelines and is a mixed-use infill structure located in a transit priority area, the Project will not result in a substantial adverse change to the district or to the First AME Zion Church itself. Therefore, a light and shadow study was not deemed necessary for the evaluation. The Appellant did not prepare an additional impact assessment or provide any other evidence to support this claim.

Appeal Point No. 1.G –

The Director's approval of this Project is wrong. It is wrong because it does not conform to the AN-Preservation Plan and therefore to the Secretary of the Interior's Standards as required by the City's Preservation Ordinance. It is wrong because it is not compatible with the surrounding historic context of the AN-HPOZ. The building is too tall. Zoning does not trump HPOZ for purposes of CEQA. The applicant's [sic] offer a sky view of the subject site and the surrounding community. Take a good look. There are no 5-story buildings. There are no 4-story buildings. The factual data supplied by the applicants show that the Project only fails in compatible context with the surrounding historic setting.

Staff Response –

As discussed under Appeal Points 1.B., 1.C., and 1.E., the Applicant incorporated reasonable design measures to minimize the overall massing and scale of the structure, in accordance with the guidelines of the Adams-Normandie Preservation Plan. The Preservation Plan guidelines can allow for the development of larger structures, as there is no language in the Plan that prohibits structures of a certain height. Objective zoning standards were not used to override compliance with HPOZ regulations, but rather to support the conclusion that the Project will not impact the district as a historic resource and will not be precedent-setting for the HPOZ.

(2) Appeal of Environmental Review

Appeal Point No. 2.A –

A categorical exemption is not the appropriate level of environmental review for a project that is highly discretionary, is in a historically sensitive environment, located on a scenic highway, and fails to meet the objectives of the Adams-Normandie Preservation Plan.

Staff Response –

The use of a Class 32 Categorical Exemption is not determined by the level of discretion applied to a project. Rather, a project qualifies for a Class 32 Categorical Exemption if it is an infill development meeting the required criteria pursuant to CEQA Guidelines Section 15332 (Class 32), and there is no substantial evidence that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The "Justification for Project Exemption" issued on September 18, 2019 found that the Project is categorically exempt under Class 32 because it is characterized as in-fill development meeting the required criteria.

Furthermore, the justification found that the Project does not meet any of the exceptions to the exemptions.

As stated in the "Justification for Project Exemption" and further illustrated in this Recommendation Report and the Letter of Determination, the Project complies with the guidelines of the Adams-Normandie Preservation Plan, and as such, the Project will not result in an environmental impact on a historically sensitive environment (the Adams-Normandie HPOZ). Further, the Project will not impact a state scenic highway because there are no designated state scenic highways located within the HPOZ or near the project site. Though W. Adams Blvd. is a city-designated highway, it will not be impacted by the proposed Project subject to PRC Section 21099 (d)(1); further, the Project will not impact a city-designated scenic highway because it complies with the South Los Angeles CPIO (elaborated on in Appeal Point 2.D, below). Therefore, a categorical exemption is warranted.

Appeal Point No. 2.B –

The project will have a demonstrable significant effect on the environment and does not qualify under Article III, Class 32 exemption *[emphasis in original].*

The use of a CE, pursuant to Article 19, Section 15332, and Class 32 of the State CEQA Guidelines cannot be sustained by a clear factual analysis because:

- *The proposed project does not conform to the Adams Normandie [sic] Preservation Plan*
- *The proposed project does not conform to the Secretary of the Interior's Standards*

And therefore will cause substantial adverse changes.

Staff Response –

The Project was reviewed for compliance with, and was found to meet, the guidelines of the Adams-Normandie Preservation Plan, and subsequently, the *Secretary of the Interior's Standards* (herein, the *Standards)*, as discussed under Appeal Point 1.A. This is evidenced in the eight pages of legally mandated findings provided in the Project's Letter of Determination. Further, the "Justification for Project Exemption" issued on September 18, 2019 found that the Project is categorically exempt under Section 15332 (Class 32) and that none of the exceptions to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 apply. For these reasons, there is no adverse effect on a historic resource or the environment and the Class 32 Categorical Exemption applies.

Appeal Point No. 2.C. –

Further, exceptions under 15300.2 do apply to this project *[emphasis in original].*

(i) The OHR has gone through an extensive attempt to offer a band aid [sic] to this out of scale, massive across three parcels box, trimmed with insensitive cladding materials, to offer the unsupported opinion that this project conforms to the applicable Preservation Plan.

(ii) Further staff abused its discretion when it advised the HPOZ Board at its public hearing on October 2, 2019 that it could not address massing and height in direct violation of its obligations under the Preservation Plan.

(iii) In addition, this class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. Simply look at the parking provided and use of outdated 2016 information they have used as their basis for excusing traffic impacts.

Staff Response –

As previously stated under Appeal Point 2.A., the "Justification for Project Exemption" found that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. A project opponent challenging a categorical exemption has the burden of producing evidence supporting an exception applies. No such burden has been met.

The Appellant's claim that Planning Staff attempted to mask non-conforming elements of the Project is unfounded. As explained in Appeal Points. 1.A.-1.D., Staff worked with the Applicant to incorporate design elements that would help justify its scale, as permitted by the Preservation Plan guidelines. The Preservation Plan does not prohibit Projects from spanning multiple parcels, and in fact encourages variations in massing and materials to minimize the perceived bulk of larger buildings. Therefore, the proposed Project was found to meet the intent of the Preservation Plan.

The Appellant's assertion that Staff prohibited the HPOZ Board from addressing massing and height during the Project's public hearing is false. As previously discussed under Appeal Point 1.A., the proposed Project is subject to the Housing Accountability Act (HAA), and as such, the City is limited in its ability to deny the Project or reduce its unit count. A presentation about this legislation was provided to HPOZ Board members from all 35 HPOZs at a formal training held on September 23, 2019, and all four Adams-Normandie HPOZ Board members were in attendance. In discussing the HPOZ Board's role in reviewing projects under HAA, the Board was directed to conduct review of projects subject to HAA in the same manner as any other infill project. However, due to the HAA's limitations on denying projects, Staff recommended that future Board review on multi-family projects focus on compatibility of materials and design, while avoiding scale and height considerations that would reduce density. At the training, Staff clarified that Preservation Plan guidelines not related to density may still apply, and projects may be conditioned to better meet those guidelines. Staff reminded the HPOZ Board of these points at the Project's public hearing on October 2, 2019. Staff further informed the Board that, while it was within their right to recommend denial of the Project, it would be more productive to provide design suggestions that could be reasonably incorporated into the Project. In doing so, Staff did not abuse its discretion in offering advice to the HPOZ Board, but rather provided useful information that would facilitate its review of a multi-family project.

With this direction, the HPOZ Board recommended four conditions of approval that collectively reduced the building's massing without reducing its density, minimized certain architectural elements that had made it appear taller as proposed, and enhanced the pedestrian experience at the ground level. It should be noted that the Preservation Plan states that the HPOZ Board serves as an advisory body to the Department of City Planning on projects related to new construction. Therefore, the HPOZ Board was not restricted or prohibited from advising staff on the Project and directly fulfilled its role as defined in the Preservation Plan.

Contrary to the Appellant's final claim, the proposed Project will not result in any significant impacts to traffic, noise, air quality or water quality because it does not exceed thresholds for evaluating such impacts established by the City of Los Angeles. The Appellant references the use of "outdated 2016 information" related to traffic impacts in the "Justification for Project

Exemption" issued on September 18, 2019, which may refer to the introduction of new CEQA transportation thresholds adopted by the Los Angeles City Council on July 30, 2019. These thresholds are a result of the City's shift from Level of Service (LOS) to Vehicle Miles Traveled (VMT) for evaluating transportation impacts under CEQA, in accordance with SB743; after the State deadline of July 1, 2020, new projects are required to evaluate these impacts using VMT. However, projects that have already filed an application with DCP before this time may continue analyzing transportation impacts with LOS, so long as they will be approved and through any appeal period prior to the State deadline. The application for the proposed Project was deemed complete on June 13, 2019, nearly two months before the adoption of the City of Los Angeles CEQA Transportation Thresholds. As such, the Project was subject to the existing thresholds at that time (LOS). Nevertheless, the South Los Angeles Community Plan EIR analyzed both LOS and VMT impacts and found that the proposed Community Plan updates would actually result in a reduction of VMT, and as such, impacts to the circulation system would be less than significant. Further, as stated in the "Justification for Project Exemption," the Project is beneath the threshold criteria for preparing a traffic study and will not have any significant impacts on traffic under LOS.

Appeal Point No. 2.D –

A CE should not be issued when there are unusual circumstances creating the reasonable possibility of significant effects; *[sic; emphasis in original]. The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway.*

(i) Adams Boulevard is a City designated scenic Highway.

The project as proposed is inconsistent with the goals established by its Scenic Highway designation (see the Mobility/Transportation Element of the General Plan). Scenic Highways, according to the Mobility/Transportation Element, "include many of the City's iconic streets. Preservation and enhancement of these streets and their scenic resources need to be preserved." Adams Boulevard between Figueroa and Crenshaw is a designated Scenic Highway.

(ii) A categorical exemption should not be issued when there are sensitive issues and the project fails to comply with the Preservation Plan and the south community plan's state objectives. To permit a CE in this case would cause irreparable and irreversible harm to the environment.

(iii) In all of the record, there is not serious analysis of the impacts to the adjacent First AME Zion Church. The CHC designee abused their discretion when they capriciously signed off on a project that effects [sic] an HCM.

Staff Response –

As previously discussed under Appeal Points 2.A and 2.B, the "Justification for Project Exemption" found that the Project will not result in a significant effect on the environment due any exceptions listed in CEQA Guidelines Section 15300.2. The Project will not trigger the scenic highways exception because that exception only applies to state scenic highways. In this case, there are no designated state scenic highways located within the HPOZ or near the Project site. Further, as discussed in Appeal Point 1.F, aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment for purposes of

CEQA. Finally, the applicant has failed to provide any substantial evidence to support its claim that the project will result in a significant effect on the environment due to any unusual circumstances.

On December 2, 2019, a Letter of Determination was issued confirming compliance with the guidelines of the Adams-Normandie Preservation Plan. Additionally, the Project was found to meet all applicable zoning regulations of the South Los Angeles CPIO. Therefore, the Project meets the criteria of the Class 32 exemption that it be consistent with the applicable general plan designation and policies, as well as applicable zoning designation and regulations.

Upon receipt of the Applicant's HRAR, OHR staff certified the assessment and concurred with its findings that there would be no significant impact on the First AME Zion Church. The Appellant did not prepare an additional assessment or provide substantial evidence to support his claim that the Project would result in adverse impacts. Further, the Appellant incorrectly interprets the recommendation of the CHC's designee as a stamp of approval, when in fact, the designee's recommendation is offered as an expert opinion on behalf of the CHC. On October 10, 2019, the CHC's designee found that the Project complied with the goals and requirements of the Preservation Plan and the *Standards* and recommended approval of the Project, subject to the conditions recommended by the HPOZ Board. Therefore, the Appellant's claim that the CHC's designee signed off on a Project that affects an HCM is unsupported.

Appeal Point No. 2.E. –

Even if the project did fit within the Class 32 exemption, the exemption would be inapplicable because several exceptions to categorical exemptions apply *[emphasis in original].*

(i) The developers' proposed new 5-story in height structure will dominate the historic block face, which is comprised of several historic; [sic] 1-story, 2-story and 3-story structures. The proposed new 5-story building's setback will obscure our City's monument from drivers traveling west along Adams Boulevard, which is a designated scenic highway. This obstruction of the historic view corridor is in clear violation of the SISG. The proposed 5-story height also towers over the adjoining 1-story historic sanctuary and will block sunlight from its stained-glass clerestory windows, also a violation of the SISG.

(ii) The historic district itself is a historic resource and the infill parcels cannot be separated from their context and justified at their present massing, scale and design.

(iii) There is scant analysis of impacts to the First AME Zion Church, a landmark that will be severely impacted in terms of light, air, and setting. Rather the developer offers, since it will remain a landmark, it is not impact, which is simply not the case.

Staff Response –

As previously discussed in Appeal Points 2.A, 2.B and 2.C, the "Justification for Project Exemption" issued on September 18, 2019 found that the project is categorically exempt under Section 15332 (Class 32). As part of this evaluation, Planning Staff reviewed the potential exceptions to the use of a Categorical Exemption for the proposed Project, including those pertaining to historic resources. The Project was evaluated within the context of the district as the historic resource and for potential effects on the adjacent church as a historic resource, and not the individual parcels themselves as implied by the Appellant. In doing so,

the Project was found to conform to the Preservation Plan guidelines and be compatible with Contributing Elements throughout the district, including the adjacent HCM. As such, it was determined that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Project was not found to cause a substantial adverse change, nor was it found to have a significant effect on the environment.

The Appellant claims that obstructing the view of a Historic-Cultural Monument is a violation of the *Standards.* Not only is W. Adams Blvd. not a historic view corridor, but views of the First AME Zion Church from W. Adams Blvd. are not protected under the *Standards*. The *Standards*' "Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings" recommends new construction preserve the historic relationship between the buildings and the landscape within a historic district. As detailed in the Project's Letter of Determination and the "Justification for Project Exemption", the relationship between the Project and the buildings within the district will be maintained. The Project's compliance with the HPOZ guidelines equates to compliance with the *Standards*, and as such, the Appellant's claim is unsupported. Further, Appeal Point 2.D demonstrates that the Project will not cause a substantial adverse effect on a city-designated scenic highway because it is characterized as an infill mixed-use development located in a transit priority area that complies with the regulations and intent of the South Los Angeles Community Plan.

The Project will not tower over the Church, nor will it directly adjoin the Sanctuary, as claimed by the Appellant. The Project will be set back by at least 6 feet, 9 inches from the rear half of the church (which abuts the Project site's west property line), and approximately 14 feet, 9 inches to 17 feet, 9 inches from the front half of the church. It will also measure 60 feet, 9 inches from grade to roof deck parapet, which is only 5 feet, 9 inches taller than the estimated height of the Church's one-story sanctuary. However, the structure's fifth floor will be set back approximately 13 feet from the fourth floor on the south (primary) façade, and as a result, the mass of the fifth floor comprising the additional height will be located away from the main architectural façade. The proposed structure will measure less than 50 feet from grade to the top of the fifth floor balcony railing, which is shorter than the height of the adjacent historic sanctuary.

As previously stated, the HRAR submitted by the Applicant and certified by OHR Staff found that the Project would not result in a significant impact on the Church, and the Appellant did not provide any evidence to dispute this finding. Therefore, the Appellant's claim that shadows cast by the Project on the First AME Zion Church windows is a violation of the *Standards* is unsubstantiated.

Appeal Point No. 2.F. –

The City Cannot Rely upon a Categorical Exemption When Mitigation is required *[emphasis in original].*

Here, the City has imposed conditions of approval upon the Project to address potential impacts of massing and scale, non-conformance the [sic] Preservation plan, as required, and impacts to the adjacent First AME Zion Church.

Staff Response –

The conditions of approval imposed upon the Project are based upon the City's police powers, rather than under its CEQA authority as a mitigation measure. Case law makes it clear that a

public agency may rely on generally applicable regulations to conclude an environmental impact is not significant and does not require mitigation. The conditions of approval in question are imposed pursuant to the City's issuance of a Certificate of Compatibility for Non-Contributing Elements governed by LAMC 12.20.3.L, which is applicable citywide. In imposing the conditions of approval, Staff did not mitigate any environmental impacts of the Project, but rather incorporated recommendations of the CHC's designee and HPOZ Board that strengthen the Project's compliance with the Preservation Plan guidelines, and clarified design issues that were not expressly illustrated in the plan set. That said, Staff contends that, even without the conditions of approval, the Project meets the Preservation Plan guidelines (and, in turn, the *Standards*).

At the Project's public hearing on October 2, 2019, the HPOZ board recommended approval of the project with the conditions as outlined on page A-4 of this report. The CHC's designee concurred with the HPOZ Board, recommending approval of the project subject to their recommended conditions in his transmittal to Staff on October 10, 2019. These recommendations were incorporated into the final conditions of approval in the Letter of Determination to ensure that the roof deck parapet is further set back or constructed of a transparent material (2.a.), the balconies at the fourth floor are open to the sky (2.b.), a cornice element is added at the top of the fourth floor parapet (2.c.), and the primary residential entrance is highlighted by a canopy element (2.d). Because the HPOZ Board and the CHC's designee are advising bodies that help to ensure compliance with the Preservation Plan and the *Standards,* incorporating their recommendations as conditions of approval does not constitute mitigation to an environmental impact, but is, rather, the purpose of the design review process.

Conditions 2.e. and 2.f., pertaining to signage, were included to clarify the Applicant's scope of work. In consultations with Staff, the Applicant had confirmed that Project signage would not be included in the proposed scope of work. However, the Applicant chose to include general descriptions of where future signage may be located on the structure. Staff chose to include conditions that would ensure future signage be submitted to HPOZ for review and approval. The remaining conditions, relating to window installation (2.h.) and the parkway (2.g.; 2.i-2.k.), were included to clarify design elements not clearly illustrated in the plan set.

Appeal Point No. 2.G. –

That the City has issued now a CE is not permissible under CEQA. CEQA sets a very low threshold for not permitting a Categorical Exemption, namely that it should not be used where there is a ***reasonable possibility*** *of the activity having a significant effect [emphasis in original].*

Here the City ignored the Preservation Plan, ignored all of the factual data at its hand, and allowed a backward review process that entirely skewed the ability of the Adams-Normandie HPOZ Board to fulfill its duties under their plan and have a Plan compliant project. By the time the developers scheduled their project before the Adams Normandie Board, the Board was presented with a "take it or leave it" project and given advice from the City that they had no control over the massing and scale of this project.

Staff Response –

As extensively discussed in the "Justification for Project Exemption" and the previous Appeal Points, the Project was found to fall under the Class 32 Categorical Exemption, and none of

the exceptions to the Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 apply. Therefore, the Categorical Exemption is permissible.

The City did not ignore the guidelines of the Preservation Plan or factual data regarding the surrounding context in making a decision to approve the proposed Project, as evidenced in Appeal Points 1.A.-1.D. Planning Staff reviewed all applicable Project materials pursuant to LAMC 12.20.3.L. Certificate of Compatibility for compliance with the Adams-Normandie Preservation Plan guidelines. While the context analysis compiled by the Applicant was used to help inform the Project's design, the data itself does not serve as the maximum allowances for setback, lot coverage, or height for a proposed infill project. In fact, the Adams-Normandie Preservation Plan guidelines do not restrict infill projects to a certain height or number of stories. The Project was found to meet the guidelines of the Adams-Normandie Preservation Plan because it incorporated design measures that lessened the impact of its development on neighboring Contributing structures, as instructed by the Plan language.

The Appellant's assertion that the Project's review process skewed the ability of the Adams-Normandie HPOZ Board to fulfill its duties under the Preservation Plan is unfounded. While the HPOZ Board was not able to consult on the Project due to a lack of a quorum during the nearly 11 months of design review, Board members did receive copies of the application with relevant materials ten days prior to the public hearing, pursuant to LAMC 12.20.3.L Certificate of Compatibility. At the hearing, the Board heard the Applicant's presentation and public comment, before discussing the design of the Project under the regulatory framework of HAA, on which they had been trained. As previously discussed under Appeal Points 1.A and 2.C, Board members were reminded to review multi-family projects as they would any other infill project, but focus their feedback on compatibility of materials and design, and avoid scale and height considerations that would reduce density. The majority of the HPOZ Board agreed that recommending conditions of approval that could be reasonably incorporated into the Project would be more productive than if they were to recommend denial of the Project outright.

CONCLUSION

Staff recommends denial of the appeal and sustaining the Determination of the Director of Planning approving a Certificate of Compatibility pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 L for the demolition of three existing Non-Contributing commercial buildings and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed-use apartment complex in the Adams-Normandie HPOZ. The proposed Project conforms to the Adams-Normandie Preservation Plan and the *Secretary of the Interior's Standards*, and will not cause a substantial adverse change in the significance of a historical resource. Thus, the appeal of the Director's decision cannot be substantiated and should be denied.

DIR-2019-2727-CCMP

EXHIBIT A

APPEAL APPLICATION

ORIGINAL

APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☑ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: DIR-2019-2727-CCMP/ENV-2019-2728-CE

Project Address: 1421-1439 West Adams Boulevard

Final Date to Appeal: December 17, 2019

Type of Appeal:
- ☐ Appeal by Applicant/Owner
- ☑ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
- ☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): James R. Childs

Company: North University Park Community Association (NUPCA)

Mailing Address: 2326 Scarff Street #1

City: Los Angeles State: CA Zip: 90007

Telephone: 213 747 2526 E-mail: jeanjim2341@att.net

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

  ☑ Self ☐ Other: NUPCA

- Is the appeal being filed to support the original applicant's position? ☐ Yes ☑ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☑ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☑ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: James L. Childs Date: Dec. 17, 2019

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

✓ • Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - ✓ Appeal Application (form CP-7769)
  - ✓ Justification/Reason for Appeal
  - Copies of Original Determination Letter

- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).

NA • All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.

NA • Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.

NA • A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

NA • Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).

NA • Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: $89	Reviewed & Accepted by (DSC Planner): Anna M. Vidal	Date: 12/17/19
Receipt No: 0104130674	Deemed Complete by (Project Planner):	Date:
☐ Determination authority notified	☐ Original receipt and BTC receipt (if original applicant)	

Applicant Copy
Office: Downtown
Application Invoice No: 61687

6800161687

City of Los Angeles
Department of City Plannir

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

LA Department of Building and Safety
LA NELI 104172135 12/17/2019 12:41:39 PM

PLAN & LAND USE	$106.80
DEV SERV CENTER SURCH-PLANNING	$2.67
Sub Total:	$109.47

Receipt #: 0104130674

City Planning Requ

NOTICE: The staff of the Planning Department will analyze your request and your application, regardless of whether or not you obtain the s

This filing fee is required by Chapter 1, Ar

Applicant: CHILDS, JAMES R. (H:213-7472526)
Representative:
Project Address: 1429 W ADAMS BLVD, 90007

NOTES:

DIR-2019-2727-CCMP-1A

Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	$89.00	100%	$89.00
		Case Total	$89.00

Item	Charged Fee
*Fees Subject to Surcharges	$89.00
Fees Not Subject to Surcharges	$0.00
Plan & Land Use Fees Total	$89.00
Expediting Fee	$0.00
Development Services Center Surcharge (3%)	$2.67
City Planning Systems Development Surcharge (6%)	$5.34
Operating Surcharge (7%)	$6.23
General Plan Maintenance Surcharge (7%)	$6.23
Grand Total	$109.47
Total Invoice	$109.47
Total Overpayment Amount	$0.00
Total Paid(this amount must equal the sum of all checks)	$109.47

LA Department of Building and Safety
LA NELI 104172135 12/17/2019 12:41:39 PM

PLAN & LAND USE $106.80
DEV SERV CENTER SURCH-PLANNING $2.67

Sub Total: $109.47

Receipt #: 0104130674

Council District: 1
Plan Area: South Los Angeles
Processed by VIDAL, ANNA on 12/17/2019

Signature: Anna M Vidal

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NORTH UNIVERSITY PARK COMMUNITY ASSOCIATION

MASTER APPEAL FORM CONTINUATION:
Case No. DIR-2019-2727-CCMP / ENV-2019-2728-CE / 1421-1439 West Adams Boulevard / CD-8 / Adams-Normandie H.P.O.Z..

On behalf of the North University Park Community Association (N.U.P.C.A.) and as aggrieved parties, we do object to and appeal the Director of Planning's Letter of Determination decision of December 02, 2019 to approve pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3.L and the Historic Preservation Overlay Zone (HPOZ) Ordinance 173402 a Certificate of Compatibility (CCMP), for the subject property at 1421-39 West Adams Boulevard located in the Adams-Normandie Historic Preservation Overlay Zone (UP-HPOZ).

For the reasons set forth in detail below, the Director of Planning in making the Determination abused his discretion and issued a decision contrary to the factual record. In his decision, the Director has allowed manipulated language and juggled facts to falsely create an illusion of the Project's compliance with the Adams-Normandie Historic Preservation Overlay Zone's Ordinance and Preservation Plan (ANPP), the L.A. City General Plan, and L.A. City South Area Community Plan, The actual facts of the case do NOT support the conclusions made by the Director and the implementation of the Determination would prove harmful to the public welfare and be deleterious to the Adams-Normandie Historic Preservation Overlay Zone community itself as well as all other West Adams HPOZ communities.

Los Angeles City currently has approximately thirty-five Historic Preservation Overlay Zones scattered throughout the City. The greater West Adams historic district community contains fourteen such HPOZ's, two of which are located in the North University Park District: the Adams-Normandie HPOZ and the University Park HPOZ.

All of the University Park-HPOZ and the north-half of the Adams-Normandie HPOZ were included in the Community Redevelopment Agency's "Adams-Normandie 4321 Project Area" from 1979 thru 2000 when the CRA/LA Project expired. The AN-Project created the "CRA Adams-Normandie 4321 Urban Design Program" to establish Guidelines for the evaluation procedure on any proposed project's required compliance with the federal Secretay of the Interior's Standards & Guidelines (SISG).

After the closeout the AN-4321 Project's sections No.1 & No.2 became the boundaries for the UP-HPOZ and section No.3 became the base for the AN-HPOZ. One of the first actions taken by the newly created University Park HPOZ Board was to formally adopt the AN-Urban Design Program as their own preservation plan, as required by the ordinance, until the Planning Department could approve their official Preservation Plan template five years latter. During the Department's template drafting process the AN-Urban Design Program was folded into the work product and helped form the base for the eventual HPOZ Template.

I was a six-time elected member to the Adams-Normandie 2341 Project Area's Project Area Committee (PAC). I served six-years as Chair of the PAC's Housing & Planning Subcommittee which reviewed all CRA permit sign-offs. My review included any and all of the issued B&S permits in Area-3, which is now the north-half of the Adams-Normandie HPOZ, for compliance with the Design Program's Guidelines.

After the CRA closed out and the community replaced it with HPOZ's, I was the first appointed member to the UP-HPOZ Board. The Cultural Heritage Commission (CHC) appointed me as its preservation representative; they followed shortly with their preservation architect appointment, John Kaliski, formerly the Principal Architect of the Community Redevelopment Agency. Our new UP-HPOZ Board chair Jean Frost, a 20-year veteran of the CRA-PAC and its former Chair, was appointed by CD-1 Councilman Mike Hernandez, the proponent of our HPOZ.

Together John, Jean and myself along with our two other Board members David Raposa and Janice Robinson, the mayoral appointee, submitted the first ever and the only draft proposal HPOZ Preservation Plan since the Preservation Ordinances' inception to the Cultural Heritage Commission. Our draft University Park Preservation Plan included the AN-4321 Design Program and was unanimously approved by CHC but our second approval was stymied when the Planning Commission bowed to the request of Director Bob Sutton to shelve our plan so he could develop a universal template to standardize all future plans to insure easier administrative processing.

The concept and purpose of establishing exhaustive guidelines that cover all aspects of potential design compliance with the SISG is to insure that there is a reliable standard in evaluating a project proposal. Community members, developers, and administration staff can share the same documentation of factual examples that illustrate and explain the how and the why some actions are conforming and others are not. This "guideline" tool establishes a constant and orderly approach to decision making that should result in a uniform and balanced decision.

Today the standard Departmental conclusion is that when a proposed project meets the design thresholds as established by the Guidelines element of the Preservation Plan it is in conformance and thereby qualifies as being exempt from the California Environmental Quality Act (CEQA) because it now complies with the defined SISG requirements. Conversely however when a project proposal is found to deviate from compliance with the Plan it is ipso facto in default of being exempt from CEQA and a more thorough review is required to determine potential impacts and possible mitigations.

Given the complexities of the myriad issues involved in any substantive project that comes before an HPOZ Board, it is not unexpected that occasionally there may be a significant difference of opinion in the interpretation of the factual record established by the Guidelines. An HPOZ Board's recommendation to the Director of Planning, for example, may be set aside because of a conflicting interpretation of the Director. Or the Director's decision itself may be found wanting by the community as is anticipated in my case before you.

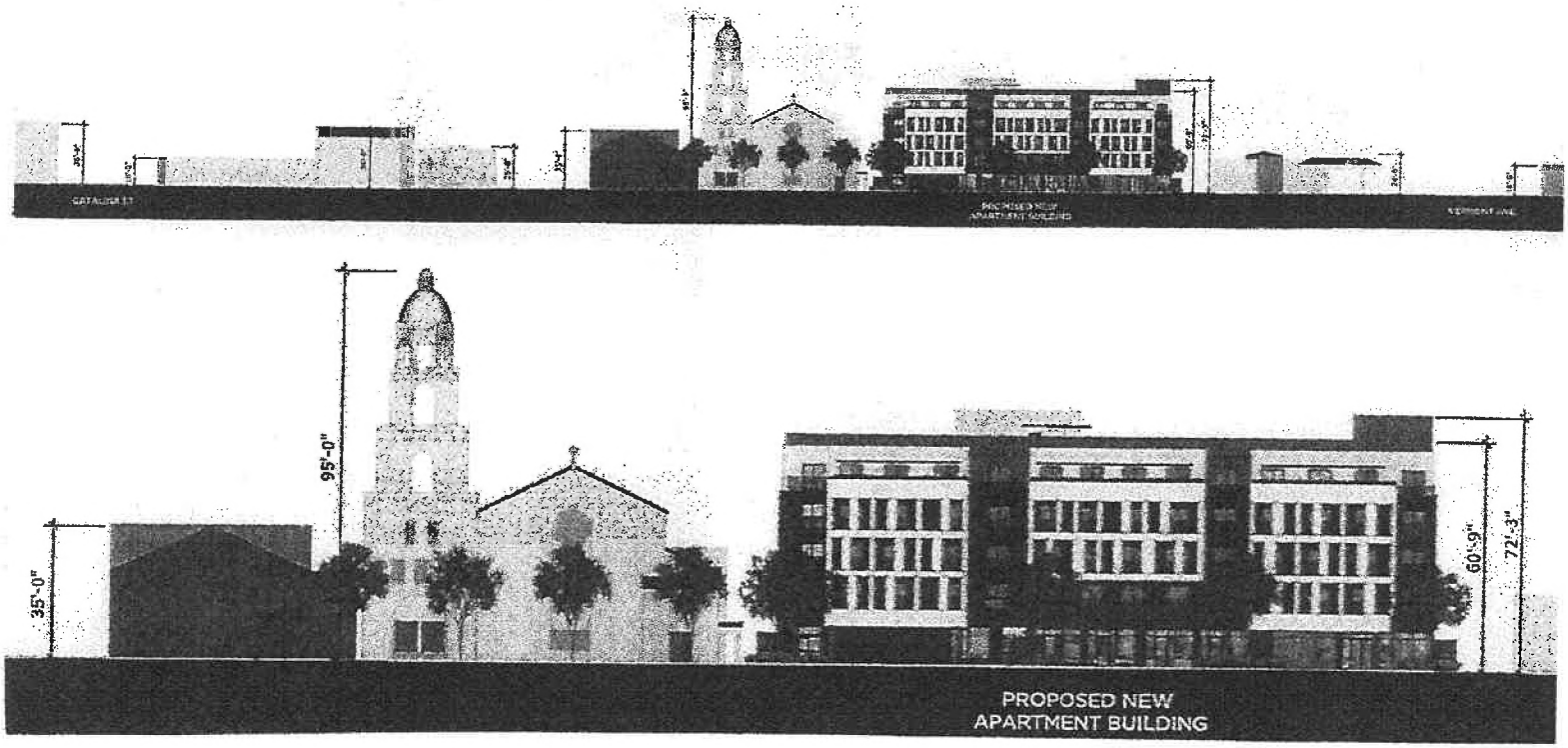
I now speak about the following issues as an expert witness to the intent and application of administrative requirements of the overlay zones in the North University Park historic District, as both a creator of Guidelines (Adams-Normandie 4321 Design Program and the University Park Histoic Preservation Overlay Zones' Preservation Plan) and as an officially recognized implementer of those Guidelines (CRA/LA AN-4321 Project Area, University Park HPOZ Board.)

What is shocking in this case is the shear number of primary evaluation criteria with which the proposed Project design fails to be in compliance. The failures are so significant that the Project's design should not have been determined to be "consistent with the adopted Preservation Plan." (Findings-B, pg.8). Throughout the written Findings where many of the non-compliant violations are acknowledged, the Director has established the reoccurring mantra: "However,

the.... (insert obfuscating justifications)... will be minimized through modulated massing." as a catchall for the proposed design mitigations to achieve compliance.

A good place to begin any examination of the failures by the Director to reject, rather than justify, the gross non-compliance with the AN-Preservation Plan is in the Determination's Finding B. *Chapter 9 – Residential Infill and Chapter 11-Commerical Infill Guidelines*. Each of the listed criteria from the AN Preservation Plan is followed by subjective and failed explanations as to how the Project's non-compliant design has been developed to satisfy the requirements they have violated.

The streetscape illustration below is from the applicant's submission plans. I invite the reader to compare the Director's Findings for AN-PP Commercial and Residential Infill Guidelines listed requirements to the proposed streetscape. Choose any number, No.7 for example, and read the Director's explanation. Agree? Disagree?



1. *9.3.7. The lot coverage for an in-fill project should be substantively consistent with the lot coverage of nearby Contributor proprieties*

2. *9.4.1. New residential structures should harmonize in scale and massing with the existing historic structures in the surrounding blocks.*

3. *9.7.1. New construction should incorporate materials similar to those used traditionally in historic structures in the area.*

4. *11.2.1. Where varying setbacks exist, new construction should attempt to function as a buffer by providing a variable setback.*

5. *11.2.2. New structures should reflect the traditional widths of historic structures in the area. If a structure is proposed that is wider than most historic structures along a street the new structure should be broken into appropriately sized modules.*

6. *11,.3. Building Mass, Scale and Form.*

7. *11.3.1. New structures should maintain the average scale of historic structures within the area.*

8. *11..3.2. New structures should draw from surrounding historic structures in establishing as identifiable base, middle, and top.*

9. *11..3.3. New structures that are taller than existing historic commercial structures in the area should be designed to emphasize the existing cornice heights in the area.*

10. *11..3.4. The basic building form for new commercial structures should be a simple rectangular solid.*

11. *11..3.5. New commercial structures should attempt to reflect the traditional commercial storefront widths in a historic commercial area.*

12. *11.4.5. Generally, architectural details should be arranged to emphasize the horizontal features of facades.*

13. *11.5.5 Multistory structures should provide a clear delineation, by way of differentiated materials and features, between the ground floor, the upper floor and the roof of the building.*

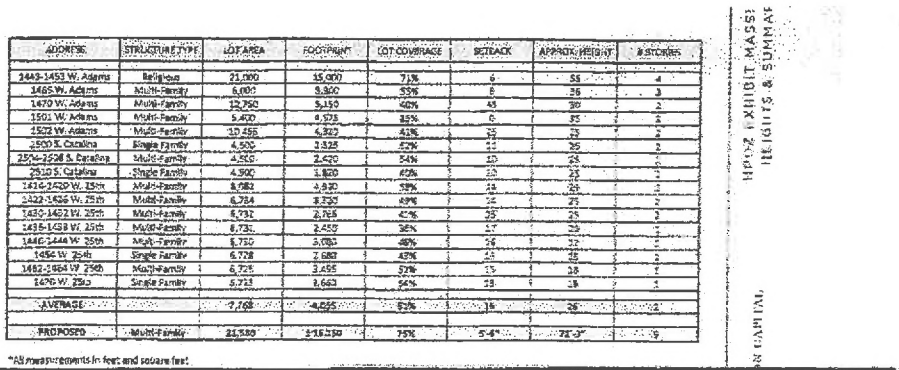
If you looked at the Director's remarks for No. 7 (11.3.1. pg.11) you found the following: **"Surrounding historic structures in the Adams-Normandie HPOZ are typically one to three stories tall, with the exception of the abutting First AME Church, which is approximately four stories. From grade the church rises approximately 55 feet to the roof ridge of the sanctuary and 95 feet to the top of the Steeple. The proposed five-story structure will measure 60 feet, nine inches from grade to the roof deck parapet, which is not substantially taller than the main mass of the church and well below the height of the steeple. However, because the proposed building will be taller than adjacent two-and-three-story multifamily structures on W. Adams Blvd. as well as the two story apartments abutting the rear, it has been designed in modules and with setbacks, transitional height and varying materials to minimize the overall scale and perceived bulk of the structure."** The Director acknowledges that the streetscape's historic structures are "one to three stories tall" and that the abutting historic church is "55 feet to the roof ridge of the sanctuary", and that the project is a "five story structure will measure 60 feet."

That the Director could find this new infill project, which is taller than the 90-year old landmark church and three to four stories higher then the surrounding historic structures, is considered to be in compliance with the Guideline is a flight of fantasy. No designed "modules" can camouflage height. Nor can designed "modules" make five-stories "**harmonize in scale and massing with the existing historic structures in the surrounding blocks**" No.2 (9.4.1. pg.11). Comparative height differentials cannot be mitigated through illusions. No design trickery can mitigate the visual disparity on a streetscape between a one story and a five-story building. HEIGHT DOMINATES.

Although a new infill building's height can be a critical component in the compatibility evaluation procedures, as it clearly is for this project, it is only one of the many design issues that are reviewed for comparative analysis with the existing historic fabric. HPOZ Boards and Planning Staff also rely on multiple data collection on what the current conditions are on the affected subject historic block-face and secondarily on the information for the properties to the rear and across the street. Almost each and every blockface in an HPOZ has its own unique set of conditions that can vary in a minor or major way that affects the application of the Preservation Plan. Each project has its own unique resolution of fitting in" to its' unique block.

A primary tool in the review process required by the Preservation Plan is the submission of the current streetscape elevation. That elevation is then amended through the insertion of the new project's design. This affords decision makers a simple graphic resolution that is easily understood. The affect of the applicants five-story infill structure is obviously one of an overwhelming intrusion to the rest of the blockface.

Other required review materials are less graphic and have data driven results for their comparatives. These relationships are frequently supplied in statistical numbers. The applicant offers their data in a mutable column format typical of an accounting ledger. This format actually requires a reading of the facts rather than a picture-story like a streetscape. I suspect that most decision makers may not wade through the submission packet looking for it so I am calling it to your attention now.



HPOZ EXHIBIT MASS HEIGHTS & SUMMAR

ADDRESS	STRUCTURE TYPE	LOT AREA	FOOTPRINT	LOT COVERAGE	SETBACK	APPROX. HEIGHT	# STORIES
2443-2453 W. Adams	Religious	21,000	15,000	71%	6	55	4
1465 W. Adams	Multi-Family	6,000	3,300	55%	8	26	3
1470 W. Adams	Multi-Family	12,750	5,150	40%	45	30	2
1501 W. Adams	Multi-Family	5,400	4,575	85%	0	35	3
1502 W. Adams	Multi-Family	10,455	4,362	42%	35	22	2
2500 S. Catalina	Single Family	4,500	2,325	52%	22	26	2
2574-2578 S. Catalina	Multi-Family	4,950	2,420	54%	10	24	2
2510 S. Catalina	Single Family	4,500	1,820	40%	20	23	2
1416-1420 W. 25th	Multi-Family	6,082	4,830	58%	18	26	3
1422-1426 W. 25th	Multi-Family	6,784	3,720	49%	16	25	2
1430-1432 W. 25th	Multi-Family	6,732	3,765	42%	35	25	3
1438-1438 W. 25th	Multi-Family	6,732	3,455	36%	37	26	3
1440-1444 W. 25th	Multi-Family	6,750	3,080	46%	36	32	3
1456 W. 25th	Single Family	6,728	2,880	43%	33	25	2
1482-1484 W. 25th	Multi-Family	6,725	3,455	52%	15	28	3
1476 W. 25th	Single Family	6,713	3,663	54%	33	28	3
AVERAGE		7,768	4,055	51%	15	26	2
PROPOSED	Multi-Family	21,580	±16,150	75%	5'-6"	72'-3"	5

*All measurements in feet and square feet

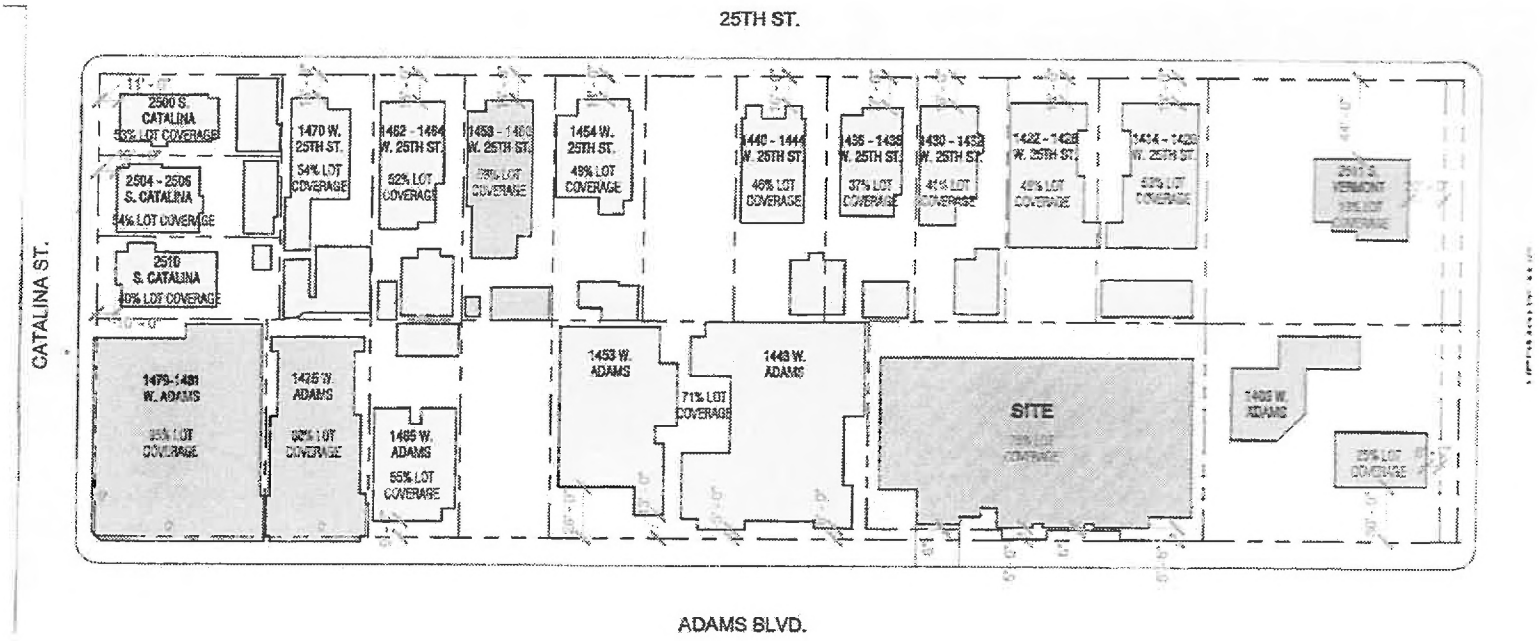
As you can see the proposed Project fails the comparative test in every category yet the Director however still finds for compliance with the AN-Preservation Plan. To do so he creates elaborate obfuscating justifications of how the very lack of compatibility is really acceptable because of various mitigating design solution including the magic modules.

The average number of stories is 2 ..... the Project has 5
The average approx. height is 26'..... the Project is 72'-3"
The average setback is 15' ..... the Project is 5'-6"
The average lot coverage is 51% ..... the Project is 75%
The average footprint is 4,055 ..... the Project is 16,150
The average lot area is 7,768 ..... the Project is 21,580

For obfuscation let's take a closer look at No.5 (11.2.1 pg...9): "The **subject property is located along a section of W. Adams Blvd. that does not have a defined street wall to the**

area's pattern of development. Because much of W. Adams Blvd. was originally developed with residential structures, there are inconsistent front and side yard setbacks between the original residential buildings and later commercial development. Therefore, while the project will contain side setbacks, these setbacks are minimal and consistent with the pattern of development on the block. Further the approximately 6-foot, nine-inch west setback will insure that the proposed structure respects the adjacent historic church."

The Director continues **" Cumulatively, the proposed front setbacks will help insure that the structure is aligned with the African Methodist Episcopal Zion Cathedral & Community Center (Los Angeles Historic-Cultural Monument # 341; herein First AME Church), located on the abutting west parcels (1443-1453 W. Adams Blvd.) which is set back from its front property line by approximately five feet."** The Director fails to report that the reported 5' front setback is limited to the Church while he ignores the historic (the original 1904 Presbyterian Church) Community Center's 28 foot set back as illustrated in the applicant's own submission. While this may be seen as an oversight it is of significant importance when comparing the statistical data of First AME's streetscape to that of the Project.



The major flaw in the Director's overall decision making is a result of his initial interpretation of how to apply the AN-Preservation Plan's requirements to this "Mixed-Use" project. The question being is it a "Commercial-Structure" with a "residential" component or is it a "Residential-Structure" with a "commercial" component? The Director decided, **"Due to the location of the project within a commercial zone it has been primarily reviewed for conformity with guidelines of the Commercial Infill chapter of the Preservation Plan. However, because of its mixed-use program, applicable Residential Infill Guidelines have also been utilized, where noted."**

The Director opted for "Commercial" because of the underlying new CPIO zoning. Although this has had a strategic benefit for the applicant it has turned out to be the fundamental error for the analysis of the Project's location in the HPOZ. The Director reports that the five-story Project is "**65,140 square feet... a total of 3,640 square feet of commercial retail space at the ground level... and a flat roof with approximately 1,730 square feet of accessible roof deck.**" The "Commercial" proportional use of the Project is only 5%. The planned 5th-story roof deck itself is approximately 50% of the commercial use area. That a 5% use should dictate the final design resolution is frankly BAD PLANNING.

The Director reports that Adams Blvd. "**was originally developed with residential structures**". That it was originally developed with houses and apartments is not a surprise because it was a residential street. It was not a commercial corridor with infill housing. Irrespective of the ever-changing underlying zoning it fundamentally still is a residential street albeit by use. The majority of lots still serve their residential usage and an HPOZ project should acknowledged that with an appropriate compatible design solution.

Today Adams Boulevard beginning from Figueroa west to Hoover has only one commercial building the Automobile Club of Southern California (LA-HCM #72). From Hoover to Vermont there are only two commercial buildings, the Ralph's Market and the Baskin-Robins on the SE and NE corners of Vermont respectively. There is also one mixed-use building, the ELEMENT on the NW corner of Hoover. Across Vermont to the project site, the south side of Adams is an institutional use, St Agnes Roman Catholic Church, and on the north there is a corner gas station and the derelict auto lots that comprise the subject site and two buildings at corner of Catalina.

The mixed-use commercial buildings of yesterday were typically 1st-story retail and 2nd-story offices or apartments. There are still dozens of such historic structures throughout the North University Park HPOZs. A new project proposal with that design envelope would clearly qualify as "Commercial Infill". However the Project's commercial-use will most likely be as an extended amenity for the residential tenants, such as a coffee-shop, rather than a catalyst for a commercial corridor revolution. This five-story Project is not a commercial building. It is a residential building with a required token business use to qualify and benefit as a mixed-use project.

The Director has inappropriately mixed both HPOZ Commercial and Residential Infill-Guidelines into a hodgepodge of criteria that were selected to justify support for an inappropriate conclusion that the Project complied with the AN-Preservation Plan. The Director allows the Project to have a commercial front setback rather than a normal 15' setback for residential structures. He reports; "**the proposed front setbacks will help to ensure that the structure is aligned with the First AME".** The Director also reported; "**Further the approximately 6-foot, nine-inch west setback will ensure that the proposed structure respects the adjacent historic church**."

Besides the obvious incompatibility of the five-story structure in the Project's approval, is the damaging misuse of the "Commercial criteria" to create a front setback that "aligns" with the Church's front façade. First AME is not a commercial building it is a religious-institutional use and should never be construed as an appropriate baseline for an abutting building's setback unless that building was of the same use. Creating a false front alignment for the existing irregular setbacks of the three existing site lots to form a "consistent line" is to create a false pattern of development, an act that is WRONG under either Infill Guidelines in the AN Preservation Plan.

By choosing to elevate "Commercial" over "Residential" Guidelines the Director has facilitated a slight of hand land-grab for the applicants. A reduced front setback from a residential code's 15' setback translates directly into more buildable square footage. The inept act of placing this monstrous five-story three-lot wide apartment building in line with the front facade of First AME effectively and completely blocks the view of the Church from the westbound travelers along Adams Boulevard, a City Scenic Highway. It will also impair the eastbound travelers as the massing of the Project is well above the roof ridge and alters the silhouette.



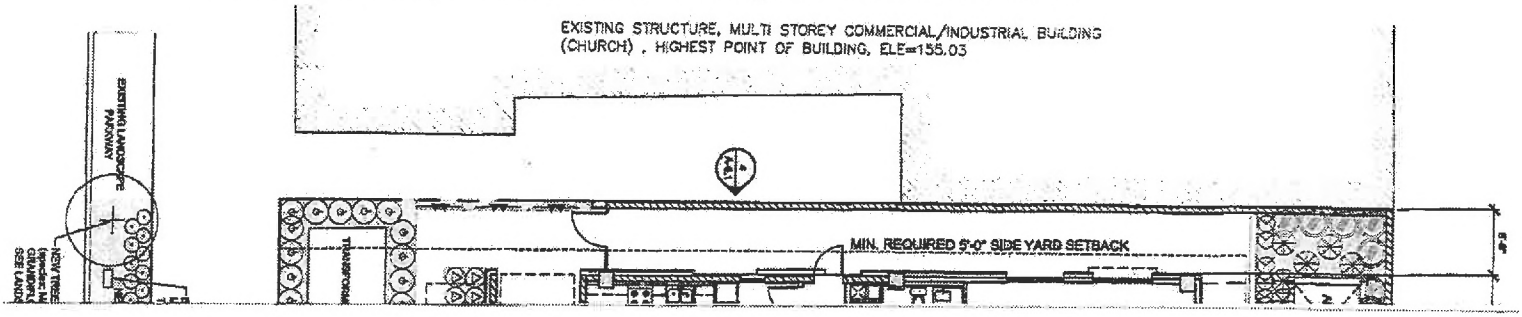
Drawing showing First AME Zion Church and proposed project at 1421 W. Adams Bl.

The above illustration is from the Project's Historic Resource Evaluation (Kaplan Chen Kaplan). The Evaluation states; "**The east side design with a setback along the front half of the side yard anticipated adjacent development such as a building constructed to the side of the lot line. The construction of the proposed building to the side lot line will not impact the setting or the historic significance of the First AME Zion Church which was constructed on an urban parcel along a commercial corridor.**" I have already questioned above the claim that Adams Boulevard was and is a "commercial corridor". It was not in 1904 when the original Church was built, it was not 1928 when the First AME Church was built and was and is not today. Residential housing continues today as it has since the 1880's. The applicant's building itself is a "residential" apartment building with a ground floor commercial space.

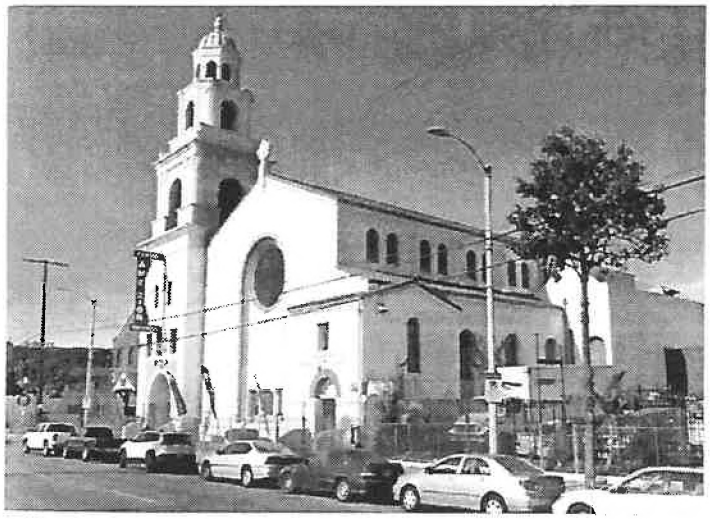
I find it unprofessional by the authors of the Evaluation to project their own interpretation about the First AME Church builder's motivations. Today we all can see that they built the rear of their building to the east edge of the property line. Today we can see that they did not build the front part to the east property line. Today we can see that these actions have allowed for access to the rear property. Yesterday is another matter however.

Frankly, absent any unreported writings from the builders themselves, the authors can't know why the builders did anything. It is more than presumptuous and speculative to speak about their motivations and speak for their anticipations. As improper as it is to draw conclusions about the unknown past, it may have been a more astute observation to state that the builders never anticipated a five-story building next door.

I cannot help but to wonder if the builders had known that at some future date a new building next door would rise up so high as to block the sun from their stained glass windows? Would they have even bothered installing them at all? The Evaluation authors reported, "that proposed building to the side lot line will not impact the setting or the historic significance of the First AME Zion Church". Although it may be true that the five-story building next door will not negatively impact the "historic significance" of this LA-HCM' credentials but that doesn't mean that its' proximity does not impact the operations of this Contributing Structure in the AN HPOZ.



The above illustration from the applicant's submission details the Project's west side yard setback. The Church's eastern facade is at the top with the front façade on the left. Reading right to left, the rear eastern façade is at the property line, then it indents west, then it pops back out. The indentation is the Nave's aisle-wall. The wall has a row of tall arching windows and above its roof are the clerestory windows of the Nave wall proper. These windows are visible in the photograph of the Church from the applicant's submission;



When I recently reviewed the Case-File for the Project I was disappointed that there wasn't a Light and Shadow study for the relationship between the Church's windowed east façade and the Project's towering west façade. I had asked about a study at the Neighborhood Councils Policy committee (NANDC). I had hoped that when the applicants told me they didn't do one they would have taken the time to generate such a study to assist decision makers. Absent any facts to the contrary I can only assume that a 60' high wall aligned with the Church's front east facade will most certainly and most negatively impact the religious services that they were conceived for.

The glory of the sun's rising morning light is celebrated by the faithful through its collection and focus of the church's glass windows. They are intended to inspire the congregation with god's wonderful gift of light. The windows come in all matter of design but their placement is to allow the sun to shine inward, for both the illumination of the interior and of the soul. When a new proposed project interferes most significantly with this process it must be evaluated as a negative impact. It hasn't been and it must be done.

The Director's approval of this Project is wrong. It is wrong because it does not conform to the AN-Preservation Plan and therefore to the Secretary of the Interior's Standards as required by the City's Preservation Ordinance. It is wrong because it is not compatible with the surrounding historic context of the AN-HPOZ. The building is too tall. Zoning does not trump HPOZ for purposes of CEQA. The applicant's offer a sky view of the subject site and the surrounding community. Take a good look. There are no 5-story buildings. There are no 4-story buildings. The factual data supplied by the applicants show that this Project only fails in compatible context with the surrounding historic setting.



Environmental Review

A categorical exemption is not the appropriate level of environmental review for a project that is highly discretionary, is in a historically sensitive environment, located on a scenic highway, and fails to meet the objectives of the Adams-Normandie Preservation Plan.

I. The project will have a demonstrable significant effect on the environment and does not qualify under Article III, Class 32 exemption.

The use of a CE, pursuant to Article 19, Section 15332, and Class 32 of the State CEQA Guidelines cannot be sustained by a clear factual analysis because:

- The proposed project does not conform to the Adams Normandie Preservation Plan
- The proposed project does not conform to the Secretary of the Interior's Standards

And therefore will cause substantial and adverse changes.[1]

II. Further, exceptions under 15300.2 do apply to this project.

The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements which would include its conformance to the adopted Preservation Plan. The OHR has gone through an extensive attempt to offer a band aid to this out of scale, massive across three parcels box, trimmed with insensitive cladding materials, to offer the unsupported opinion that this project conforms to the applicable Preservation Plan.

Further staff abused its discretion when it advised the HPOZ Board at its public hearing on October 2, 2019 that it could not address massing and height in direct violation of its obligations under the Preservation Plan.

In addition, this class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. Simply look at the parking provided and use of outdated 2016 information they have used as their basis for excusing traffic impacts.

III. A CE should not be issued when there are unusual circumstances creating the reasonable possibility of significant effects; The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway;

Adams Boulevard is a City designated scenic Highway.

The project as proposed is inconsistent with the goals established by its Scenic Highway designation. (see the Mobility/Transportation Element of the General Plan). Scenic Highways, according to the Mobility/Transportation Element, "include many of the City's iconic streets. Preservation and enhancement of these streets and their scenic resources need to be preserved." Adams Boulevard between Figueroa and Crenshaw is a designated Scenic Highway.

A categorical exemption should not be issued when there are sensitive issues and the project fails to comply with the Preservation Plan and the south community plan's stated objectives. To permit a CE in this case would cause irreparable and irreversible harm to the environment.

In all of the record, there is no serious analysis of the impacts to the adjacent First AME Zion Church. The CHC designee abused their discretion when they capriciously signed off on a project that effects an HCM.

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[1] Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of CEQA, states a categorical exemption should not be used where the activity would cause a substantial adverse change. Furthermore, Section 15300.2 (c), explains: Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment.

IV. Even if the Project did fit within the Class 32 exemption, the exemption would be inapplicable because several exceptions to categorical exemptions apply (CEQA Guidelines § 15300.2.) "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." (CEQA Guidelines § 15300.2(f).) Under this exception, a categorical exemption cannot be relied upon if there is a fair argument supported by substantial evidence that the project may have a significant adverse impact on an historic resource.

The developers' proposed new 5-story in height structure will dominate the historic block face, which is comprised of several historic; 1-story, 2-story and a 3-story structures. The proposed new 5-story building's setback will obscure our City's monument from drivers traveling west along Adams Boulevard, which is a designated scenic highway. This obstruction of the historic view corridor is in clear violation of the SISG. The proposed 5-story height also towers over the adjoining 1-story historic sanctuary and will block sunlight from its' stained-glass clerestory windows, also a violation of the SISG.[2]

The historic district itself is a historic resource and the infill parcels cannot be separated from their context and justified at their present massing, scale and design.

The District is the Resource, Not its Individual Parts. Designated historic districts are significant as a collective whole and must be considered as such, and protected in their entirety. This is the primary, overarching principle. • New construction must respond to and protect the integrity of the overall historic district in much the same way as an addition does to a historic building.[3]

There is scant analysis of impacts to the First AME Zion Church, a landmark that will be severely impacted in terms of light, air, and setting. Rather the developer offers, since it will remain a landmark, it is not impacted, which is simply not the case.

V. The City Cannot Rely upon a Categorical Exemption When Mitigation is required.

"An agency should decide whether a project is eligible for a categorical exemption as part of its preliminary review of the project (CEQA Guidelines, §§ 15060 and 15061), not in the second phase [of review] when mitigation measures are evaluated." (Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster (1997) 52 Cal.App.4th 1165, 1199-1201; City of Pasadena v. State of California (1993) 14 Cal.App.4th 810, 820, [determination of "applicability of an exemption must be made before ... [the] formal environmental evaluation..."].) By definition, a project does not qualify for a categorical exemption unless the agency has determined environmental impacts cannot occur and mitigation measures are unnecessary. An agency may not "evade these standards by evaluating proposed mitigation measures in connection with the significant effect exception to a categorical exemption." (Azusa Land, supra, 52 Cal.App.4th at 1201.) "Reliance upon mitigation measures (whether included in the application or later adopted) involves an evaluative process of assessing those mitigation measures and weighing them against potential environmental impacts, and that process must be conducted under established CEQA

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[2] ADAMS-NORMANDIE HISTORIC PRESERVATION OVERLAY ZONE BOARD, at Special Meeting, Wednesday October 02, 2019 / 6:00 pm, 2211 West Jefferson Blvd. / Jefferson-Vassie D. Wright Memorial Library, comment from NUPCA and WAHA

[3] "Compatible Infill Design Principles for New Construction in Oregon's Historic Districts," Restore Oregon Special Report

standards and procedures for EIRs or negative declarations." (Salmon Protection & Watershed Network v. County. of Marin (2004) 125 Cal.App.4th 1098, 1108.)

Here, the City has imposed conditions of approval upon the Project to address potential impacts of massing and scale, non-conformance the Preservation plan, as required, and impacts to the adjacent First AME Zion Church.

The Preservation Plan

In addition to following these guidelines, successful new construction shall take cues from its context and surroundings. One of the first steps in designing a new building within an historic district is to look at other buildings on the block, and other similar buildings in the neighborhood. In general, new construction should not try to exactly replicate the style of the surrounding historic structures. However, it is important that the design of new construction in an historic district be consistent with the design of surrounding historic structures and sites. Design elements that are usually important in establishing this consistency include orientation on a site; massing and scale; roof form; materials and the patterns of doors and windows. Most HPOZs have stood the test of time because they contain structures that are designed and constructed with a high level of design integrity and quality of workmanship.

In Conclusion

That the City has issued now a CE is not permissible under CEQA. CEQA sets a very low threshold for not permitting a Categorical Exemption, namely that it should not be used where there is a **reasonable possibility** of the activity having a significant effect.

the District Infill buildings should relate to and strengthen the core characteristics of the district.... New construction should build upon the story of the district through its design, landscape, use, cultural expression, and associated interpretive displays. An understanding of the character and significance of the district should predicate any design or development activities.[4]

Here the City ignored the Preservation Plan, ignored all of the factual data at its hand, and allowed a backward review process that entirely skewed the ability of the Adams Normandie HPOZ Board to fulfill its duties under their Plan and have a Plan compliant project. By the time the developers scheduled their project before the Adams Normandie Board, the Board was presented with a "take it or leave it" project and given advice from the City that they had no control over the massing and scale of this project.

Jim Childs

North University Park Community Association (NUPCA)

[4] "Compatible Infill Design Principles for New Construction in Oregon's Historic Districts," Restore Oregon Special Report

DIR-2019-2727-CCMP

EXHIBIT B

DIRECTOR'S DETERMINATION

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
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TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CERTIFICATE OF COMPATIBILITY
ADAMS-NORMANDIE HISTORIC PRESERVATION OVERLAY ZONE

December 2, 2019

Property Owner
Henry Fan
10573 W. Pico Blvd., Ste. 213
Los Angeles, CA 90064

Applicant/Representative
URSA 1421 Adams Blvd.
10573 W. Pico Blvd., Ste. 213
Los Angeles, CA 90064

Case No.:	DIR-2019-2727-CCMP
CEQA:	ENV-2019-2728-CE
Location:	1421-1439 W. Adams Blvd.
Council District:	8 – Harris-Dawson
Community Plan Area:	South Los Angeles
Land Use Designation:	Neighborhood Commercial
Zone:	C2-2D-HPOZ-CPIO
Legal Description:	Lot FR4-FR7, Kenwood Park Tract
Last Day To Appeal:	12/17/2019

Pursuant to Los Angeles Municipal Code Section 12.20.3 L, and the Adams-Normandie Historic Preservation Overlay Zone (HPOZ) Ordinance 173402, I have considered the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Certificate of Compatibility for the demolition of three existing Non-Contributing commercial buildings (approximately 4,920 square feet, 1,937 square feet, and 1,650 square feet) and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed-use apartment complex with approximately 3,640 square feet of commercial retail space; two levels of subterranean parking for 70 cars (11 for commercial and 59 for residential); parking for 38 bicycles; and new landscape and hardscape over three adjacent Non-Contributing lots.

Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to the State CEQA Guidelines, Article 19, Section 15332, Class 32 (infill), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

PROJECT DESCRIPTION AND BACKGROUND

Project Description

The project consists of the demolition of three commercial buildings (approximately 4,920 square feet, 1,937 square feet, and 1,650 square feet) and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed use apartment complex with two levels of subterranean parking over three adjacent Non-Contributing lots (1421, 1429 and 1431-1439 W. Adams Blvd., referred to herein as "project site"). There will be a total of 70 vehicle parking spaces (11 for commercial and 59 for residential) and 38 bicycle parking spaces, which will be located below grade and accessed by an approximately 24 foot-wide concrete driveway from W. Adams Blvd. There will be a total of 3,640 square feet of commercial retail space at the ground level. The proposed structure will have a rectangular shape and a flat roof with approximately 1,730 square feet of accessible roof deck. It will measure a total of approximately 72 feet, 3 inches from grade to the top of the fifth floor stair enclosures, which will provide access to the roof deck. This total height includes approximately 60 feet, 9 inches from grade to the roof deck parapet, and an additional 11 feet, 6 inches to the top of the two stair enclosures. The building will have between 1-foot and 5-foot front yard setbacks; 6-foot, 9-inch and 7-foot, 2-inch side yard setbacks; and a 19-foot, 6-inch rear yard setback. On the south (primary) elevation, the fifth story will be set back from the façade by approximately 13 feet (a total of between 13 feet, 6 inches and 18 feet, 6 inches from the front property line). On the north (rear) elevation, both the fourth and fifth stories will be set back from the façade by approximately 6 feet, 6 inches (a total of 26 feet from the rear property line).

The proposed project has been designed in a contemporary style that draws on material and architectural elements from surrounding historic structures. It will exhibit boxy, rectilinear massing broken up by modulated volumes, projecting balconies, setbacks at the fourth and fifth stories, and material differentiation. The structure will utilize a variety of finishes including Belden Dark Range Smooth brick veneer; Hardie Panel fiber cement siding; Omega stucco with a sand finish, and MSI tile in the "Dusk" color. Fenestration will comprise Arcadia aluminum framed storefront windows at the ground floor and Milgard vinyl fixed, sliding and hung windows at the upper floors. Some windows will have metal awnings. The structure will utilize Dunn Edwards paints; the Hardie finishes will be DEW385 "Lighthouse" (light gray/tan), and the stucco finishes will be DEC795 "Grey Pearl" or DE6370 "Charcoal Smudge." The balconies will have metal railings that will also be painted in "Charcoal Smudge."

Two existing wrought iron fences, two driveway aprons and curbcuts, and some shrubbery will be removed from the south property line along 1429 and 1431-1439 W. Adams Blvd. Front yard landscaping will comprise Purple Spiderwort and Blue Chalksticks groundcover, various shrubs including Coral Aloe, Mother-in-Law's Tongue, Xanadu Philodendron, and White Striped Flax Lily, and "Desert Museum" Palo Verde trees. A transformer at the southwest corner of the property will be screened by a Coast Rosemary hedge. The rear yard will contain a patio bordered by planters containing Brisbane Box trees and Japanese Privet, Cape Rush, and Myers Asparagus Shrubs. The fifth floor balconies and roof deck will contain planters of California Gray Rush shrubs and Purple Hopseed bush. The parkway fronting the project site will be restored and planted with Berkley Sedge groundcover and California Gray rush shrubs. One existing Magnolia tree is proposed to be retained and three new Magnolia trees will be added.

Property Profile

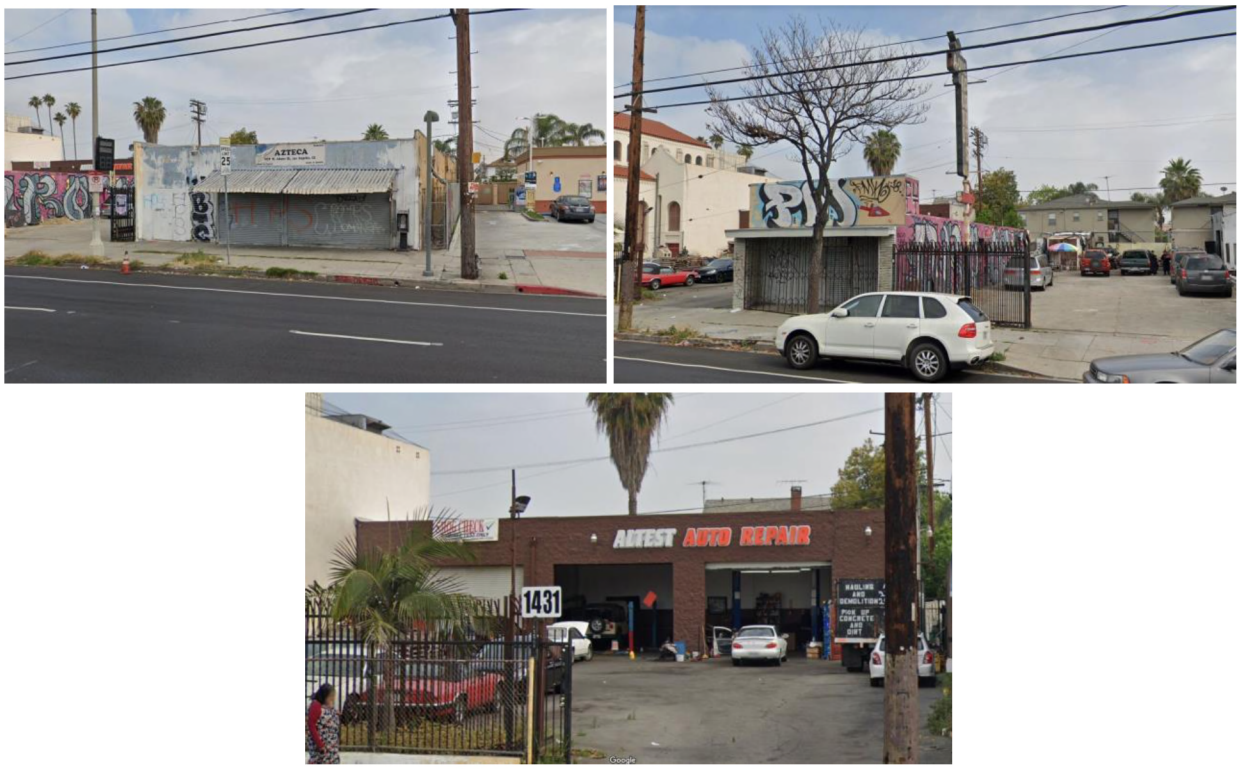
The project site comprises three Non-Contributing parcels at 1421, 1429, and 1431-1439 W. Adams Blvd. 1421 W. Adams Blvd. is an approximately 7,106 square-foot site developed with an approximately 4,920 square-foot commercial building constructed in 1954. 1429 W. Adams Blvd. is an approximately 5,847 square-foot site developed with an approximately 1,650 square-foot commercial building. 1431-1439 W. Adams Blvd. is an approximately 8,593 square-foot site developed with an approximately 1,937 square-foot commercial building. At the time of the January 1999 Historic Resources Survey, the three properties were designated as Non-Contributors to the HPOZ on the basis that they were constructed outside of the period of significance. In 2019, a Historic Resources Assessment Report was prepared to evaluate the

potential individual significance of the existing commercial buildings at 1421, 1429 and 1431-1439 W. Adams Blvd. against local, state, and federal designation criteria. The report concluded that the structures are not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or as Los Angeles Historic-Cultural Monuments. The report also maintained the Non-Contributing status of each building within the Adams-Normandie HPOZ. The Office of Historic Resources accepted these findings.

The project site is flat and contains two concrete driveways with curb cuts at 1429 and 1431-1439 W. Adams Boulevard. A wrought iron fence and automated driveway gate are located along the south property line. No significant vegetation or landscaping exists. The parkway fronting the project site contains two mature Magnolia trees.



Figures 1, 2 and 3: Images of 1421 W. Adams Blvd. (top left), 1429 W. Adams Blvd. (top right), and 1439 W. Adams Blvd. (bottom) taken from the 1999 Adams-Normandie Historic Resources Survey.



Figures 1, 2 and 3: Images of 1421 W. Adams Blvd. (top left), 1429 W. Adams Blvd. (top right), and 1439 W. Adams Blvd. (bottom) taken from the Google Street View (image captured May 2019).

Background

The Adams-Normandie HPOZ is a district of over 700 parcels developed with single-family residences and commercial buildings with retail and offices along Vermont Avenue and Adams Boulevard, built during the late 19th century through the 1930s. This area is notable for the large concentration of turn-of-the-century homes. Other architectural styles of the HPOZ represent the transition from Victorian era styles of the late 1800s to the Arts and Crafts aesthetic of the early 1900s. Adams-Normandie features several large groupings of Shingle and Craftsman style residences. The Van Buren Place Historic District, listed in the National Register of Historic Places, is located in the heart of the HPOZ. The Adams-Normandie HPOZ district was formally adopted as an HPOZ in August 2000. Physical changes to the exterior of a property are required to be reviewed by the appointed Adams-Normandie HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3 and the Adams-Normandie HPOZ Preservation Plan.

CONDITIONS OF APPROVAL

1. The use and development of the subject property shall be in substantial conformance with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A**, etc.

2. The project shall be executed with the following architectural features:
    a. The roof parapet shall be set back as far from the fifth floor façade and as close to the roof deck railing as allowable by code and shall be constructed of a transparent material.
    b. Balconies at the fourth floor of the south (primary) façade shall not be enclosed; all fourth floor balconies shall be open to the sky. Previously enclosed balconies at the fourth floor shall incorporate a solid guardrail (not open wrought iron).
    c. A cornice element shall be added at the top of the fourth floor parapet.
    d. The primary residential entrance at the ground floor shall utilize a canopy element consistent in material, design, and proportion to other canopies proposed on the structure.
    e. No wall signs or canopy signs shall be installed at this time. Sign details for future wall signs and canopy signs shall be submitted to HPOZ for review and approval.
    f. No signage of any type shall be installed on the exterior or on the interior of the glazing of the storefronts.
    g. The parkway fronting the project site along W. Adams Blvd. shall be restored with live plant material.
    h. Windows shall be recessed at least two inches within their openings.
    i. Historic sidewalks shall be preserved. If replacement is necessary, the sidewalk shall be replaced in-kind to match the historic sidewalks, replicating score lines, texture, and coloration.
    j. The new curb cut along W. Adams Blvd. shall match existing historic curb configurations in material, dimensions and paving.
    k. If feasible, both existing Magnolia trees shall be retained, and one of the proposed 24-inch boxwood Magnolia tries shall be replaced with the existing Magnolia tree fronting 1431 W. Adams Blvd.

3. *Prior to the issuance of a building permit*, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Exhibit**.

4. *Prior to the issuance of a building permit*, The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

    NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2019-2727-CCMP. Any change to the project shall require review by the Director of Planning and may require additional review by the Historic Preservation Overlay Zone (HPOZ) Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.

5. *Prior to the issuance of a building permit*, these Conditions of Approval shall be printed on the cover sheet of all four sets of drawings submitted for review as Final Exhibits.

6. The granting of this determination by the Director of Planning does not in any way indicate compliance with applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

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

8. Code Compliance. All area, height and use regulations of the zone classification for the subject property shall be complied with.

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

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

11. Indemnification and Reimbursement of Litigation Costs.

    Applicant shall do all of the following:

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

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

    (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

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

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

condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Observance of Conditions – Time Limits

All terms and conditions of this Certificate of Compatibility shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and if such privileges are not utilized within said time, the authorization shall terminate and become null and void. Privileges shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried out without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized by the approval have commenced.

Transferability

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

Violation of These Conditions is a Misdemeanor

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

FINDINGS

A. 12.20.3 L.3(b) – Recommendations from the Adams-Normandie HPOZ Board:

Section 12.20.3.L. of the LAMC requires that Department of City Planning staff refer applications for Certificates of Compatibility to the HPOZ Board within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony.

The subject application was deemed complete on June 13, 2019, though the project was on hold between June 14, 2019 and September 17, 2019 while the applicant made design changes. Department of City Planning staff sent copies of the application with relevant materials to the HPOZ Board on September 20, 2019. Notice was posted for the meeting at the site, and at City Hall, and mailed to abutting property owners and occupants on September 20, 2019. After ten (10) days of public notice, the Adams-Normandie HPOZ Board met on October 2, 2019 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3 M: Notice and Public Hearing. With a four-member quorum, three HPOZ Board members recommended approval of the project with conditions; one board member voted against this motion. Therefore, the motion to recommend approval of the project with conditions carried. The conditions of approval recommended by the board are as follows:

1) Cut down the parapet at the roof by pushing the guardrail back to the roof deck edge
2) Open up the fourth floor balconies to the sky and incorporate a solid guardrail (no iron)
3) Add a cornice element at the top of the fourth floor parapet
4) Make the residential entrance more recognizable

Three members of the public presented testimony. Two members of the public stated opposition to the project on behalf of some local organizations due to the overall number of stories, scale and size, as well as potential impacts on the adjacent historic church. One member of the public, on behalf of other local groups, voiced support for the project on the basis that the project is compatible in scale and design with the district, and that it will be an improvement to the area.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's (CHC) designee on September 20, 2019. The CHC's designee recommended approval of the project, subject to the conditions recommended by the HPOZ Board, as listed above.

The expert opinions of the HPOZ Board and the CHC have both recommended approval with conditions of the subject application. Approval of the subject application is therefore consistent with 12.20.3 L of the LAMC.

B. 12.20.3 L.4(b) – Standards for Issuance of Certificate of Compatibility for New Building Construction or Replacement, and the Relocation of Buildings or Structures Not Dating from the Preservation Zone's Period of Significance Onto a Lot Designated as a Non-Contributing Element, as it relates with the adopted Preservation Plan.

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 12.20.3 L.4 because it complies with and is consistent with the adopted Preservation Plan. Due to the location of the project within a commercial zone, it has been primarily reviewed for conformity with the guidelines of the Commercial Infill chapter of the Preservation Plan. However, because of its mixed-use program, applicable Residential Infill guidelines have also been utilized, where noted.

Chapter 9 – Residential Infill and Chapter 11 – Commercial Infill Guidelines

9.3 Setting, Location and Site Design and 11.2. Location and Site Design

9.3.7. The lot coverage proposed for an in-fill project should be substantially consistent with the lot coverage of nearby Contributor properties.
11.2.1. The facades of new structures in commercial areas should maintain the setback of existing historic structures along the street front. Where varying setbacks exist, new construction should attempt to function as a buffer by providing a variable setback.
11.2.3. New structures should be built to maintain the street wall, without side setbacks.

The proposed mixed-use structure is designed to harmonize with the existing front yard setbacks of other properties on the block face, which range from zero to 45 feet. The three parcels comprising the subject site have an irregular south (front) property line that is set back approximately five feet at some places from the most commonly occurring property line along the block face. The main mass of the structure will be set back from the front property line by approximately one foot where the property line is already set back and approximately six feet where the property line is consistent with the block face. Roughly 20 feet of the structure's southwest corner will be set back from the front property line by approximately 21 feet, 8 inches to accommodate an electrical transformer pad, which will be shrouded by Coast Rosemary shrubs that generally align with the front façade and property line. As such, there will not be a significant break in the continuity of the building along W. Adams Blvd. Approximately 22 feet of the structure's southeast corner will also be set back from the front property line by approximately 12 feet, 2 inches, though the upper floors will overhang this setback so that the continuity of the façade is maintained. Cumulatively, the proposed front setbacks will help to ensure that the structure is aligned with the First African Methodist Episcopal Zion Cathedral & Community Center (Los Angeles Historic-Cultural Monument #341; herein First AME Church), located on the abutting west parcels (1443-1453 W. Adams Blvd.), which is set back from its front property line by approximately five feet. The 5-foot dedication typically required along W. Adams Blvd. will be waived due to the property's location within the HPOZ, which will ensure that the sidewalk along W. Adams Blvd. will be maintained in its historic configuration and width.

The proposed structure will be set back from the west and east (side) property lines by approximately 6 feet, 9 inches and 7 feet, 2 inches, respectively. The subject property is located along a section of W. Adams Blvd. that does not have a defined street wall due to the area's pattern of development. Because much of W. Adams Blvd. was originally developed with residential structures, there are inconsistent front and side yard setbacks between the original residential buildings and later commercial development. Therefore, while the project will contain side setbacks, these setbacks are minimal and consistent with the pattern of development on the block. Further, the approximately 6-foot, 9-inch west setback will ensure that the proposed structure respects the adjacent historic church.

The proposed structure will have a lot coverage that is consistent with nearby Contributing properties. Contributing multi-family properties, as well as the adjacent historic church, along the north side of W. Adams Blvd. between Vermont Avenue and Catalina Street have lot coverages ranging from 55% to 85%. The proposed project has a lot coverage of approximately 76%, which is well within the overall range for lot coverage in the surrounding area.

11.2.2. New structures should reflect the traditional widths of historic structures in the area. If a structure is proposed that is wider than most individual historic structures along a street, the new structure should be broken into appropriately-sized modules.

The proposed mixed-use building will be constructed on three adjacent parcels, which will result in a building that is wider than most of the individual historic structures along the street. However, the perceived bulk of the structure will be minimized through modulated massing that

reflects the traditional widths of historic structures in the area. As proposed, the south (primary) façade will feature three articulated modules, measuring approximately 35 feet, 3 inches, 47 feet, 2 inches, and 38 feet, 9 inches wide. Open-air balconies will be located between each bay, with the building face set back by approximately 6 feet, 10 inches from the front of the modules. The modules will each feature stucco cladding, while the bays in between will be brick. As a result, the proposed structure will appear as three related, yet distinct buildings along W. Adams Blvd. The north (rear) façade will also feature three articulated bays at the second and third floors, separated by slightly recessed balconies and further distinguished by brick cladding. The fourth and fifth floors will continue this vertical differentiation using varied materials.

9.4.3. New residential structures should present their front door and major architectural facades to the primary street and not to the side or rear yard.
11.2.4. Building entrances should always be oriented toward the street.

The proposed mixed-use structure will present its primary architectural façade towards W. Adams Blvd. It will provide approximately 3,640 square feet of retail space at the ground level, accessed by multiple street-facing entrances along W. Adams Blvd. The 45 residential units split between the structure's five floors will be accessed by a single street-facing entrance on the ground floor of the structure, also facing W. Adams Blvd.

9.3.5. Parking areas should be located to the rear of a structure. Designation of parking spaces within a front yard area is generally inappropriate.
9.3.8. Paving and parking areas should be located to the rear of new residential structures whenever possible.
11.2.5. Parking areas and driveways should be located to the rear of commercial structures.
11.2.7. If new parking areas are to be created, these areas should be screened from public view by appropriate fencing or planting strips.
11.2.8. Entrances for commercial parking areas should be taken from alleys and side-streets to the greatest extent possible. When driveways along major streets are necessary, such driveways should be minimal in depth. In most cases, 20 feet should be the maximum for a two-way driveway.

Parking for the proposed structure will be located within a two-level subterranean garage containing 70 parking spaces: 59 for residential (27 standard, 21 compact, and one accessible) and 11 for retail (nine standard, one compact, and one accessible). Because there is no rear alley or side street, the garage will be accessed by a single, two-car driveway from W. Adams Blvd. Though the driveway will measure 24 feet wide, the impact of the driveway along a major street will be reduced because it will be located near the southwest edge of the site. Further, the proposed design will eliminate two existing driveways and curb cuts at 1421 and 1431-1439 W. Adams Blvd.

9.3.3. Historic topography and continuity of grade between properties should be maintained.
9.3.6. Front and side yards should be largely dedicated to planting areas. Large expanses of concrete and parking areas are inappropriate
9.3.14. Mature trees and hedges, particularly street trees in the public planting strip, should be retained whenever possible. If replacement is necessary, in-kind plant materials are recommended.

The historic topography and grade of the project site will be maintained. All three parcels are currently level and there are no significant grade changes within the neighborhood. While the side yards will be used for circulation, the front yard will contain significant landscaping comprising Purple Spiderwort and Blue Chalksticks groundcover; Coral Aloe, Mother-in-Law's Tongue, Xanadu Philodendron, and White Striped Flax Lily shrubs; and "Desert Museum" Palo Verde trees. The project includes the addition of three new Magnolia trees within the restored parkway, and the removal of one existing Magnolia tree fronting 1431 W. Adams Blvd. to accommodate

the new driveway. However, this Magnolia has been conditioned to be relocated within the restored parkway to ensure that all existing street trees are maintained (Condition 2.K.).

9.4. Massing and Orientation, 9.5 Roof Forms, and 11.3. Building Mass, Scale, and Form

9.4.1. New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks.
9.4.2. When found to be appropriate, new structures that will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main façade to minimize the perceived bulk of the structure.
11.3.1. New structures should maintain the average scale of historic structures within the area.

Surrounding historic structures in the Adams-Normandie HPOZ are typically one to three stories tall, with the exception of the abutting First AME Church, which is approximately four stories. From grade, the church rises approximately 55 feet to the roof ridge of the sanctuary and 95 feet to the top of the steeple. The proposed five-story structure will measure 60 feet, 9 inches from grade to roof deck parapet, which is not substantially taller than the main mass of the church and well below the height of the steeple. However, because the proposed building will be taller than adjacent two- and three-story multi-family structures on W. Adams Blvd., as well as the two-story apartments abutting the rear, it has been designed in modules and with setbacks, transitional height, and varying materials to minimize the overall scale and perceived bulk of the structure.

Though the building will measure 60 feet, 9 inches from grade to roof deck parapet, the fifth floor will be set back approximately 13 feet from the fourth floor on the south (primary) façade through the use of recessed balconies, minimizing visibility of the fifth floor from the public right-of-way. As a result, the mass of the fifth floor will be located away from the main architectural facade and the structure will appear as a four-story building from many vantage points. Currently, the project proposes three articulated modules enclosing projecting balconies at the second, third, and fourth floors of the south (primary) façade. The balconies project past the face of the building by approximately six feet, so that the bulk of the structure is setback from the public right-of-way at the upper floors. At the recommendation of the HPOZ Board and the CHC's designee, the massing of these volumes has been conditioned to be reduced; the modules will no longer enclose the fourth floor balconies, which will instead be open to the sky (Condition 2.b.). This will reduce the width of the recessed balconies at the fifth floor by approximately seven feet. In addition to minimizing the massing, this condition will allow the historic church to be more visible along the public right-of-way, especially when traveling west on W. Adams Blvd.

At the rear, the building will offer a substantial setback of approximately 19 feet, 6 inches from the rear property line at the first floor, and between 18 feet and 19 feet, 6 inches at the second and third floors. At the fourth and fifth floors, the structure will step back an additional 6 feet, 6 inches, for a total setback of approximately 26 feet from the rear property line. The setback of the fourth and fifth floors will help to transition the massing of the proposed building from the smaller, two-story residential structures at the rear (fronting W. 25th Street).

As proposed, the 60-foot, 9-inch height of the structure includes the approximately 5-foot tall roof deck parapet, which is flush with the façade of the fifth floor. However, both the HPOZ Board and the CHC's designee recommended that the roof deck parapet be set back towards the roof deck and transparent in order to minimize the perceived height of the structure. This is captured in Condition 2.a., which mandates that the parapet be set back as close to the roof deck railing as allowable by code from the fifth floor façade and that it be constructed of a transparent material, in order to minimize its visibility.

The subject site is zoned for community commercial uses and is designated as a TOD Medium subarea of the South Los Angeles Community Plan Implementation Overlay (CPIO), which allows for greater density, Floor Area Ratio (FAR), and height than the other commercial zones

in the HPOZ. The subject site comprises three of nine total parcels with this classification in the HPOZ. At the public hearing, the applicant noted that the scale of the proposed structure is appropriate because its design is consistent with the Los Angeles General Plan and the South Los Angeles CPIO. Further, the proposed scale of the structure will not be precedent-setting for the HPOZ because the location near the intersection of Adams Blvd. and Vermont Avenue is the only area within the HPOZ with the TOD Medium designation.

11.3.2. New structures should draw from surrounding historic structures in establishing an identifiable base, middle and top. Simple box forms with no vertical delineation are inappropriate.
11.3.3. New structures that are taller than existing historic commercial structures in the area should be designed to emphasize the existing cornice heights in the area.
11.3.4. The basic building form for new commercial structures should be a simple rectangular solid.

The proposed mixed-use building is designed as a simple rectangular solid, delineated by a base, middle, and top, with modulated massing at the front and rear facades to reflect the traditional widths of historic structures in the area. On the south (primary) façade, fronting W. Adams Blvd., the base of the structure will largely comprise commercial storefronts at the ground floor, which are distinguished by a ground floor height of approximately 14 feet, 3 inches, aluminum storefront windows, and porcelain cement tile cladding. On this same façade, the middle of the structure will be established by three articulated modules, which will be broken up by bays of open-air balconies and will be further differentiated through the use of white stucco cladding. As a result, the structure will appear as three separate, yet visually cohesive buildings. The top of the structure will be delineated by a setback at the fifth floor of at least 13 feet, comprising recessed balconies. This portion of the structure will also have material variation through the use of vertical fiber cement cladding and smooth stucco cladding; these materials will be painted with varying shades of grey Dunn Edwards paints (DEW385 "Lighthouse" for the fiber cement and DEC795 "Gray Pearl" for the stucco). As proposed, the stucco roof deck parapet rises an additional five feet from the height of the roof; however, in order to minimize the total height of the structure, this parapet has been conditioned to be set back from the perimeter of the building to the extent allowed by code and constructed of a transparent material (Conditions 2.a.). As a result, the fifth floor will read as a single unifying element of the structure. This vertical delineation has been designed to break-up the boxy massing of the structure and minimize its perceived bulk.

The proposed structure has also been designed to emphasize existing cornice heights in the area. The base of the structure, largely comprising retail storefronts measuring 14 feet, 3 inches in height, will emphasize existing ground floor commercial uses along W. Adams Blvd. The roof deck parapet of the proposed structure, measuring 60 feet, 9 inches from grade, will generally align with the second tier of the church steeple. The structure is also designed with three articulated modules on the south (primary) façade, which, as proposed, will rise approximately 45 feet, 8 inches in height. At the recommendation of the HPOZ Board and the CHC's designee, the massing of these volumes has been conditioned to be reduced, so that the fourth floor balconies will no longer be enclosed, and instead will open to the sky (Condition 2.b.). The resulting height of the volumes will be approximately 35 feet, 7 inches from grade. This height will better emphasize the 35-foot tall roof ridge of the Grand View Presbyterian Church, located just west of the First AME Church. The lower height of the modules will also help to ensure that they do not overwhelm the adjacent historic church structures. At the rear, the proposed structure will utilize a height of approximately 35 feet, 7 inches between the first and third floors, which will closely align with the height and scale of Contributing adjacent residential buildings fronting W. 25th Street, which measure approximately 30 feet in height.

The proposed fifth floor roof deck parapet currently appears as the structure's primary cornice line. However, at the suggestion of the HPOZ Board and the CHC's designee, the parapet has

been conditioned to be relocated closer to the roof deck railing and constructed of a transparent material in order to minimize the appearance of the overall height of the structure (Condition 2.a.). Because of Condition 2.b., which requires that the south facade fourth floor balconies be open to the sky (thereby minimizing the overall volume of the projecting modules on that façade), the fourth floor along W. Adams Blvd. will become more prominent. Based on these circumstances, the Board and the CHC's designee recommended adding a cornice element at the fourth floor, which will better emphasize the main massing of the structure. Therefore, Condition 2.c. requires the incorporation of a cornice element at the top of the fourth floor in order to highlight the fourth floor massing and adjacent cornice heights in the surrounding areas.

11.3.5. New commercial structures should attempt to reflect the traditional commercial storefront widths in a historic commercial area.

The commercial storefronts at the ground floor of the proposed structure are designed to reflect the traditional widths of commercial storefronts in the area. The aluminum curtain wall units will measure between 8 feet, 2 inches and 22 feet, 6 inches in width, which is consistent with historic storefronts along Vermont Avenue in the Adams-Normandie HPOZ. Each storefront will be separated by bays of porcelain tile, which will further articulate these traditional widths.

9.5.4. In HPOZs where roof edge details, such as corbels, rafter tails, or decorative vergeboards are common, new construction should incorporate roof edge details which echo these traditional details in a simplified form.
11.3.6. A flat roof is the preferred roof form.

The structure will utilize a flat roof, which is consistent with historic commercial structures in the Adams-Normandie HPOZ. It will also incorporate simple metal canopies designed to emulate the bracketed overhangs seen on the flat roofs of some properties within the HPOZ.

9.7 Materials and 11.4. Materials and Details

9.7.1 New construction should incorporate materials similar to those used traditionally in historic structures in the area.
9.7.2. Materials used in new construction should be in units similar in scale to those used historically. For instance, bricks or masonry units should be of the same size as those used historically.
11.4.1. Building materials should be similar to those used historically. A stucco commercial structure on a street comprised mainly of masonry commercial structures would be inappropriate.
11.4.4. The colors and dimensions of permanent finish materials, such as brick, tile, and stucco, should be similar to those used historically.

The proposed structure will utilize a variety of building materials that are found on commercial and residential structures within the Adams-Normandie HPOZ. This includes smooth stucco cladding, brick veneer, and metal railing details. Proposed materials that are less common within the district will allude to those used historically. Vertical panels of fiber cement siding will reference the historic wooden structures in the area, while porcelain tile, proposed at the ground floor, will emulate the painted brick of commercial structures present within the area. The unit sizes of all finish materials will be consistent in scale and size to those used historically.

Proposed finish materials are mostly earth and neutral tones, which is consistent with historic material palettes within the HPOZ. The brick surfaces will be Belden Dark Range in a red/brown color and the tile surfaces will be MSI Tile in the Urbano Dusk (gray/tan) color. Stucco and fiber cement surfaces will be painted with Dunn Edwards paints in the DEW385 "Lighthouse" (off-white), DEC795 "Gray Pearl" (light gray), and the DE6370 "Charcoal Smudge" (dark gray) colors.

11.4.2. Generally, architectural details should be arranged to emphasize the horizontal features of facades.
11.4.5. The use of architectural detail to break up the visual mass of outsized buildings is encouraged.

The proposed mixed-use building is designed with a clearly articulated base, middle and top, which establishes a strong horizontality throughout the structure. The horizontal features of the facades will be further emphasized by horizontal groupings of windows and balconies, metal window canopies, and the horizontal configuration of material finishes. These details will also be used to break down the overall mass of the building. At the front, projecting volumes of enclosed balconies will be broken up by bays of open-air balconies. At the rear, projecting bay windows will be used to manipulate the continuity of the brick volumes. The massing will be further differentiated through the use of many different, yet compatible, materials (including stucco, brick, porcelain tile, and cement) in a variety of finishes and colors.

9.7.4. Use of simplified versions of traditional architectural details is encouraged.
11.4.3. Architectural details should echo, but not exactly mimic, details found on historic facades.
11.4.5. Materials such as foam plant-ons, rough textured stucco, faux lentils, cornices or quoins, etc. are inappropriate.

The project proposes to echo, but not replicate, a number of architectural details found on surrounding historic structures, including commercial storefronts, bay windows, window canopies, and metal railings. Commercial storefronts will feature recessed entryways, transom windows, and historic window proportions, but will utilize contemporary metal frames, instead of the wood and masonry materials traditionally found on neighboring buildings. Metal railings will be consistent in materiality with adjacent structures, but will have simplified vertical balustrades. The rectangular bay windows proposed at the rear are designed as modest representations of the more decorative canted bay windows found on residential structures nearby. Finally, the structure proposes metal window canopies that will be unadorned, without decorative brackets as historically constructed. Architectural details of the proposed project are designed to maintain compatibility with surrounding historic structures, while distinguishing the new building as a contemporary structure. The proposed structure will not utilize rough textured stucco or any faux decorative materials such as foam plant-ons, lentils, cornices or quoins.

11.4.7. Signage on commercial infill structures should follow the signage guidelines laid out in the Commercial Rehabilitation Chapter.

While there is no signage currently proposed for the project, at least three locations along the ground floor are proposed to contain signage in the future. Condition 2.e. mandates that no signage will be installed at this time, and that any future signage will be submitted to HPOZ for review and approval. Further, Condition 2.f. ensures that no interior or exterior glazing signage will be installed at any time.

9.6. Openings and 11.5. Openings, Storefronts, and Entries

11.5.1. On the ground floor of new commercial structures, a majority of the primary architectural façade should echo traditional retail storefronts. The use of a bulkhead, expansive storefront windows, recessed entries and transoms are encouraged.
11.5.2. The ground floor of the primary architectural façade should be composed primarily of transparent elements and pedestrian entrances.

The proposed mixed-use building will utilize expansive storefront windows at the ground floor,

which are designed to echo the traditional retail storefronts of adjacent commercial structures. The storefronts will contain recessed pedestrian entryways, expansive glazing, transom windows, and metal canopies. Some storefronts will also utilize porcelain tile bulkheads. As a result, the majority of the primary architectural façade will be composed of transparent elements.

All pedestrian entrances to the retail storefronts will be located on the primary architectural façade. The structure will have one primary residential entrance, which will be located west of the retail storefronts and recessed approximately 12 feet, 2 inches from the front property line. At the recommendation of the HPOZ Board and the CHC's designee, the pedestrian entrance has been conditioned to have a projecting canopy element to make the entrance more recognizable to pedestrians along the W. Adams Blvd. public right-of-way; this element will be consistent with other canopy features proposed on the structure (Condition 2.d.).

9.6.6. Main entryways should be configured and emphasized similarly to those on surrounding structures. Attention should be paid to design similarities, depth, and the use of architectural features such as pediments, crowns, porches, etc.
11.5.3. Recessed entryways are strongly encouraged for primary entrances on the ground floor level.
11.5.4. Primary entryways should be clearly marked through the use of important defining architectural elements, such as transoms, awnings, lintels, or surrounds.

All primary entrances on the ground floor level will contain recessed entryways. Entrances to retail storefronts will be clearly marked by projecting metal canopies and transom windows. The single residential entrance to the structure will be distinguished by a deep setback of approximately 12 feet, 2 inches. However, both the HPOZ Board and the CHC's designee recommended that this residential entrance be more recognizable from the public right-of-way. Therefore, the project has been conditioned to include a stronger canopy element marking the residential entrance (Condition 2.d.); this element will be consistent in material, design, and proportion of other canopy features proposed on the structure.

11.5.5. Multi-story structures should provide a clear delineation, by way of differentiated materials and features, between the ground floor, the upper floors and the roof of the building.

The proposed multi-story structure has a clear base, middle, and top, all delineated by transitions in materials, colors, window types and roof details. On the south (primary) façade, the ground floor will be generally transparent through expansive storefront windows, with solid portions of the façade clad with brick and porcelain tile. The second, third, and fourth floors of the structure will appear more solid, through the use of projecting volumes enclosing balconies; these volumes will feature stucco cladding, which will distinguish them from the brick base that continues from the ground floor. The fifth floor will be stepped back approximately 13 feet from the fourth floor and comprise stucco cladding broken up by bays of vertical fiber cement siding; as a result, the fifth floor will be clearly distinguished from the body of the structure.

9.6.1. New construction should have a similar façade solid-to-void ratio to those found in surrounding historic structures.
9.6.2. New construction should use similar window groupings and alignments to those on surrounding historic structures.
9.6.3. Windows should be similar in shape and scale to those found in surrounding historic structures.
9.6.4. Windows should appear similar in materials and construction to those found in surrounding historic structures.
11.5.6. Upper-story windows should be regularly spaced and horizontally massed on the primary architectural façade. Recessed "punch-style" windows are generally preferred.
11.5.7. Upper-story windows that are flush-mounted to a façade are inappropriate.

The proposed windows on the second through fifth floors are designed in horizontal, regularly spaced groupings along all facades of the structure, which is consistent with the window groupings, alignments and solid-to-void ratio of surrounding historic commercial structures. All upper story windows will comprise recessed vinyl hung, fixed and sliding windows, usually arranged to include one or more window types. Though constructed of a modern material, the windows will be dark in color, which will give the appearance of historically compatible materials like metal or wood. The windows will have dual glazing to comply with current Building Codes, which will also differentiate them from surrounding historic windows. Upper story windows have been conditioned to be recessed by at least two inches within their openings to match existing historic windows in the area (Condition 2.h.).

Chapter 12: Public Realm, Streetscapes, Alleyscapes, Parks, & Public Buildings

12.1.1. Protect and preserve street, sidewalk, alley and landscape elements, such as topography, patterns, features, and materials that contribute to the historic character of the preservation zone.

12.1.1a. Preserve and maintain mature street trees.

12.1.1b. Trim mature trees so that the existing canopies are preserved.

12.1.1c. Preserve and maintain historically significant landscaping in the public planting strips.

12.1.1d. Use landscaping to screen public parking lots from view of public streets.

12.1.1e. New plantings in the public planting strip should be compatible with the historic character of the Preservation Zone.

12.1.2. Maintain and preserve historic curb configuration, material paving.

12.1.3. For repair or construction work in the Preservation Zone right-of-way, replace in-kind historic features such as granite curbs, etc.

12.1.4. Avoid conflicts between pedestrian and vehicular traffic by minimizing curb cuts that cross sidewalks.

The existing site contains two driveway aprons and curb cuts measuring approximately 15 to 20 feet in width along W. Adams Blvd. Both of these will be removed and replaced by a single, approximately 24 foot-wide driveway, minimizing conflicts between pedestrian and vehicular traffic. The project proposes to restore the parkway to live plant material comprising Berkley Sedge groundcover and California Gray Rush shrubs. Condition 2.j. ensures that the two aprons/curb cuts proposed to be removed will be replaced to match the existing historic curb configuration in material, dimensions, and paving. The project includes the addition of three new Magnolia trees within the restored parkway, and the removal of one existing Magnolia tree fronting 1431-1439 W. Adams Blvd. to accommodate the new driveway. However, this Magnolia tree has been conditioned to be retained and used in place of one of the proposed 24-inch box Magnolia trees within the restored parkway, if feasible, to ensure that all existing street trees are maintained (Condition 2.k.).

12.1.11. Preserve historic sidewalks.

12.1.12. Replace only those portions of sidewalks that have deteriorated. When portions of sidewalk are replaced, special attention should be paid to replicating score lines, texture, coloration and swirl-patterns.

12.1.13. New sidewalks should be compatible with the historic character of the streetscape.

12.1.14. Maintain public walkway connections between streets and between buildings.

Per Condition 2.i., historic sidewalks shall be preserved. If replacement is necessary, the sidewalk shall be replaced in-kind to match the historic sidewalks, replicating score lines, texture, and coloration.

C. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 of the State CEQA Guidelines.

None of the exceptions to the Categorical Exemption under CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The proposed project conforms to the Adams-Normandie Preservation Plan and the Secretary of the Interior's Standards; therefore, there it will not cause a substantial adverse change in the significance of a historical resource. Additional CEQA analysis can be found in the case file for this project.

APPEAL PERIOD

The Determination in this matter will become effective 15 days after the date of mailing, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee and a copy of this grant, and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude Constituent Service Center
6262 Van Nuys Blvd, 2nd Floor
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles Development Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

APPROVED BY:

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Director of Planning

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Manager, Office of Historic Resources

Reviewed By:

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cc: Adams-Normandie HPOZ Board
North Area Neighborhood Development Council
Council District 8 – Marqueece Harris-Dawson

DIR-2019-2727-CCMP

EXHIBIT C

JUSTIFICATION FOR PROJECT EXEMPTION

DEPARTMENT OF
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CITY PLANNING COMMISSION

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PRESIDENT

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VICE-PRESIDENT

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JUSTIFICATION FOR PROJECT EXEMPTION

CASE NO. ENV-2019-2728-CE

On September 18, 2019, the Planning Department determined that the State CEQA Guidelines designate the subject project as Categorically Exempt under Section 15300, Class 32, Case No. ENV-2019-2728-CE.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
(c) The project site has no value as habitat for endangered, rare or threatened species;
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
(e) The site can be adequately served by all required utilities and public services.

Project

The project involves the demolition of three commercial buildings (approximately 4,920 square feet, 1,937 square feet, and 1,650 square feet) and the construction of a five-story, approximately 65,140 square-foot, 45-unit mixed-use apartment complex with approximately 3,640 square feet of commercial retail space; two levels of subterranean parking for 70 cars (11 for commercial and 59 for residential); parking for 38 bikes; and new landscape and hardscape over three adjacent Non-Contributing lots (1421, 1429 and 1431-1439 W. Adams Blvd.). As a medium density residential building that is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project site is located on the north side of W. Adams Blvd., near the northwest corner of W. Adams Blvd. and Vermont Avenue. It consists of three developed lots of approximately 7,106 square feet (1421 W. Adams Blvd.), 5,847 square feet (1429 W. Adams Blvd.), and 8,593 square feet (1431-1439 W. Adams Blvd.), all containing commercial buildings. All the lots are designated Non-Contributors to the Adams-Normandie HPOZ. The site is adjacent to commercial, institutional, and multi-family buildings along W. Adams Blvd. and multi-family buildings along W. 25th Street. The zoning and land use designation of the subject parcels are C2-2D-HPOZ-CPIO and Community Commercial, and they are located within the TOD Medium Subarea of the South Los Angeles CPIO District.

The project meets all of the criteria for the Class 32 Categorical Exemption. The 45-unit project is consistent with the C2-2D-HPOZ-CPIO zoning and the Community Commercial land use designation of the South Los Angeles Community Plan. The proposed development consists of an approximately 65,140 square-foot mixed-use residential complex over three lots totaling approximately 21,546 square feet in size. The subject site is wholly within the City of Los Angeles on a site that is less than two acres. Lots adjacent to the subject site are developed with urban residential, commercial, and institutional uses. The site is not, and has no value as, a habitat for endangered, rare or threatened species, as it has been previously disturbed and surrounded by development. No significant ecological areas exist within the South Los Angeles Community Plan area. There are no protected trees on the site. There are currently two existing Magnolia trees within the parkway, with one proposed to be removed to accommodate a new driveway; this tree has been conditioned to be relocated in the parkway, in place of one of the proposed trees, if feasible, as shown in Exhibit A. The project will be subject to Regulatory Compliance Measures (RCMS), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, and stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMS will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts on traffic. The project will not result in significant impacts related to air quality because it falls below interim air thresholds established by DCP staff. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a five-story, 45-unit mixed-use apartment complex will be on a site that has been previously developed, is consistent with the General Plan, and complies with the zoning and land use designation of the South Los Angeles Community Plan.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32 and 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources. Planning staff evaluated all of the potential exceptions to the use of Categorical Exemptions for the proposed project and determined that none of these exceptions apply as explained below:

a) Cumulative Impact - “All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.” The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

The Adams-Normandie HPOZ is an urbanized district in the South Los Angeles Community Plan that has been developed with Community Commercial, Neighborhood Commercial, Low Medium I Residential, Low Medium II Residential, Open Space, and Public Facilities land use designations. As mentioned, the project proposes a five-story, 45-unit mixed-use apartment complex in an area zoned and designated for such development. Adjacent lots are developed with single-family, multi-family, institutional, and commercial uses. It is the intent of the Adams-Normandie HPOZ to ensure that proposed projects and new development are compatible in overall scale, size, massing, bulk, setback, and design with the surrounding historic district, thereby protecting the historic resources within the HPOZ. There is not a succession of known projects of the same type and in the same place as the proposed project. Further, the subject site

contains some of the few parcels designated for Community Commercial land uses and as TOD Medium Subareas within the HPOZ, which allows for the highest density and height within the district. As a result, a succession of known projects of the same type and in the same place as the proposed project is unlikely to occur. Because the proposed project does not diminish the integrity of the historic district and the project will be unique to its site, there will be no cumulative impact on the district as the historic resource.

b) Significant Effect - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances. Examples include projects that may affect scenic or historical resources.

There are no unusual circumstances that would have a significant impact on the environment due to the proposed project. The proposed new construction, which conforms to the design guidelines of the Adams-Normandie HPOZ, is compatible with the historic district and will not have a significant effect on historic resources. Further, the project has been designed with a lower Floor Area Ratio (FAR), height, density, and setbacks than what is permitted on the site. Therefore, there is no significant effect on the environment due to unusual circumstances. Further analysis is included below under "Historical Resources."

c) Scenic Highway - "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR." This exception applies when a project may result in damage to scenic resources within a duly designated scenic highway.

The subject site is not designated as a state scenic highway, and there are no designated state scenic highways located within the HPOZ or near the project site. While Adams Blvd. is a city-designated highway, the proposed project will not result in the damage of a city-designated scenic highway because it complies with the South Los Angeles Community Plan.

d) Hazardous Waste Site - "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code." This exception applies when a project is located on a site or facility listed pursuant to California Government Code 65962.5.

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

e) Historical Resources - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." This exception applies when a project may cause a substantial adverse change in the significance of an historical resource.

The proposed project would not cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5. For the purposes of this project, the historic resource is the historic district, specifically the Adams-Normandie HPOZ. The proposed project conforms to the Preservation Plan guidelines and the intent of the HPOZ, and is compatible with Contributing Elements throughout the district. Further, the proposed project will be located on three Non-Contributing lots (1421, 1429 and 1431-1439 W. Adams Blvd.), all of

which contain Non-Contributing structures. The 1999 Adams-Normandie Historic Resources Survey designated all parcels as Non-Contributors to the HPOZ on the basis that the structures onsite were built after the HPOZ's historic and architectural periods of significance and have no known overriding significance.

In 2019, a Historic Resources Assessment Report prepared by qualified architectural historians Kaplan Chen Kaplan evaluated the individual eligibility of the existing commercial buildings at 1421, 1429 and 1431-1439 W. Adams Blvd. against local, state, and federal designation criteria. Due to the auto-related uses of the buildings, the report reviewed each structure against the registration criteria outlined in the Los Angeles Citywide Historic Context Statement, "Commercial Development 1850-1980: Commercial Development and the Automobile, 1910-1970, The Car and Car Services." Using this framework, the report concluded that none of the structures are eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or as City of Los Angeles Historic-Cultural Monuments (HCM); as such, the report maintained the Non-Contributing status of each building within the Adams-Normandie HPOZ.

The same assessment also evaluated potential impacts of the proposed project on the adjacent First African Methodist Episcopal Zion Cathedral and Community Center (First AME Church), which is locally listed as Los Angeles HCM #341 and designated as a Contributor to the Adams-Normandie HPOZ. The assessment found that the bulk of the proposed project will be significantly set back from the historic church sanctuary due to the project's proposed side yard setbacks and the church's current existing setback from the shared property line. Therefore, the assessment concluded that the construction of the proposed project would not impact the site or the historic significance of the First AME Church. Further, the project's proposed rear yard setback and transitional height massing will ensure it does not impact Contributing residential properties to the north of the project site.

Office of Historic Resources staff reviewed the assessment and accepted the findings of the report that the existing structures were not individually eligible for designation or as Contributors to the HPOZ, and that the proposed project would not result in any impacts on the adjacent historic church. Because the project site has been identified as Non-Contributing and the proposed project is in compliance with the Adams-Normandie Preservation Plan, there are no impacts to the significance and integrity of the HPOZ. Therefore, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

DIR-2019-2727-CCMP

EXHIBIT D

PROJECT PLANS
(EXHIBIT A OF DIRECTOR'S DETERMINATION)

DEVELOPMENT SUMMARY

PROJECT ADDRESS: 1421 - 1439 W. Adams Blvd.
Los Angeles, CA 90007

LOT AREA: **21,546.6 SF (CONJOINING THE FOLLOWING THREE LOTS)**
LOT 1: 505-402-7028, LOT 2: 505-402-7029, LOT 3: 505-402-7030

ZONING: **C2-2D SUBAREA F**
(CHANGED PER ZONING CODE 12.21.A.4)

CPIO - SUBAREA F

	BASE (USE R-4 FOR YARDS AND AREAS, CPIO BASE)	BASE WITH AFFORDABLE HOUSING INCENTIVES	PROVIDED
YARDS: FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	 0 FT 8 FT (5 FT+ 1 FT FOR EA STORY ABOVE 2nd FLR) 17 FT (15 FT+ 1 FT FOR EA STORY ABOVE 3rd FLR)	 **0 FT** **6 FT - 5 IN** (20% REDUCTION PER CPIO INCENTIVE SECTION III-1, D3(a)) **13 FT - 6 IN** (20% REDUCTION PER CPIO INCENTIVE SECTION III-1, D3(a))	 **0 FT - 6 IN** (13 FT - 6 IN @ 5TH FLOOR) **6 FT - 9 1/2 IN** (AND 7 FT 2 IN) **19 FT - 6 IN** (26 FT @ 4TH & 5TH FLOOR)
HEIGHT: NUMBER OF STORIES: HEIGHT LIMIT:	 4 60 FT	 **5** (CPIO BONUS PER TABLE III-2) **75 FT** (CPIO BONUS PER TABLE III-2)	 **5** **72 FT - 3 IN**
FAR:	1.5	**3.45** (3.0 BASE x 1.15% BONUS FOR LOT ACCUMULATION)	**2.88**
BUILDABLE AREA: (C ZONE, THEREFORE SITE AREA PER 12.03 DEFINITIONS) **ALLOWABLE AREA:**	21,546.6 SF 32,220 SF	**21,546.6 SF** **73,336 SF**	**21,546.6 SF** **62,213 SF**
DWELLING UNITS:	800 SF/UNIT (21,546.6 SF / 800 SF UNIT) 26 ALLOWABLE UNITS	**300 SF/UNIT** (21,546.6 / 300 SF UNIT) **72 ALLOWABLE UNITS**	 **45 UNITS**
PARKING (AUTO): STUDIO 2 BEDROOM UNIT 3 BEDROOM UNIT 5 BEDROOM UNIT TOTAL RESIDENTIAL: RETAIL TOTAL RETAIL:	(PER ZONING 12.21.A.4 AND ENTERPRISE ZONE) @ 1 SPACE PER UNIT X 1 = 1 @ 2 SPACE PER UNIT X 9 = 18 @ 2 SPACE PER UNIT X 34 = 68 @ 2 SPACE PER UNIT X 1 = 2 89 PARKING SPACES @1 SPACE PER 500 SF/3,097 S.F. = 7 7 PARKING SPACES **96 TOTAL PARKING SPACES**	(50% REDUCTION FOR AFFORDABLE TABLE III-4) 45 PARKING SPACES (89 x 0.5) 4 PARKING SPACES (7 x 0.5) **49 PARKING SPACES**	 37 STANDARD + 21 COMPACT + 1 ACCESSIBLE 59 PARKING SPACES 9 STANDARD + 1 COMPACT + 1 ACCESSIBLE 11 PARKING SPACES **70 PARKING SPACES**
PARKING (BIKE): RESIDENTIAL: SHORT-TERM RESIDENTIAL: LONG-TERM RETAIL: SHORT-TERM RETAIL: LONG-TERM	(PER ZONING 12.21.A.16) @ 1 SPACE PER 15 UNITS = 3 @ 1 SPACE PER 1.5 UNITS = 31 @ 1 SPACE PER 2000 SF = 2 @ 1 SPACE PER 2000 SF = 2	(PER ZONING 12.21.A.16) @ 1 SPACE PER 15 UNITS = 3 @ 1 SPACE PER 1.5 UNITS = 31 @ 1 SPACE PER 2000 SF = 2 @ 1 SPACE PER 2000 SF = 2	3 RESIDENTIAL: SHORT-TERM 31 RESIDENTIAL: LONG-TERM 2 RETAIL: SHORT-TERM 2 RETAIL: LONG-TERM

FLOOR AREA SUMMARY

SEC 12.03 DEFINITIONS: FLOOR AREA. The area in square feet confned within the exterior walls of a Building, but not including the area of the following: exterior walls, stair-ways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle park-ing,space for the landing and storage of helicopters, and Base-ment storage areas. (And per LA Zoning Code Manual, page 46 and 237-239, which indicates to include any balcony floor area that is surrounded by three walls. Also include any balcony area that is farther than 5 ft from the edge of balcony.)

LEVEL 1		**12,550 SF**
	LOBBY	470 SF
	LEASING	270 SF
	MAIL / PARCEL	120 SF
	RETAIL	3,640 SF
	FITNESS	708 SF
	RESIDENTIAL AREA	7,342 SF
LEVEL 2		**13,998 SF**
	AMENITY SPACE	290 SF
	RESIDENTIAL AREA	13,708 SF
	PRIVATE PATIOS (NOT INCL.)	840 SF
LEVEL 3		**13,998 SF**
	AMENITY SPACE	290 SF
	RESIDENTIAL AREA	13,708 SF
	PRIVATE PATIOS (NOT INCL.)	840 SF
LEVEL 4		**12,828 SF**
	AMENITY SPACE	290 SF
	RESIDENTIAL AREA	12,538 SF
	PRIVATE PATIOS (NOT INCL.)	1,945 SF
LEVEL 5		**11,766 SF**
	AMENITY SPACE	290 SF
	RESIDENTIAL AREA	11,476 SF
	PRIVATE PATIOS (NOT INCL.)	1,695 SF
TOTAL FLOOR AREA		**65,140 SF**

UNIT MIX

LEVEL	1 ST	2 BR	3 BR	5 BR	DU QTY.
5	0	1	7	1	9
4	0	2	8	0	10
3	0	2	8	0	10
2	0	2	8	0	10
1	1	2	3	0	6
	1	9	34	1	45 DU
	2%	20%	76%	2%	

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE (PER LAMC, SECTION 12.21G)

UNIT TYPE	# DU	HABITABLE ROOMS	REQUIRED SF / DU	REQUIRED OPEN SPACE
STUDIO	1	1	100	100
2 BR	9	4	175	1,575
3+ BR	35	5	175	6,125
TOTAL	45			7,800

* REQUIRED COMMON SPACE IS 50% OF REQUIRED OPEN SPACE = 3,900 SF

PROVIDED OPEN SPACE

COMMON OPEN SPACE*		
GROUND LEVEL	3,500	SF
ROOF LEVEL	1,730	SF
SUBTOTAL	5,230	SF
* MUST ACCOUNT FOR > 50% REQUIRED OPEN SPACE	67.1%	
COMMON AMENITY OPEN SPACE**		
FITNESS (GROUND LEVEL)	700	SF
MEETING ROOMS (260 SF x 4 LEVELS)	1,040	SF
SUBTOTAL	1,740	SF
* MUST ACCOUNT FOR < 25% REQUIRED OPEN SPACE	22.3%	
SUBTOTAL COMMON OPEN SPACE	**6,970**	SF

PRIVATE OPEN SPACE	50 SF/ DU	# DU	
LEVEL 1 (GROUND)	50	0	0 SF
LEVEL 2	50	5	250 SF
LEVEL 3	50	5	250 SF
LEVEL 4	50	10	500 SF
LEVEL 5	50	9	450 SF
SUBTOTAL PRIVATE OPEN SPACE			**1,450 SF**
TOTAL PROVIDED OPEN SPACE			**8,420 SF**

REQUIRED LANDSCAPED AREA

25% MIN. OF PROVIDED COMMON OPEN SPACE	1,743 SF

PROVIDED LANDSCAPED AREA

GROUND LEVEL LANDSCAPED AREA	1,600 SF
ROOF LEVEL LANDSCAPED AREA	390 SF
TOTAL LANDSCAPED AREA	**1,990 SF**

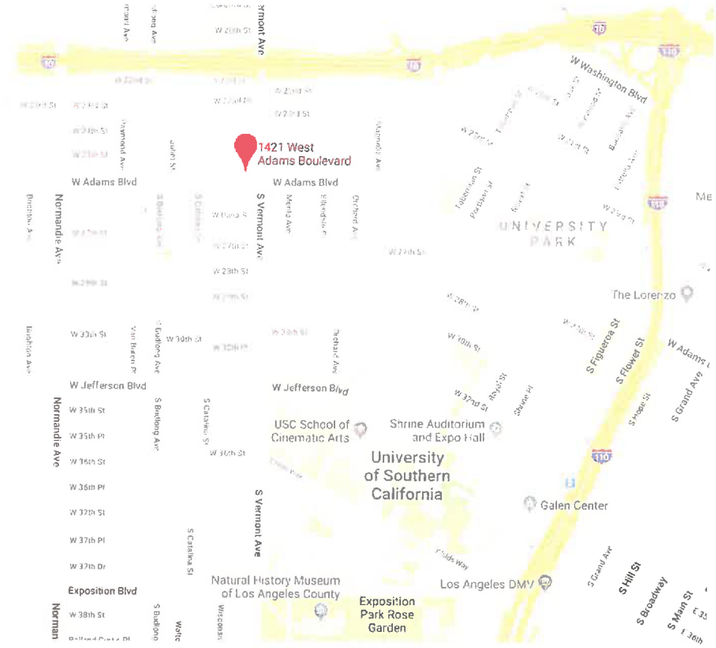
REQUIRED TREES

USE	RATIO	#	
PER # DU	1 TREE PER 4 DU	45	12 TREES
PER FRONT YARD SF.	1 TREE PER 500 SF	196	0.4 TREES
TOTAL			13 TREES

PROVIDED TREES

USE	
PER # DU	15 TREES
PER FRONT YARD SF.	2 TREES
TOTAL	17 TREES

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Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19



VICINITY MAP



CONTEXTUAL AERIAL VIEW

1421 W. ADAMS BLVD.
los angeles , ca

PROJECT SUMMARY

ORION CAPITAL

NEXT
G-1.0
10.18.19/REV 3
18-102

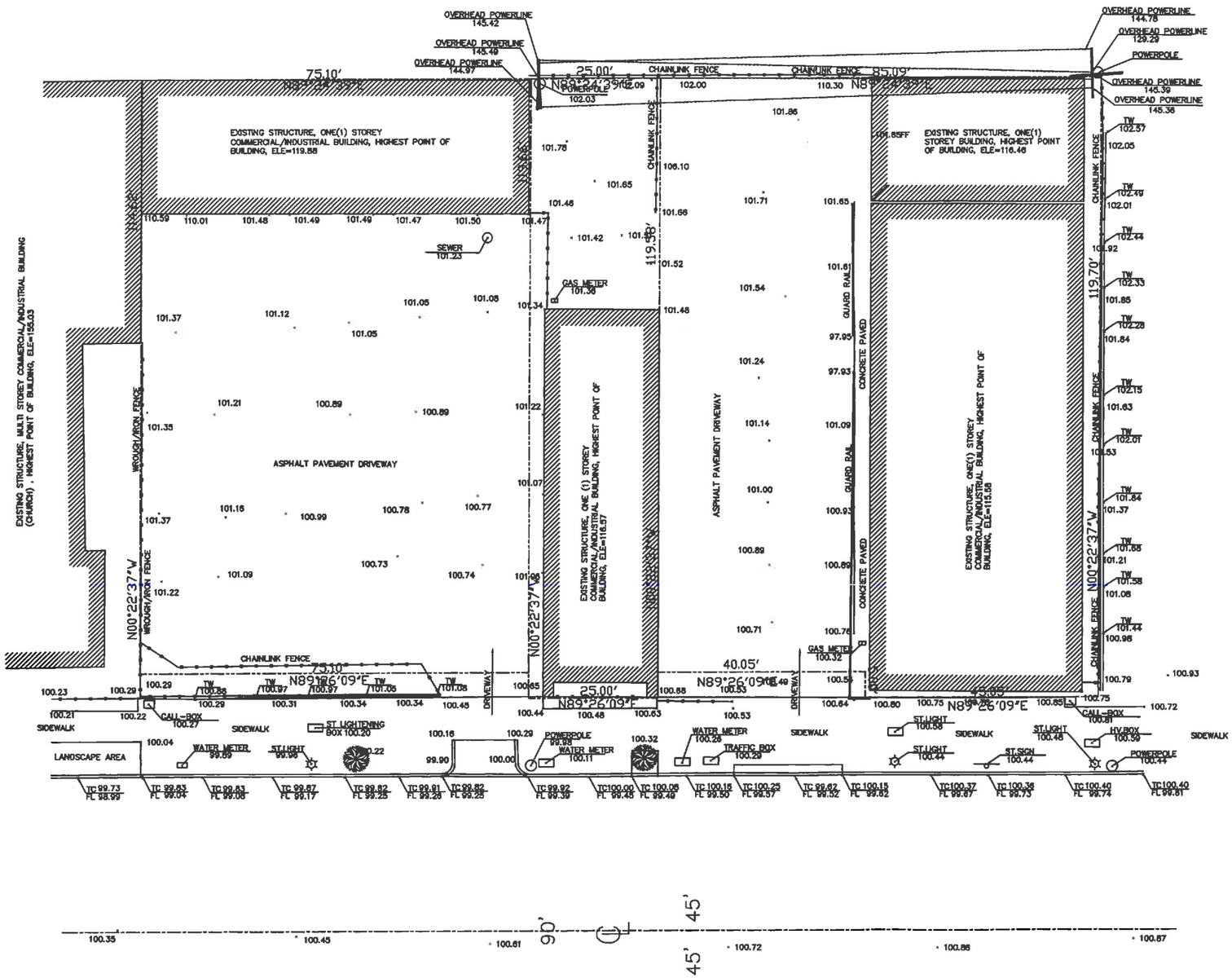


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CASE # DIR-2019-2727-CCMP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

SCALE: 1"=10'

SITE ADDRESS:

1421,1429 AND 1431 ADAMS BLVD,
LOS ANGELES, CA 90007.

LEGAL DESCRIPTION:

PORTIONS OF LOTS 4, 5, 6& 7 OF KENWOOD PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 51, MISCELLANEOUS RECORDS INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

NOTES:

NO TITLE REPORT HAS BEEN PROVIDED.
NO EASEMENT HAS BEEN PLOTTED.

NOTE:

THIS SURVEY AND MAP ARE THE PROPERTY OF TALA ASSOCIATES, INC. AND MAY NOT BE MODIFIED, ALTERED OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN APPROVAL BY TALA ASSOCIATES, INC. AND THE CLIENT FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISO EXTENDS TO THE RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL THAT MAP BE PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISO WILL VOID ANY PROFESSIONAL OBLIGATION OR WARRANTY. EITHER EXPRESSED OR IMPLIED BY TALA ASSOCIATES, INC. AS TO SUCH CHANGED MATERIAL.

NOTE:

THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER TO JUSTIFY THE PROPER LEGAL SET BACKS, IF ANY, OF THE NEWLY PLANNED CONSTRUCTION. "EYE-BALLING" OR GUESSING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED CANCEL THE VALIDITY AND ACCURACY OF THIS SURVEY.

TEMPORARY BENCHMARK
TOP OF SEWER MANHOLE
@INTERSECTION OF ADAMS BLVD
AND CATALINA ST.
ASSUMED ELEV. 98.67

TOPOGRAPHY SURVEY

TALA ASSOCIATES
1916 COLBY AVENUE
LOS ANGELES, CA 90025 (424) 832-3455
REYNALDO T. DE RAMA R.C.E. 28108 EXP. 3-31-19

DATE	11-12-18
SCALE	AS SHOWN
DESIGNED	KK
DRAWN	KK
CHECKED	RDR
SHEET	1 OF 1
JOB NO.	3619

1421 W. ADAMS BLVD.
los angeles , ca

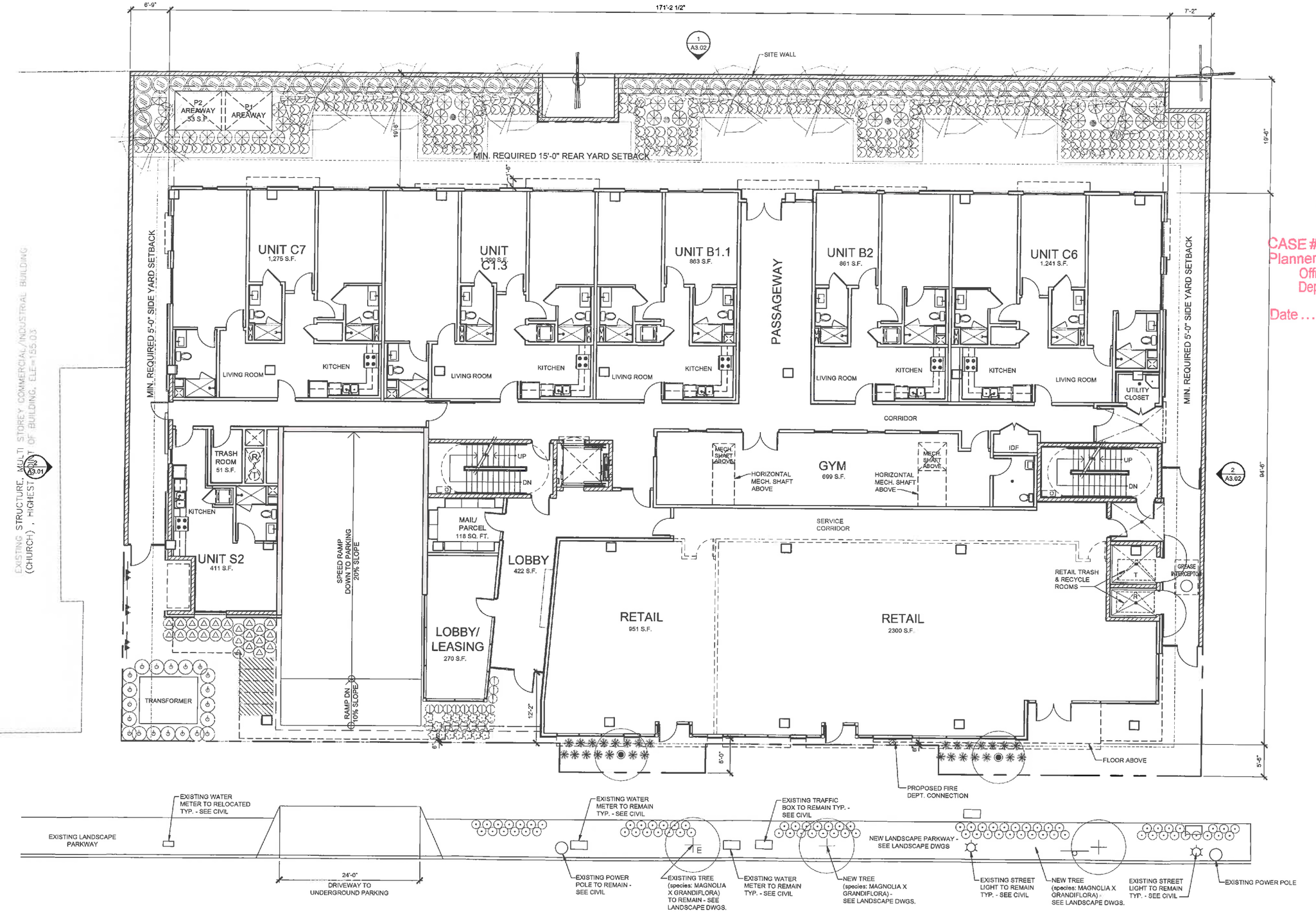
SITE SURVEY

ORION CAPITAL

NEXT

G-2.0

10.18.19/REV 3
18-102



SITE PLAN 1

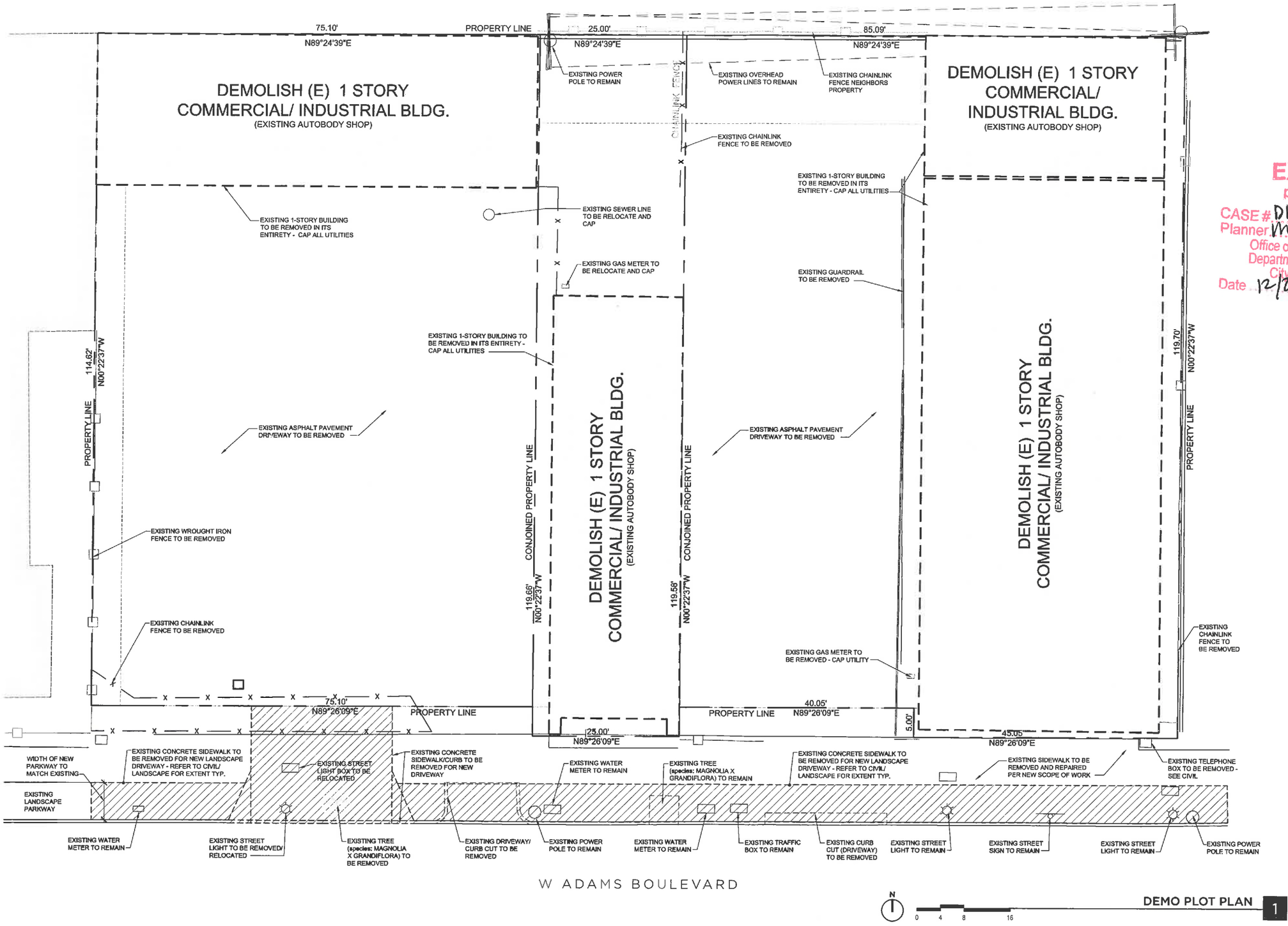
EXHIBIT A
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CASE # DIR-2019-2727-CCMP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

ARCHITECTURAL SITE PLAN

ORION CAPITAL

NEXT
A-1.0
10.18.19/REV 3
18-102



DEMO PLOT PLAN 1

1421 W. ADAMS BLVD.
los angeles , ca

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Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

DEMO PLOT PLAN

ORION CAPITAL

NEXT

A-1.1

10.18.19/REV 3
18-102

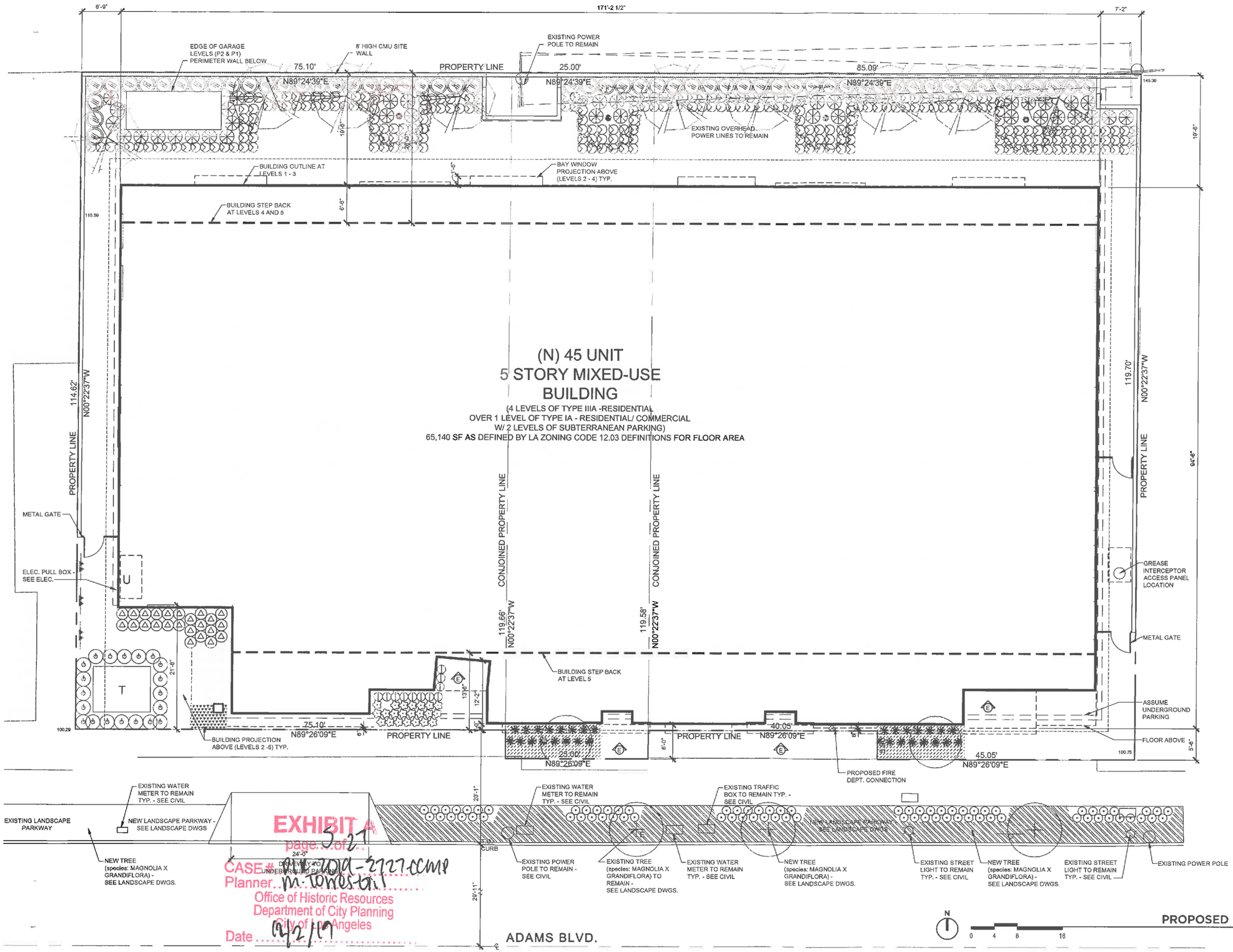


EXHIBIT A
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CASE # ZA-2014-2727-CDP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 04/2/19

PROJECT ADDRESS

1421,1429 AND 1431
ADAMS BLVD,
LOS ANGELES, CA 90007.

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN: 5054-027-028)

LOTS 4 AND 5 OF THE KENWOOD PARK TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 23, PAGE 51 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTH 15 FEET THEREOF CONVEYED TO THE COUNTY OF LOS ANGELES FOR WIDENING OF ADAMS STREET, NOW ADAMS BOULEVARD, BY DEED RECORDED IN BOOK 752, PAGE 263 OF DEEDS.

ALSO EXCEPT THE WEST 25 FEET OF THE REMAINDER OF LOT 5.

PARCEL 2: (APN: 5054-027-029 (PORTION OF LOT 5) AND (APN: 5054-027-030 (LOT 6 AND PORTION OF LOT 7))

THE WEST 25 FEET OF LOT 5, ALL OF LOT 6, AND THE EAST 25 FEET, FRONT AND REAR, OF LOT 7, OF THE KENWOOD PARK TRACT, AS PER MAP RECORDED IN BOOK 23, PAGE 51 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 15 FEET THEREOF, AS CONVEYED TO THE COUNTY OF LOS ANGELES, FOR WIDENING OF ADAMS STREET (NOW ADAMS BOULEVARD) BY DEED RECORDED IN BOOK 752, PAGE 263 OF DEEDS.

ASSESOR'S PARCEL NUMBER

CONJOINING THE FOLLOWING THREE LOTS: LOT 1: 505-402-7028 , LOT 2: 505-402-7029 , LOT 3: 505-402-7030

PROJECT DESCRIPTION

THIS PROPOSED PROJECT INCLUDES THE DEMOLITION OF EXISTING STRUCTURES AND NEW CONSTRUCTION OF MIXED-USE DEVELOPMENT THAT WILL CONSIST OF 46 RESIDENTIAL UNITS AND APPROXIMATELY 3,640 SQUARE FEET OF COMMERCIAL USES (I.E., RETAIL). THE COMMERCIAL USES WOULD BE RESTRICTED TO THE GROUND FLOOR LEVEL AND WOULD FRONT ADAMS BOULEVARD. THE RESIDENTIAL UNITS CONSIST OF STUDIOS, TWO-BEDROOMS, THREE-BEDROOMS AND INCLUDE A MIX OF MARKET-RATE AND AFFORDABLE UNITS. THE PROPOSED PROJECT INCLUDES A TOTAL OF 70 PARKING SPACES IN 1 1/2 LEVELS OF SUBTERRANEAN PARKING.

PARKING CALCULATION

	TOTAL STALLS	ACCESSIBLE STALLS
TOTAL RESIDENTIAL REQUIRED PARKING :	45	1
TOTAL COMMERCIAL REQUIRED PARKING :	4	1
TOTAL REQUIRED:	49	2
RESIDENTIAL PARKING - LEVEL P2	40	0
RESIDENTIAL PARKING - LEVEL P1	19	1
RETAIL PUBLIC PARKING - LEVEL P1	11	1
TOTAL PROVIDED:	70	2

NOTE:
PARKING REQUIREMENTS: CPIO-SUBAREA F
BASE WITH AFFORDABLE HOUSING INCENTIVES
(50% REDUCTION FOR AFFORDABLE TABLE 1B-4)
RESIDENTIAL PARKING TO BE ASSIGNED

OPEN SPACE

REQUIRED: 7,975 SF OF WHICH 3,988 SF TO BE COMMON SPACE WITH 1,743 SF OF LANDSCAPE

PROVIDED: 8,429 SF OF WHICH 7,090 SF TO BE COMMON SPACE WITH 1,990 SF OF LANDSCAPE

FLOOR AREA SUMMARY

SEC 12.03 DEFINITIONS:

FLOOR AREA. The area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.

FIRST FLOOR	**12,550 sf**
LOBBY	470 sf
LOBBY LEASING OFFICE	270 sf
MAIL PARCEL	120 sf
RETAIL	3,640 sf
GYM	708 sf
RESIDENTIAL AREA	7,342 sf
SECOND FLOOR	**13,998 sf**
AMENITY SPACE	290 sf
RESIDENTIAL ARE	13,708 sf
+ PRIVATE PATIOS (NOT INCL)	840 sf
THIRD FLOOR	**13,998 sf**
AMENITY SPACE	290 sf
RESIDENTIAL AREA	12,538 sf
+ PRIVATE PATIOS (NOT INCL)	1,945 sf
FOURTH FLOOR	**12,828 sf**
AMENITY SPACE	290 sf
RESIDENTIAL ARE	13,708 sf
+ PRIVATE PATIOS (NOT INCL)	935 sf
FIFTH FLOOR	**11,766 sf**
AMENITY SPACE	290 sf
RESIDENTIAL AREA	11,476 sf
+ PRIVATE PATIOS (NOT INCL)	1,665 sf

LEGEND

E ENTRY

PROPOSED PLOT PLAN 1

1421 W. ADAMS BLVD.
los angeles , ca

PROPOSED PLOT PLAN

ORION CAPITAL

NEXT

A-1.2

10.18.19/REV 3
18-102

EXHIBIT A
page 4 of 27
CASE #: DIR-2019-2727-CCMP
Planner: MATTHEW GLICK
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

BUILDING PLAN - LEVEL 1 (GROUND)

ORION CAPITAL

NEXT

A-2.0

10.18.19/REV 3
18-102

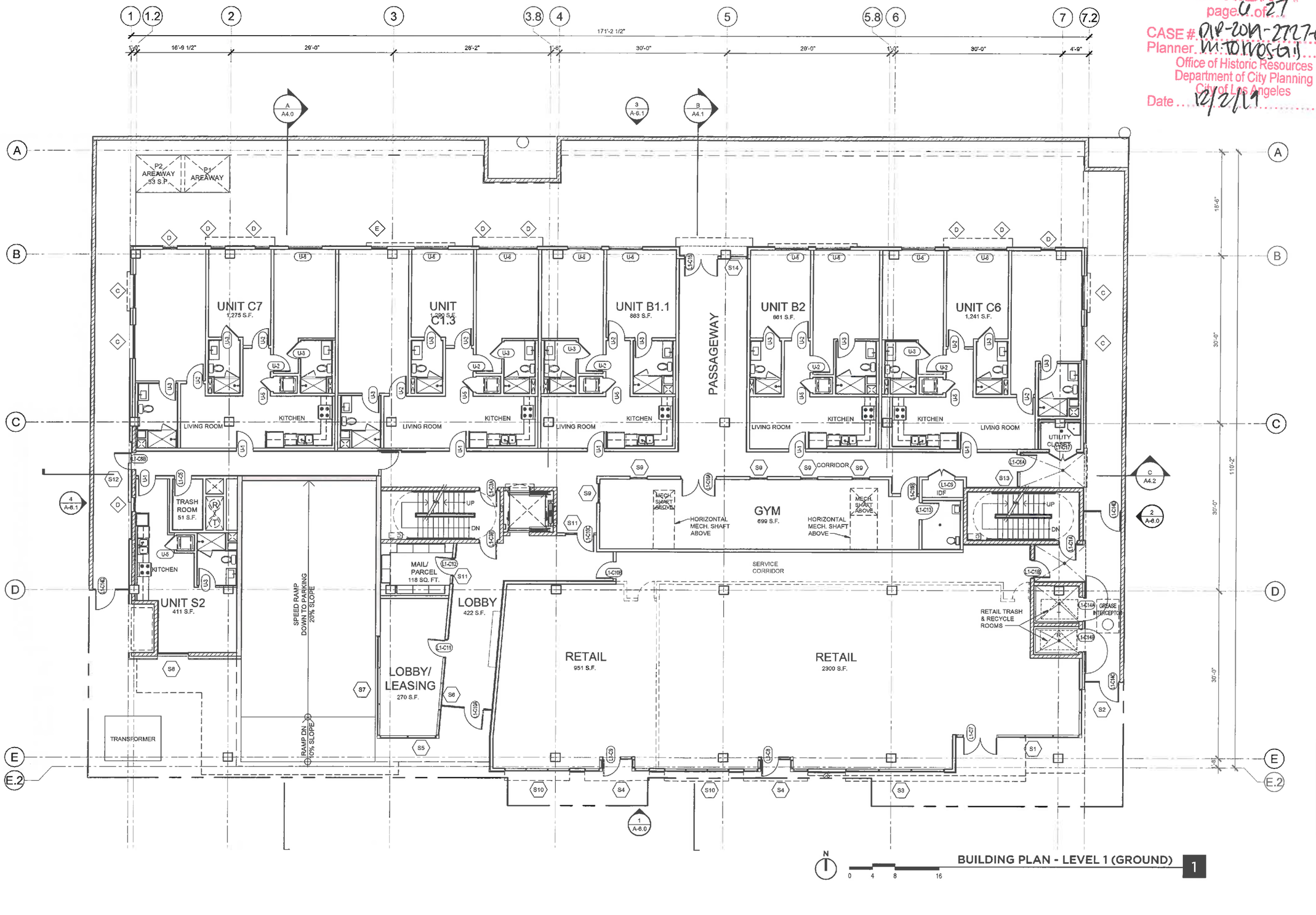


EXHIBIT A
page: 7 of 27
CASE #: DIR-2017-2127-CCMP
Planner: M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

1 2 3 3.8 4 5 5.8 6 7 7.2
171'-2 1/2"
1'-0" 16'-9 1/2" 29'-0" 28'-2" 1'-6" 30'-0" 29'-0" 1'-0" 30'-0" 4'-9"

A-B-C-D-E-E.2

UNIT C1 1,300 S.F.
UNIT C1 1,300 S.F.
UNIT B1 872 S.F.
UNIT C1 1,302 S.F.
UNIT C2 1,267 S.F.
UNIT C3 1,257 S.F.
UNIT B3 950 S.F.
UNIT C12 1,459 S.F.
UNIT C11 1,587 S.F.
UNIT C4 1,390 S.F.

LIVING ROOM
KITCHEN
CORRIDOR A
CORRIDOR B
COMMON MEETING ROOM #1 (AMENITY) 149 S.F.
COMMON MEETING ROOM #2 (AMENITY) 112 S.F.
TRASH ROOM 47 S.F.
MECH. SHAFT
IDF
DN
UP
PRIVATE PATIO

18'-6"
30'-0"
30'-0"
110'-2"
6'-10"
6'-4"
11'-10"
1'-8"

BUILDING PLAN - LEVEL 2

N
0 4 8 16

BUILDING PLAN - LEVEL 2 1

ORION CAPITAL

NEXT
A-2.1
10.18.19/REV 3
18-102

EXHIBIT A
page 9 of 27
CASE #. DIR-2019-2777-CDMP
Planner. M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

BUILDING PLAN - LEVEL 3

ORION CAPITAL

NEXT
A-2.2
10.18.19/REV 3
18-102

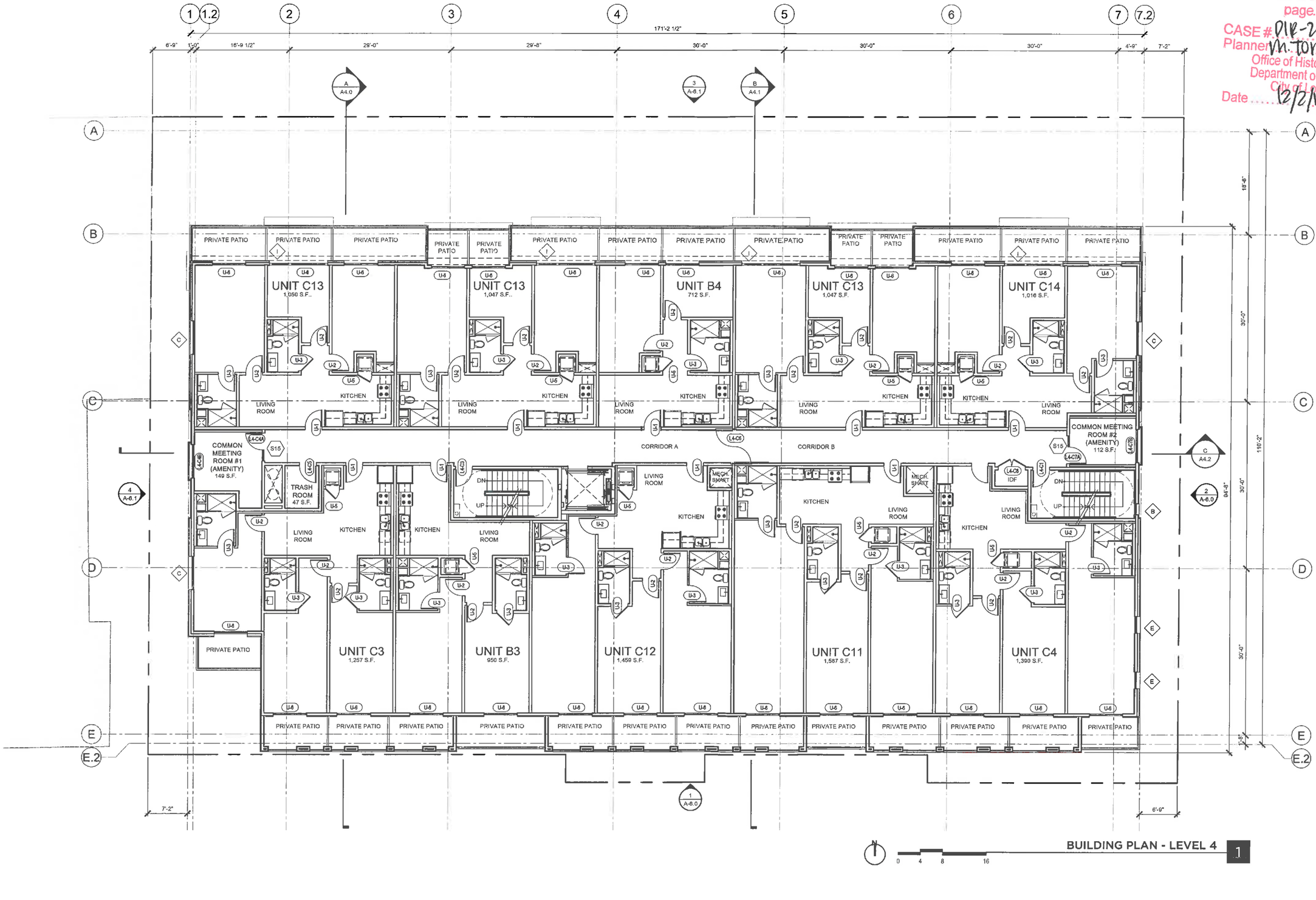
BUILDING PLAN - LEVEL 3 1

EXHIBIT A
page 2 of 27
CASE # DIR-2019-2727-CHIP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

BUILDING PLAN - LEVEL 4

ORION CAPITAL



BUILDING PLAN - LEVEL 4 1

NEXT
A-2.3
10.18.19/REV 3
18-102

EXHIBIT A
page 10 of 27
CASE # DIR-2019-2277-COMP
Planner M. TORRES-GIL
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

BUILDING PLAN - LEVEL 5

ORION CAPITAL

NEXT

A-2.4

10.18.19/REV 3
18-102

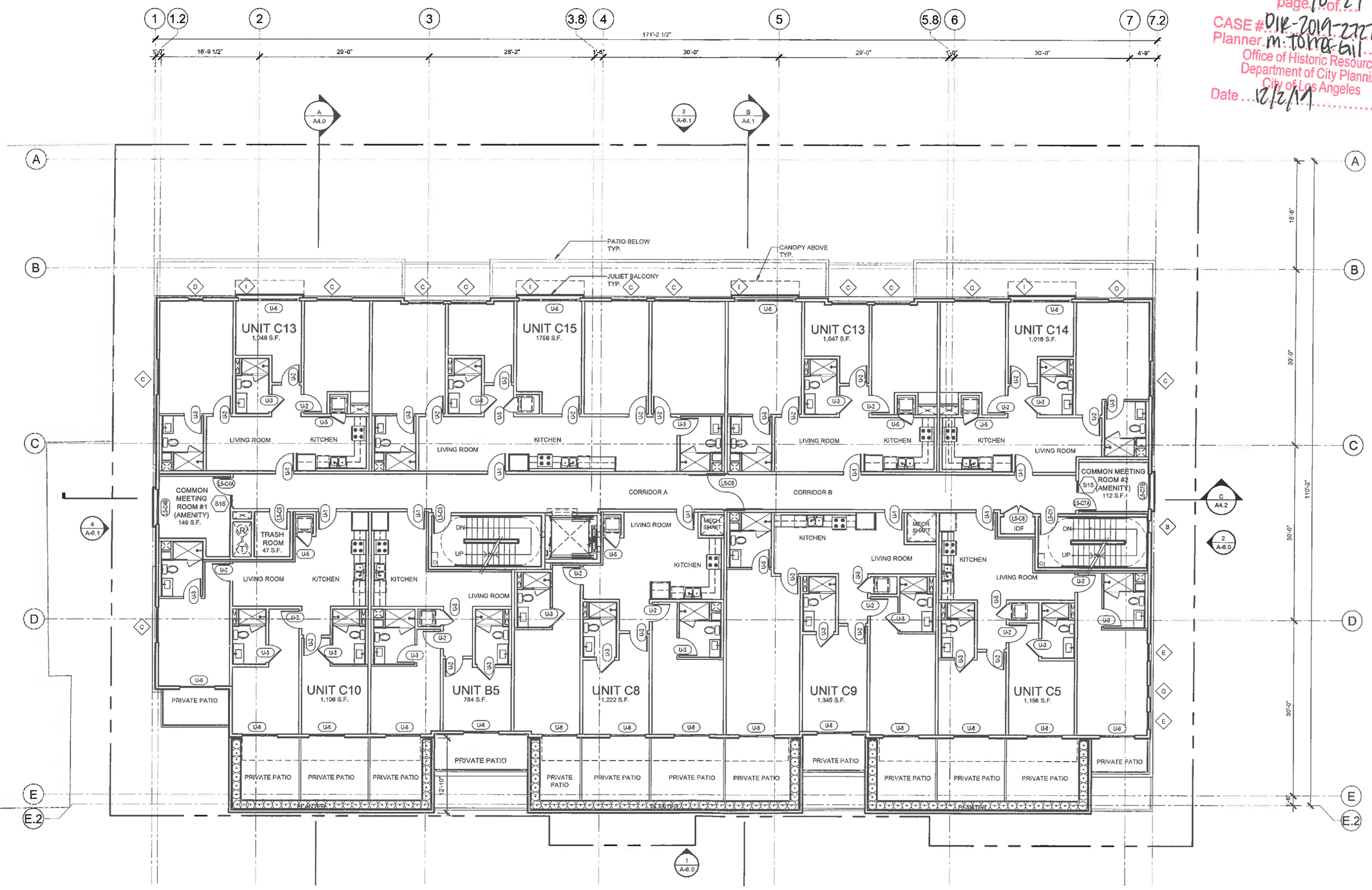


EXHIBIT A
page 11 of 27
CASE # PIK-2019-2727-COMP
Planner m. torres-gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

ROOF PLAN

ORION CAPITAL

NEXT
A-2.5
10.18.19/REV 3
18-102

1 2 3 4 5 6 7 1.2 7.2
171'-2 1/2"
6'-9" 1'-0" 16'-9 1/2" 29'-0" 29'-8" 30'-0" 30'-0" 30'-0" 4'-9" 7'-2"
A A4.0 3 A-6.1 B A4.1
A B C D E E.2
25'-0" CPIO TRANSITIONAL SETBACK
26'-0"
15'-0" REAR YARD SETBACK
BAY WINDOW BELOW TYP.
CANOPY BELOW TYP.
FURRED WALL BELOW TYP.
PARAPET TYP.
SLOPE 1/4"/FT.
RIDGE
MECH. SCREEN TYP.
SOLAR AREA FOR FUTURE PV PANELS 620 S.F.
FUTURE MECH. UNITS TYP.
MECH. PLATFORM TYP.
FUTURE BOILER
ELEV. MACHINE ROOM
SLOPE 1% TYP.
MECH. SHAFT
FUTURE RETAIL EQUIP.
DN
SOLAR AREA FOR FUTURE PV PANELS 125 S.F.
C A4.2
2 A-6.0
4 A-6.1
SOLAR AREA FOR FUTURE PV PANELS 280 S.F.
TRASH CHUTE EXHAUST
5'-0" SIDE YARD SETBACK
SOLAR AREA FOR FUTURE PV PANELS 700 S.F.
SOLAR AREA FOR FUTURE PV PANELS 230 S.F.
SOLAR AREA FOR FUTURE PV PANELS 130 S.F.
13'-4"
1 A-6.0
7'-2"
6'-9"
18'-6"
30'-0"
30'-0"
11'-2"
1'-6"

N
0 4 8 16

ROOF PLAN 1

EXHIBIT A
page 12 of 21
CASE # DIR-2017-2777-CCMP
Planner M. TORRES-GIL
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

BUILDING PLAN - LEVEL P1

ORION CAPITAL

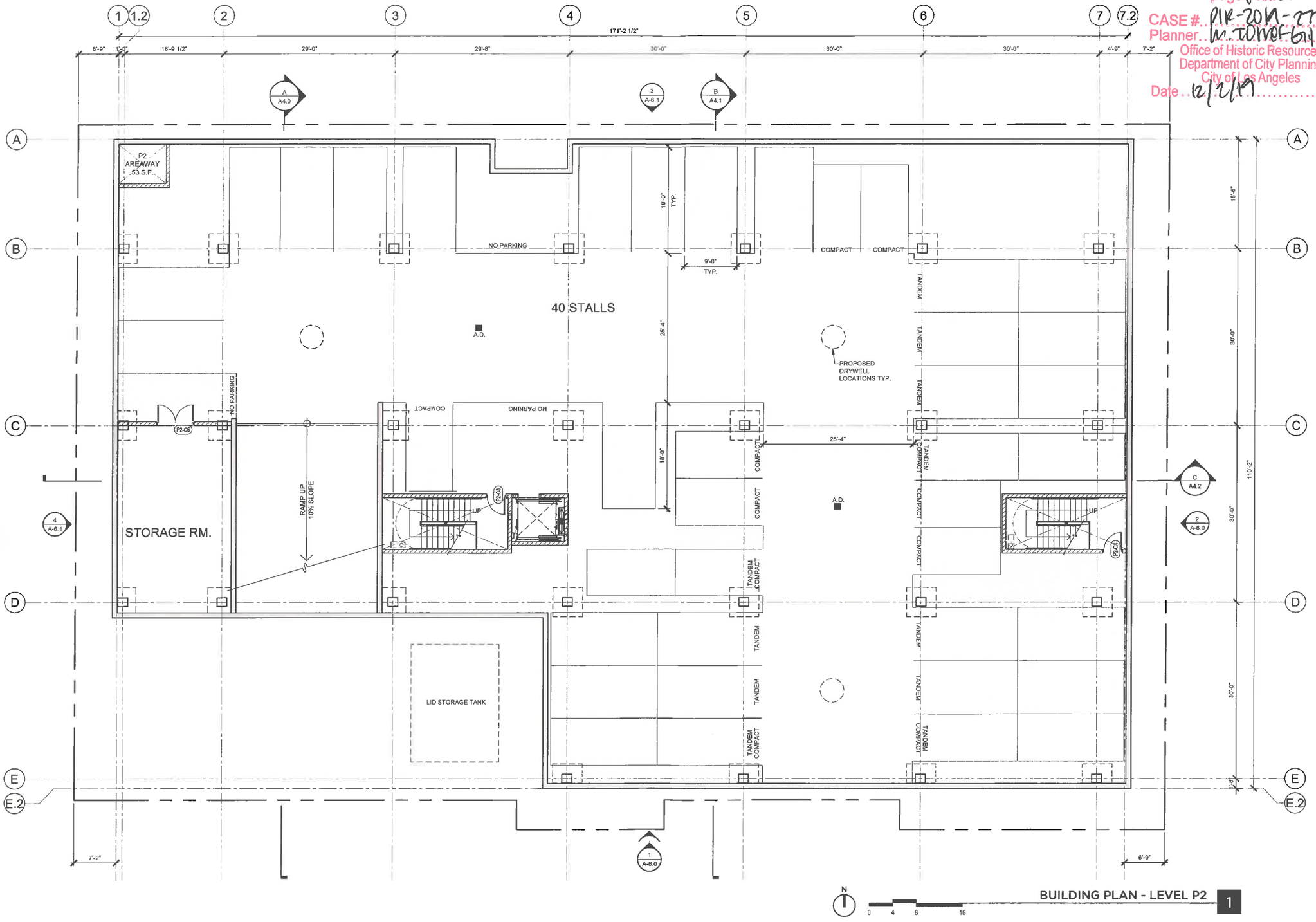
NEXT
A-2.6
10.18.19/REV 3
18-102

BUILDING PLAN - LEVEL P1 1

N
0 4 8 16

EXHIBIT A
page 13 of 27
CASE # DIR-2019-2777-CDMP
Planner M. TORRES-GIL
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca



N

0 4 8 16

BUILDING PLAN - LEVEL P2 1

BUILDING PLAN - LEVEL P2

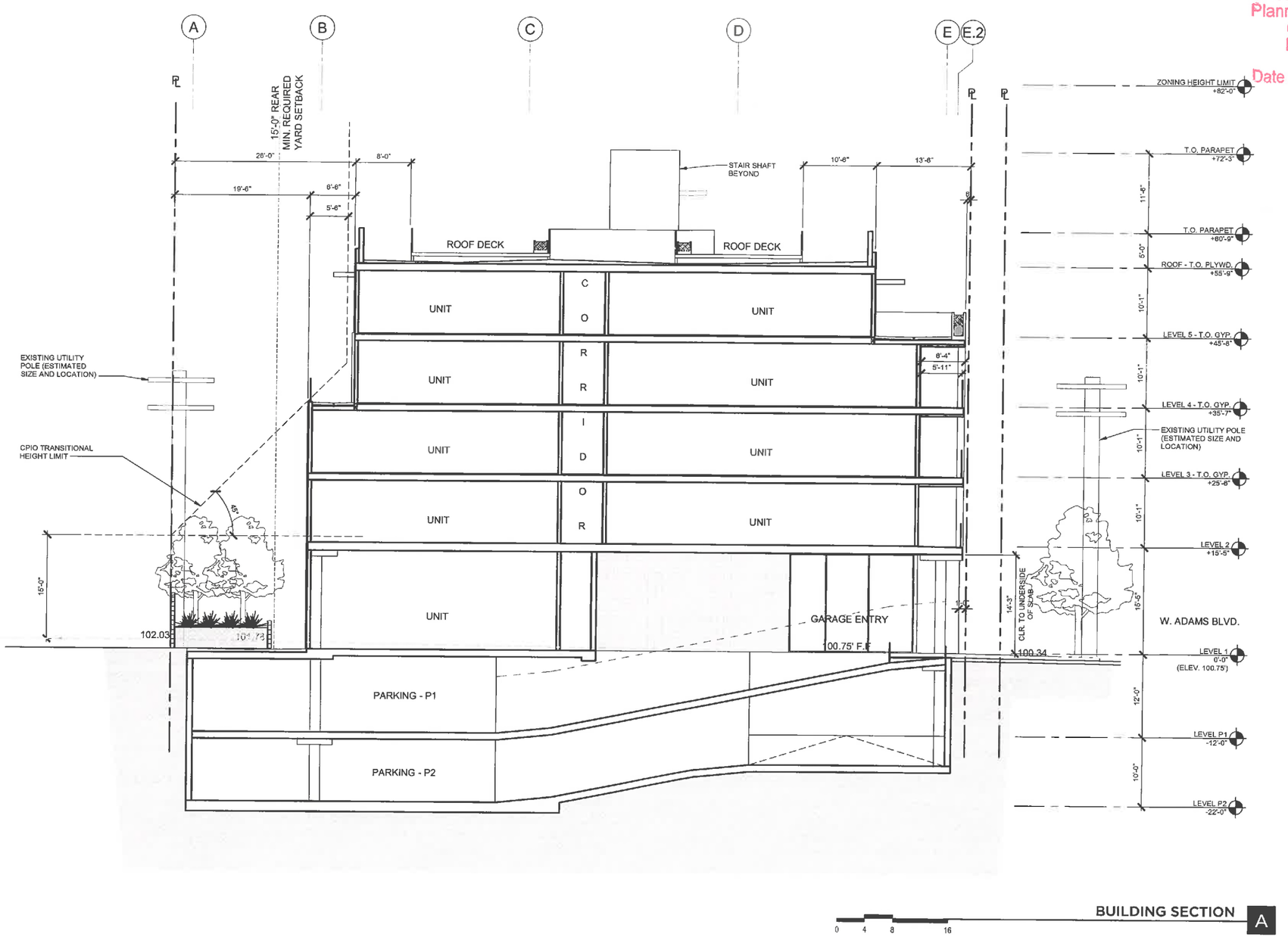
ORION CAPITAL

NEXT

A-2.7

10.18.19/REV 3
18-102

EXHIBIT A
page 4 of 27
CASE # DIR-2019-2727-CCMP
Planner M. TORRES-EAT
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19



BUILDING SECTION A

0 4 8 16

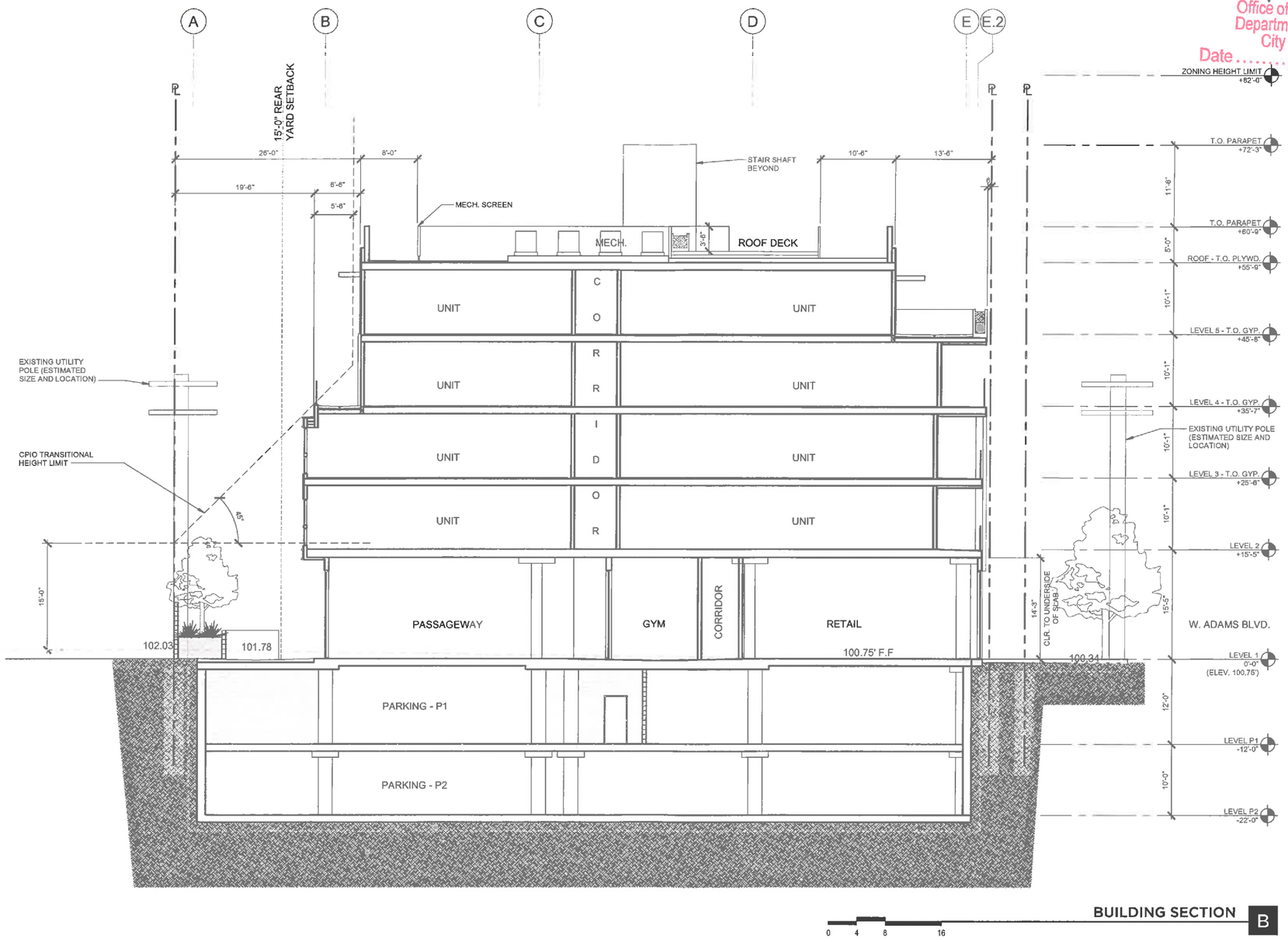
BUILDING SECTION A-A

1421 W. ADAMS BLVD.
los angeles , ca

ORION CAPITAL

NEXT
A-4.0
10.18.19/REV 3
18-102

EXHIBIT A
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CASE # DIR-2019-2727-CCMP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19



BUILDING SECTION B
0 4 8 16

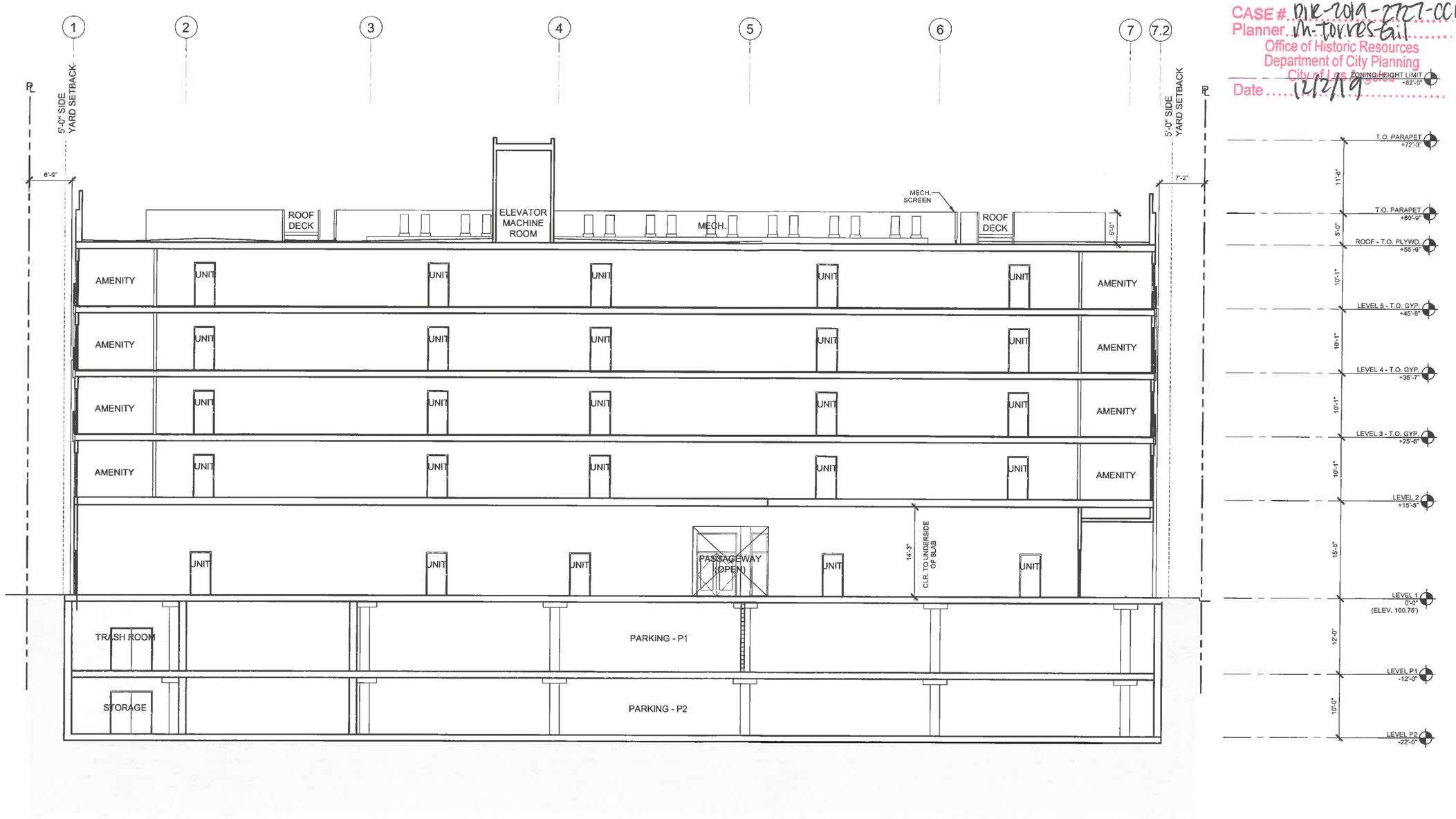
1421 W. ADAMS BLVD.
los angeles , ca

BUILDING SECTION B-B

ORION CAPITAL

NEXT
A-4.1
10.18.19/REV 3
18-102

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CASE #. DIR-2019-2727-CCMP
Planner. M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19



BUILDING SECTION C

0 4 8 16

1421 W. ADAMS BLVD.
los angeles, ca

BUILDING SECTION C-C

ORION CAPITAL

NEXT

A-4.2

10.18.19/REV 3
18-102



SOUTH ELEVATION - W. ADAMS BLVD. 1



EAST ELEVATION 2

EXHIBIT A
page 17 of 21
CASE # DIR-2019-2727-CCMP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 2/2/19

MATERIAL & FINISH SCHEDULE

	SYMBOL	DESCRIPTION	SPEC #	COMMENTS
	WW-1	ALUMINUM FRAMED STOREFRONT	084113	ARCADIA OR EQUAL, CLEAR ANODIZED
	WW-2	VINYL WINDOW	085313	MILGUARD OR EQUAL
	WW-3	VINYL SLIDER	085313	MILGUARD OR EQUAL
	B-1	CMU BLOCK	042200	8"X8"X16", BURNISHED AT ALL EXPOSED SIDES, STACKED BOND, NATURAL W/ PUMICE
	BR-1	BRICK VENEER	042113	40-479 DARK RANGE SMOOTH (THIN BRICK) 3 5/8" H x 11 5/8" L x 5/8" THK., BELDEN or EQUAL
	C-1	CONCRETE	033000	
	C-2	CONCRETE	033000	SMOOTH FINISH
	CT-1	WALL TILE	034510	MSI TILE - URBANO DUSK
	MT-1	METAL FABRICATIONS	055000	METAL RAILING
	MT-2	METAL FABRICATIONS	107316	STEEL CANOPY
	MT-3	REVEAL	092050	CLR ANODIZED 1/4" CHANNEL SCREED
	MT-4	METAL FABRICATIONS	055000	BAY WINDOW
	MT-5	DECORATIVE METAL	323100	GATE/FENCE
	PS-1	CEMENT PLASTER	092400	18/20 SAND FINISH (OMEGA)
	PS-2	CEMENT PLASTER	092400	20/30 SAND FINISH (OMEGA)
	FC-1	FIBER CEMENT SIDING	074646	HARDIE PANEL/ SMOOTH
PAINT / INTEGRAL COLOR PLASTER	P1	DUNN-EDWARDS (DEW385) "LIGHTHOUSE"		
	P2	DUNN-EDWARDS (DEC795) "GRAY PEARL"		
	P3	DUNN-EDWARDS (DE6370) "CHARCOAL SMUDGE"		
METAL FINISH	M1	CLEAR ANODIZED ALUMINUM		
GLAZING	GL-1	1" DUAL GLAZED CLEAR GLASS - SOLARBAN 72		
	GL-2	1/2" CLEAR GLASS		
	GL-3	60 MIN. RATED GLASS - FIRELITE PLUS LAMINATED GLASS		
	GL-4	1" DUAL GLAZED CLEAR GLASS - SUNCOAT MAX LOW E3		

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN: 5054-027-028)
LOTS 4 AND 5 OF THE KENWOOD PARK TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 23, PAGE 51 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTH 15 FEET THEREOF CONVEYED TO THE COUNTY OF LOS ANGELES FOR WIDENING OF ADAMS STREET, NOW ADAMS BOULEVARD, BY DEED RECORDED IN BOOK 752, PAGE 263 OF DEEDS.

ALSO EXCEPT THE WEST 25 FEET OF THE REMAINDER OF LOT 5.

PARCEL 2: (APN: 5054-027-029 (PORTION OF LOT 5) AND (APN: 5054-027-030 (LOT 6 AND PORTION OF LOT 7))

THE WEST 25 FEET OF LOT 5, ALL OF LOT 6, AND THE EAST 25 FEET, FRONT AND REAR, OF LOT 7, OF THE KENWOOD PARK TRACT, AS PER MAP RECORDED IN BOOK 23, PAGE 51 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 15 FEET THEREOF, AS CONVEYED TO THE COUNTY OF LOS ANGELES, FOR WIDENING OF ADAMS STREET (NOW ADAMS BOULEVARD) BY DEED RECORDED IN BOOK 752, PAGE 263 OF DEEDS.

NOTE: HEIGHT IS DEFINED PER LAMC SEC 12.03: Is the vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of a building or structure. GRADE (ADJACENT GROUND LEVEL). Is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

1421 W. ADAMS BLVD.
los angeles , ca.

BUILDING ELEVATIONS - SOUTH & EAST

ORION CAPITAL

NEXT
A-6.0
10.18.19/REV 3
18-102



NORTH ELEVATION 3



WEST ELEVATION 4

EXHIBIT A
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CASE # DIR-2019-2727-CDMP
Planner M. TORRES-GUI
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

MATERIAL & FINISH SCHEDULE

	SYMBOL	DESCRIPTION	SPEC #	COMMENTS
	WW-1	ALUMINUM FRAMED STOREFRONT	084113	ARCADIA OR EQUAL, CLEAR ANODIZED
	WW-2	VINYL WINDOW	085313	MILGUARD OR EQUAL
	WW-3	VINYL SLIDER	085313	MILGUARD OR EQUAL
	B-1	CMU BLOCK	042200	8"X8"X16", BURNISHED AT ALL EXPOSED SIDES, STACKED BOND, NATURAL W/ PUMICE
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	CT-1	WALL TILE	034510	MSI TILE - URBANO DUSK
	MT-1	METAL FABRICATIONS	055000	METAL RAILING
	MT-2	METAL FABRICATIONS	107316	STEEL CANOPY
	MT-3	REVEAL	092090	CLR ANODIZED 1/4" CHANNEL SCREED
	MT-4	METAL FABRICATIONS	055000	BAY WINDOW
	MT-5	DECORATIVE METAL	323100	GATE/FENCE
	PS-1	CEMENT PLASTER	092400	16/20 SAND FINISH (OMEGA)
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PAINT / INTEGRAL COLOR PLASTER	P1	DUNN-EDWARDS (DEW385) "LIGHTHOUSE"		
	P2	DUNN-EDWARDS (DEC795) "GRAY PEARL"		
	P3	DUNN-EDWARDS (DE6370) "CHARCOAL SMUDGE"		
METAL FINISH	M1	CLEAR ANODIZED ALUMINUM		
GLAZING	GL-1	1" DUAL GLAZED CLEAR GLASS - SOLARBAN 72		
	GL-2	1/2" CLEAR GLASS		
	GL-3	60 MIN. RATED GLASS - FIRELITE PLUS LAMINATED GLASS		
	GL-4	1" DUAL GLAZED CLEAR GLASS - SUNCOAT MAX LOW E3		

LEGAL DESCRIPTION

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LOTS 4 AND 5 OF THE KENWOOD PARK TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 23, PAGE 51 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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NOTE: HEIGHT IS DEFINED PER LAMC SEC 12.03: Is the vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest. Retaining walls shall not be used for the purpose of **raising the effective elevation of the finished grade for purposes of measuring** the height of a building or structure. GRADE (ADJACENT GROUND LEVEL). **Is the lowest point of elevation of the finished surface of the ground, paving or** sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

1421 W. ADAMS BLVD.
los angeles , ca

BUILDING ELEVATIONS - NORTH & WEST

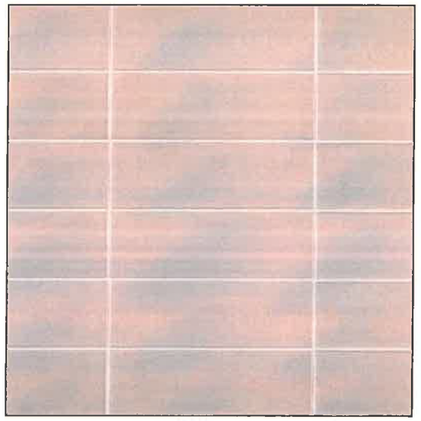
ORION CAPITAL

NEXT
A-6.1
10.18.19/REV 3
18-102



PLASTER 1

OMEGA

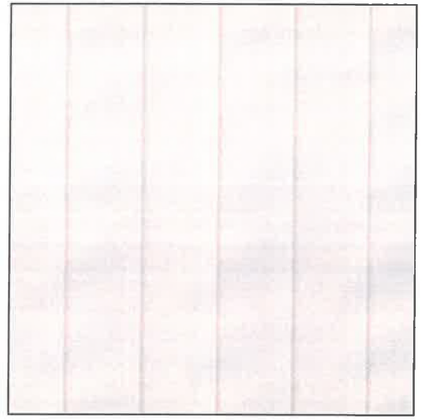


PORCELAIN TILE 2

MSI TILE OR EQUAL

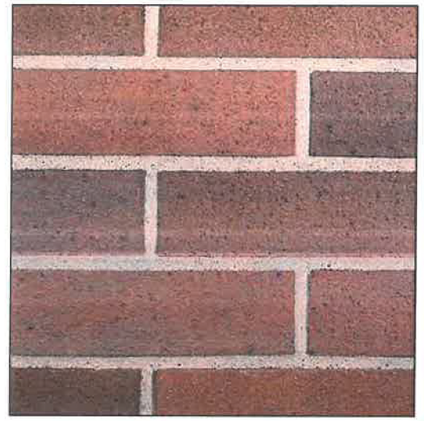


BALCONY METAL FASCIA 3



FIBER CEMENT SIDING 4

JAMES HARDIE OR EQUAL



BRICK VENEER 5

BELDEN OR EQUAL



VINYL WINDOW 6

MILGARD OR EQUAL

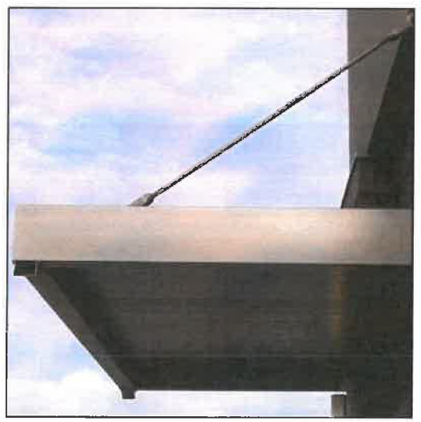


ALUMINUM STOREFRONT SYSTEM 7

ARCADIA OR EQUAL



PAINTED METAL RAILING 8



METAL AWNING 9



WALL GRAPHIC 10

UNDER SEPARATE PERMIT

P1
DUNN EDWARDS
DEW385
LIGHTHOUSE

P2
DUNN EDWARDS
DEC795
GREY PEARL

P3
DUNN EDWARDS
DE6370
CHARCOAL SMUDGE

EXHIBIT A
page P1 of 27
CASE # DIR-2019-2727-CCMP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

MATERIALS IMAGE BOARD

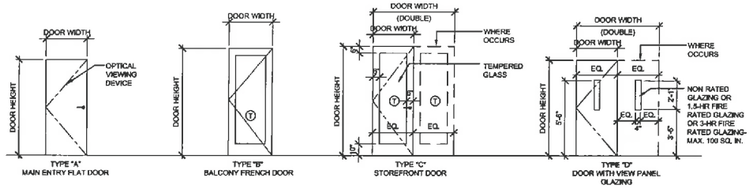
ORION CAPITAL

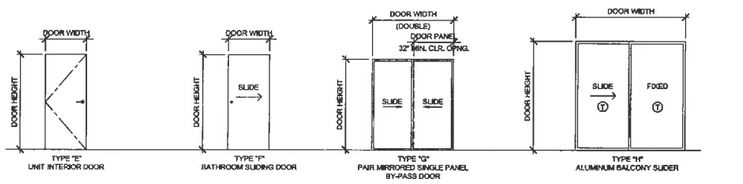
NEXT
A-7.0
10.18.19/REV 3
18-102

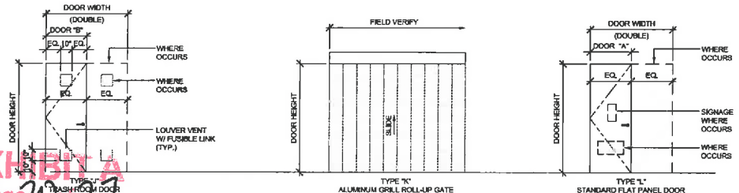
DOOR AND FRAME SCHEDULE

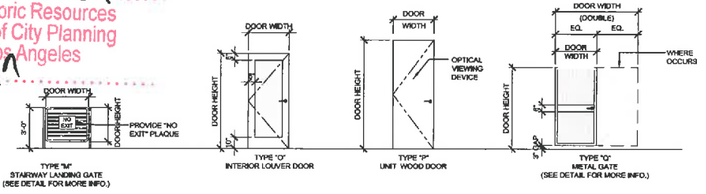
DOOR NO.	LOCATION	OPENING SIZE W	OPENING SIZE HT	OPENING SIZE THK	DOOR MATL.	DOOR SINGLE	DOOR PAIR	DOOR TYPE	DOOR GLAZING	LOUVER W	LOUVER HT	DOOR FINISH	FRAME MATL.	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FRAME FINISH / COLOR	FIRE RATING LABEL	HDWR	REMARKS
UNIT PLANS																				
U-1	ENTRY	3'-0"	7'-0"	1 3/4"	H.M.	●		A	-			PT.	H.M.	-	-	-	P.T.	20 MIN.		B, E, N, P, U, Y
U-2	BEDROOM	3'-0"	6'-8"	1 3/4"	H.C.	●		E	-			PT.	W.D.	-	-	-	PT.	-		
U-3	BATHROOM	3'-0"	6'-8"	1 3/4"	H.C.	●		E	-			PT.	W.D.	-	-	-	PT.	-		
U-4	BATHROOM	4'-0"	6'-8"	1 3/4"	W.D.	●		F	-			PT.	W.D.	-	-	-	PT.	-		
U-5	CLOSET	3'-0"	6'-8"	1 3/4"	H.C.	●		P	-			PT.	W.D.	-	-	-	PT.	-		
U-6	BALCONY	3'-0"	7'-0"	1 3/4"	AL./GL.		●	H				F.F.	AL.	-	-	-	F.F.	-		
U-7	BALCONY	3'-0"	7'-0"	1 3/4"	AL./GL.	●		B				F.F.	AL.	-	-	-	F.F.	-		

DOOR TYPES









** NOTE: FIELD VERIFY ALL GLASS DOOR AND STOREFRONT OPENINGS.

DOOR AND FRAME SCHEDULE

DOOR NO.	LOCATION	OPENING SIZE W	OPENING SIZE HT	OPENING SIZE THK	DOOR MATL.	DOOR SINGLE	DOOR PAIR	DOOR TYPE	DOOR GLAZING	LOUVER W	LOUVER HT	DOOR FINISH	FRAME MATL.	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FRAME FINISH / COLOR	FIRE RATING LABEL	HDWR	REMARKS
LEVEL P2																				
P2-C1	GYM	3'-0"	7'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, E, F, N
P2-C3	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
P2-C5	STORAGE	6'-0"	7'-0"	1 3/4"	H.M.		●	L	-			PT.	H.M.				PT.	-		A, S, C, F
LEVEL P1																				
P1-C1	MAIL RM.	3'-0"	7'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, E, F, N
P1-C3A	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
P1-C3B	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
P1-C3C	PARKING EXIT	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
P1-C3D	PARKING ROLL-UP	28'-0"	11'-0"	-	AL.			K	-			F.F.	AL.	-	-	-	AL.	-		-
P1-C5	TRASH RM.	3'-0"	8'-0"	1 3/4"	H.M.	●		J	-			PT.	H.M.	-	-	-	PT.	-		A, S, C, F
P1-C6	ELEC. RM.	4'-0"	8'-0"	1 3/4"	H.M.	●		L	-			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
P1-C7	BIKE HUB	3'-0"	7'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, E, F, N
LEVEL 1																				
L1-C1	STAIR 2	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L1-C3A	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L1-C3B	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L1-C5	TRASH RM.	3'-0"	7'-0"	1 3/4"	H.M.	●		J	-			PT.	H.M.	-	-	-	PT.	45 MIN.		A, B, C, E, F, N
L1-C8	GATE	3'-0"	8'-0"	-	STL.	●		Q	-			PT.	STL.	-	-	-	PT.	-		B, D
L1-C7A	RETAIL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C7B	RETAIL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C8A	RETAIL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C8B	RETAIL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C8C	RETAIL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		G	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C9A	RETAIL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C9B	RETAIL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C9C	RETAIL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-10A	GATE	3'-6"	8'-0"	-	STL.	●		Q	-			PT.	STL.	-	-	-	PT.	-		B, D
L1-C10B	LOBBY	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C11	LEASING	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C12	OFFICE	3'-0"	7'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		L, S
L1-C13	RESTROOM	3'-0"	7'-0"	1 3/4"	H.M.	●		L	-			PT.	H.M.	-	-	-	PT.	-		B, C, F, I
L1-C14A	TRASH RM.	3'-6"	8'-0"	1 3/4"	H.M.	●		J	-			PT.	H.M.	-	-	-	PT.	-		B, C, F, I
L1-C14B	TRASH RM.	3'-6"	8'-0"	1 3/4"	H.M.	●		J	-			PT.	H.M.	-	-	-	PT.	-		B, C, F, I
L1-14C	GATE	3'-6"	8'-0"	-	STL.	●		Q	-			PT.	STL.	-	-	-	PT.	-		B, D
L1-C16A	CORRIDOR	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L1-C16B	CORRIDOR	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-1			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
LEVEL 2																				
L2-C1	STAIR 2	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L2-C3	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L2-C4	FISHBOWL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L2-C5	TRASH RM.	3'-0"	7'-0"	1 3/4"	H.M.	●		J	-			PT.	H.M.	-	-	-	PT.	45 MIN.		A, B, C, E, F, N
L2-C7	FISHBOWL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
LEVEL 3																				
L3-C1	STAIR 2	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L3-C3	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L3-C4	FISHBOWL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L3-C5	TRASH RM.	3'-0"	7'-0"	1 3/4"	H.M.	●		J	-			PT.	H.M.	-	-	-	PT.	45 MIN.		A, B, C, E, F, N
LEVEL 4																				
L4-C1	STAIR 2	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L4-C3	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L4-C4	FISHBOWL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L4-C5	TRASH RM.	3'-0"	7'-0"	1 3/4"	H.M.	●		J	-			PT.	H.M.	-	-	-	PT.	45 MIN.		A, B, C, E, F, N
L4-C7	FISHBOWL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
LEVEL 5																				
L5-C1	STAIR 2	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L5-C3	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
L5-C4	FISHBOWL	3'-0"	8'-0"	1 3/4"	AL./GL.	●		C	GL-2			F.F.	AL.	-	-	-	AL.	-		B, C, D, H, I, L
L5-C5	TRASH RM.	3'-0"	7'-0"	1 3/4"	H.M.	●		J	-			PT.	H.M.	-	-	-	PT.	45 MIN.		A, B, C, E, F, N
ROOF																				
RF-C1	STAIR 2	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N
RF-C3	STAIR 1	3'-0"	7'-0"	1 3/4"	H.M.	●		D	GL-3			PT.	H.M.	-	-	-	PT.	90 MIN.		B, C, D, E, N

DOOR SCHEDULE SHEET NOTES

1 WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH REQUIREMENTS OF TITLE 24, 1004.5. ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM OF 32" CLEAR OPENING WHEN THE DOOR IS AT 90 DEGREE OPEN POSITION.
2 PROVIDE APPROVED PANIC HARDWARE AT REQUIRED EXIT DOORS WITH ASSEMBLY AREAS WHICH HAVE AN OCCUPANT LOAD OF 50 OR MORE. SEE CBC SECTION 1008.1.9 TITLE 24, SECTIONS 1018.4 & 1004.4. ALL DINING AREAS (WITHIN RESIDENTIAL SPACE) WITH AN OCCUPANT LOAD OF 50 OR MORE (750 SF OR MORE) SHALL HAVE PANIC HARDWARE.
3 A HAND ACTIVATED LEVER, PUSH-PULL OR DOOR OPENING HARDWARE NOT REQUIRING THE ABILITY TO GRASP AND TWIST IN A SINGLE MOTION SHALL BE MOUNTED ON ALL PASSAGE DOORS AT THE HEIGHT OF 30"- 44" AFF.
4 MAXIMUM EFFORT AND FORCE TO OPEN DOORS SHALL NOT EXCEED 5LBS FOR INTERIOR DOORS, 8.5 LBS FOR EXTERIOR DOORS AND 15 LBS. FOR FIRE RATED EXIT DOORS.
5 ALL DOOR HARDWARE AND DOOR SIGNAGE SHALL BE POLISHED STAINLESS STEEL UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
6 AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL (WHITE FIGURE ON A BLUE BACKGROUND) ON ALL ACCESSIBLE ENTRANCES TO FACILITIES. SEE DETAIL X/AXX.XX.
7 ALL ENTRANCES AND REQUIRED EXITS TO ALL SPACES SHALL BE ACCESSIBLE TO THE DISABLED AS REQUIRED PER TITLE 24.
8 SEE FIRE DEPT. NOTES FOR EXIT DOORS.
9 EXTERIOR DOORS SHALL MEET REQUIREMENTS OF SECTION 116, DOORS AND WINDOWS MUST BE CEC CERTIFIED TO MEET INFILTRATION RATES OF TABLE 1-E AND TO MEET THE LISTED U-VALUE. SITE CONSTRUCTED DOORS, WINDOWS, AND SKYLIGHTS (EXCEPT UNFRAMED GLASS DOORS AND FIRE DOORS) SHALL BE WEATHERSTRIPPED.
10 EXIT DOORS SHALL OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. MAXIMUM VERTICAL CHANGE AT EDGE OF THRESHOLD SHALL BE 1/4", CHANGE IN LEVEL BETWEEN 1/4" & 1/2" DROP SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. SEE THRESHOLD DETAIL.
11 "EXIT" SIGNS SHALL BE POSTED OVER ALL EXIT DOORS AS SHOWN ON THE ELECTRICAL DRAWINGS. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM OF 5" HIGH BY 3/4" STROKE BLOCK LETTERS ON CONSTRASTING BACKGROUND TITLE 24, 1013.
12 "EXIT" SIGNS SHALL BE ELECTRONICALLY ILLUMINATED AND ENERGIZED FROM A SEPARATE CIRCUIT. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEM OR BE SELF-LUMINOUS, HOWEVER IN THE EVENT OF SYSTEM FAILURE THE ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM. STORAGE BATTERIES OR AN ON-SITE GENERATOR. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT THE FLOOR LEVEL. TITLE 24, 1004.3
13 ALL ILLUMINATED EXIT SIGNS SHALL HAVE A MINIMUM OF 6" HIGH LETTERS.
14 PROVIDE EXIT SIGNS AND FLOOR-LEVEL EXIT SIGNS (IF ANY) PER TITLE 24, 1013.
15 ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. FLUSH OR SURFACE BOLTS ARE PROHIBITED. TITLE 24, 1004.3
16 EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. TITLE 24, 1004.2.
17 ALL METAL DOORS SHALL BE LABELED CERTIFYING COMPLIANCE WITH CURREN A.N.S.I. 134.1 AND ALL EXTERIOR DOORS SHALL COMPLY WITH CABO-ANSI STANDARDS.
18 THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE. PROVIDE KICK PLATES PER SPECIFICATION.
19 CONTRACTOR TO PROVIDE CONDUIT & BACK BOXES FOR SECURITY SYSTEM & ACCESS CONTROL.
20 REFER TO ENLARGED (ZONE) FLOOR PLANS FOR DOOR REFERENCE.
21 ALL WOOD DOORS SHALL BE HOLLOW CORE (H.C.) UNLESS OTHERWISE NOTED.
22 SEE SPECIFICATIONS FOR ALL DOOR HARDWARE GROUPS
23 ALL INTERIOR DOORS TO BE PAINTED SHALL HAVE SEMI-GLOSS FINISH U.N.O.
24 ALL FIRE-RATED DOORS SHALL REMAIN LATCHED AT ALL TIMES
25 AREA SEPARATION DOORS TO COMPLY WITH CBC SEC. 1025.3
26 DOORS IN RESIDENTIAL UNITS SHALL COMPLY WITH ALL ACCESSIBILITY PROVISIONS OF CBC SEC. 1132A.

DOOR SCHEDULE LEGEND

AL.	= ALUMINUM	S.C.	= SOLID CORE
A.R.D.	= ACOUSTICAL RATED DOOR	ST.	= STAIN
F.F.	= FACTORY FINISH (TIMELY ALUMATONE, SC-108)	STL.	= STEEL
F.G.	= FIBERGLASS	T.	= TEMPERED GLASS
GL.	= GLASS	VN.	= VINYL
H.C.	= HOLLOW CORE	WD.	= WOOD
H.M.	= HOLLOW METAL	CLR.	= CLEAR (SEALER PER SPECS.)
MTL.	= METAL		
P.M.	= PER MANUFACTURER		
PT.	= PAINT (SEE FINISH SCHEDULE)		

UNIT HARDWARE GROUPS

1 SEE PROJECT MANUAL FOR HARDWARE GROUP DESCRIPTIONS.

DOOR SCHEDULE REMARKS LEGEND

A ALL DOOR PAIRS SHALL COORDINATED ASTRIGALS WITH METAL T's.
B DOOR SHALL BE SELF CLOSING AND SELF LATCHING.
C DOOR SHALL HAVE METAL THRESHOLD AND WEATHER STRIPPING.
D DOOR SHALL HAVE APPROVED PANIC HARDWARE.
E DOOR SHALL HAVE TIGHT FITTING SMOKE AND DRAFT - CONTROL ASSEMBLY.
F DOOR SHALL HAVE 10" HIGH STAINLESS STEEL KICK PLATE (BOTH EAVES), WHERE OCCURS.
G DOOR SHALL HAVE LOUVER WITH BIRD SCREEN.
H DOOR SHALL HAVE INTERNATIONAL SYMBOL OF ACCESSSIBILITY PER CABO & ANSI. SEE DOOR SCHEDULE NOTE # 6.
I DOOR SHALL HAVE KEY OPERATED LOCKING HARDWARE FROM THE OUTSIDE AND NON FROM THE INSIDE BY A DEVICE IN COMPLIANCE WITH CBC, CHAPTER 10. COORDINATE W/ OWNER.
J DOOR IS REQUIRED EXIT & SHALL COMPLY W/ CBC & T24 REQUIREMENTS.
K AUTOMATIC CLOSING FIRE DOOR ASSEMBLY - MAGNETIC HOLD PEWS (ACTIVATED BY SMOKE DETECTOR).
L GLASS DOOR - DOORS SHALL COMPLY WITH REQUIREMENTS OF SECTION 2406 - CBC.
M ACOUSTICALLY INSULATED DOOR.
N FIRE DOORS SHALL HAVE AN APPROVED LABEL OR LISTING MARK, INDICATING THE FIRE PROTECTION RATING WHICH IS PERMANENTLY AFFIXED AT THE FACTORY. THE ANCHORAGE, FRAME & SILL HARDWARE SHALL COMPLY W/ CBC SEC.713.
O PROVIDE RATED VISION PANEL W/ WIRE GLASS AND DOOR.
P THE MAXIMUM TRANSMITTED TEMPERATURE END POINT SHALL NOT EXCEED 450 F(232 C) ABOVE AMBIENT AT THE END OF 30 MINUTES OF THE FIRE EXPOSURE SPECIFIED IN SECTION 703 - CBC.
Q SEE PLANS FOR OPENING DIMENSIONS.
R OUTDOOR INDOOR TRANSMISSION CLASS RATING TO MATCH ADJACENT WINDOWS.
S HARDWARE SHALL COMPLY WITH ADAAG-2010 SECTION 404.2.7. WHERE PRIVACY LOCKS ARE PROVIDED, THEY SHALL BE PUSH-BUTTON TYPE.
T PROVIDE VISION LITE.
U ALL RESIDENTIAL UNIT ENTRY DOORS SHALL HAVE A MINIMUM STC RATING OF 28 & ALL UNIT EXTERIOR DOOR FACING PRIVATE BALCONY SHALL HAVE STC RATING OF 30.
V PROVIDE "SAFLOK" DEVICE.
W PROVIDE DOOR LOUVER 1 SQ. FT. MIN. FREE AREA - SEE MECHANICAL DRAWINGS
X PROVIDE ½" DOOR UNDERCUT - SEE MECHANICAL DRAWINGS.
Y DOORBELL - REFER TO ELEVATIONS
Z PROVIDE ENTRY DOOR WITH A MINIMUM STC RATING OF 45
AA DOOR & FRAME TO MATCH ADJACENT CEILING OR WALL COLOR

GLAZING INSULATION LEGEND

GLAZ. NO.	GLAZING TYPE	DESCRIPTION	FULLY TEMPERED	NFRC	U-FACTOR	SHGC
GL-1	INSULATED	1" THK., "SOLARBAN 72", CLEAR (2) 6mm	AS REQ'D.	Y	0.29	0.38
GL-2	MONOLITHIC	1/4", CLEAR FLOAT GLASS	AS REQ'D.	Y	-	-
GL-3	FIRE PROTECT. RATED	FIRE-RATED GLAZING AS REQ'D PER DOOR RATING	AS REQ'D.	Y	N/A	N/A
GL-4	INSULATED	1" THK, "MILGARD SUNCOAT MAX LOW E3	AS REQ'D.	Y	0.29	0.27

EXHIBIT A
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Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

DOOR SCHEDULE

ORION CAPITAL

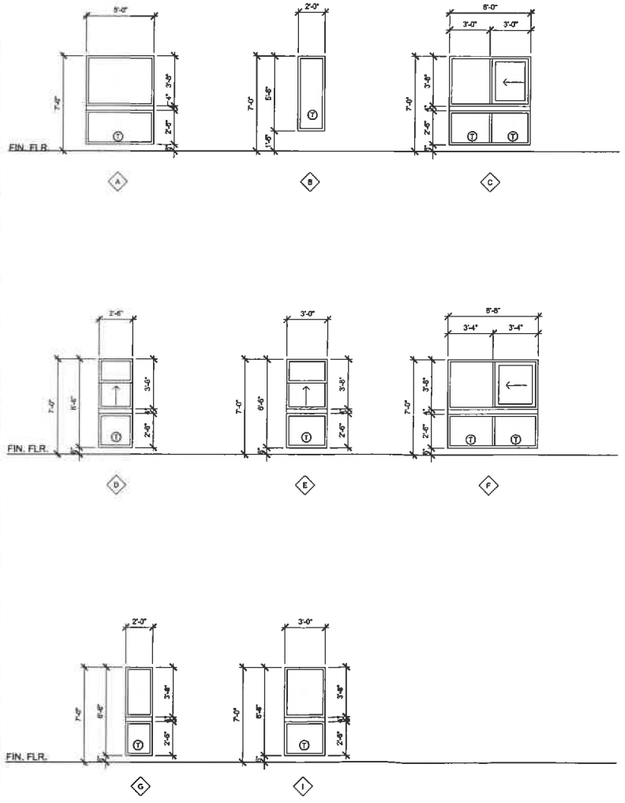
NEXT
A-8.0
10.18.19/REV 3
18-102

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Planner. M. TORRES (J)
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

WINDOW SCHEDULE

WINDOW SYMBOL	MATL.	FINISH	COLOR	GLZ.	FIRE RATING	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	WINDOW TYPE	NO. OF LITES	WINDOW REMARKS
RESIDENTIAL											
A	VN.	F.F.	SILVER	GL-4	-	-	-	-	FIXED	2	
B	VN.	F.F.	SILVER	GL-4	-	-	-	-	FIXED	1	
C	VN.	F.F.	SILVER	GL-4	-	-	-	-	SL/FIXED	4	
D	VN.	F.F.	SILVER	GL-4	-	-	-	-	SLH/FIXED	3	
E	VN.	F.F.	SILVER	GL-4	-	-	-	-	SLH/FIXED	3	
F	VN.	F.F.	SILVER	GL-4	-	-	-	-	SL/FIXED	4	
G	VN.	F.F.	SILVER	GL-4	-	-	-	-	FIXED	2	
I	VN.	F.F.	SILVER	GL-4	-	-	-	-	FIXED	2	

WINDOW TYPES



WIND./STOREFRNT. SCHED. SHT. NOTES

1. DIMENSIONS SHOWN ON THIS SHEET ARE NOMINAL U.N.O.
2. OPERABLE WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE CERTIFIED AND DOCUMENTED AS BEING SECURE AND TAMPER PROOF.
3. APPROVED SAFETY GLASS SHALL BE INSTALLED AT ALL HAZARDOUS LOCATIONS PER THE REQUIREMENTS OF CBC, AND AUTHORITIES HAVING JURISDICTION.
4. REFER TO SHEETS "DETAILS - OPENING" FOR WINDOW / DOOR DETAILS.
5. GENERAL CONTRACTOR TO REFER TO ACOUSTICAL REQUIREMENTS FOR ALL WINDOWS.
6. ALL RESIDENTIAL UNIT WINDOWS SHALL HAVE A MINIMUM STC RATING OF30
7. REFER TO SHEETS "(ZONE) ENLARGED FLOOR PLAN" FOR WINDOW / SLIDING DOOR REFERENCE.
8. REFER TO SHEETS "DOOR SCHEDULE" FOR DOOR SIZES & TYPES.
9. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
10. PROVIDE HORIZONTAL LOUVER BLINDS AT ALL WINDOWS.
11. PROVIDE VERTICAL LOUVER BLINDS AT ALL SWING DOORS AND ADJACENT PANEL WINDOWS.

WIND./S[redacted]

ALUM	=	ALUMINUM	P.M.	=	PER MANUFACTURER
AN	=	ANODIZED	PT.	=	PAINT
CL	=	CENTERLINE	R.O.	=	ROUGH OPENING
CSMT.	=	CASEMENT	STL.	=	STEEL
D.G.	=	DOUBLE GLAZING	/T.G.	=	TEMPERED GLASS
F.	=	FROSTED	V	=	VENTILATION
GL.	=	GLASS	WD.	=	WOOD
H.M.	=	HOLLOW METAL	VN.	=	VINYL
S.H.	=	SINGLE HUNG	F.F.	=	FACTORY FINISH
SL.	=	SLIDER			

GLAZING INSULATION LEGEND

GLAZ. NO.	GLAZING TYPE	DESCRIPTION	FULLY TEMPERED (T)	NFRC	MAX. U-FACTOR	MAX. SHGC
GL-1	INSULATED	1" THK. "SOLARBAN 72", CLEAR (T) 6mm	AS REQ'D.	Y	0.32	0.35
GL-2	MONOLITHIC	[redacted]				
GL-3	FIRE PROTECT. RATED	PER DOOR RATING				
GL-4	INSULATED	1" THK. "MILGARD SUNCOAT MAX LOW E3	AS REQ'D.	Y	0.32	0.35

ASSEMBLY REQUIREMENTS

ALUMINUM FRAME, NO THERMAL BREAK, SOLARBAN 60

WINDOWS AND DOORS MUST BE NFRC RATED AS AN ASSEMBLY

ASSEMBLY TYPE	FULLY TEMPERED	NFRC	MAX. U-FACTOR	MAX. SHGC
FIXED STOREFRONT	AS REQ'D.	Y	0.35	0.39
CASEMENT WINDOW	AS REQ'D.	Y	0.35	0.39
FIXED WINDOW	AS REQ'D.	Y	0.35	0.39
PATIO DOOR	AS REQ'D.	Y	0.35	0.39
STOREFRONT DOOR	AS REQ'D.	Y	0.35	0.39

PANEL PRESSURE REQUIREMENTS

SEE BUILDING ELEVATIONS A05.01-A05.04 FOR ZONE LOCATIONS

DISTANCE ABOVE FINISHED GRADE (FT.)	AREAS OTHER THAN ZONE 5 POSITIVE	AREAS OTHER THAN ZONE 5 NEGATIVE	ZONE 5 POSITIVE	ZONE 5 NEGATIVE
0-15	14.43	-20.27	14.43	-37.17
20	15.28	-20.27	15.28	-37.17
25	15.96	-20.27	15.96	-37.17
30	16.64	-20.27	16.64	-37.17
40	17.66	-20.27	17.66	-37.17
50	18.51	-20.27	18.51	-37.17
60	19.19	-20.27	19.19	-37.17
70	19.87	-20.27	19.87	-37.17
76	20.27	-20.27	20.27	-37.17

WINDOW MFR.

MILGARD WINDOWS AND DOORS

1421 W. ADAMS BLVD.
los angeles , ca

WINDOW SCHEDULE

ORION CAPITAL

NEXT

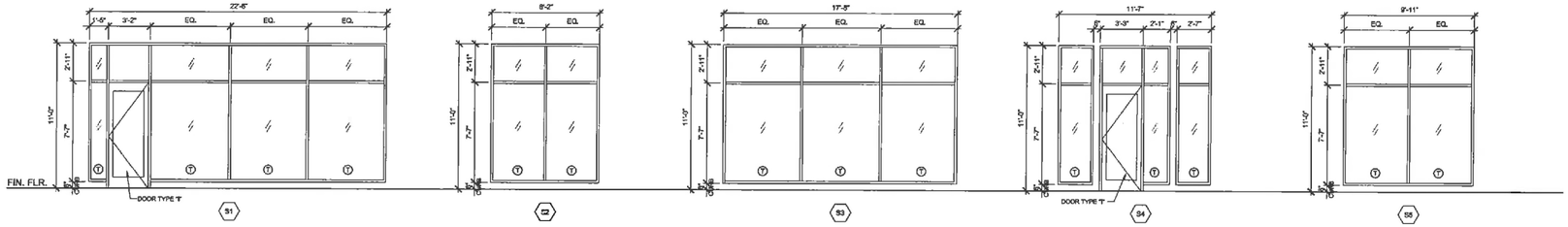
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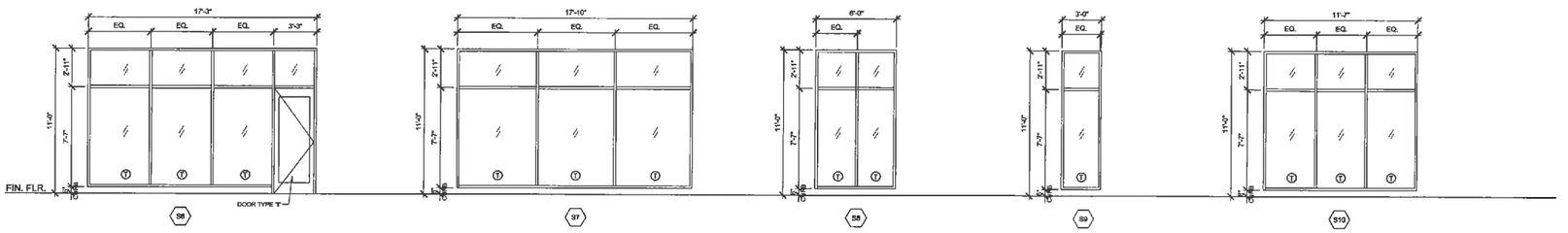
10.18.19/REV 3
18-102

STOREFRONT SCHEDULE

SYMBOL	MATL.	FINISH	COLOR	GLZ.	FIRE RATING	DETAIL					TYPE	STOREFRONT REMARKS
						HEAD	JAMB	SILL	HORIZ. MULL.	VERT. MULL.		
S1	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S2	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S3	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S4	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S5	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S6	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S7	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S8	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S9	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S10	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S11	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S12	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S13	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S14	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-
S15	ALUM	AN	CLR	GL-1	N/A	-	-	-	-	-		-

STOREFRONT TYPES





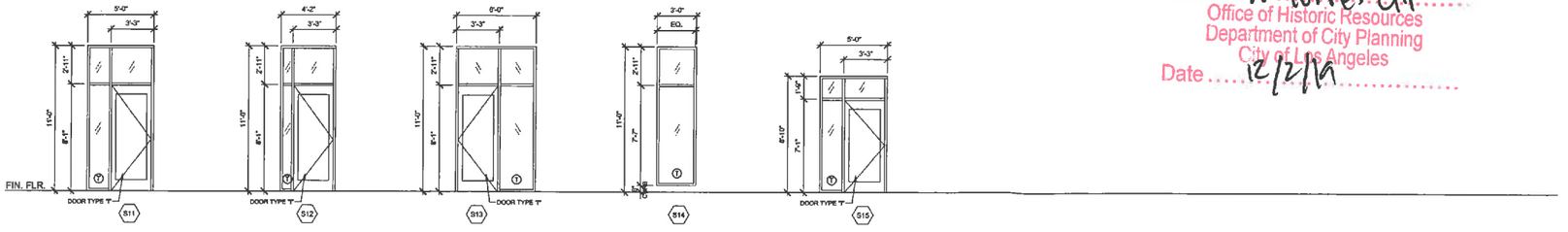


EXHIBIT A
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CASE # DIR-2019-2727-CCMP
Planner M. TORRES-GIL
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

WIND./STOREFRNT. SCHED. SHT. NOTES

1. DIMENSIONS SHOWN ON THIS SHEET ARE NOMINAL U.N.O.
2. OPERABLE WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE CERTIFIED AND DOCUMENTED AS BEING SECURE AND TAMPER PROOF.
3. APPROVED SAFETY GLASS SHALL BE INSTALLED AT ALL HAZARDOUS LOCATIONS PER THE REQUIREMENTS OF CBC, AND AUTHORITIES HAVING JURISDICTION.
4. REFER TO SHEETS "DETAILS - OPENING" FOR WINDOW / DOOR DETAILS.
5. GENERAL CONTRACTOR TO REFER TO ACOUSTICAL REQUIREMENTS FOR ALL WINDOWS.
6. ALL RESIDENTIAL UNIT WINDOWS SHALL HAVE A MINIMUM STC RATING OF30 .
7. REFER TO SHEETS "(ZONE) ENLARGED FLOOR PLAN" FOR WINDOW / SLIDING DOOR REFERENCE.
8. REFER TO SHEETS "DOOR SCHEDULE" FOR DOOR SIZES & TYPES.
9. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
10. PROVIDE HORIZONTAL LOUVER BLINDS AT ALL WINDOWS.
11. PROVIDE VERTICAL LOUVER BLINDS AT ALL SWING DOORS AND ADJACENT PANEL WINDOWS.

WIND./S[redacted]

ALUM	=	ALUMINUM	P.M.	=	PER MANUFACTURER
AN	=	ANODIZED	PT.	=	PAINT
CL	=	CENTERLINE	R.O.	=	ROUGH OPENING
CSMT.	=	CASEMENT	STL.	=	STEEL
D.G.	=	DOUBLE GLAZING	T.G.	=	TEMPERED GLASS
F.	=	FROSTED	V	=	VENTILATION
GL.	=	GLASS	WD.	=	WOOD
H.M.	=	HOLLOW METAL	VN.	=	VINYL
S.H.	=	SINGLE HUNG	F.F.	=	FACTORY FINISH
SL.	=	SLIDER			

GLAZING INSULATION LEGEND

GLAZ. NO.	GLAZING TYPE	DESCRIPTION	(T) FULLY TEMPERED	NFRC	MAX. U-FACTOR	MAX. SHGC
GL-1	INSULATED	1" THK. "SOLARBAN 72", CLEAR (2) 6mm	AS REQ'D.	Y	0.32	0.26
GL-2	MONOLITHIC	[redacted]				
GL-3	FIRE PROTECT RATED	[redacted] PER DOOR RATING				
GL-4	INSULATED	1" THK. "MILGARD SUNCOAT MAX LOW E3	AS REQ'D.	Y	0.32	0.26

ASSEMBLY REQUIREMENTS

ALUMINUM FRAME, NO THERMAL BREAK, SOLARBAN 60

WINDOWS AND DOORS MUST BE NFRC RATED AS AN ASSEMBLY

ASSEMBLY TYPE	FULLY TEMPERED	NFRC	MAX. U-FACTOR	MAX. SHGC
FIXED STOREFRONT	AS REQ'D.	Y	0.35	0.39
CASEMENT WINDOW	AS REQ'D.	Y	0.35	0.39
FIXED WINDOW	AS REQ'D.	Y	0.35	0.39
PATIO DOOR	AS REQ'D.	Y	0.35	0.39
STOREFRONT DOOR	AS REQ'D.	Y	0.35	0.39

PANEL PRESSURE REQUIREMENTS

SEE BUILDING ELEVATIONS A05.01-A05.04 FOR ZONE LOCATIONS

DISTANCE ABOVE FINISHED GRADE (FT.)	AREAS OTHER THAN ZONE 5		ZONE 5	
	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
0-15	14.43	-20.27	14.43	-37.17
20	15.28	-20.27	15.28	-37.17
25	15.90	-20.27	15.90	-37.17
30	16.64	-20.27	16.64	-37.17
40	17.85	-20.27	17.85	-37.17
50	18.51	-20.27	18.51	-37.17
60	19.19	-20.27	19.19	-37.17
70	19.87	-20.27	19.87	-37.17
76	20.27	-20.27	20.27	-37.17

WINDOW MFR.

MILGARD WINDOWS AND DOORS

1421 W. ADAMS BLVD.
los angeles , ca

STOREFRONT SCHEDULE

ORION CAPITAL

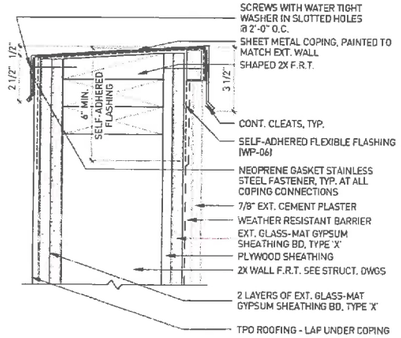
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A-8.2

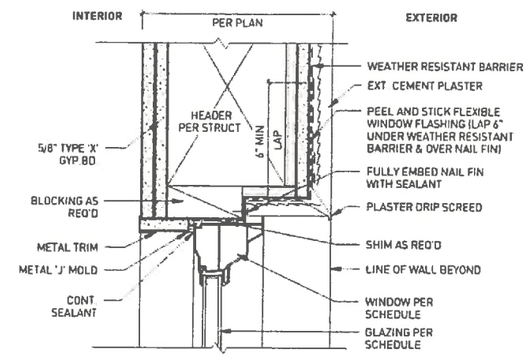
10.18.19/REV 3
18-102



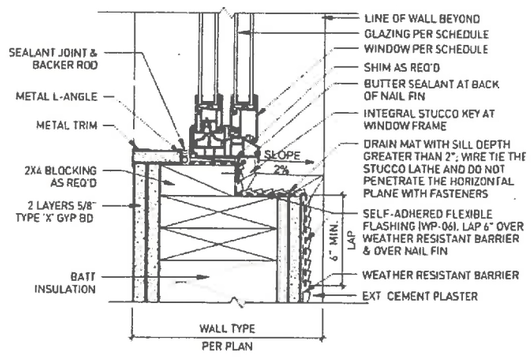
ENLARGED ELEVATION
1/4" = 1'-0"



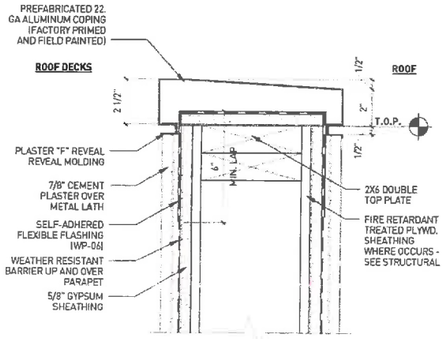
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3"=1'-0" | 1



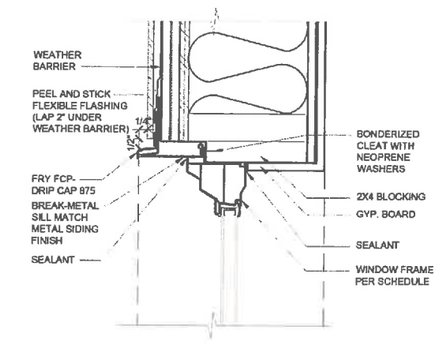
TYP. WINDOW HEAD @ PLASTER
3"=1'-0" | 2



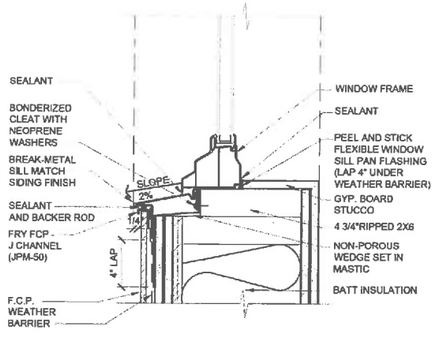
TYP. WINDOW SILL @ PLASTER
3"=1'-0" | 3



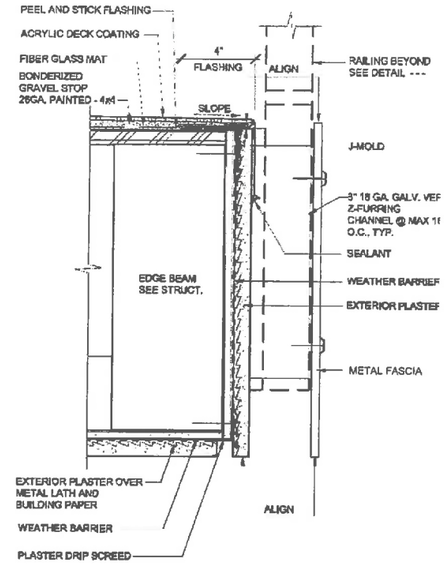
TYP. COPING @ ROOF DECKS
3"=1'-0" | 4



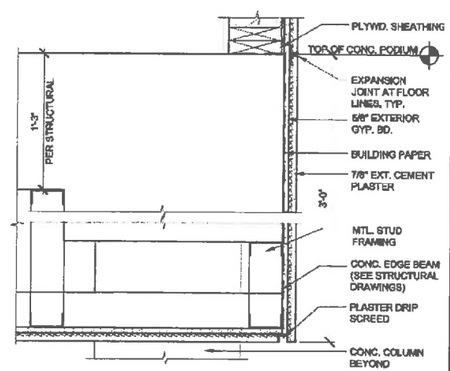
TYP. WINDOW HEAD @ FIBER CEMENT PANELS
3"=1'-0" | 5



TYP. WINDOW SILL @ FIBER CEMENT PANELS
3"=1'-0" | 6



TYP. BALCONY EDGE/SOFFIT
3"=1'-0" | 7



TYP. PODIUM SOFFIT
3"=1'-0" | 8

EXHIBIT A
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CASE # DIR-2019-2727-CDMP
Planner M. TORRES-GIL
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

1421 W. ADAMS BLVD.
los angeles , ca

DESIGN DETAILS

ORION CAPITAL

NEXT

A-9.0

10.18.19/REV 3
18-102

AREA SUMMARY

TOTAL LOT AREA = 21,546 SF
LANDSCAPE AREA OF PROJECT EXCLUDING PARKWAY = 2180 SF (SITE) + 247 SF (5TH) + 338 (ROOF) = 2765 SF
LANDSCAPE AREA OF PROJECT INCLUDING PARKWAY = 2772 SF (SITE) + 1058 SF (PARKWAY) = 3830 SF

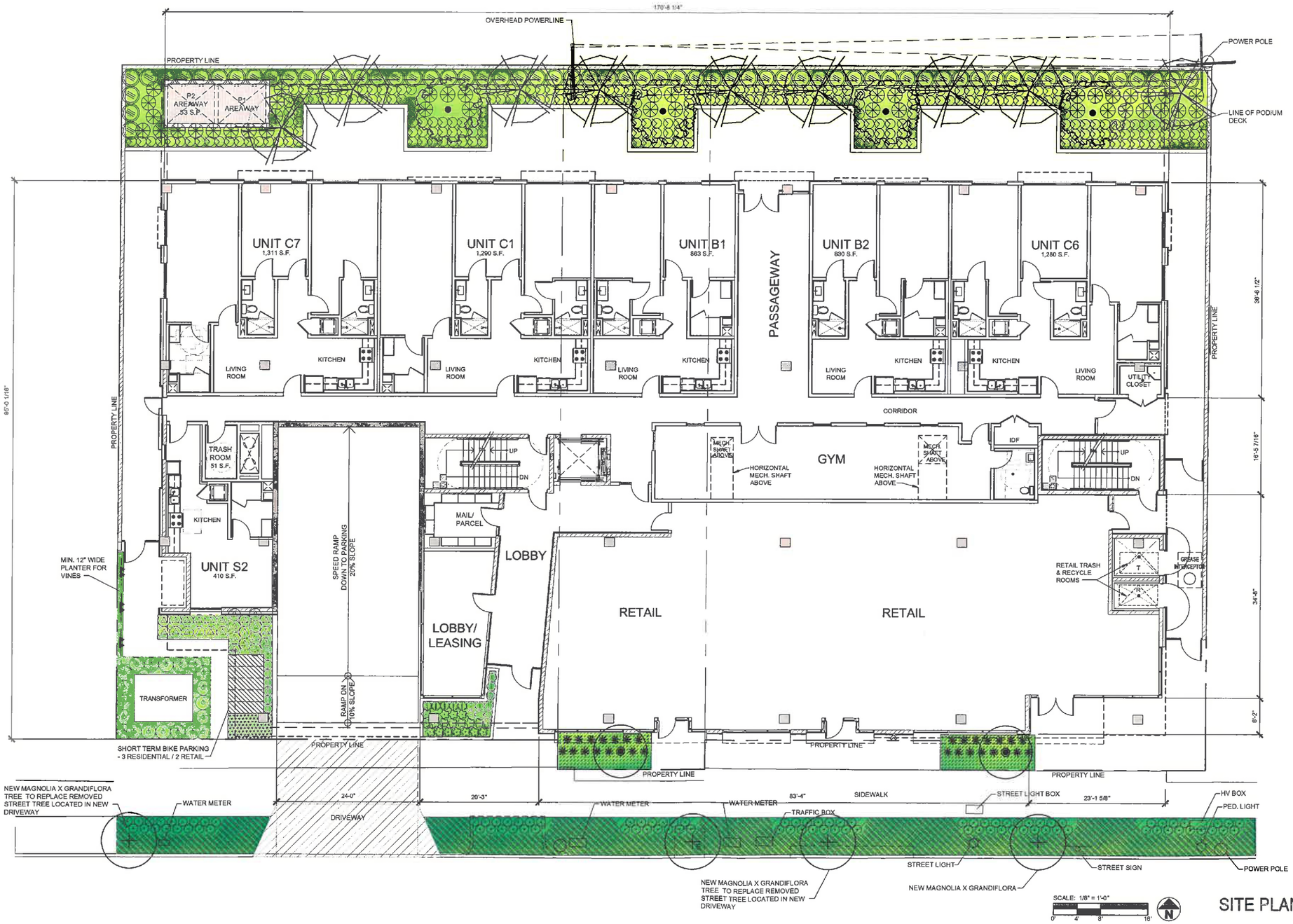
OPEN SPACE AREA
REQUIRED COMMON SPACE = 3,988 SF
PROVIDED = 6,970 SF

REQUIRED LANDSCAPE AREA OF OPEN SPACE = 1,743 SF (25% OF OPEN SPACE)
PROVIDED = 1600 SF (REAR YARD) + 390 SF (ROOF) = 1,990 SF (27% OF OPEN SPACE)

1 TREE / 4 UNITS = 4 / 45 UNITS = 12 TREES REQUIRED
TREES PROVIDED = 15 (125%)

FRONT YARD LANDSCAPE = 196 SF
1 TREE / 500 SF REQUIRED = 196 SF / 500 SF = 0.39 TREES
TREES PROVIDED = 2 (513%)

REQUIRED LANDSCAPE REAR YARD SETBACK = (185 SF X 15 SF) X 0.25 (25%) = 694 SF
PROVIDED LANDSCAPE REAR YARD SETBACK = 1600 SF (231% OF REQ'D LANDSCAPE)



SITE PLAN

LANDSCAPE COURTLAND LAND STUDIO ARCHITECTURE

COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P. 818-788-9382
F. 818-788-3217

EXHIBIT A
page 24 of 27
CASE #: DIR-2019-2727-CCMP
Planner: M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: 12/2/19

Architect:

NEXT
100 W Broadway, Ste 3000
Long Beach, CA 90802
949-290-8287

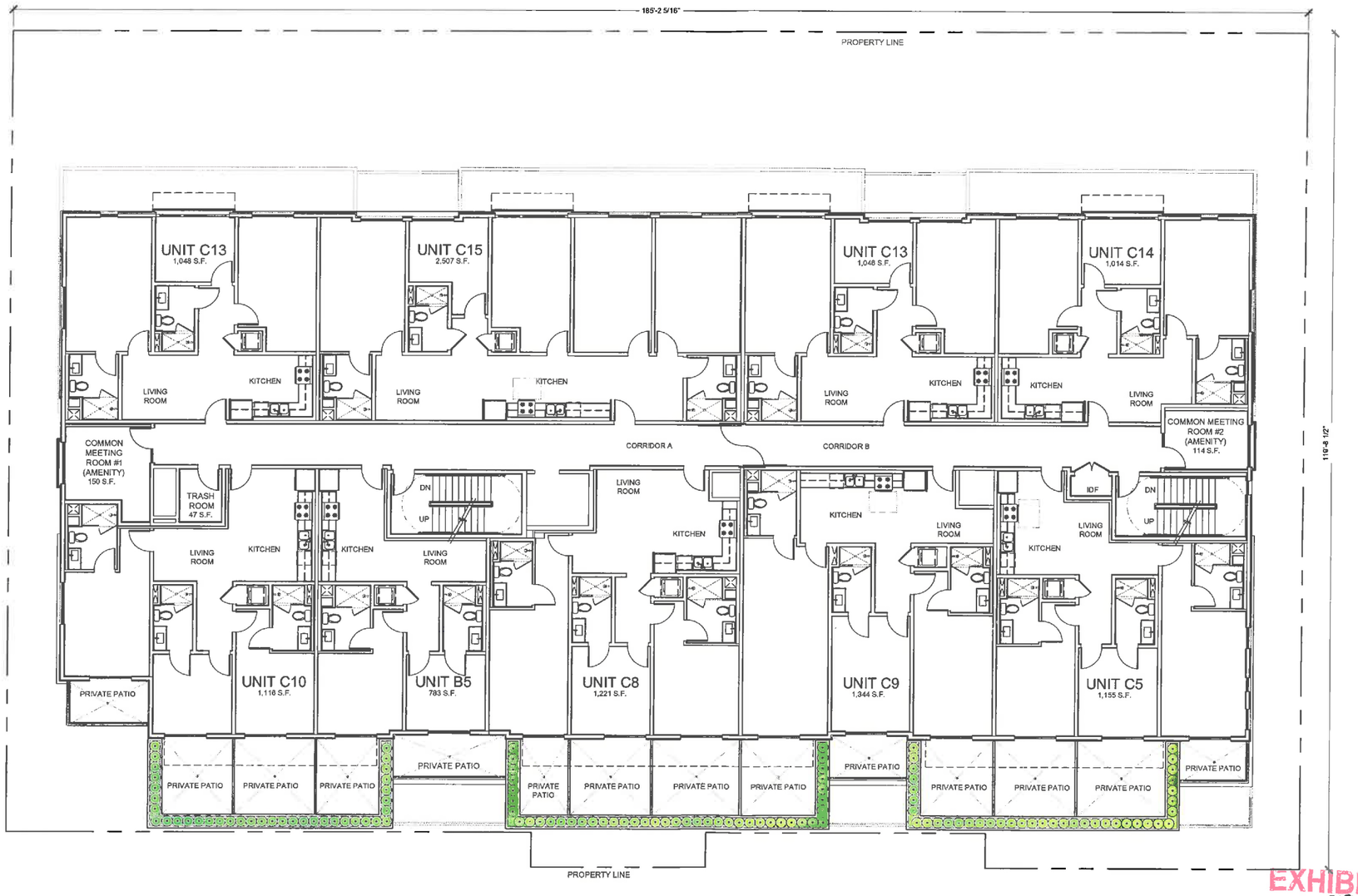
Client:

Project location:
1421 W. Adams Blvd.
Los Angeles, CA 90007

LANDSCAPE PLAN

Scale: 1/8" = 1'-0"
Date: 07/28/2019

L-1.0



SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

N

5th FLOOR PLAN

EXHIBIT A
page 25 of 27
CASE # DIR-2019-2727-CCMP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

LANDSCAPE COURTLAND STUDIO ARCHITECTURE

COURTLAND STUDIO, LLC
555 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #5630
Renewal Date 2/28/19

Architect:

NEXT
100 W Broadway, Ste 3000
Long Beach, CA 90802
949-290-8287

Client:

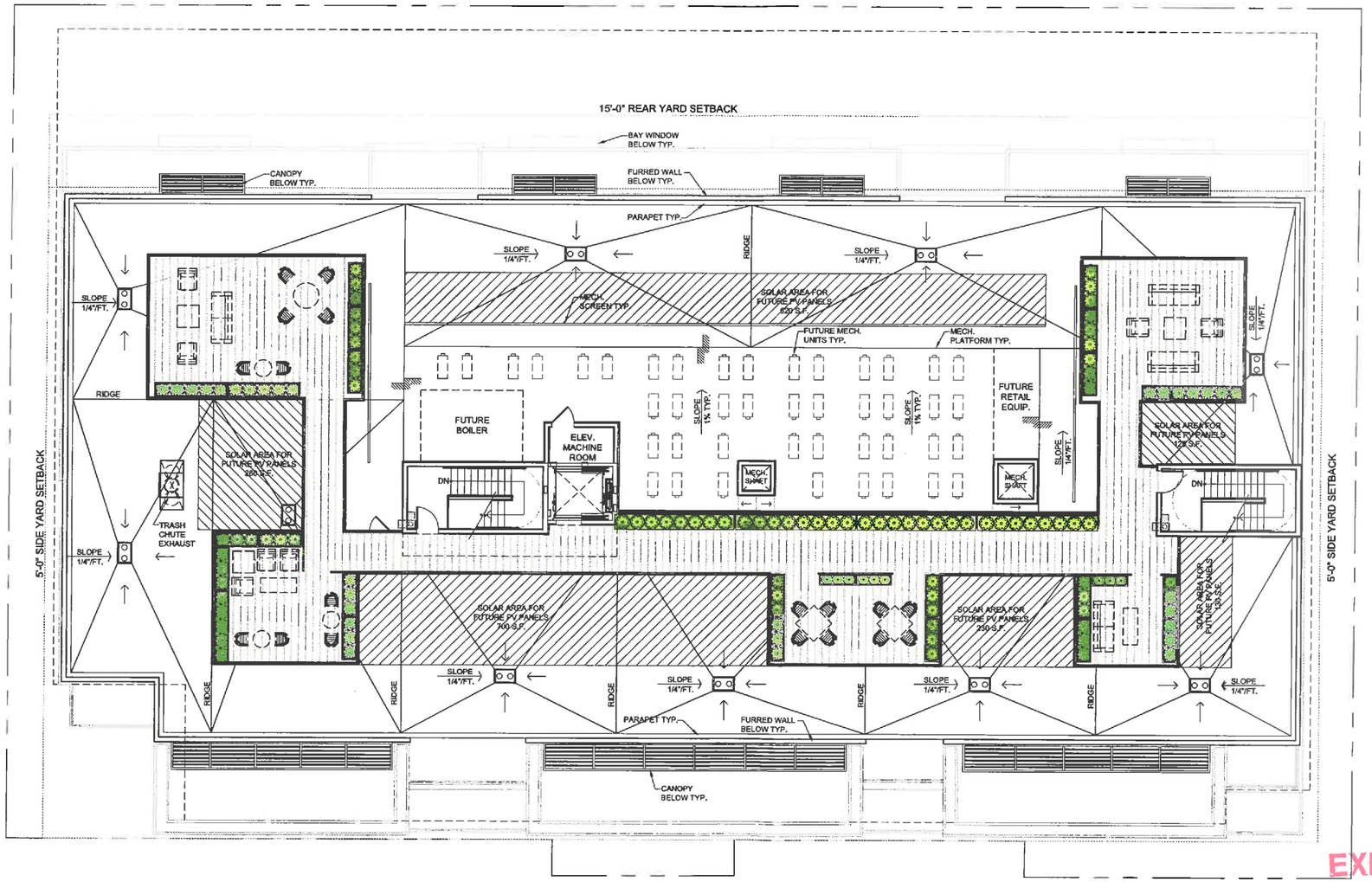
Project location:

1421 W. Adams Blvd.
Los Angeles, CA 90007

LANDSCAPE PLAN

Scale:1/8" = 1'-0"
Date: 07/28/19

L-1.1



SCALE: 1/8" = 1'-0"

ROOF PLAN

EXHIBIT A
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CASE # DIR-2019-2727-CCMP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

LANDSCAPE
COURT LAND STUDIO
ARCHITECTURE
COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #3830
Renewal Date 12/31/19

Architect:

NEXT
100 W Broadway, Ste 3000
Long Beach, CA 90802
949-290-8287

Client:

Project location:

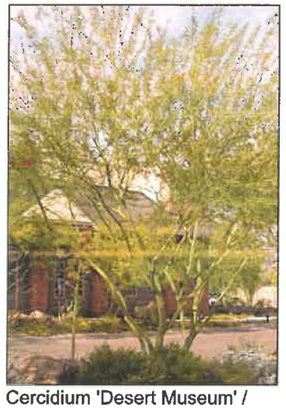
1421 W. Adams Blvd.
Los Angeles, CA 90007

LANDSCAPE PLAN

Scale:1/8" = 1'-0"
Date: 07/28/19

L-1.2

TREES



Cercidium 'Desert Museum' / Thornless Palo Verde



Cercis canadensis / Eastern Redbud



Tristania conferta / Brisbane Box

SHRUBS



Aloe striata / Coral Aloe



Asparagus d. 'Myers' / Myers Asparagus



Chondropetalum tectorum / Cape Rush



Dianella tasmanica 'Variegata' / White striped flax lily



Dodonaea viscosa 'Purpurea' / Purple hopseed bush



Juncus patens / California gray rush



Ligustrum japonica / Japanese Privet



Philodendron 'Xanadu' / Xanadu philodendron



Sansevieria trifasciata / Mother-in-law's tongue



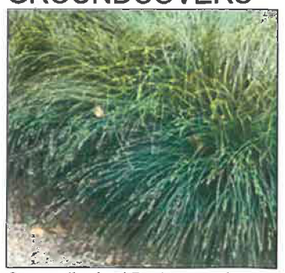
Westringia fruticosa / Coast rosemary

VINES



Ficus pumila / Creeping Fig

GROUNDCOVERS



Carex divulsa/ Berkley sedge



Senecio serpens 'Blue Chalksticks' / Blue chalksticks



Tradescantia pallida 'Purple Heart' / Purple spiderwort

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES				
	Cercidium 'Desert Museum' / Thornless Palo Verde	2	36" Box	VL	multi-trunk
	Cercis canadensis / Eastern redbud	4	24" Box	L	
	Tristania conferta / Brisbane Box	9	36" Box	M	
	Street trees per City of Los Angeles	3	24" Box	n/a	
	SHRUBS				
	Aloe striata / Coral Aloe @ 18" o.c.	27	5g	L	
	Asparagus densiflorus ' Myers' / Myers asparagus @ 18" o.c.	261	1g	L	
	Chondropetalum tectorum / Cape rush @ 36" o.c.	41	5g	L	
	Dianella tasmanica 'Variegata' / White striped flax lily @ 18" o.c.	22	5g	M	
	Dodonaea viscosa 'Purpurea' / Purple hopseed bush @ 30" o.c.	111	5g	L	
	Juncus patens / California gray rush @ 18" o.c.	222	1g	L	
	Ligustrum japonicum / Japanese privet @ 36" o.c.	64	15g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 24" o.c.	26	5g	M	
	Sansevieria trifasciata / Mother-in-law's tongue @ 18" o.c.	18	5g	L	
	Westringia fruticosa / Coast rosemary @ 30"/36" o.c.	20	5g	L	
	VINES				
	Ficus pumila / Creeping Fig @ 48"/60"/72" o.c.	3	5g	M	
	GROUND COVER				
	Carex divulsa / Berkley sedge 772 sf @ 12" o.c. = 772 plants		4"qt	L	
	Senecio serpens 'Blue Chalksticks' / Blue chalksticks 196 sf @ 9" o.c. = 343 plants		4"qt	L	
	Tradescantia pallida 'Purple Heart' / Purple spiderwort 30 sf @ 18" o.c. = 13 plants		1g	M	

LANDSCAPE COURTLAND STUDIO ARCHITECTURE

COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-795-9352
F: 818-788-3217
Licensed Landscape Architect #3938
Renewal Date 2/26/19

Architect:

NEXT
100 W Broadway, Ste 3000
Long Beach, CA 90802
949-290-8287

Client:

Project location:

1421 W. Adams Blvd.
Los Angeles, CA 90007

EXHIBIT A
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CASE # DIR-2019-2727-CDMP
Planner M. Torres-Gil
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 12/2/19

PLANT IMAGES

Scale:1/8" = 1' - 0"
Date: 07/24/19

L-1.3

DIR-2019-2727-CCMP

EXHIBIT E

CONTEXT ANALYSIS



1421 W. ADAMS BLVD.
los angeles , ca

HPOZ EXHIBIT BLDG
SETBACKS & LOT COVERAGE

ORION CAPITAL

NEXT

H-1.2

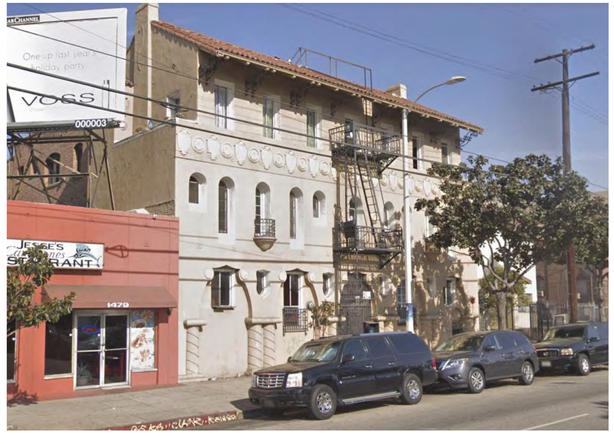
10.18.19/REV 3
18-102



1501 W. ADAMS 4
Lot Coverage: 85%
Setback: 0’
Stories: 3
Approx. Height: 35’
Contributor



1502 W. ADAMS 3
Lot Coverage: 40%
Setback: 25’
Stories: 2
Approx. Height: 25’
Contributor



1465 W. ADAMS 2
Lot Coverage: 55%
Setback: 9’
Stories: 3
Approx. Height: 36’
Contributor



1443 W. ADAMS 1
Lot Coverage: 71%
Setback: 5’
Stories: 2
Approx. Height: 95’
Contributor



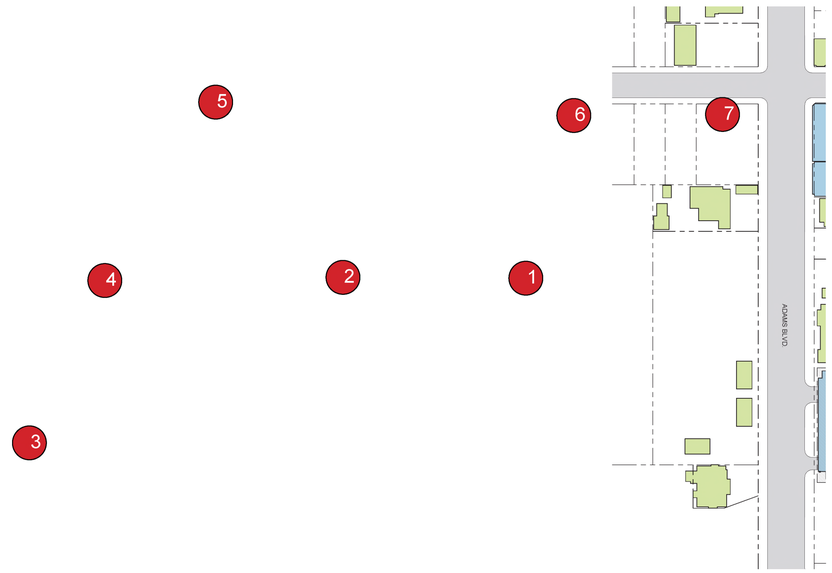
2500 CATALINA 5
Lot Coverage: 53%
Setback: 11’
Stories: 2
Approx. Height: 35’
Contributor



1430 W. 25TH ST. 6
Lot Coverage: 42%
Setback: 16’
Stories: 2
Approx. Height: 30’
Contributor



1420 W. 25TH ST. 7
Lot Coverage: 54%
Setback: 14’
Stories: 2
Approx. Height: 30’
Contributor



CONTEXT MAP

1421 W. ADAMS BLVD.
los angeles , ca

HPOZ EXHIBIT BLDG
SETBACKS & LOT COVERAGE

ORION CAPITAL

NEXT

H-1.3

10.18.19/REV 3
18-102



MASSING / HEIGHT STUDY ALONG ADAMS BLVD.

ADDRESS	STRUCTURE TYPE	LOT AREA	FOOTPRINT	LOT COVERAGE	SETBACK	APPROX. HEIGHT	# STORIES
1443-1453 W. Adams	Religious	21,000	15,000	71%	6	55	4
1465 W. Adams	Multi-Family	6,000	3,300	55%	9	36	3
1470 W. Adams	Multi-Family	12,750	5,150	40%	45	30	2
1501 W. Adams	Multi-Family	5,400	4,575	85%	0	35	3
1502 W. Adams	Multi-Family	10,455	4,320	41%	25	25	2
2500 S. Catalina	Single Family	4,500	2,325	52%	11	25	2
2504-2508 S. Catalina	Multi-Family	4,500	2,420	54%	10	25	2
2510 S. Catalina	Single Family	4,500	1,820	40%	10	25	2
1414-1420 W. 25th	Multi-Family	8,082	4,320	53%	14	25	2
1422-1426 W. 25th	Multi-Family	6,734	3,320	49%	14	25	2
1430-1432 W. 25th	Multi-Family	6,732	2,765	41%	16	25	2
1436-1438 W. 25th	Multi-Family	6,731	2,450	36%	17	20	1
1440-1444 W. 25th	Multi-Family	6,730	3,080	46%	16	12	1
1454 W. 25th	Single Family	6,728	2,880	43%	13	18	1
1462-1464 W. 25th	Multi-Family	6,725	3,495	52%	15	18	1
1470 W. 25th	Single Family	6,723	3,660	54%	13	18	1
AVERAGE		**7,768**	**4,055**	**51%**	**15**	**26**	**2**
PROPOSED	**Multi-Family**	**21,580**	**± 16,150**	**75%**	**5'-6"**	**72'-3"**	**5**

*All measurements in feet and square feet

1421 W. ADAMS BLVD.
los angeles , ca

HPOZ EXHIBIT MASSING/
HEIGHTS & SUMMARY

ORION CAPITAL

NEXT

H-1.4

10.18.19/REV 3
18-102

DIR-2019-2727-CCMP

EXHIBIT F

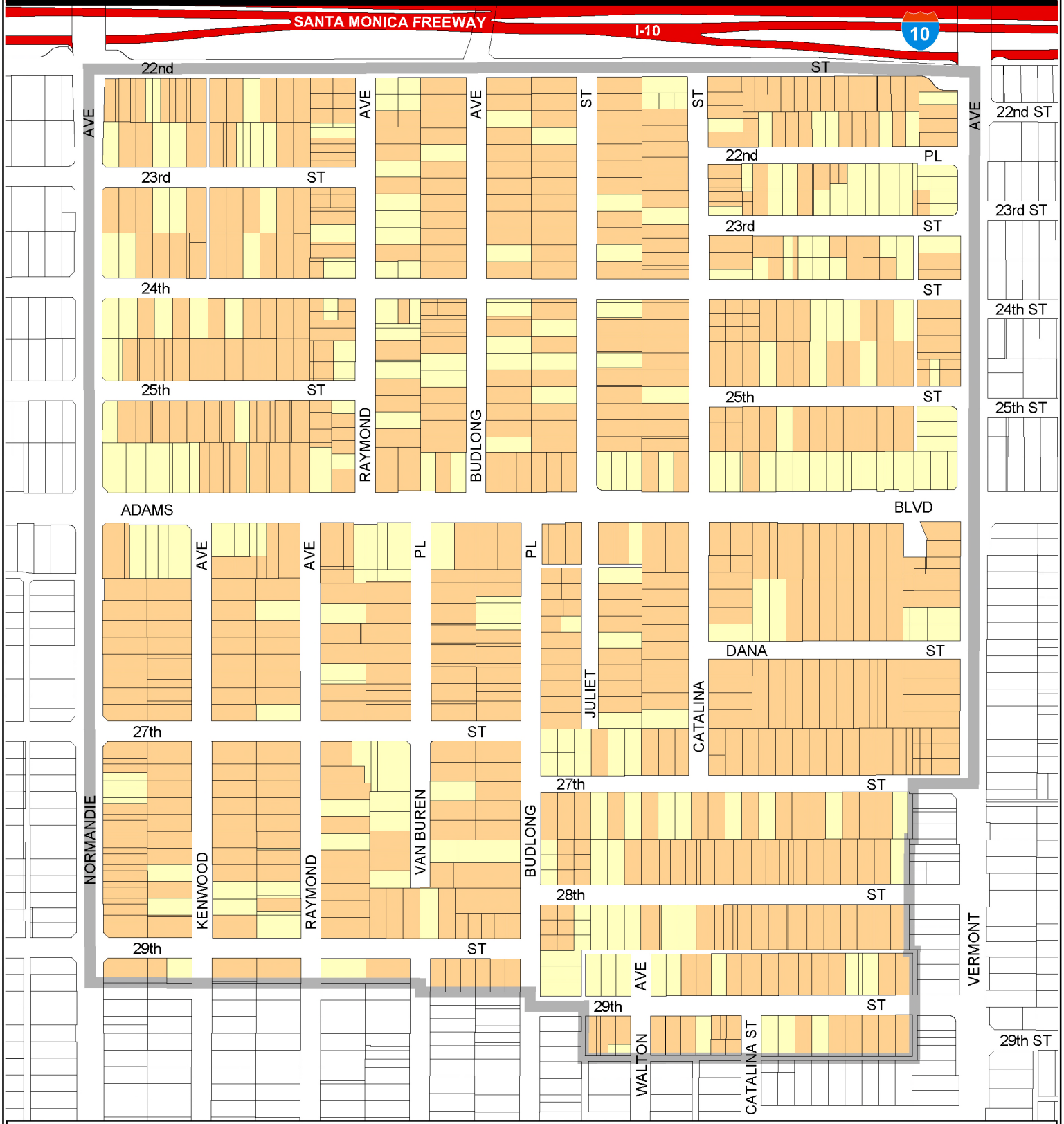
ADAMS-NORMANDIE HPOZ SURVEY MAP

200404

Adams - Normandie Historic Preservation Overlay Zone Architectural Survey: Structure Designation

Ordinance 173,402
Adoption Date: 07-05-2000
Effective Date: 08-23-2000

CPC-1999-143-HPOZ
Council File Index 00-1130



Structure Designation

- Contributing Feature
- Non-Contributing Feature
- HPOZ Boundary

0 95 190 380 570 760 Feet

0 30 60 120 180 240 Meters

City of Los Angeles - Department of City Planning - Con Howe, Director

LOS ANGELES CITY PLANNING DEPARTMENT

CITY OF LOS ANGELES FOUNDED 1781

DIR-2019-2727-CCMP

EXHIBIT G

ADAMS-NORMANDIE HPOZ PRESERVATION PLAN
CHAPTERS 9 & 11

Chapter 9 Residential Infill

9.1 Introduction

"Infill" is the process of building a new structure on a vacant site within an existing neighborhood. These Infill guidelines are also applicable to the review of alterations to structures or sites within the HPOZ that are "Non-Contributing" as identified in the Historic Resource Survey.

These Residential Infill Guidelines are intended for the use of residential property owners planning new structures on vacant sites or alterations to Non-Contributing structures or sites within the HPOZ. These guidelines help ensure that such new construction and alterations recognize and are sensitive to their historic context.

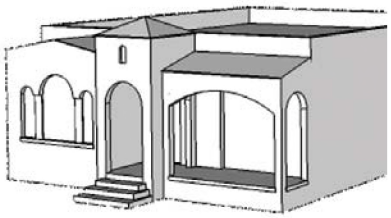
Non-Contributing structures are those structures, landscapes, natural features, or sites identified as Non-Contributing in the Historic Resources Survey for this HPOZ. Generally, Non-Contributing structures are those that have been built outside of the historic period of significance of the HPOZ, or are those that were built within that period but no longer retain the features (due to subsequent alterations) that identify them as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred.

The Residential Infill Guidelines are divided into six (6) sections, each covering a building design element. Elements from all sections will be important when planning or evaluating proposed new construction or alterations to existing non-contributing structures or sites. The Residential Infill of the guidelines should be used in the planning and review of most projects involving new structures in residential areas. They are also intended for use in the planning and review of projects for structures in areas that were originally built as residential areas which have since been converted to commercial use.

9.2 The Design Approach

In addition to following these guidelines, successful new construction shall take cues from its context and surroundings. One of the first steps in designing a new building within an historic district is to look at other buildings on the block, and other similar buildings in the neighborhood. In general, new construction should not try to exactly replicate the style of the surrounding historic structures. However, it is important that the design of new construction in an historic district be consistent with the design of surrounding historic structures and sites. Design elements that are usually important in establishing this consistency include orientation on a site; massing and scale; roof form; materials and the patterns of doors and windows.

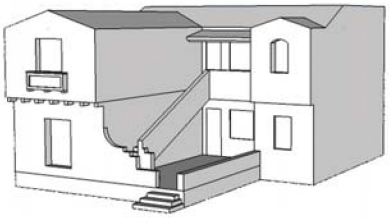
Most HPOZs have stood the test of time because they contain structures that are designed and constructed with a high level of design integrity and quality of workmanship. Consequently, new structures within



the HPOZ should strive to integrate the highest and best design and construction practices while integrating such elements into a program that is well suited for the historic context.

Single Family Housing

Different architectural styles or types generally exhibit common architectural design elements. Therefore, if you are considering a project that involves new construction on a vacant lot, the first step in designing a new building is to determine what style elements are present in other building on the block. If the existing buildings are all of the same or similar styles, common design themes should emerge. Do the majority of structures on your street have large front porches? Parapet roofs? Wood cladding? The Residential Infill Guidelines that follow point out various design elements that need special attention to insure that new construction is compatible with the historic streetscape.



Contemporary designs for new in-fill construction are not necessarily discouraged within the HPOZ. Most importantly, each project should respond to its surrounding context and help to create a seamless transition from architectural style to architectural style and from building type to building type.

Multi-family Housing

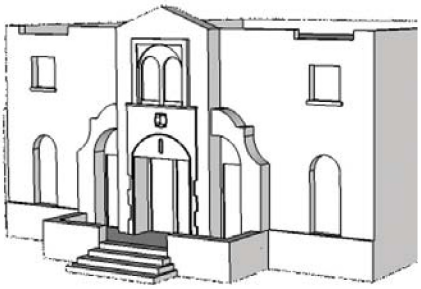
Many HPOZs contain multi-family structures that were constructed during their Period of Significance. These may include a variety of building types, including large apartment buildings, garden-style apartment buildings, bungalow courts, or secondary dwelling units in a rear yard. In some instances, single family homes were divided into boarding houses or apartments during the Period of Significance, and those modifications may have historical significance. Other HPOZs would have originally consisted of single family homes, but beyond the Period of Significance, land use patterns and zoning regulations may have allowed for multi-family uses. Houses may have been converted to multi-family residences, or newer apartment or condo buildings may have been constructed. In any event, when a multi-family residential project is proposed in an HPOZ the project should follow the Residential Infill Guidelines contained in this section. The In-Fill Guidelines contain examples of several multi-family building types and architectural styles that may be compatible with the HPOZ. When possible, applicants should pay close attention to what types of multi-family structures existed in the HPOZ during the Period of Significance.



The Residential Duplex/Triplex/Fourplex

In the period when many of Los Angeles' HPOZs developed, low density multi-family structures in residential neighborhoods often

were developed in the same architectural styles and with similar massing as single-family residences in the same area. The Craftsman and Renaissance Revival styles, in particular, lent themselves to the development of 2-unit to 4-unit structures, often with simple rectangular massing. Usually, the only external indication that these structures were not single family dwellings was the multi-door entryway, often designed with the same porch form as single family neighbors.



These multi-family structures were usually developed with the same setbacks, height, and often the same roof-forms as their neighbors. In some cases, individual entryways were concealed in a foyer or lobby beyond a common entry door, rendering these structures indistinguishable from single-family residences in the same neighborhood. In historic residential neighborhoods composed primarily of two-story single-family structures, this architectural style may be a useful model for low-density multi-family development.



Guidelines for building in the Duplex/Triplex/Fourplex form:

1. The scale, roof form and architectural style of the structure should be consistent with these residential infill guidelines and with surrounding historic residential structures.
2. Entryways should be located on the street-facing facade of the structure, and should be designed to read as a single entryway. This may be achieved through the location of doorways around a central recessed entry, or through the use of a single exterior doorway leading to an interior entry hall.
3. Entryways should be defined by a single traditional-styled porch.
4. Parking areas should be located to the rear of the structure.
5. Front yard areas should be comprised of landscaping. Paving front yard areas is inappropriate.
6. Setbacks should be consistent with surrounding historic single-family structures.



The Bungalow Court

A low-scale multi-family housing solution popular in the pre-World War II era, bungalow courts were classically composed as a cluster of small one story residential structures of a common architectural style organized, usually in two parallel lines, around a central courtyard arranged perpendicular to the street, and often anchored by a two story complex at the back of the courtyard.

Important elements of this design style that ensure its compatibility with historic residential development patterns include the small scale of the bungalows, the quality of their architectural detailing,



the choice of an architectural style compatible with surrounding residential development, and a treatment of the facades on the bungalows facing the primary street that includes details like porches, entryways, overhanging eaves and other details which emphasize reliance on traditional single-family residential design elements. This type of development may be appropriate in historic areas composed predominantly of small single story cottages or duplexes where multi-family development is permitted by the zoning code.

Guidelines for building in the Bungalow Court form:

1. All buildings within the court should be designed in a cohesive architectural style that reflects an architectural style common in the surrounding neighborhood.



2. Entryways within the court should be marked by porches that face onto a central courtyard.

3. The central courtyard should be arranged perpendicular to the street, with a central axial path leading through the development. The central courtyard should not be sectioned off into private open space.

4. The scale of the bungalows should reflect the scale of the surrounding historic residential structures.

The Courtyard Apartment Building

Courtyard apartments were a popular multi-family housing style in Los Angeles from the 1920s-1950s. Typically, these complexes were designed as two-story L or U shaped structures or clusters of structures that wrapped around a central entry courtyard. These complexes were typically built in a romantic style, often Spanish Colonial Revival or Mediterranean Revival. Later examples were often built in the Early Modern styles such as Streamline Moderne or Minimal Traditional.

The defining feature of these complexes is the central courtyard, which was typically the central entryway to individual apartments. Complexes with an L-shaped plan were typically designed in a smaller scale, with individual exterior entryways for each unit. Typically, in these structures second-story entryways were designed as romantic balconies or loggias. Quite often, the street-facing end of the L was marked with large, elaborate windows.

In the U shaped variant of this style, the central courtyard typically led to a central entryway, and each unit was accessed from an interior

hallway. These U shaped structures sometimes rose to three stories or higher.

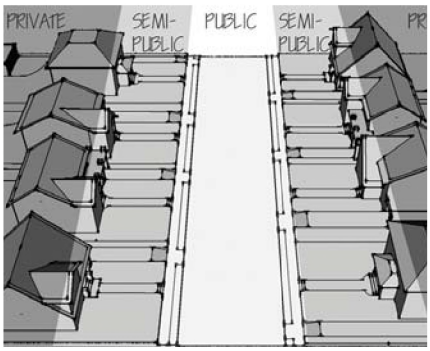
Guidelines for building in the Courtyard Apartment form:

1. New Courtyard Apartment structures should reflect the scale of surrounding historic residential structures.
2. Structures should be arranged on their lots in an L or U shape around a central courtyard which is open to the street.
3. Lower scale structures may have individual exterior entryways for each unit. These entryways should each be marked by its own porch. Common balconies or porches spanning more than two entryways are discouraged.
4. The central courtyard area should be extensively landscaped. Water features and fountains are encouraged.
5. The architectural style and materials of the new structure should reflect an architectural style appropriate to the surrounding historic area.
6. Parking areas should be located to the rear or beneath the structure.
7. All buildings within the court should be designed in a cohesive architectural style which reflects an architectural style common in the surrounding neighborhood.

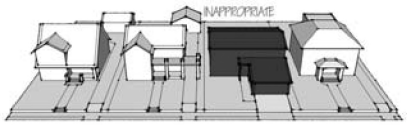
9.3 **Setting, Location and Site Design**

The site design of an historic structure is an essential part of its character. Further, the spacing and location of historic structures within an historic neighborhood usually establishes a rhythm that is essential to the character of the neighborhood. While each individual house within an HPOZ may not be architecturally significant in its own right, the grouping of houses, with uniform setbacks and street features, give the neighborhood a strong sense of place that is indeed significant. The early designers and builders of the HPOZ considered the streetscape, setbacks, drives, walks, retaining walls, and the way a structure itself sits on its lot in relation so others on the street. The purpose of this is to provide guidelines that ensure that new construction visible from the street respects and complements the existing historic streetscape.

Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces: public streets, planting strips (or parkways), sidewalks, front yard and front walks, porches and, finally, the private space of an individual home. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard. This paradigm dictated that spaces such as living rooms, dining rooms and parlors were generally



The setting is characterized by a transition from public to private space.



New houses should replicate the basic orientation and arrangement of uses on the lot. Garages located in the front are inappropriate.





Houses of varying styles and periods may co-exist harmoniously by virtue of their similar massing and orientation.

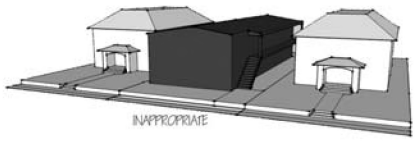
found at the front of houses whereas spaces such as kitchens, service areas and detached garages were found at the rear. Common setbacks in the front and side yards and appropriate floor-planning helped ensure these orderly progressions. Preservation of these progressions is essential to the preservation of the historic residential character of structures and neighborhoods.

Guidelines

1. New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located. The depth of the front and side yards should be preserved, consistent with other structures on the same block face.
2. A progression of public to private spaces from the street to the residence should be maintained. One method of achieving this goal is to maintain the use of a porch to create a transitional space from public to private.
3. Historic topography and continuity of grade between properties should be maintained.
4. Attached garages are generally inappropriate; detached garages are preferred. Garages should be located to the rear of the property.
5. Parking areas should be located to rear of a structure. Designation of parking spaces within a front yard area is generally inappropriate.
6. Front and side yard areas should be largely dedicated to planting areas. Large expanses of concrete and parking areas are inappropriate.
7. The lot coverage proposed for an in-fill project should be substantially consistent with the lot coverage of nearby Contributor properties.
8. Paving and parking areas should be located to the rear of new residential structures whenever possible.
9. Xeriscape landscaping, which is a water efficient way of landscaping, may be appropriate, provided that efforts are made to replicate the feel of historic landscaping.
10. If recurring historic plantings exist in the neighborhood, efforts should be made to reintroduce similar landscape elements.
11. Landscaping should not be so lush or massive that public views of the house are significantly obstructed.
12. Outdoor period details, such as address tiles and mailboxes are encouraged.

13. Moderate landscape illumination and decorative lighting is appropriate.

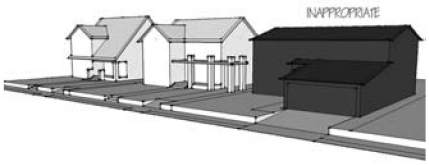
14. Mature trees and hedges, particularly street trees in the public planting strip, should be retained whenever possible. If replacement is necessary, in-kind plant materials are recommended.



The in-fill example shown ignores the setback and entrance orientation of its neighbors.

9.4 **Massing and Orientation**

The height and massing of historic structures in an intact historic neighborhood is most often fairly uniform along a block face. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard. The purpose of this section is to ensure that the scale, height, bulk, and massing of new construction visible from the street is compatible with the existing context of historic structures and the neighborhood as a whole.



The in-fill example shown here ignores the complex gable patterns of its neighbors.

Guidelines

1. New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks. For instance, a 2.5 story structure should not be built in a block largely occupied by single-story bungalows.

2. When found to be appropriate, new structures that will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main facade to minimize the perceived bulk of the structure.

3. New residential structures should present their front door and major architectural facades to the primary street and not to the side or rear yard.

4. In some cases on corner lots, a corner entryway between two defining architectural facades may be appropriate.

5. A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.

9.5 **Roof Forms**

It is often true that the structures on one block of an historic neighborhood share a common architectural style. This common style frequently is articulated by a common roof form, which helps establish a common character for the block. The purpose of this is to encourage traditional roof forms on infill houses in order to help maintain a common character for the area.



This street presents a consistent roof pattern that should be replicated on new construction.

Guidelines



New houses should replicate the basic orientation and arrangementof uses on the lot. Garages located in the front are inappropriate.

1. New residential structures should echo the roof forms of the surrounding historic structures. For instance, if the majority of structures along a particular street utilize front-facing gable-ends, the in-fill structure should likewise utilize a gable-end. Where a diversity of roof forms exist on a street, a predominant form should be used. It would be inappropriate to introduce a new roof form that is not present on the street.
2. Roofing materials should appear similar to those used traditionally in surrounding historic residential structures. If modern materials are to be used, such materials should be simple and innocuous.
3. Dormers, and other roof features on new construction should echo the size and placement of such features on historic structures within the HPOZ.
4. In HPOZs where roof edge details, such as corbels, rafter tails, or decorative vergeboards are common, new construction should incorporate roof edge details which echo these traditional details in a simplified form.



Flush, frameless, and oddly arranged windows may be inappropriate on a new house.

9.6 **Openings**

The pattern of windows, doors, and other openings on the facades of an historic structure strongly define the character of the structure's design. These openings define character through their shape, size, construction, façade arrangement, materials, and profile. Repetition of these patterns in the many historic structures of an historic district helps to define the distinctive historic character of the area. It is important, therefore, that new construction in these areas reflect these basic historic design patterns.

Guidelines

1. New construction should have a similar façade solid-to-void ratio to those found in surrounding historic structures.
2. New construction should use similar window groupings and alignments to those on surrounding historic structures.
3. Windows should be similar in shape and scale to those found in surrounding historic structures.
4. Windows should appear similar in materials and construction to those found in surrounding historic structures.
5. Dormers should be similar in scale to those found on existing historic structures in the area.
6. Main entryways should be configured and emphasized similarly to those on surrounding structures. Attention should be paid to design

similarities such as symmetry, depth, and the use of architectural features such as pediments, crowns, porches, etc.

7. Entrance enclosures, such as porches, porte-cocheres and overhangs should be used when similar features are widely used within the neighborhood.

9.7 **Materials and Details**

Traditionally, the materials used to form the major facades of a residential structure were intended to work in harmony with the architectural detail of the building to present a unified architectural style. Often, this style is repeated with subtle variations on many structures within an historic district. It is essential that new construction within an historic area reflect the character of the area by reflecting the palette of materials and design details historically present in the neighborhood.

Guidelines

1. New construction should incorporate materials similar to those used traditionally in historic structures in the area. If most houses within a neighborhood are wood clapboard, an in-fill house that is entirely stucco is generally inappropriate.

2. Materials used in new construction should be in units similar in scale to those used historically. For instance, bricks or masonry units should be of the same size as those used historically.

3. Architectural details such a newel posts, porch columns, rafter tails, etc., should echo, but not exactly imitate, architectural details on surrounding historic structures. Special attention should be paid to scale and arrangement, and, to a lesser extent, detail.

4. Use of simplified versions of traditional architectural details is encouraged.

5. If the integration of modern building materials, not present during the Period of Significance, is found to be appropriate, such



Though different in style, this house's deep, and vertical openings help it to blend with its neighbors.



Gaudy and conjectural features can cause a house to stand out rather than find compatibilty with a historic neighborhood.



Though innovative and interesting, the materials on this home do not relate to those used in its surroundings.



This home is being relocated to an HPOZ in Pico-Union.

materials should be subtly used and appear visually innocuous in comparison to surrounding historic structures.

9.8 **Relocating Historic Structures**

In most cases, the proposed relocation of an historic structure to a location within an historic district should be evaluated in much the same way as a proposed new infill construction project. There are, however, several additional considerations that should be taken into account when evaluating this type of project to ensure that the historic importance of both the structure to be moved and the district in which it will be relocated are preserved.

Guidelines

1. If feasible, relocation of a structure within its original neighborhood is strongly preferred.
2. Relocation of the structure to a lot similar in size and topography to the original is strongly preferred.
3. Generally, the structure to be relocated should be similar in age, style, massing, and size to existing historic structures on the block front on which it will be placed.
4. The structure to be relocated should be placed on its new lot in the same orientation and with the same setbacks to the street as its placement on its original lot.
5. A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
6. Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Rehabilitation Guidelines.
7. The appearance, including materials and height of the new foundations for the relocated historic structure should match those original to the structure as closely as possible, taking into account applicable codes.

Chapter 11 Commercial Infill

11.1 Introduction

Infill is the process of building a new structure on a vacant site within an existing neighborhood. These Infill guidelines are also applicable to the review of alterations to structures or sites within the HPOZ that are "Non-Contributing" as identified in the Historic Resource Survey.

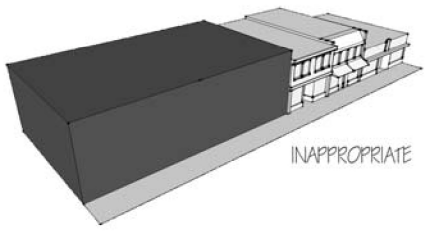
These Commercial Infill Guidelines are intended for the use of commercial property owners planning new structures on vacant sites or alterations to Non-Contributing structures or sites within the HPOZ. These guidelines help ensure that such new construction and alterations recognize and are sensitive to their historic context.

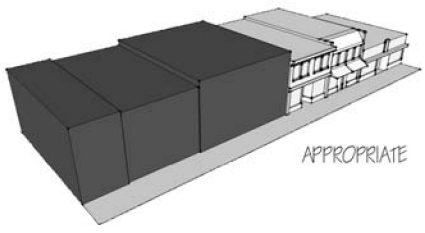
Non-Contributing structures are those structures, landscapes, natural features, or sites identified as Non-Contributing in the Historic Resources Survey for this HPOZ. Generally, Non-Contributing structures are those that have been built outside of the historic period of significance of the HPOZ, or are those that were built within that period but no longer retain the features (due to subsequent alterations) that identify them as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred.

The Commercial Infill Guidelines are divided into sections, each covering a building design element. Elements from all sections will be important when planning or evaluating proposed new construction or alterations to existing non-contributing structures or sites. The Commercial Infill section of the guidelines should be used in planning and reviewing projects involving most new structures in commercial areas. They are also intended for use in the planning and review of projects for structures in areas that were originally built as commercial areas which have since been converted to residential use.

11.2 Location and Site Design

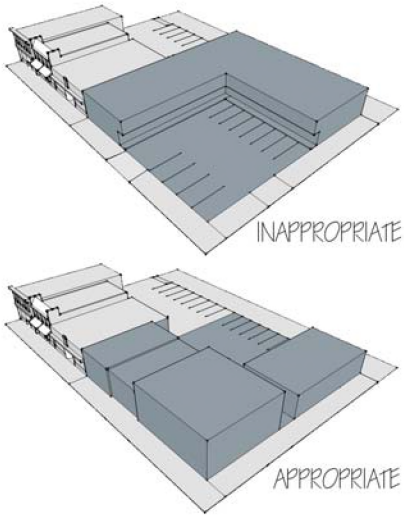
Historically, structures in commercial areas were characterized by a consistent setback usually aligned against the sidewalk. This street wall should be preserved in the design of new infill construction. Commercial buildings were typically constructed with their side walls abutting one another, establishing a common, consistent street facade. In most cases, a rhythm of building widths was established along a street front that still exists, and this rhythm should be reflected in new construction.





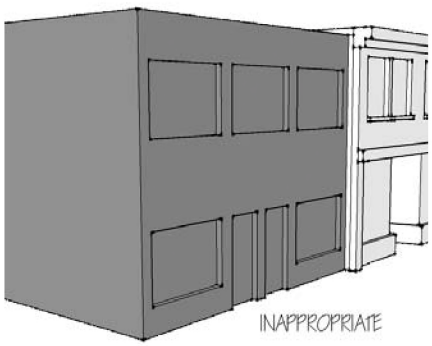
Guidelines

1. The facades of new structures in commercial areas should maintain the setback of existing historic structures along the street front. Where varying setbacks exist, new construction should attempt to function as a buffer by providing a variable setback.





The commercial strip-mall is a modern convention and is inappropriate in a neighborhood like Adams-Normandie.



Buildings should provide a bottom, middle and top and should not be simple boxes.

2. New structures should reflect the traditional widths of historic structures in the area. If a structure is proposed that is wider than most individual historic structures along a street, the new structure should be broken into appropriately-sized modules.
3. New structures should be built to maintain the street wall, without side setbacks.
4. Building entrances should always be oriented toward the street.
5. Parking areas and driveways should be located to the rear of commercial structures.
6. Tree planting should be dispersed throughout surface parking areas so as to minimize glare and to provide shade.
7. If new parking areas are to be created, these areas should be screened from public view by appropriate fencing or planting strips. Where fencing is to be used, materials should be consistent with wall materials found on historic buildings in the area. Where planting strips are to be used, such strips should be wide enough to allow for the planting of a variety of plant species ranging from ground cover, to medium height shrubs and to shade trees. In most cases, 3.5 feet is preferred as a minimum depth.
8. Entrances for commercial parking areas should be taken from alleys and side-streets to the greatest extent possible. When driveways along major streets are necessary such driveways should be minimal in depth. In most cases 20 feet should be the maximum for a two-way driveway.
9. Constructing modern commercial building types, such as multi-tenant strip-malls behind parking lots, is inappropriate regardless of what architectural motif is applied to the exterior of the structure.

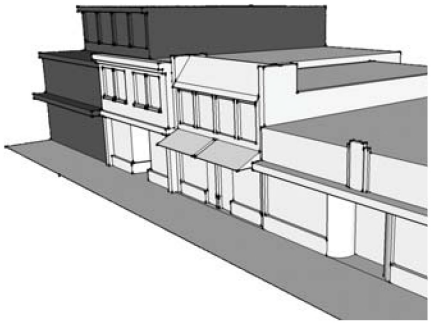
11.3 Building Mass, Scale, and Form

Historic commercial areas in the Los Angeles were generally comrpised of two- to three-story flat roofed structures comprised as rectangular solids. Building forms most often consisted of a base that housed the storefronts, a middle that may have consisted of apartments or office space and a top accentuated by a cornice or parapet.

Guidelines

1. New structures should maintain the average scale of historic structures within the area.
2. New structures should draw from surrounding historic structures in establishing an identifiable base, middle and top. Simple box forms with no vertical delineation are inappropriate.

3. New structures that are taller than existing historic commercial structures in the area should be designed to emphasize the existing cornice heights in the area.
4. The basic building form for new commercial structures should be a simple rectangular solid.
5. New commercial structures should attempt to reflect the traditional commercial storefront widths in a historic commercial area.
6. A flat roof is the preferred roof form.



In-fill buildings should set back upper floors that defy existing rooflines.

11.4 Materials and Details

Materials commonly used on facades of historic commercial structures included brick, stucco, and masonry. Architectural details were usually embellishments added to the solid plane of the facade or parapet details rising from it. Echoing these traditions in the design of new construction will help to preserve the distinctive character of our historic commercial areas.

Guidelines

1. Building materials should be similar to those used historically. A stucco commercial structure on a street comprised mainly of masonry commercial structures would be inappropriate.
2. Generally, architectural details should be arranged to emphasize the horizontal features of facades.
3. Architectural details should echo, but should not exactly mimic, details found on historic facades.
4. The colors and dimensions of permanent finish materials, such as brick, tile, and stucco, should be similar to these used historically.
5. The use of architectural detail to break up the visual mass of outsized buildings is encouraged.
6. Materials such as foam plant-ons, rough textured stucco, faux lentils, cornices or quoins, etc. are inappropriate.
7. Signage on commercial infill structures should follow the signage guidelines laid out in the Commercial Rehabilitation Chapter.



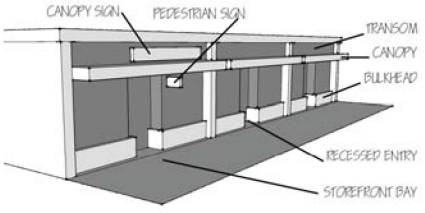
In-fill construction that is simple, open and deferential to historic structures, need not recreate historic architectural features.



In-fill projects should avoide the use of inappropriate materials such as foam plant-ons.



The structural bay pattern and simple profile make this building appropriate to an historic streetscape.



Important storefront components are shown.

11.5 Openings, Storefronts, and Entries

The character of historic commercial block fronts is largely defined by the storefronts, entryways, windows and doors that were designed to create street level interest for pedestrians and passersby. While a historic commercial block front might be composed of a variety of architectural styles all of these structures would have presented a similar face to the sidewalk, with large expanses of glass storefront windows, welcoming well-marked entryways, and largely regular, horizontally massed windows at the ground floor. Upper floor windows are most often fenestrated with punch-style windows that provide depth and establish a clear pattern of openings. Maintaining this common vocabulary is an important part of maintaining the character of historic commercial districts.

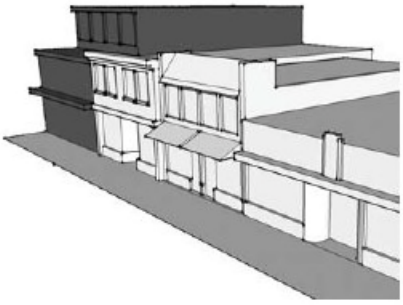
Guidelines

1. On the ground floor of new commercial structures, a majority of the primary architectural façade should echo traditional retail storefronts. The use of a bulkhead, expansive storefront windows, recessed entries and transoms are encouraged.
2. The ground floor of the primary architectural façade should be composed primarily of transparent elements and pedestrian entrances.
3. Recessed entryways are strongly encouraged for primary entrances on the ground floor level.
4. Primary entryways should be clearly marked through the use of important defining architectural elements, such as transoms, awnings, lintels, or surrounds.
5. Multi-story structures should provide a clear delineation, by way of differentiated materials and features, between the ground floor, the upper floors and the roof of the building.
6. Upper story windows should be regularly spaced and horizontally massed on the primary architectural façade. Recessed "punch-style" windows are generally preferred.
7. Upper story windows that are flush-mounted to a façade are in appropriate.
8. On structures occupying corner lots, corner entryways with strong architectural emphasis are encouraged.

DIR-2019-2727-CCMP

EXHIBIT H

GUIDELINE 11.3.3. DIAGRAM



DIR-2019-2727-CCMP

EXHIBIT I

HISTORIC RESOURCES ASSESSMENT REPORT

1421, 1429 and 1431 West Adams Boulevard
Los Angeles, California
Historic Resource Evaluation

August 5, 2019

Submitted by:

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Santa Monica, CA 90405

David Kaplan, Principal
Pam O'Connor, Architectural Historian

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Attachments

Attachment A: Photographs
Attachment B: Maps
Attachment C: Building Permits
Attachment D: Historic Aerials and Sanborn Insurance Maps
Attachment E: SCCIC Report
Attachment F: DPR Record
Attachment G: Project Drawings

EXECUTIVE SUMMARY AND PURPOSE

This report, completed by Kaplan Chen Kaplan, presents the findings of the historic resource evaluation conducted for the properties at 1421 West Adams Boulevard, 1429 West Adams Boulevard, and 1431 West Adams Boulevard located in the South Los Angeles Community Plan Area of the City of Los Angeles.

The purpose of this evaluation is to determine whether these properties contain historical resources as defined by the California Environmental Quality Act (CEQA). The subject properties are proposed to be demolished and replaced with a four-story mixed use building.

The subject properties are located within the boundaries of the Adams-Normandie Historic Preservation Overlay Zone (HPOZ). All of the subject buildings are non-contributing buildings to that historic district. None of the subject properties have been designated as historic resources or determined as eligible historic resources.

The building at 1421 West Adams Boulevards is of the vernacular commercial style constructed in 1954. The building at 1429 West Adams Boulevard is another vernacular commercial style building constructed in 1958. The building at 1431 West Adams Boulevard is a garage building constructed in 1987. None of the buildings are excellent examples of a vernacular commercial building or garage. As all of the buildings provided automobile related services at some point in time, the buildings were analyzed using the context of Commercial Development with the sub-theme of The Car and Car Services, 1920-1970. None of the buildings meet the eligibility standards under these contexts.

There is no evidence that any historic persons or events are associated with any of the properties. None of the properties are excellent examples an architectural style. None of the buildings were designed by a master architect. None of the buildings display excellent craftsmanship and are not the work of a master builder.

As none of the buildings meet eligibility standards to be designated as historic properties their demolition would not cause any adverse impact to the Adams-Normandie HPOZ.

This report also analyzes the proposed project to assess its conformance with the Adams-Normandie HPOZ Preservation Plan. The proposed building conforms to the HPOZ Preservation Plan Guidelines. As such there will be no adverse impact to any of the contributing buildings or setting of the Adams-Normandie HPOZ.

The findings of this report are the result of thorough research, field observations and building evaluations using current technical guidance from national, state, and local historic preservation agencies. Based on this, the properties at 1421 West Adams Boulevard, 1429 West Adams Boulevard, and 1431 West Adams Boulevard do not meet the criteria to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument as an individual resource.

SUMMARY OF RESEARCH AND METHODOLOGY

A comprehensive methodology for researching the development history of properties and evaluation of the research to determine potential historic eligibility included conducting the following activities:

- Field review of subject properties in July 2019
- Field review of adjacent area in July 2019
- Photography of subject properties and adjacent area
- Building Permit Research
- Assessor data research
- ZIMAS records research
- Research online databases and sources
- Research Los Angeles Public Library online resources
- Review of City Directories
- Review of aerial and topographic maps
- Research online photographic databases
- Research historic newspaper databases
- Review of SurveyLA findings and HistoricPlacesLA.org
- Review of SurveyLA Historic Contexts
- Records search South Central Coastal Information Center
- Analysis of materials reviewed and researched
- Evaluation of properties in accordance with federal, state and local eligibility criteria

All of the field data and research data were analyzed and evaluated by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and by an architect who meets the Professional Qualification Standards for Historic Architect.

REGULATORY FRAMEWORK

The importance of historic resources has been recognized by federal, state, and local governments through programs and legislation that identify and recognize buildings, structures, object, landscapes and districts that possess historic significance.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) considers historical resources part of the environment. A project that may cause a substantial adverse effect on the significance of an historical resource may have a significant effect on the environment. A property that is eligible for listing in the California Register of Historical Resources, is listed in a local register of historical resources, or has been identified as historically significant in an historic resources survey that meets specific criteria is considered a historical resource under CEQA. In order to determine if a property is a potential historical resource it must be evaluated for its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources and/or as a local historical resource.

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment."[1] Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is evaluated using established criteria:

A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
B. Are 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.

Significance of Association. National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons, provides guidance on evaluating potential historic association with people who have "made contributions or played a role that can be justified as significant." For association with leaders or prominent families it is necessary "to explain their significant accomplishments" and they "must be compared to those of others who were active, successful, prosperous, or influential in the same field." Most properties nominated for associations with significant persons also are nominated for other reasons and a majority of properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition.

National Register Bulletin 32 adds that the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property. The contribution must be distinctive: it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others.

Integrity. Properties may be eligible for inclusion on the National Register as individual resources and/or as contributors to an historic district. *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation* states that in addition to meeting at least one of the four criteria, a resource should be evaluated to assess its integrity. For individual resources to qualify for inclusion they must represent an important aspect of an area's history and possess integrity. An historic district must retain integrity as a

[1] 36 Code of Federal Regulations, Section 60.

whole, "the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished."

The seven aspects of integrity are location, design, feeling, association, setting, workmanship and materials. To "retain historic integrity a property will always possess several, and usually most, of the aspects." For a resource to be evaluated as significant for its design, a "property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."

Historic Context. A resource must also be significant within an historic context. *National Register Bulletin 15* states that an historic context explains "those patterns, themes, or trends in history by which a specific…property or site is understood and its meaning…is made clear." To be determined eligible for listing on the National Register a property must possess significance within a historic context and possess integrity.

Historic District. According to *National Register Bulletin 15,* an historic district derives its importance from being a unified entity whose identity as a district "results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment." An historic district is "a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations...the boundaries must be based upon a shared relationship among the properties constituting the district."[2]

California Register of Historical Resources

The California Register, based on the National Register, is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected." A building, site, structure, object, or historic district may be eligible for inclusion on the California Register if it meets one or more of the following 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
2. It is associated with the lives of persons important to local, California, or national history
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison states that in addition to meeting one of the criteria of significance, a resource must "retain enough of their historic character or

[2] National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, pp. 5-6, https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf

appearance to be recognizable as historical resources and to convey the reasons for their significance" and "integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association." Historical resources that "have been rehabilitated or restored may be evaluated for listing."

Series 6 Guidance also states, "Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance." Historical resources that do not retain sufficient integrity to qualify for the National Register may still be eligible for listing in the California Register: "a resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data."[3]

City of Los Angeles Historic-Cultural Monument

A City of Los Angeles Historic-Cultural Monument is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

1. 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 local history;
2. Is associated with the lives of historic personages important to national, state, city, or local history
3. 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.

City of Los Angeles Historic Preservation Overlay Zone (HPOZ)

Historic District in the City of Los Angeles are known as an Historic Preservation Overlay Zone (HPOZ), a significant concentration, linkage, or continuity of sites, buildings, structures, objects, landscape or natural feature united historically or aesthetically by plan or physical development. The criteria for the designation of an HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.

An HPOZ boundary and its contributing resources are identified through a Historic Resources Survey conducted for the HPOZ.

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[3]California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison, p. 3.

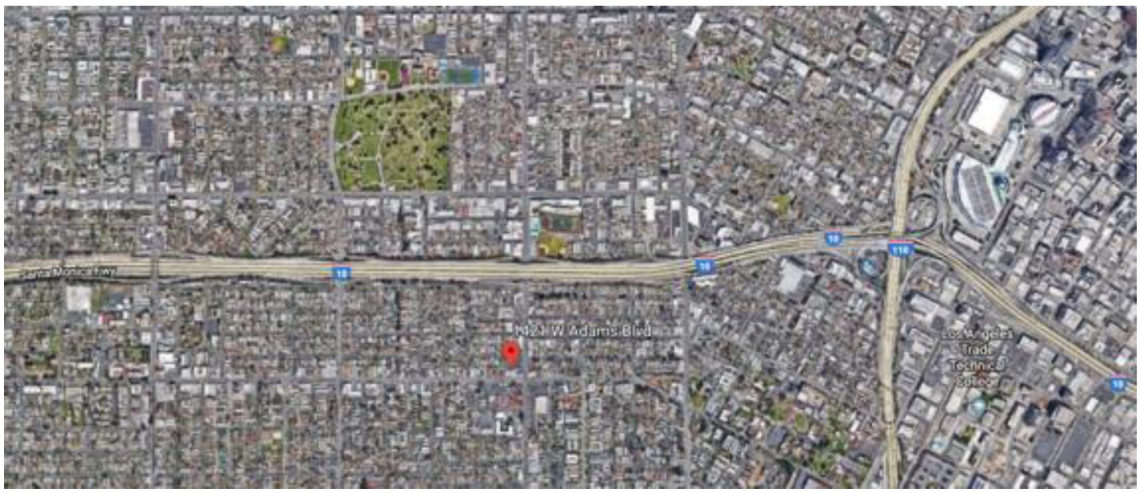
PROJECT LOCATION AND SETTING

The subject property is located in the northern portion of the South Los Angeles Community Plan Area. The 1400 block of West Adams Boulevard is bounded by Vermont Avenue on the east and South Catalina Street on the west and is about five blocks south of the I-10 freeway. The subject properties at 1421, 1429 and 1431 W. Adams Boulevard are on the north side of West Adams Boulevard at the east end of the 1400 block. The properties have a General Plan Land Use designation of Community Commercial and is zoned C2-D2 HPOZ CPIO Subarea F.

West Adams Boulevard and Vermont Avenue are major arterial streets. West Adams Boulevard has two travel lanes in each direction and a parking lane on each side of the street. The 1400 block of West Adams Boulevard has a mix of commercial, institutional and residential buildings and surface parking lots on the north side of the block and institutional and residential buildings and surface parking lots on the south side of the block.



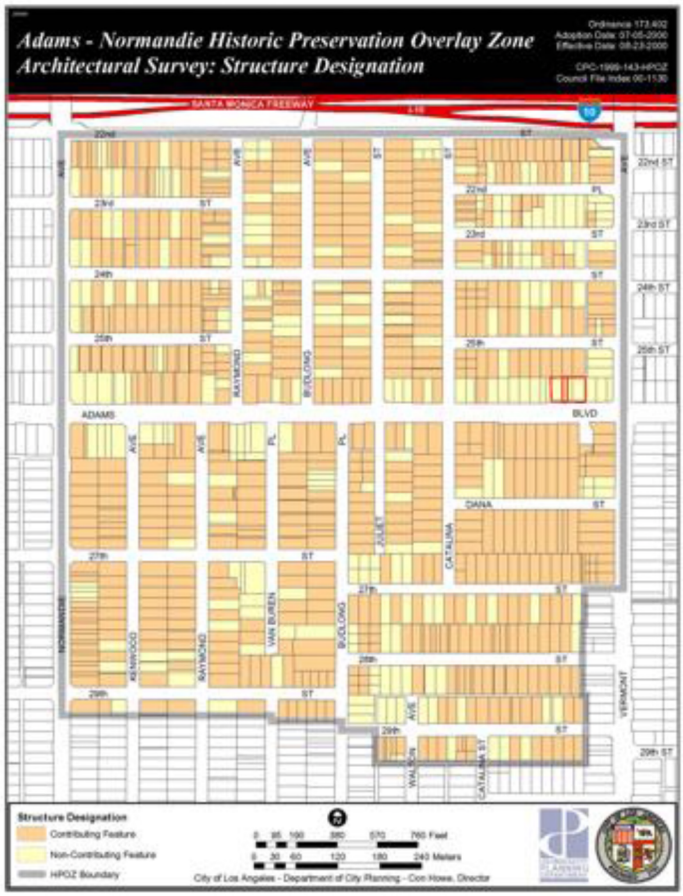
North portion of South Los Angeles Community Plan Area



Location Map (Google Earth, 2018)



South Los Angeles Community Plan Implementation Overlay District (CPIO)



Adams-Normandie Historic Preservation Overlay Zone

The 1400 block of West Adams Boulevard is in the South Los Angeles Community Plan Implementation Overlay District (CPIO). The majority of the parcels on the 1400 block of West Adams Boulevard are designated as Community Commercial in the CPIO. The three subject parcels and the parcel to their east are not so designated.



1400 Block of West Adams Boulevard (Google Earth)

The 1400 block of West Adams Boulevard is also within the Adams-Normandie Historic Preservation Overlay Zone (HPOZ). There is one contributing building on the north side of the 1400 block of West Adams Boulevard, the apartment building at 1475 West Adams Boulevard.[4] The two church buildings, located mid-block at 1449 West Adams Boulevard, do not show on the HPOZ Map but are identified as contributing buildings in Historic Places LA.[5] All the parcels on the south side of the 1400 block of West Adams Boulevard are identified as contributing parcels. The subject properties are non-contributing buildings to the HPOZ.

The Assessor Parcel Numbers for the subject properties are:

1421 West Adams Boulevard. 5054-027-028`
1429 West Adams Boulevard. 5054-027-029
1431 West Adams Boulevard 5054-027-030

[4] The Adams Normandie HPOZ Map appears to be inaccurate as it appears that 1465 West Adams Boulevard is labeled as contributing when it should be 1475 West Adams Boulevard. Historic PlacesLA lists 1475 West Adams Boulevard as a contributing building. http://historicplacesla.org/reports/56c23478-a6fe-4398-8a4f-e4cb09fe1559

[5] http://historicplacesla.org/reports/a44a9c51-e580-4f42-bf1f-e935b8778115



North side of 1400 Block of West Adams Boulevard (Google Earth, 2018)



South side of 1400 Block of West Adams Boulevard (Google Earth, 2018)

DEVELOPMENT HISTORY OF 1400 BLOCK OF WEST ADAMS BOULEVARD

The Adams-Normandie Historic Preservation Overlay Preservation Plan provides a brief history of the development of the area:

> "At the turn of the 20th century the Wet Adams-Normandie area was on of Los Angeles; most prestigious communities. Subdivided in 1902, b eminent Pasadena developer and builder George W. Stimson, the location attracted many socially prominent individuals seeking suburban ambiance adjacent to the downtown area. Percy H. Clark, one of the primary real estate developers of Beverly Hills, built many of the custom homes in the neighborhood, including his own residence on Van Buren Place. Overall, the architecture of the HPOZ represents the Arts and Crafts aesthetic of the early teens and features several large groupings of Shingle and Craftsman style residences."
>
> "The majority of the buildings are single family residences from the original development beginning in the late 19th and early 20th centuries and extending through the 1920s. The two main periods of construction occurred from 1885 through 1911, and later throughout the 1920s when there was a building boom in Los Angeles."[6]

Regarding commercial development:

> "Commercial development in Adams-Normandie was heavily dependent on the streetcar system for economic growth….Local commercial buildings included retail facilities and offices, forming the 'main streets' at the nucleus of each residential area. The buildings that housed

[6] Adams-Normandie HPOZ Preservation Plan, p. 17.
https://preservation.lacity.org/files/Adams%20Normandie%20PP%20.pdf

stores, offices, banks, groceries, and other commercial uses were often originally simple, low-rise structures, constructed of wood or brick. These properties were often located along the routes of local street cars such as Vermont and Washington."[7]



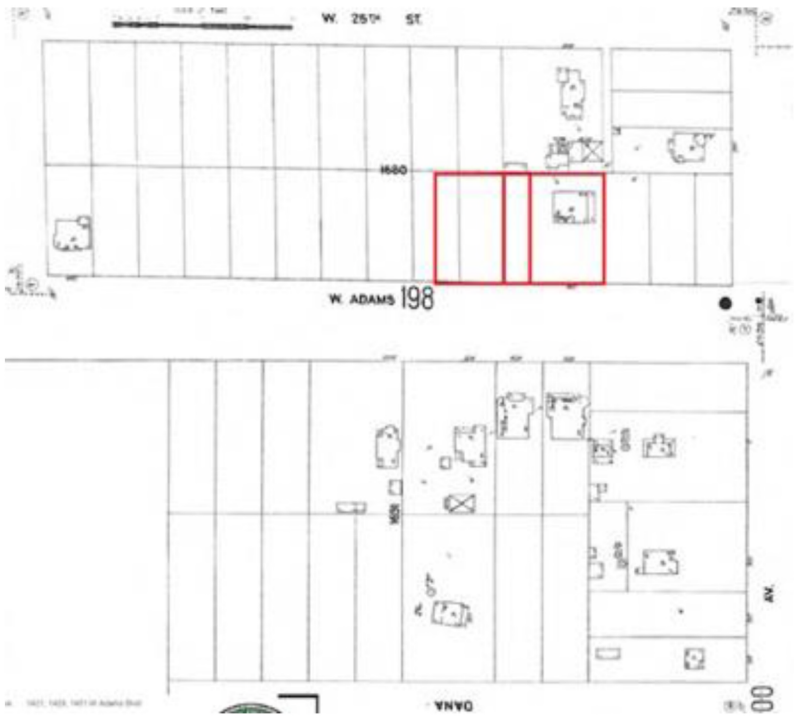
Kenwood Park Tract Map

The Kenwood Park Tract was subdivided in 1885 for Barton, Bailey and Friesner. The small tract was bounded on the south by Adams Street (now West Adams Boulevard) and by Vine Street (now West 24th Street). The west boundary was Palm Street (now South Catalina Street) with Tract parcels on both sides of the street. The east boundary was Vermont Avenue with parcels only on the west side of the street. The parcels on the east-west running streets were generally 50 feet wide by 124 feet to 135 feet deep. Except for three parcels at the corner of Palm and Vine Street which were oriented to the west, all the other parcels on the east-west streets were oriented north and south. The parcels along Vermont Avenue were oriented east-west except at Adams Street. All the parcels along Adams Street were oriented north-south with most parcels 50 feet wide

[7] Adams-Normandie HPOZ Preservation Plan, p. 18.
https://preservation.lacity.org/files/Adams%20Normandie%20PP%20.pdf

except for two parcels west of Palm Street and Lot 4 on Adams Street which were 60 feet wide (and the lot to its north was also 60 feet wide as were the two parcels further north between Kenwood Avenue and Vine Street). All the parcels along Adams Street were 135 feet deep.

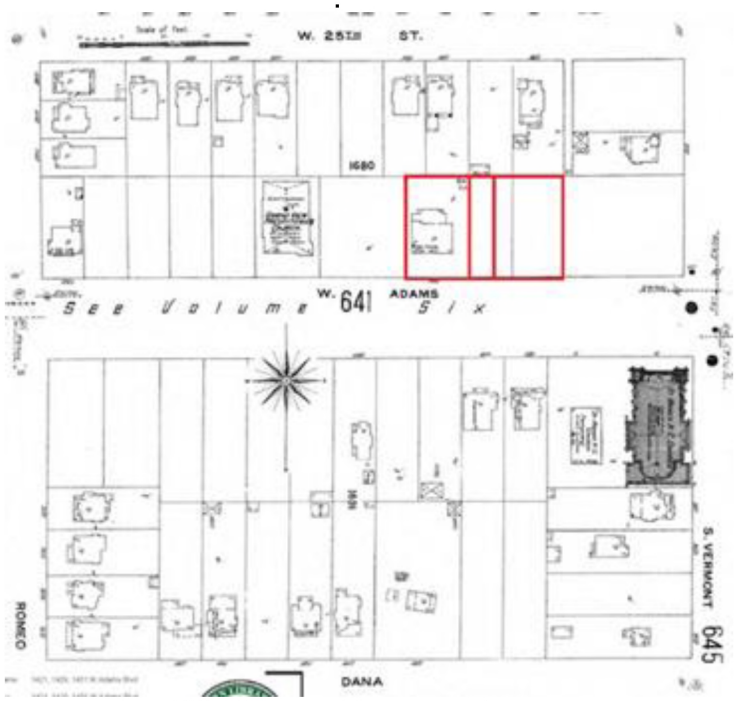
The 1907 Sanborn Map shows that development in the Tract and on the 1400 block of West Adams Boulevard was sparse. There were only two single-family dwellings on the north side of the 1400 block, including a residential building on the wider Lot 4 (the subject parcel known as 1421 West Adams Boulevard. Four dwellings had been built on the south side of the 1400 block of West Adams Boulevard and a few dwellings along Vermont Avenue.



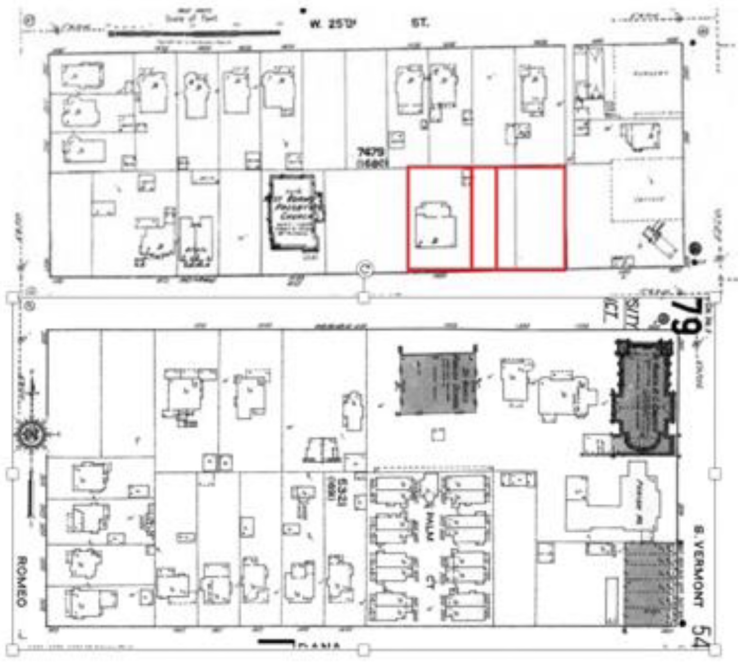
1900 Sanborn Map excerpt [8]

The 1907 Sanborn Map shows that the Kenwood Park Tract streets of W. 24th Street and W. 25th Street had the majority of the parcels developed with single-family dwellings. On the 1400 block of West Adams Boulevard, the dwelling that had been on Lot 4 had been demolished. A single-family dwelling had been constructed at 1431 West Adams Boulevard and at the west end of the block. Two religious institutions had been sited along the 1400 block. The Grand View Presbyterian Church was constructed at 1453 West Adams Boulevard in 1904. Also, early in the decade the St. Agnes Roman Catholic Church was built on the south side of the 1400 block of West Adams Boulevard at Vermont Avenue.

[8] Larger Sanborn Map images in Attachments



1907 Sanborn Map excerpt

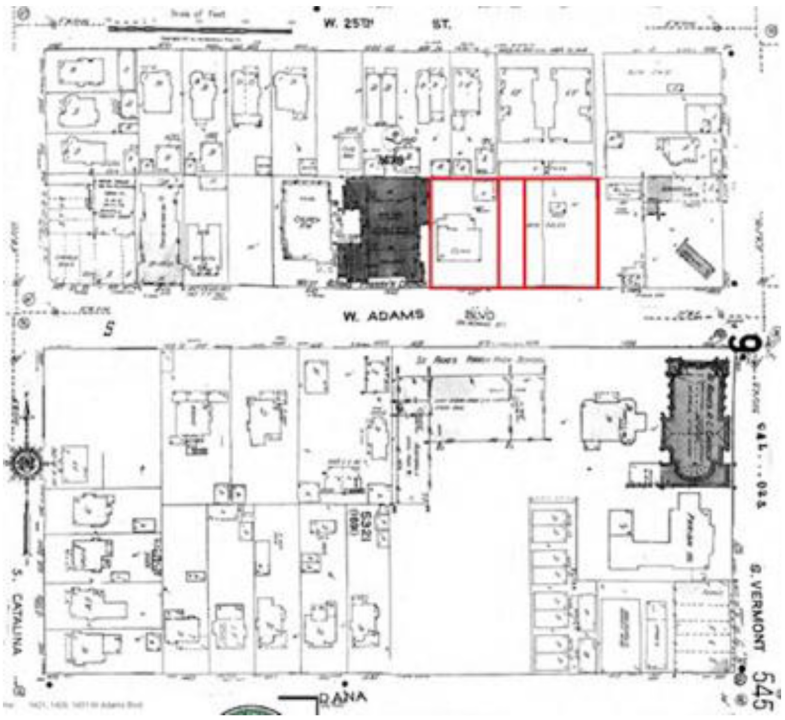


1921/1922 Sanborn Map excerpt

The 1921/1922 Sanborn Map shows that a gas station had been built at the northwest corner of West Adams Boulevard and Vermont Avenue on the north side of the 1400 block. The small building at the west end of the north side of the 1400 block had been demolished and on adjacent parcels a small apartment building at 1465 West Adams Boulevard had been constructed (1913) and at 1475 West Adams Boulevard a single

family dwelling had been built. In 1928 a two-story apartment building replaced the dwelling at 1475 West Adams Boulevard.

The 1921/1922 Sanborn Map shows the St. Agnes parish on the south side of the 1400 block of West Adams Boulevard had grown with the addition of the St. Agnes Parish School sited along West Adams Boulevard and a Parish Headquarters building sited along Vermont Avenue.



1950 Sanborn Map excerpt

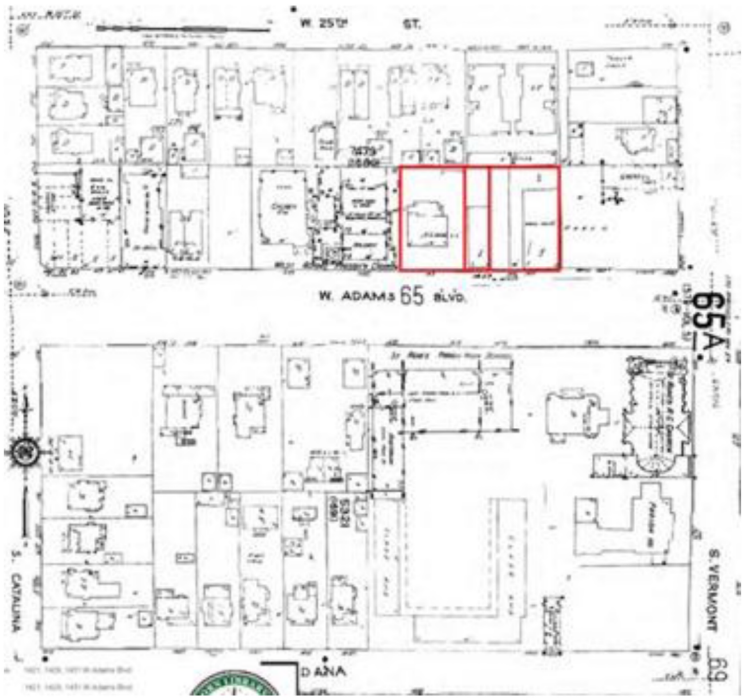
By 1950 the Tract had been substantial built out with a mix of single-family dwellings and duplexes. On the south side of the 1400 block of West Adams Boulevard St. Agnes Parish continued to grow with the enlargement of the school into a high school with an auditorium and expanding its grounds south to Dana Street.

The 1950 Sanborn Map shows that on the north side of the 1400 block of West Adams Boulevard the 1904 Presbyterian Church building had become the Church Room to the adjacent West Adams Presbyterian Church building which had been constructed in 1928 at 1443 West Adams Boulevard. The two parcels at the west end of the block had been developed with one-story commercial buildings that had been constructed in 1924.

The 1955 Sanborn Map shows a new commercial building on the north side of the 1400 block of West Adams Boulevard at 1421 West Adams Boulevard, one of the subject buildings that was constructed in 1954. The 1960 Sanborn Map shows the 1400 block the same except for the addition of a commercial building at 1429 West Adams Boulevard, another subject building, that was constructed in 1958.



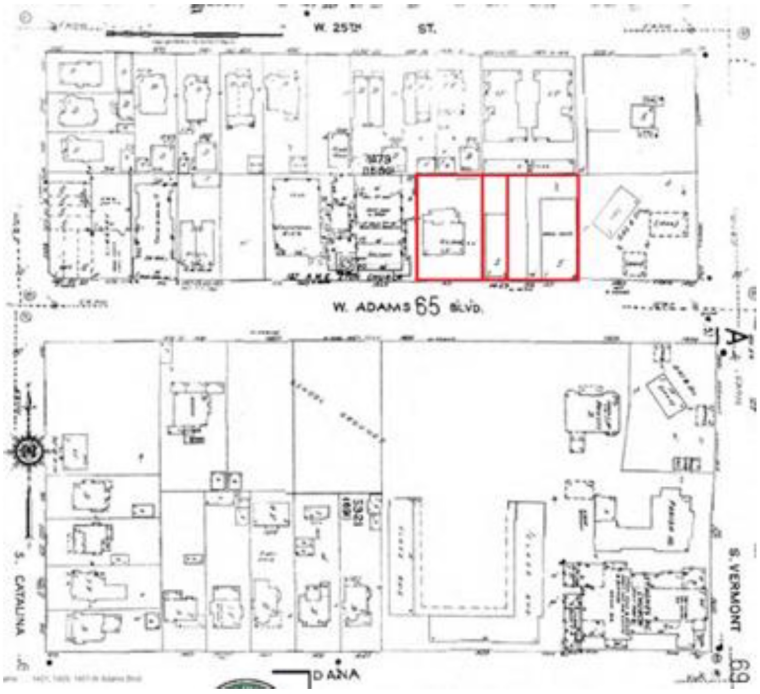
1955 Sanborn Map excerpt



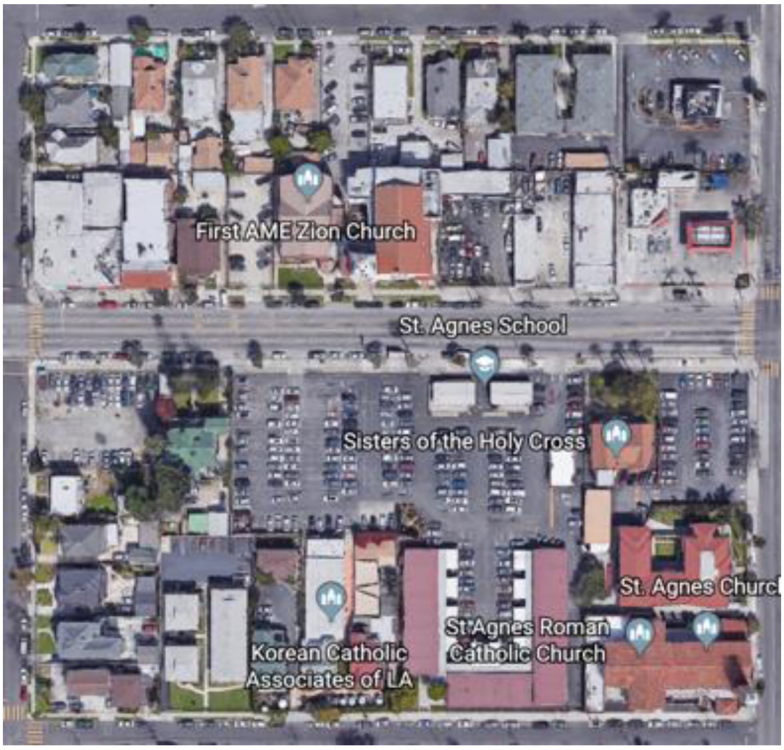
1960 Sanborn Map excerpt

The 1970 Sanborn Map shows that the St. Agnes Roman Catholic Church at the corner of West Adams Boulevard and Vermont Avenue had been demolished as had the high school building. A new "U" shaped classroom building was constructed at the south end of the Church's property. A new parish church was constructed to the south along Vermont Avenue at Dana Street. Most of the parcels along the 1400 block of West Adams Boulevard had been cleared of structures except for a house at the east end of

the block on church property and another dwelling at the east end of the block. The north side of the 1400 block of West Adams Boulevard remained essentially the same with the gas station on the northwest corner having been enlarged.



1970 Sanborn Map excerpt



Satellite View, 2018 (Google Earth)

The current satellite view of the 1400 block of West Adams Boulevard shows the addition of a building at the rear of the parcel at 1431 West Adams Boulevard, one of the subject buildings, that was constructed in 1987. Most of the parcels on the south side of the 1400 block of West Adams Boulevard are paved for surface parking except for the two buildings from the early 20th Century and two temporary structures mid-block.

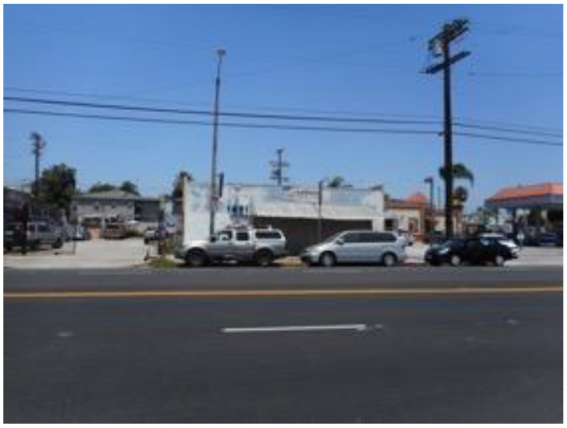
PROPERTY HISTORY AND DESCRIPTION

1421 West Adams Boulevard

The commercial vernacular building at 1421 West Adams Boulevard was constructed in 1953. This parcel, Lot 4, is slightly wider than the other lots with a 60 foot lot frontage.

A 40 foot wide by 94 foot long building was constructed on the east half of the parcel for the Viking Companies as offices. The west half of the parcel was paved for surface parking. The architect was Robert E. Faxon and the owner was the contractor. In 1987 owners Francisco Almanzan and Antonio Ayala hired engineer A. Caldevilla and contractor Colonial and Development Construction Company to build an addition to the rear of the building taking the building to the rear lot line.

The building is one-story and rectangular in plan. The front elevation of the building is clad with vertical wood boards and the sides of the building are stucco clad. The front elevation form is that of a frame with the storefront windows and a door enframed by the building. There are no architectural details on the front or side elevations. The side walls are slightly taller than the front wall. The west side of the building wall is longer than the east. There is a door opening with a roll down metal screen on the west side of the front façade and there is a large opening with metal roll down screens. An image of the building from 2011 shows there were five storefront windows. The side elevations are utilitarian with windows of varying sizes.


1421 W. Adams Blvd, view from street


Satellite (plan) view of parcel



1421 West Adams Boulevard, south elevation



1421 West Adams Boulevard, south elevation, c 2011 (Google Maps)


1421 W. Adams Blvd. east elevation


1421 W. Adams Blvd. west and south elevations


1421 W. Adams Blvd. south & east elevations.


Surface parking on west side of parcel

City Directories and building permits provide data on occupants and owners of the subject buildings. The following information was identified regarding owners and businesses of buildings at 1421 West Adams.

1421 West Adams Boulevard

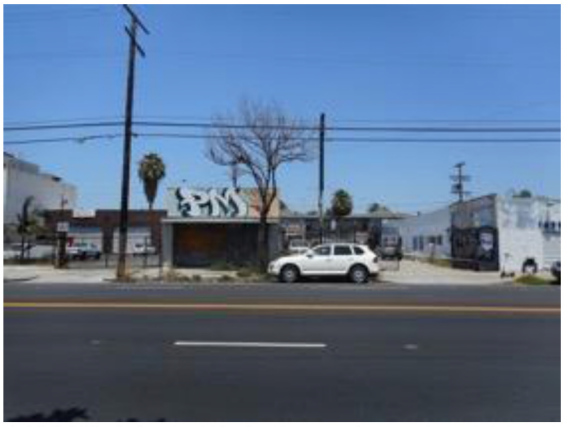
Year	*Name*
1953	The Viking Company Offices and Shop per building permit
1954-1964	Donald E. French
1976	Gary's Tux Shop
1986	A1 Auto Shop
2007	Liberia Azteca

1429 W. Adams Boulevard

In 1946 a 12 foot by 12 foot building was located on the full parcel of Lot 5. It was an office for a used car lot. In 1953 that building was moved to another location on Sunset Boulevard between Havenhurst and Harper streets. At some point Lot 5 was subdivided. While the eastern half was consolidated with Lot 4, the west 25 feet of Lot 5 became its own narrow parcel.

Ion 1958 a narrow building, 22 feet wide by 75 feet long, was constructed on the narrow parcel. There is surface parking, accessed from the alley, on the parcel behind the building. The purpose of the building was to house a Drug Store. The owner was Theodore Jackson. The engineer for the building was R. W. Hall and the contractor was Richard Modiano.

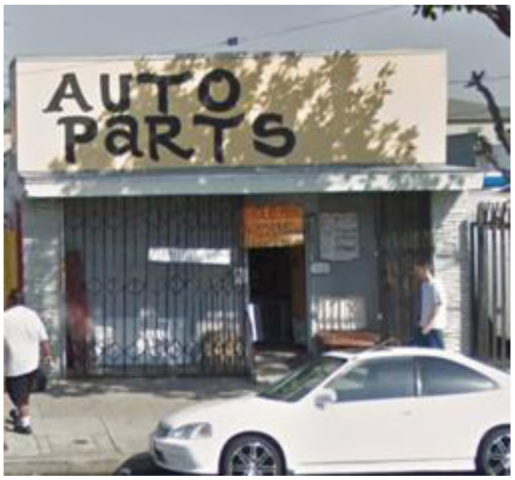
The building is a one-story vernacular commercial building. The building is simple in design with side piers of brick and a projecting canopy. The roof is flat, but there is a false front for signage above the canopy. The storefront has an entry door that is slightly off center. There are display windows to each side of the door. Today the windows are covered with wooden or metal slats.


1429 W. Adams Blvd. street view


Plan view



1429 W. Adams Blvd. c2011 (Google Maps).



1429 W. Adams Blvd. c2012 (Google Maps


1429 W. Adams Blvd, south & east elevations


1429 W. Adams Blvd, west & south elevations

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1429 W. Adams Blvd., south elevation


1429 W. Adams Blvd., east elevation

City Directories and building permits provide data on occupants and owners of the subject buildings. The following information was identified regarding owners and businesses of buildings at 1429 West Adams.

1429 West Adams Boulevard

Year	*Name*
1958	Drugstore per building permit
1975	Iwais Coin Laundry
1981	Antonia Ayala
1986-1990	A1 Muffler
2011	Liberia Azteca
2012-2014	Auto Parts

1431 W. Adams Boulevard

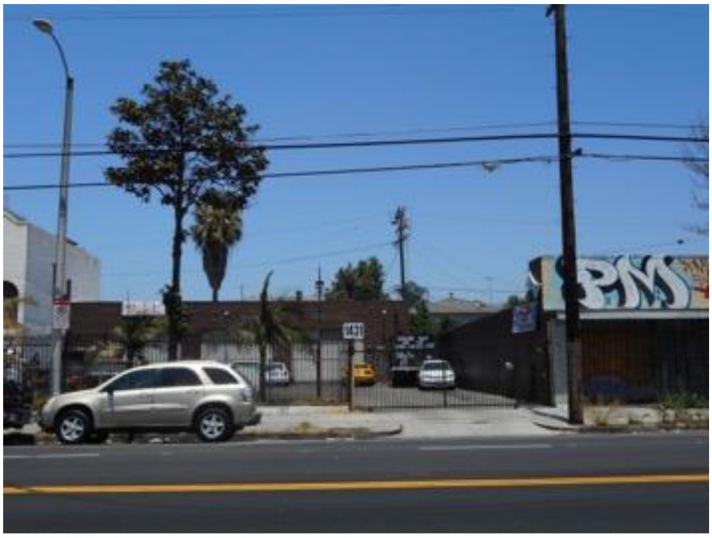
This parcel contained a single-family dwelling that was constructed in 1910. That building became both the residence and office for medical doctor Dr. Joseph Daniels. That building was demolished in 1978.

In 1987 a building permit was taken out by Antonio Ayala and Francisco Alanza to build a muffler/auto parts shop. A portion of lot 7 was combined with Lot 6 to create a 75 foot wide parcel. The building constructed in 1987 was set back at the rear of the property line and is 26 feet deep and 75 feet wide, from one side lot line to just short of the east side lot line (allowing for a passage to the alley). The area in front of the building is paved and serves as a parking and car storage area.

The building is one-story and rectangular in plan. It has three garage doors and was purpose built to accommodate auto repairs. The building has a flat roof. The architect for the building was Kunihiro Nishiya and the owners were the contractors. The stucco clad building has been painted a variety of colors over its 32 years in existence and has support automobile services during that whole period.



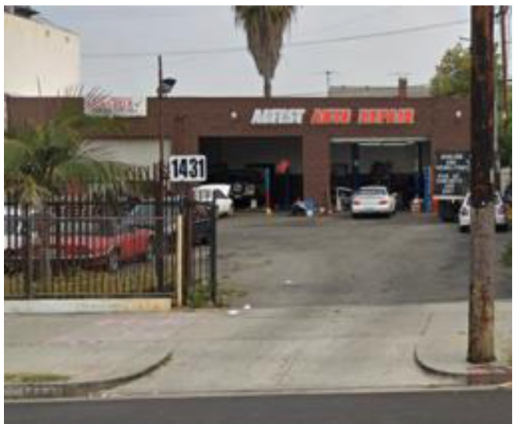
1431 W. Adams Blvd, Plan view.



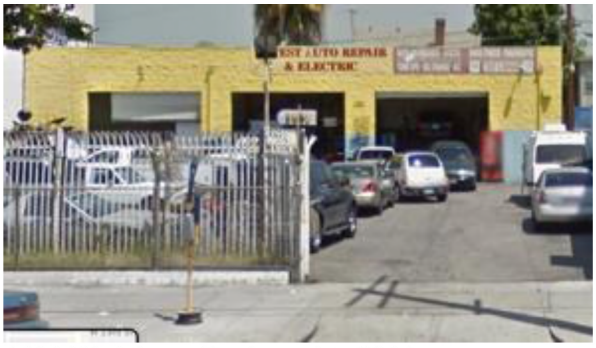
1431 W. Adams Blvd, street view



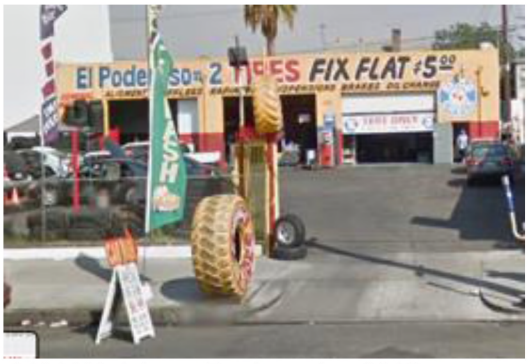
1431 W. Adams Boulevard



1431 W. Adams Boulevard, c2018



1431 W. Adams Boulevard, c 2011



1431 W. Adams Boulevard, c 2012

City Directories and building permits provide data on occupants and owners of the subject buildings. The following information was identified regarding owners and businesses of buildings at 1431 West Adams.

1431 West Adams Boulevard

Year	*Name*
1987	Muffler/Auto Parts per building permit
2000	AmerSmog Center
2010	Melanie's Auto Sales
2017	Altest Auto Repair

REVIEW OF PREVIOUS SURVEYS

The subject properties at 1421 West Adams Boulevard, 1429 West Adams Boulevard, and 1429 West Adams Boulevard are located in the designated Adams-Normandie Historic Preservation Overlay Zone in the South Community Plan Area. All of the subject buildings were determined to be non-contributing buildings to that HPOZ. All the buildings were constructed after the period of significance for the Adams-Normandie Historic Preservation Overlay Zone.

Three buildings on the north side of the 1400 block of West Adams Boulevard were designated as contributing buildings to the Adams-Normandie Historic Preservation Overlay Zone: the 1904 Church building at 1453 West Adams Boulevard (also known as 1449 West Adams Boulevard); the 1928 church at 1443 West Adams Boulevard (also known as 1449 West Adams Boulevard); and a 1928 apartment building at 1475 West Adams Boulevard. The South Central Coast Information Center lists both church buildings as 2S2, Eligible for National Register Listing according to the Directory of Properties by the State Office of Historic Preservation.[9]

Across the street on the south side of the 1400 block of West Adams Boulevard are two contributing buildings to the Adams-Normandie HPOZ: one dwelling on the east end of the block on the St. Agnes Parish property and the other dwelling at the west end of the block at 1470 West Adams Boulevard.



!904 Church on left; 1928 church on right



1928 apartment building at 1475 W. Adams

[9] The results of the SCCIC search in Attachments

SURVEYLA CITYWIDE HISTORIC CONTEXT STATEMENTS

Los Angeles' citywide historic context statement provides the framework for identification and evaluation of historic resources. The contexts/theme used to evaluate the buildings at 1421 West Adams Boulevard, 1429 West Adams Boulevard, and 1429 West Adams Boulevard are for the property types Car Repair, 1920-1970 and Car Showroom, 1920-1970. The buildings are commercial vernacular buildings. Two of the buildings, 1421 West Adams Boulevard and 1429 West Adams Boulevard were not purpose built for automobile related services but were used for such services over the decades. There is no property type context for commercial vernacular buildings constructed after World War II.[10]

Context: Individual Resource Evaluation

Property Type: Car Repair, 1920-1970

Summary Statement of Significance: The car repair shop is a building type that evolved as a facility for repairing and servicing automobiles, and to supply auto parts such as tires and batteries. A car repair facility evaluated under this sub-theme is significant in the area of Commerce and most examples are also significant in the area of Architecture. They illustrate the evolution of the car repair shop as a significant commercial building type related to the automobile and Los Angeles' flourishing car culture. They show how a building type's design and site layout are shaped by accommodation to the needs of automobile as well as the stylistic and economic trends of the day. Extant, intact examples are now rare from the 1920s-30s and are becoming increasingly rare from the 1940s-1950s.

Period of Significance: 1920-1970

Period of Significance Justification: The 1920s is the date of the earliest extant car repair facility in Los Angeles. By this time automobile ownership was great enough to generate specific building types designed around its needs. By the mid to late 1960s independent auto repair shops as well as chain locations were typically located in nondescript buildings.

Geographic Location: Citywide, along arterial roads and highways.

Area(s) of Significance: Commerce; Architecture

Criteria: NR A/C CR 1/3 Local 1/3

Associated Property Type: Commercial - Auto Related – Car Repair

Property Sub-type Description: Facility for repairing and selling parts for the automobile.

[10] Property type sub-themes within the Commercial Development/Neighborhood Commercial Development Context include: Arterial Commercial Development, 1880-1950; Neighborhood Downtowns and Villages, 1909-1960; and post WWII Neighborhood Shopping Centers, 1936-1965. The subject buildings were constructed after the period of significance for Arterial Commercial Development and are not part of any downtown, village or neighborhood shopping center.

Property Sub-type Significance: Extant structures illustrate the evolution of the car repair facility as a significant building type related to the automobile. They show how a building type's architecture is shaped by accommodation to the needs of a particular mode of transportation, as well as the stylistic and economic trends of the day.

Eligibility Standards:

- Was originally designed and historically used to repair and provide parts for the automobile
- Demonstrates convenient automobile access from the street
- Is an excellent, early, or rare remaining example of the property type
- Contains design and site layout features that reflect the influence of, and adaptation to, the automobile
- Was constructed during the period of significance

Character Defining/Associative Features:

- Retains most of the essential character defining features of the type
- Of a style or mixture of styles typical of period of construction such as Spanish Colonial Revival, Streamline Moderne, Mid-Century Modern, and Googie styles
- Typically, also significant within a theme under the Architecture and Engineering context
- Of the layouts typical of adopting to the needs of the automobile (e.g. showroom for parts sold, service bay entrances as dominant façade features, space to maneuver and park automobiles undergoing repair/servicing)
- May be associated with particular companies and/or architects/designers (e.g. Firestone)

Integrity Considerations:

- Should retain integrity of Design, Location, Feeling, Materials, and Association
- Should retain as much design integrity as possible, including overall massing, significant features, and identifying details such as trim and signage
- Some original materials may have been altered, removed, or replaced
- Should retain as much of original relationship to the street and to adjacent buildings as possible so as to establish importance of accommodating the structure to the spatial needs of the automobile
- If use has changed, adaptation to new use should allow for maintenance of as much of the original design and site layout as possible • Site integrity should retain original relationship to the street

Context: Individual Resource Evaluation

Property Type: Car Showroom, 1920-1970

Summary Statement of Significance: The showroom is a building type that evolved as a facility for exhibiting, selling, and often servicing automobiles. A car showroom evaluated under this sub-theme is significant in the area of Commerce; most examples are also significant in the area of Architecture. They illustrate the evolution of the car showroom as a significant commercial building type related to the automobile and Los Angeles' flourishing car culture. They show how a building type's design and site layout are

shaped by accommodation to the needs of automobile as well as the stylistic and economic trends of the day. Extant, intact examples are now rare.

Period of Significance: 1920-1970

Period of Significance Justification: The 1920s is the date of the earliest extant car showroom in Los Angeles. By this time automobile ownership was great enough to generate specific building types designed around its needs. By the late 1960s the auto showroom underwent a change. They were placed further back on their lots and surrounded by parking lots; the cars themselves became the dominate feature from the street.

Geographic Location: Citywide, along arterial roads and highways

Area(s) of Significance: Commerce; Architecture Criteria: NR A/C CR 1/3 Local 1/3

Associated Property Type: Commercial/Auto-Related – Car Showroom

Property Sub-type Description: Facility for exhibiting, selling, and often servicing automobiles

Property Sub-type Significance: Extant examples illustrate the evolution of the showroom as a significant building type related to the automobile. They show how a building type's design is shaped by accommodation to the needs of a particular mode of transportation, as well as the stylistic and economic trends of the day.

Eligibility Standards:

- Originally constructed to sell, and often provide servicing for, the automobile
- Demonstrates convenient automobile access from the street
- Is an excellent example of the property type • Contains design and site layout features that reflect the needs of selling and servicing the automobile
- Was constructed during the period of significance

Character-Defining/Associative Features:

- Retains most of the essential character defining features of the type
- Of a style or mixture of styles typical of the period of construction such as Spanish Colonial Revival, Streamline Moderne, and Mid-Century Modern styles.
- Typically, also significant within a theme under the Architecture and Engineering context.
- Of the design and layouts typical of adapting to the needs of selling and servicing the automobile during the period of significance (e.g. showroom close to the street with large expanses of glass, service bays accessible to the customers' cars, prominent signage)
- Typically reflects corporate design associated with particular car companies and architects/designers

Integrity Considerations:

- Should retain integrity of Design, Location, Feeling, Association, and Materials
- Should retain as much design integrity as possible, including overall massing, significant features (e.g. showroom with display windows), and identifying

details such as trim and signage • Some original materials may have been altered, removed, or replaced
- Should retain as much of original relationship to the street and to adjacent buildings as possible, so as to establish the importance of accommodating the structure to the spatial needs of the automobile (e.g. service door directly adjacent to street in 1920s structures, front showroom and rear service bays in 1930s-1960s structures)

- If use has changed, adaptation to new use should allow for the maintenance of as much of the original design and site layout as possible
- Site layout should retain original relationship to the street and adjacent structures

EVALUATION OF SIGNIFICANCE

1421 West Adams Boulevard

National Register of Historic Places

The property at 1421 West Adams Boulevard is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage. The building is a small commercial building that was constructed in 1953 on an arterial street. There is no evidence that this unremarkable building fostered commercial development along the corridor as such development had been established several decades earlier. The building was originally constructed as offices and later its use was oriented to automobile services. There is no evidence that any historic event took place at the property. The property at 1421 West Adams Boulevard does not meet Criterion A and is not eligible for the National Register of Historic Places.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history. There is no evidence that anyone who worked in the building would be considered a person of historic significance. It is unlikely that anyone else associated with property would be considered persons significant in the past. Thus, the property at 1421 West Adams Boulevard does not meet Criterion B and is not eligible for the National Register of Historic Places.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The building at 1421 West Adams Boulevard was constructed in 1953 as a simple vernacular commercial building of simple design with limited architectural details. The building is not an excellent or significant example of a vernacular commercial building nor is it an example of any architectural style. The building was not designed by a master architect. The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman.

The building at 1421 West Adams Boulevard does not meet Criterion C and is not eligible for the National Register of Historic Places

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 1421 West Adams Boulevard.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 1421 West Adams Boulevard, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at West Adams Boulevard evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

1429 West Adams Boulevard

National Register of Historic Places

The property at 1429 West Adams Boulevard is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage. The building is a small commercial building that was constructed in 1958 on a narrow lot on an arterial street. There is no evidence that this unremarkable building fostered commercial development along the corridor as such development had been established several decades earlier. The building was originally constructed as a drug store and later its use was oriented to automobile services. There is no evidence that any historic event took place at the property. The property at 1429 West Adams Boulevard does not meet Criterion A and is not eligible for the National Register of Historic Places.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history. There is no evidence that anyone who worked in the building would be considered a person of historic significance. It is unlikely that anyone else associated with property would be considered persons significant in the past. Thus, the property at 1429 West Adams Boulevard does not meet Criterion B and is not eligible for the National Register of Historic Places.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The building at 1421 West Adams Boulevard was constructed in 1958 as a drug store in a simple vernacular commercial building of simple design with limited architectural details. The building is not an excellent or significant example of a vernacular commercial building nor is it an example of any architectural style. The building was not designed by a master architect. The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman.

The building at 1429 West Adams Boulevard does not meet Criterion C and is not eligible for the National Register of Historic Places

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 1429 West Adams Boulevard.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 1429 West Adams Boulevard, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at 1429 West Adams Boulevard evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

1431 West Adams Boulevard

National Register of Historic Places

The property at 1431 West Adams Boulevard is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage. The building is a small commercial garage building that was constructed in 1987 on an arterial street. The building is less than 50 years old. There is no evidence that this unremarkable garage/building fostered commercial development along the corridor as such development had been established several decades earlier. There is no evidence that any historic event took place at the property. The property at 1431 West Adams Boulevard does not meet Criterion A and is not eligible for the National Register of Historic Places.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history. There is no evidence that anyone who worked in the garage/building would be considered a person of historic significance. It is unlikely that anyone else associated with property would be considered persons significant in the past. Thus, the property at 1431 West Adams Boulevard does not meet Criterion B and is not eligible for the National Register of Historic Places.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The building at 1431 West Adams Boulevard was constructed in 1987 as a simple garage building to support automobile repairs and services. The vernacular commercial building is of simple design with limited architectural details. The building is less than fifty years old. The building is not an excellent or significant example of a vernacular commercial building nor is it an example of any architectural style. The building was not designed by a master architect. The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman.

The building at 1431 West Adams Boulevard does not meet Criterion C and is not eligible for the National Register of Historic Places

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 1431 West Adams Boulevard.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 1431 West Adams Boulevard, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at 1431 West Adams Boulevard evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

Historic District Evaluation

According to *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*" a district derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties." In

addition, "a district must be significant, as well as being an identifiable entity. It must be important for historical architectural…values." Also "the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity." And "the number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity."[11]

There is no cohesive pattern of development of a historic district composed of auto-related commercial property types on the block to meet eligibility as an historic district. There is no eligible historic district of auto-related properties that includes the 1400 block of West Adams Boulevard.

CEQA ANALYSIS

The California Environmental Quality Act (CEQA) requires evaluation of historical resources to determine if a proposed project would have any significant adverse impact on the historic resource. Any proposed project that would physically detract, either directly or indirectly, from the integrity and significance of an historic resource, would be considered to have a significant adverse impact on the historical resource. Potential impacts to an historical resource include demolition, relocation, conversion, rehabilitation, alteration, or new construction on the site or in the vicinity of the resource.

The impacts of a proposed project are evaluated to determine if they impact a designated historical resource or an eligible historical resource (structure or site). The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects that propose to alter and/or add to an existing historic structure or site. If the proposed project meets these Standards, then the proposed project will not result in any adverse impact to an historical resource. Demolition of an historical resource or an eligible historical resource will result in an adverse impact that cannot be mitigated.

Significance Thresholds

The State of California CEQA Guidelines (defined in §15064_5) and the City of Los Angeles CEQA Thresholds Guide provide technical guidance regarding evaluation of impacts to historical resource. Any project that would physically detract, either directly or indirectly, from the integrity and significance of an historic resource such that its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument, such that the resource would lose its historic eligibility, would be considered to be a significant adverse impact on that historical resource.

CEQA Guidelines

The State of California *CEQA Guidelines* (§15064_5(b)) states that a substantial adverse change to the historical significance of a resource occurs in the following situations:

[11] https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, p. 5.

- 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.

- The significance of an historical resource is materially impaired when a project:

  A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or

  B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code (PRC) or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

  C. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

City of Los Angeles CEQA Thresholds Guide

The City of Los Angeles *CEQA Thresholds Guide* states that a project would have a significant impact on a significant historical resource if the project would cause a substantial change in the significance of the historical resource as defined in Section 15064.5 of the State of California *CEQA Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;

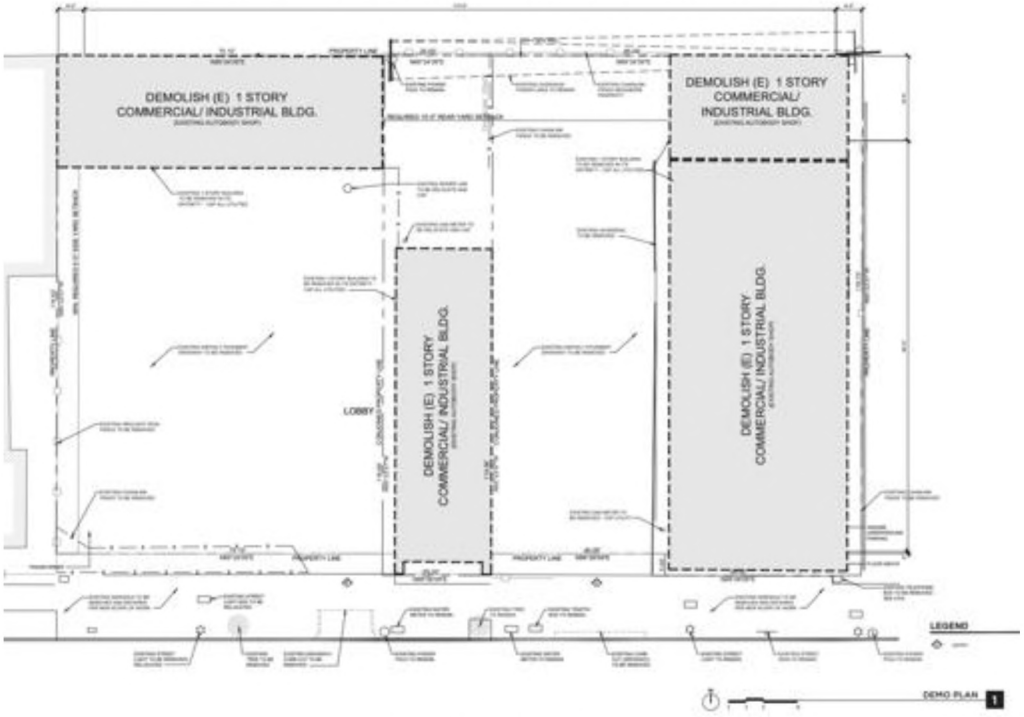
- Relocation that does not maintain the integrity and significance of a significant resource;

- 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 of significance of important resources on the site or in the vicinity.

CEQA Analysis of Proposal for 1421-1431 West Adams Boulevard

The buildings on the parcels known as 1421 West Adams Boulevard, 1429 West Adams Boulevard and 1431 West Adams Boulevard are proposed to be demolished.



Proposed Demolition Plan

Direct Impacts

Based on the preponderance of evidence presented in this report, there are no resources on the parcels at 1421 West Adams Boulevard, 1429 West Adams Boulevard and 1431 West Adams Boulevard that qualify as historical resources under CEQA. Therefore, demolition of the existing building would not result in a direct impact under CEQA.

Indirect Impacts

There are three buildings on the 1400 block of West Adams Boulevard that are contributing buildings to the Adams-Normandie Historic Preservation Overlay Zone: the 1904 church building at 1453 W. Adams Boulevard (originally Grand View First Presbyterian Church, then the West Adams Presbyterian Church's "church room" and today the Community Center for the First AME Zion Church; the 1928 church building at 1443 West Adams Boulevard (also known as 1449 West Adams Boulevard) which was built in 1928 as the West Adams Presbyterian Church; and the apartment building at 1475 West Adams Boulevard constructed in 1928. Across the street on the south side of the 1400 block of West Adams Boulevard are two contributing buildings: one dwelling on the east end of the block on the St. Agnes Parish property and the other dwelling at the west end of the block at 1470 West Adams Boulevard.

The proposed project is a four-story mixed use building, 60 feet tall, with 34 residential units and four retail spaces. The proposed project is to be sited on the three parcels (1421 West Adams Boulevard, 1429 West Adams Boulevard, and 1431 West Adams Boulevard). The proposed project is adjacent to the historic 1928 First AME Zion Church building on the parcel directly west of the proposed project..



Site for proposed mixed use project



Height study showing proposed building and adjacent two historic Church buildings



Drawing of front elevation of proposed mixed use building

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The *Adams-Normandie HPOZ Preservation Plan* guidelines regarding commercial infill will be applied to this project.[12] The CPIO design guidelines also apply to the proposed project.



Rendering of front elevation of proposed mixed use building



First AME Zion Church, 1443 W. Adams Bl.
South elevation



First AME Zion Church, 1443 W. Adams Bl.
East Elevation



Original Presbyterian Church, now Community. Center for First AME Zion Church. west and south elevations



Original Presbyterian Church, now Community Center for First AME Zion Church, south elevation

[12] The *Adams-Normandie HPOZ Preservation Plan* section on residential infill development is focused on residential areas; the proposed project is a mixed use project on a commercial corridor so the proposed project will be evaluated using the Commercial Infill guidelines.

HPOZ guidelines note that the setback of infill buildings should maintain the setback of existing historic buildings. While the 1904 church building is set back slightly from the sidewalk, the 1928 apartment building and the 1928 church located adjacent to the proposed project have not setback. Like the 1928 adjacent building, the proposed building does not have any setback from the sidewalk of the commercial arterial street of West Adams Boulevard.

The HPOZ Guidelines state that the building form for new structures should be simple rectangular in form and that flat roofs are the preferred roof form. The proposed building is rectangular in massing with a flat roof.

The HPOZ guidelines state that if a new structure is proposed that is wider than most individual historic strictures along a street, the new structure should be broken into appropriately sized modules. The HPOZ Guidelines also states that the use of architectural details should be employed to break up the mass of larger buildings. The CPIO Guidelines also suggest color changes, inset windows and sill details and change of building materials as ways to articulate a building's façade design.

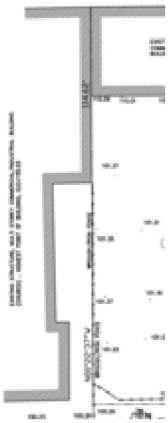
The design of the proposed building's front elevation consists of three modules clad with white plaster and two recessed brick clad areas with balconies. The combination of the white plaster and brick are influenced by the exteriors of the adjacent historic church buildings. The proposed building is articulated across its front façade with breaks in the plane and/or change in material and can include overhangs, balconies porches or cantilevered designs. Also suggested in the CPIO guidelines are related to floor plate and massing changes, inset windows and sill details, and change of building materials at the base.

The HPOZ Guidelines also state that building materials should be similar to those used historically. The colors and dimensions of finish materials such as brick, tile, and stucco, should be similar to those used historically. The project plans for the proposed mixed use building presents a study of historic architectural details, "historic precedents," within the HPOZ that are incorporated into the architectural design of the proposed project. These included white plaster (from the adjacent 1928 church), metal railings and recessed openings (from the 1928 apartment building at 1475 West Adams Boulevard), from buildings in the HPOZ area with flat roofs and horizontal overhang, bay windows, lap siding in tonal color palette and brick masonry (used on the 1904 Church, now the Community Room).

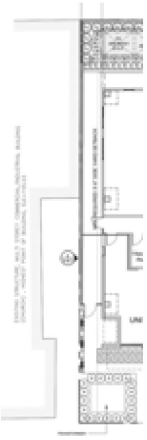
The HPOZ Guidelines state that the ground floor of the primary architectural façade should be composed primarily of transparent elements and pedestrian entrances, That recessed entryways are encouraged for primary entrances on the ground floor level, and that the ground floor of new commercial structures should echo traditional retail storefronts. The retail storefronts of the proposed project are modern interpretations of the traditional storefront featuring large expanses of glazing and face the sidewalk. Entrances on the ground level are recessed.

The proposed mixed use building has no side setbacks. On the west side the property line abuts that of the historic First AME Zion church. The Church was designed to the side property line at its rear but has a setback towards the front of the parcel. This design anticipated that the neighboring parcel would be developed and redeveloped

over time. This is similar to the history of the development of the Church buildings with the lager 1928 church built to the side property line on its west, adjacent to its 1904 building which has a side setback. The east side design with a setback along the front half of the side yard anticipated adjacent development such as a building constructed to the side lot line. The construction of the proposed building to the ide lot line will not impact the setting or historic significance of the First AME Zion Church which was constructed on an urban parcel along a commercial corridor.



Existing Condition between properties



Proposed condition between properties



Drawing showing First AME Zion Church and proposed project at 1421 W. Adams Bl.

The proposed building is sited across the street from the temporary buildings and surface parking lot of the St. Agnes Parish. A small portion of the proposed project is directly across the street from the early 20th Century dwelling on the west end of the St. Agnes parish property. Also, across the street from this dwelling is a late 20th Century service station with convenience store. The proposed project would not have any adverse impact on this isolated HPOZ contributing building as there is no historic setting around or adjacent to that building along the 1400 block of West Adams Boulevard,

Construction of the proposed mixed use building will have no indirect adverse impacts on any contributing buildings in the Adams-Normandie Historic Preservation Overlay Zone.

CEQA Conclusion

As there are no direct or indirect impacts to any historic buildings in the Adams-Normandie Historic Preservation Overlay Zone or to the setting of the HPOZ, there will be no adverse impacts to historic resources from the demolition of the existing buildings or the construction of the proposed mixed use building.

CONCLUSION

Based on the facts presented above, the buildings at 1421 West Adams Boulevard, 1429 West Adams Boulevard and 1431 West Adams Boulevard are not eligible for the National Register of Historic Places, the California Register of Historical Resources, as City of Los Angeles Historic-Cultural Monuments, or as contributors to the Adams-Normandie Historic Preservation Overlay Zone as they:

- are not associated with any historic events or patterns of history;
- are not associated with any historic persons;
- are not an excellent example of a vernacular commercial buildings and are not an excellent example of any architectural style;
- are not the work of a master architect;
- do not possess high quality workmanship or materials;
- are not contributing buildings to the Adams-Normandie HPOZ.

Therefore, the properties 1421 West Adams Boulevard, 1429 West Adams Boulevard and 1431 West Adams Boulevard are not historical resources as defined by CEQA and there will be no adverse impacts as a result of their demolition. The proposed mixed use building meets the Adams-Normandie HPOZ Guidelines for infill buildings and the proposed building will not have any adverse impact on any designated historic buildings or any contributing building to the Adams-Normandie HPOZ. Thus, there are no adverse impacts from the construction of the mixed use project.

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https://preservation.lacity.org/sites/default/files/CommercialDevelopmentandtheAutomobile_1910-1970.pdf

Attachment A: Photographs

North Side of 1400 Block of West Adams Boulevard



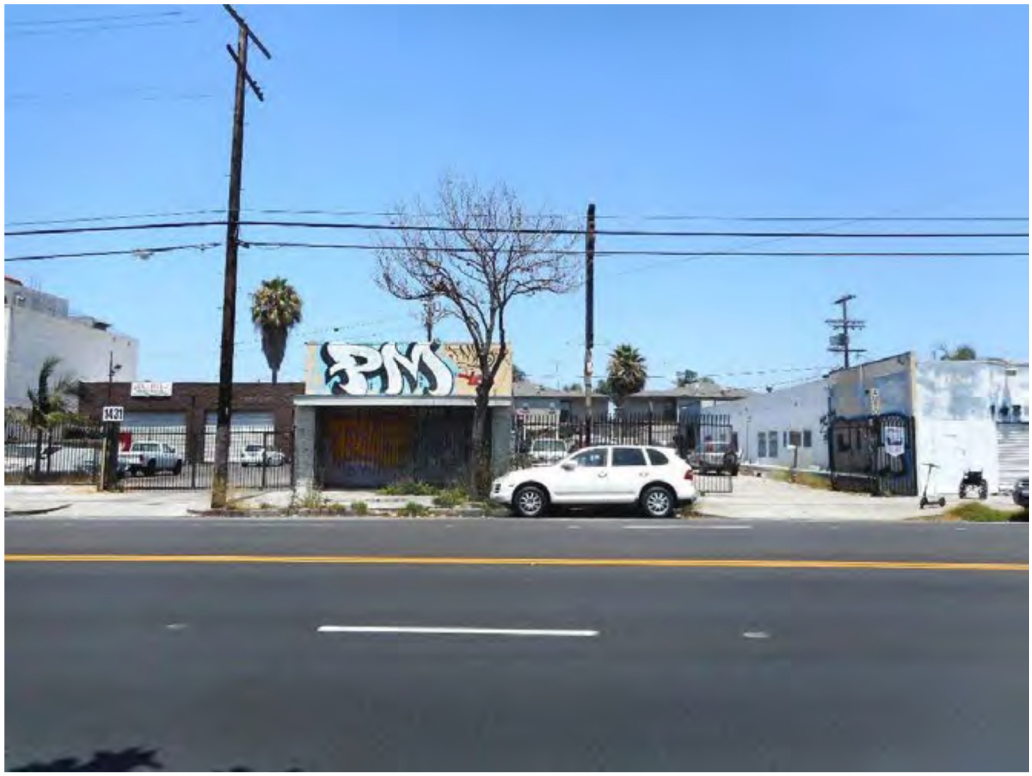
1. 1403 W. Adams Boulevard



2. 1403 W. Adams Boulevard



3. 1421 W. Adams Boulevard



4. 1429 W. Adams Boulevard



5. 1431 W. Adams Boulevard



6. 1443 W. Adams Boulevard



7. 1453 W. Adams Boulevard



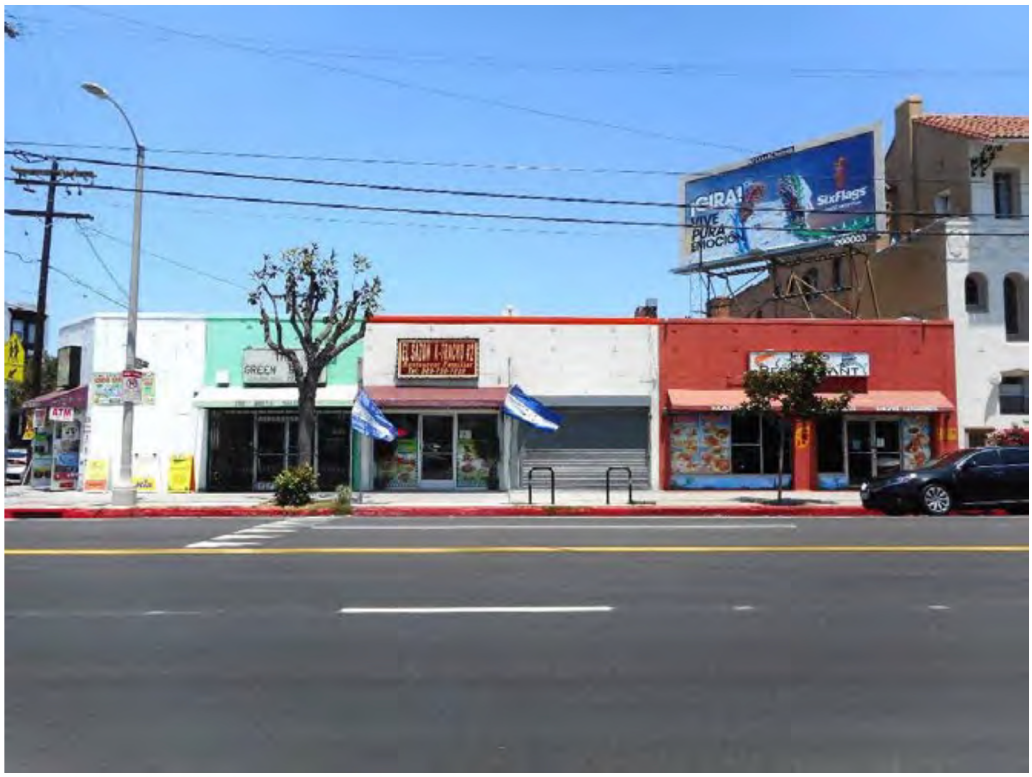
8. Parking lot west of 1453 W. Adams Boulevard



9. 1465 W. Adams Boulevard



10. 1475 W. Adams Boulevard



11. 1479-81 W. Adams Boulevard

South Side of 1400 Block of West Adams Boulevard



12. Corner at W. Adams Boulevard and Vermont Avenue, Vermont side



13. Corner and 1404 W. Adams Boulevard



14. 1404 W. Adams Boulevard



15. 1404 W. Adams Boulevard



16. West of 1404 W. Adams Boulevard



17. 1470 W. Adams Boulevard



18. 1470 W. Adams Boulevard



19. 1470 W. Adams Boulevard



20. 2600 Catalina Street

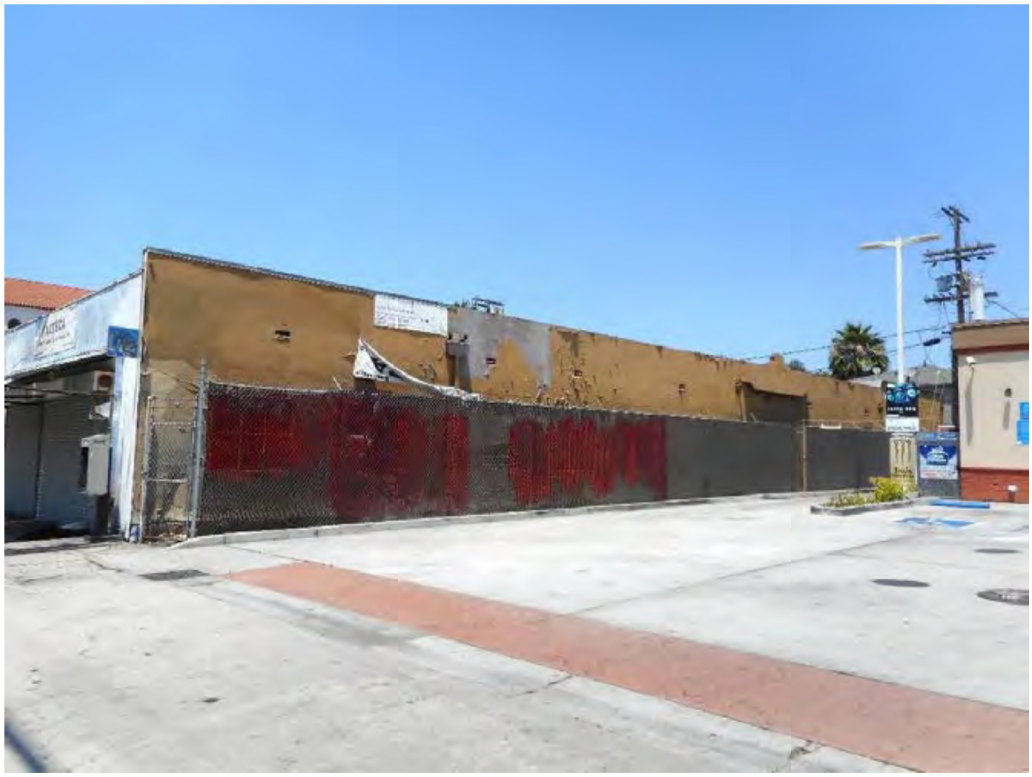
1421 W. Adams Boulevard



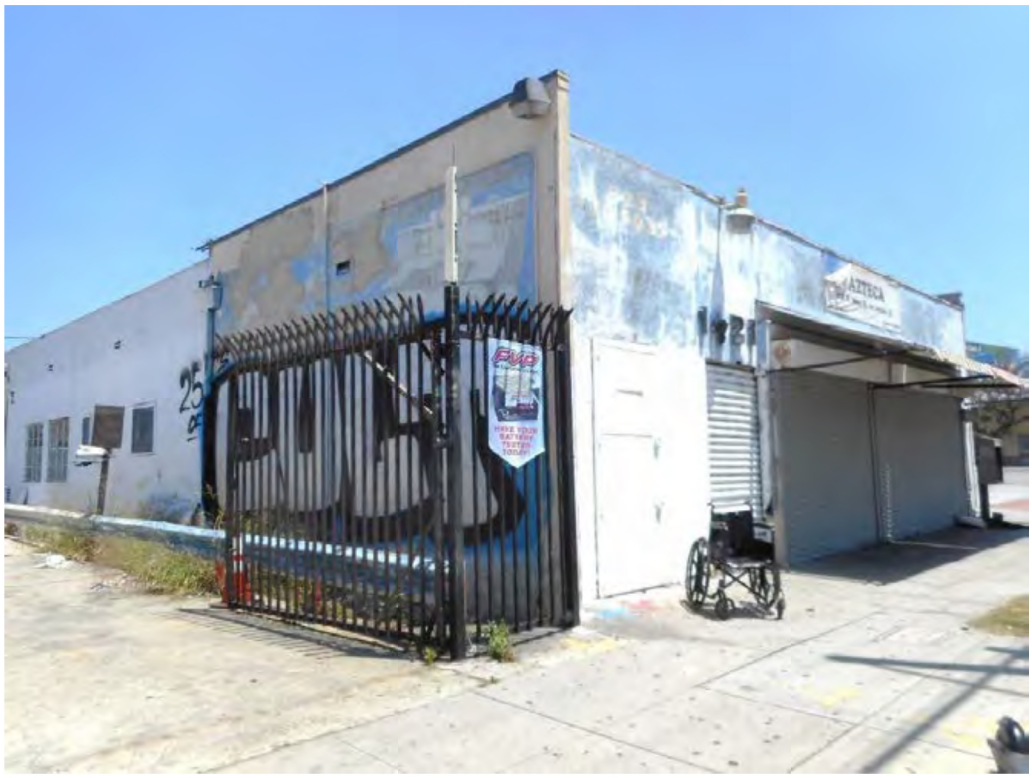
21. 1421 W. Adams Boulevard, south elevation



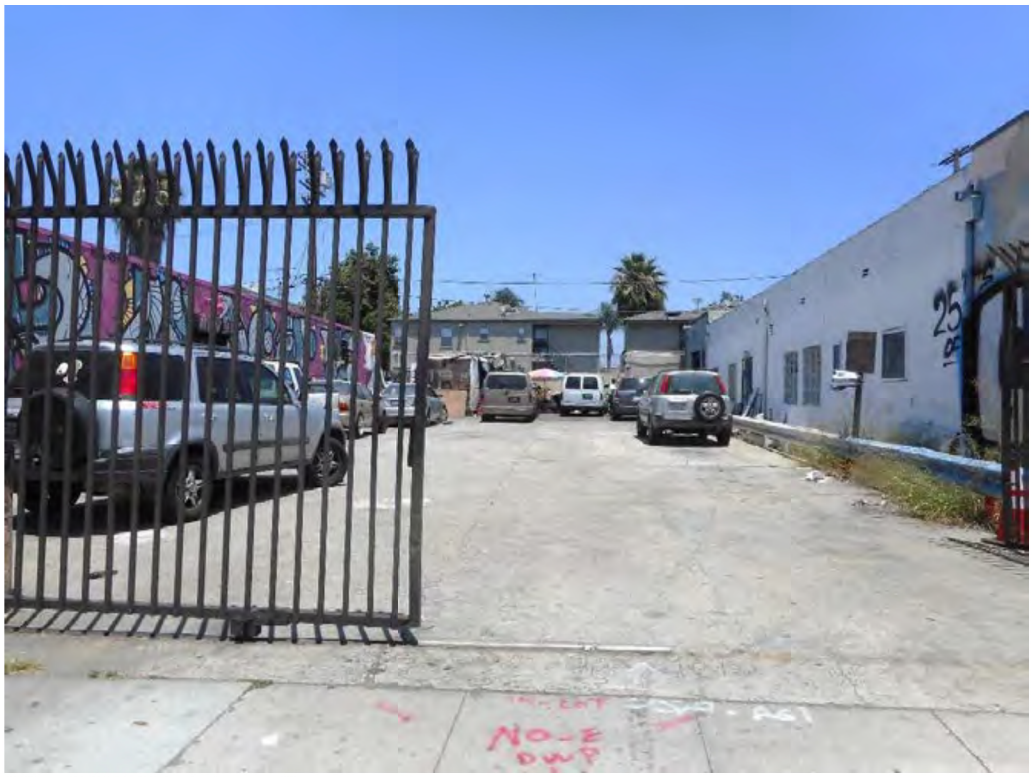
22. 1421 W. Adams Boulevard, south and east elevations



23. 1421 W. Adams Boulevard, east elevation



24. 1421 W. Adams Boulevard, west and south elevations



25. 1421 W. Adams Boulevard, west elevation

1429 W. Adams Boulevard



26. 1429 W Adams Boulevard, south elevation



27. 1429 W Adams Boulevard, south elevation



28. 1429 W Adams Boulevard, east elevation



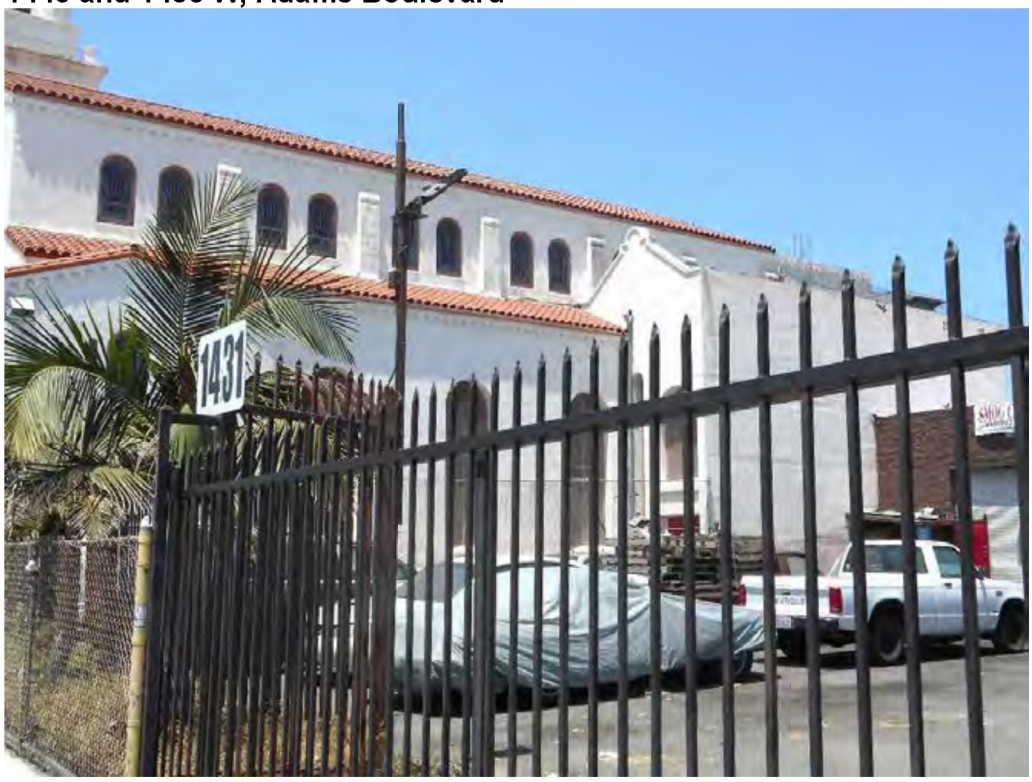
29. 1429 W Adams Boulevard, west and south elevations

1431 W. Adams Boulevard

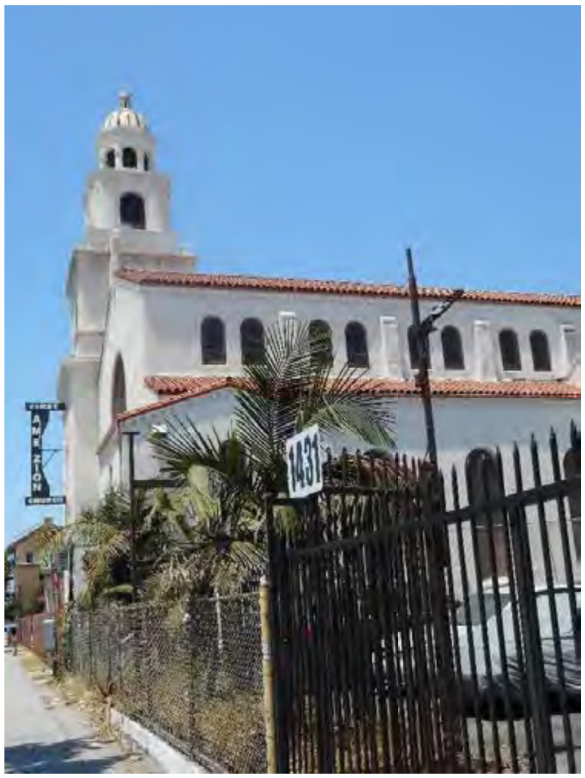


30. 1431 W. Adams Boulevard

1443 and 1453 W, Adams Boulevard



31. 1443 W. Adams Boulevard, south and east elevation



32. 1443 W. Adams Boulevard, south and east elevation

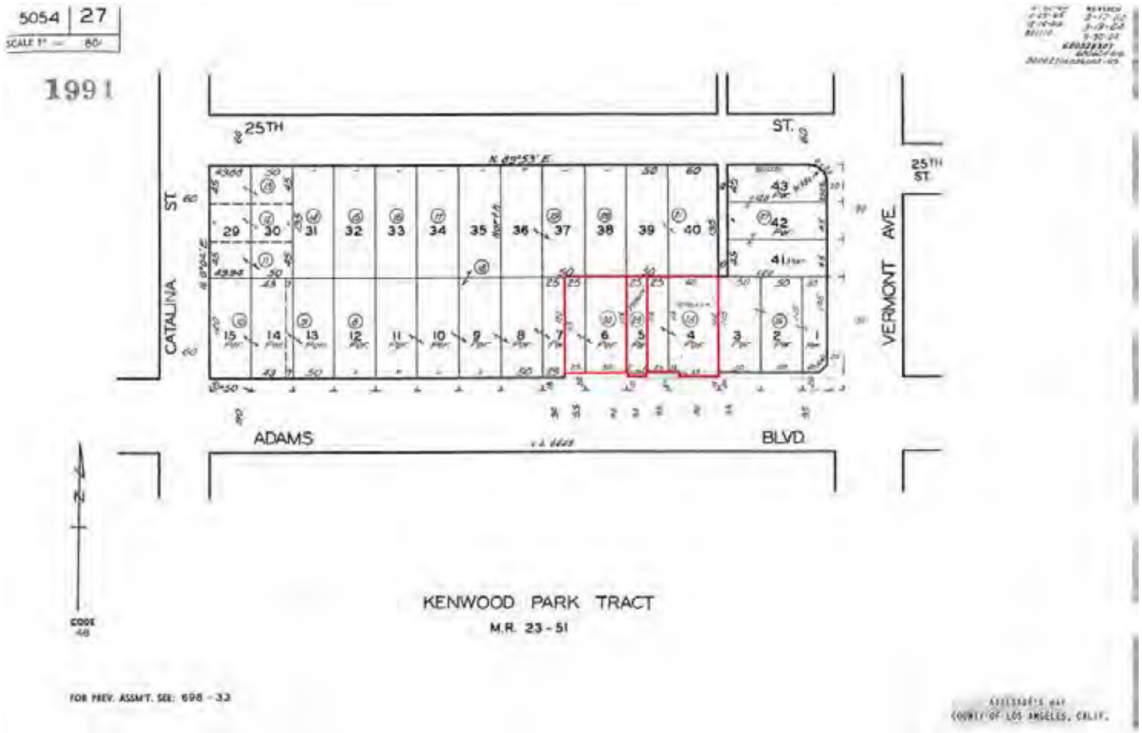


33. 1443 and 1453 W. Adams Boulevard west and south elevations

Attachment B: Maps



Aerial photograph (ca. 2018)

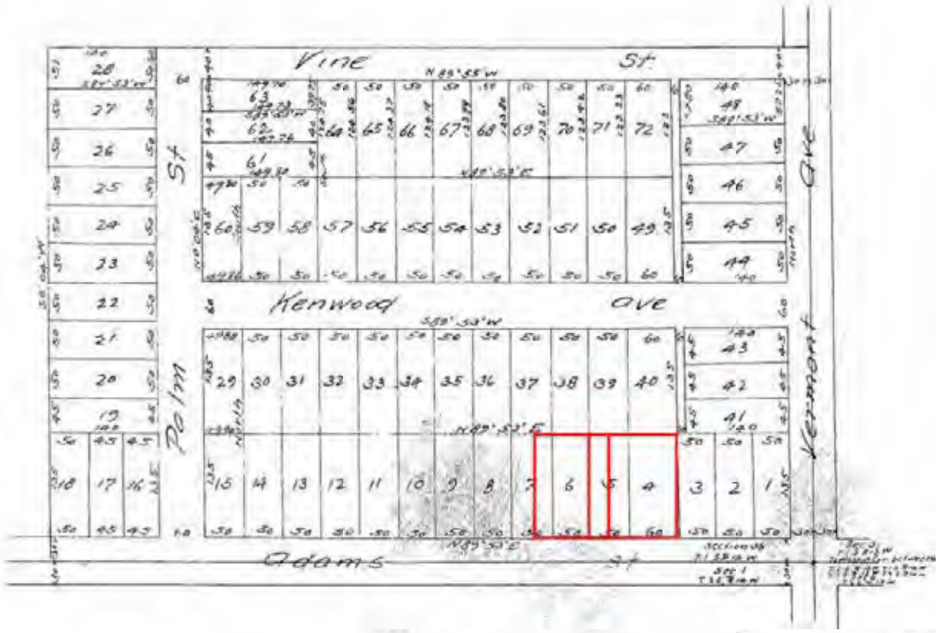


Los Angeles County Assessor's Map

+23+51

51

MAP
of the
KENWOOD PARK TRACT.
Being a part of the S½ of the SE¼ of the SE¼ of Sec 36. T1S R14W
S.B.M.
Los Angeles Co Cal.
Subdivided for Barton Bailey & Friesner
By
Whitlenow Rowson
Sept 1885
Scale 80 ft to one inch



O full true and correct copy of the original reduced to 120 feet to one inch recorded Sept 17. 1887 at 35 min at request of K Barton
Frank O Gibson County Recorder
By George Bugbee Deputy

23

Original Tract Map

ATTACHMENT C: Building Permits

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

There are two ways to request a copy of the document image.
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201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles,CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys,CA 91401

Address: 1421 - 1431 W ADAMS

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CERTIFICATE OF OCCUPANCY		8/10/1954	1953LA69060	IDIS: O0552 01170 0000 HIST: M0288 005 0492	
CERTIFICATE OF OCCUPANCY		8/10/1954	1953LA69060	IDIS: O0594 01141 0000 HIST: O101	
CERTIFICATE OF OCCUPANCY		8/10/1954	1953LA75315	IDIS: O0552 01170 0000 HIST: M0288 005 0492	
CERTIFICATE OF OCCUPANCY		8/10/1954	1953LA75315	IDIS: O0594 01141 0000 HIST: O101	
CERTIFICATE OF OCCUPANCY		10/31/1958	1958LA03141	IDIS: O0552 01187 0000 HIST: 20088 005 0509 HIST: 20088 050 0509 HIST: O101 1 2364	
CERTIFICATE OF OCCUPANCY		10/31/1958	1958LA03141	IDIS: O0594 01151 0000 HIST: O101	
CERTIFICATE OF OCCUPANCY		10/31/1958	1958LA03141	HIST: M0288 005 0509 IDIS: O2015 00770 0000	
CERTIFICATE OF OCCUPANCY		5/10/1990	1987LA82349	HIST: M0515 003 0027	
CERTIFICATE OF OCCUPANCY		5/10/1990	1987LA82349	HIST: M0515 003 0027 IDIS: O2011 01811 0000	
CERTIFICATE OF OCCUPANCY		8/28/2003	02016-10000-15382	IDIS: O0509 02394 0000	

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
COMMISSION	BAAB BOARD FILE	12/31/1986	BF 861750	HIST: B0138 006 0371	
COMMISSION	BAAB BOARD LETTER	1/13/1987	BF 861760	HIST: B0135 008 0352	
ELECTRICAL PERMIT		2/2/1988	0288F2531	HIST: T0125 006 0147	
ELECTRICAL PERMIT		5/8/1989	0589K8869	HIST: T0173 001 0403	
ELECTRICAL PERMIT		4/4/1990	0490LA031404	HIST: T0208 006 0084	
MECHANICAL PERMIT	PLUMBING	7/6/1988	0788F1165	HIST: T0142 002 0039	
MECHANICAL PERMIT	PLUMBING	4/4/1989	0489E448	HIST: T0168 006 0133	
MECHANICAL PERMIT	PLUMBING	4/4/1989	0489E448	HIST: T0168 006 0133	
MECHANICAL PERMIT	PLUMBING	11/14/1989	1189C7920	HIST: T0193 006 0433	
PLAN MAINTENANCE		10/16/1987	1987LA78239	HIST: H1231 001 0011	
PLAN MAINTENANCE		11/24/1987	1987LA82349	HIST: H1291 001 0369	
PLAN MAINTENANCE		11/24/1987	1987LA82349	HIST: H1291 001 0369	
PLAN MAINTENANCE		11/24/1987	1987LA82349	HIST: H1291 001 0369	
RANGE FILE	MISCELLANEOUS	2/2/1950		HIST: R0001 012 0122	
RANGE FILE	MISCELLANEOUS	10/17/1978		HIST: R0001 012 0165	
RANGE FILE	MISCELLANEOUS	8/4/1981		HIST: R0001 012 0129	
RANGE FILE	MISCELLANEOUS	3/24/1986		HIST: M0166 006 0324	
RANGE FILE	MISCELLANEOUS	3/24/1986		HIST: M0166 006 0324 thru M0166 0330	
RANGE FILE	MISCELLANEOUS	8/13/1987		HIST: M0252 005 0344	
RANGE FILE	MISCELLANEOUS	8/13/1987		HIST: M0252 005 0344 thru M0252 0357	
RANGE FILE	MISCELLANEOUS	11/14/1990		HIST: M0548 004 0094	
RANGE FILE	MISCELLANEOUS	11/14/1990		HIST: M0548 004 0094 thru M0548 0097	
RANGE FILE	MISCELLANEOUS	12/5/1990		HIST: M0562 002 0104	
RANGE FILE	MISCELLANEOUS	12/5/1990		HIST: M0562 002 0104 thru M0562 0108	
RANGE FILE	MISCELLANEOUS	6/30/2003		HIST: M1509 8 443 thru M1509 8 444	
RANGE FILE	MISCELLANEOUS	6/30/2003		HIST: M1509 008 0443 thru M1509 0444	
RANGE FILE	MISCELLANEOUS	7/29/2004		IDIS: R521 00456 0000 thru R521 00456 0006	
RANGE FILE	MISCELLANEOUS	12/15/2004		IDIS: R521 00457 0000 thru R521 00457 0003	
RANGE FILE	MISCELLANEOUS	9/26/2005		IDIS: R555 00727 0000 thru R555 00727 0002	

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
RANGE FILE	MISCELLANEOUS	12/16/2005		IDIS: R555 00725 0000 thru R555 00725 0002	
RANGE FILE	MISCELLANEOUS	12/16/2005		IDIS: R555 00726 0000 thru R555 00726 0002	
RANGE FILE	MISCELLANEOUS	6/2/2006		IDIS: R616 00095 0000 thru R616 00095 0005	
RANGE FILE	MISCELLANEOUS	6/2/2006		IDIS: R616 00096 0000 thru R616 00096 0005	
RANGE FILE	MISCELLANEOUS	5/2/2007		IDIS: R652 00479 0000 thru R652 00479 0006	
RANGE FILE	MISCELLANEOUS	6/7/2007		IDIS: R652 00478 0000 thru R652 00478 0004	
RANGE FILE	MISCELLANEOUS	1/30/2009		IDIS: R731 00471 0000 thru R731 00471 0006	
RANGE FILE	MISCELLANEOUS	2/13/2009		IDIS: R731 00470 0000 thru R731 00470 0005	
RANGE FILE	MISCELLANEOUS	11/10/2009			
RANGE FILE	MISCELLANEOUS	11/18/2009			
RANGE FILE	MISCELLANEOUS	5/14/2012			
RANGE FILE	MISCELLANEOUS	11/2/2012			
RANGE FILE	MISCELLANEOUS	11/2/2012			
RANGE FILE	MISCELLANEOUS	11/2/2012			
RANGE FILE	MISCELLANEOUS	11/2/2012			
RANGE FILE	MISCELLANEOUS	1/24/2013			
RANGE FILE	MISCELLANEOUS	1/24/2013			
RANGE FILE	MISCELLANEOUS	7/31/2013			
RANGE FILE	MISCELLANEOUS	10/18/2013			
RANGE FILE	MISCELLANEOUS	10/18/2013			
RANGE FILE	MISCELLANEOUS	10/23/2013			
RANGE FILE	MISCELLANEOUS	11/8/2013			
RANGE FILE	MISCELLANEOUS	3/20/2015			
RANGE FILE	MISCELLANEOUS	4/14/2015			
RANGE FILE	MISCELLANEOUS	9/11/2015			
RANGE FILE	MISCELLANEOUS	10/22/2015			
RANGE FILE	MISCELLANEOUS	7/12/2017			
RANGE FILE	MISCELLANEOUS	9/25/2018			

All applications must be filled out by applicant.

WARD 5

Applicant must indicate the Building Line or Lines clearly and distinctly on the drawings.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified or not.

(Sign here) J. B. Roby

Los Angeles, Cal., FEB 24 1910, 190 0

CITY ASSESSOR: Please Verify

REMOVED FROM	REMOVED TO
Lot 6 & E 20 ft Lot 7, Block	Lot ____, Block ____
Tract Alvarado Tract	Tract ____
City	City Walteria Bay
Book 19 Page 6 F. B. Page 13	Book ____ Page ____ F. B. Page ____

TAKE TO ROOM NO 6 FIRST FLOOR

CITY ENGINEER: Please Verify Street Number

From No. 1431 W Adams St To No. 7

TAKE TO ROOM NO. 34 THIRD FLOOR

1. Owner's name J B Roby
2. Owner's address 1401 West Adams st
3. Architect's name ____
4. Builder's name Walter Ley Morris
5. Builder's address Santa Monica
6. Entire cost of the Proposed Improvements, $ 100.00
7. Purpose of building Garage
8. Class of building D No. of rooms at present one
9. No. of stories in height one Size of building 12 x 16
10. Size of addition 12 x 24
11. Material of foundation mono Size Footing ____ Size of wall ____
12. Size of exterior studs 2 x 4 Interior studs ____ x ____
13. Size of mud sills 2 x 6 Bearing studs ____ x ____
14. Size of first floor joist 2 x 6 Second floor joist ____ x ____
15. State on following lines just what you want to do:

Enlarge one garage one building
from 12 x 16 to 12 x 24

Permit No 1364

B

43

RECEIVED

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....

Present location of building } 1431 W. Adams (House Number and Street)

New location of building } ..... (House Number and Street)

Between what cross streets } Vermont first 1st West Catalina

Approved by City Engineer.

..... Deputy.

1. Purpose of PRESENT building Res. (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 8

2. Use of building AFTER alteration or moving Res. Families 1 Rooms 8

3. Owner (Print Name) Dr. John F. Flynn Phone P.A. 1468

4. Owner's Address 1431 W. Adams

5. Certificated Architect None State License No. ..... Phone .....

6. Licensed Engineer None State License No. ..... Phone .....

7. Contractor None State License No. ..... Phone .....

8. Contractor's Address ..... DOUBLE FEES

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 1000

10. State how many buildings NOW on lot and give use of each. 1 Res. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building 35 x 40 Number of stories high 2 Height to highest point 20

12. Class of building Residence Material of existing walls Wood siding Frame Exterior framework wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Raise present foundation 12" around existing house
extend dimensions 35' x 45' underpinning to be
replaced with pressure treated lumber
Increase size of living room approx 10' x 12'
Replace 60 sq ft of siding
Memo (New floor & Underpinning) add 10 x 12 to Living Room

Fill in Application on other Side and Sign Statement DOUBLE FEES (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 12505	Plans and Specifications checked Smith	Zone C-2	Fire District No. 4
	Corrections verified Smith	Bldg. Line No Ft.	Street Widening No Ft.
	Plans, Specifications and Applications rechecked and approved [illegible]	Application checked and approved 4/3/33 Smith Clerk	Fee 12.00 Stamp here when Permit is issued
PLANS Rec'd Apr 3 33	For Plans See	Filed with	SPRINKLER Required ____ Specified ____ Valuation Included ____ Yes ____ No	Inspector

APR -3 1933

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 10 x 12 Size of Lot ..... x ..... Number of Stories when complete 2

Material of Foundation Conc Width of Footing 16" Depth of footing below ground 12"

Width Foundation Wall 8" Size of Redwood Sill 2 x 6 Material Exterior Walls Wood

Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs ..... x .....

Joists: First Floor 2x8 x 2x12 Second Floor ..... x ..... Rafters 2x4 x ..... Roofing Material Comp. Ft.

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here X Edw W. Raith
(Owner or Authorized Agent)

By .....

FOR DEPARTMENT USE ONLY

Application	Fire District B	Bldg. Line 15'	Termite Inspection .....
Construction	Zoning	Street Widening	Forced Draft Ventil .....

(1) REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from ..... Street

Sign Here .....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here .....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here .....
(Owner or Authorized Agent)

REMARKS: .....

Gf.

I hereby certify that there is no general contractor for this building or work.

(Signed) X Edw Raith

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles.

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described or any portion thereof for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot 6
Tract	Tract Kenwood Park Tract

Present location of building: 1431 W Adams (House Number and Street)

New location of building: None (House Number and Street)

Between what cross streets: Vermont & Budlong (Catalina St.)

Approved by City Engineer: WM Deputy

1. Purpose of PRESENT building: Residence (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 10
2. Use of building AFTER alteration or moving: Residence Families 1 Rooms 10
3. Owner (Print Name): DR. JOHN R. FLYNN Phone PA 1468
4. Owner's Address: 1431 W Adams
5. Certificated Architect: None State License No. Phone
6. Licensed Engineer: None State License No. Phone
7. Contractor: None State License No. Phone
8. Contractor's Address: OK-W.P.
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 150 00
10. State how many buildings NOW on lot and give use of each: 1 RES. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 36 x 38 Number of stories high 2 Height to highest point 30 ft.
12. Class of building Frame. Material of existing walls Wood Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Reroofing entire house with composition shingles

Reroofing only

5/6/43

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 16982	FOR DEPARTMENT USE ONLY 7289			
	Plans and Specifications checked	Zone C3	Fire District No. #3	Fee DRC
	Corrections verified	Bldg. Line 70 Ft.	Street Widening 20 Ft.	Stamp here when Permit is issued MAY -1 1940
PLANS Rec'd	Plans, Specifications and Applications rechecked and approved Parun	Application checked and approved MAY 1 40 Clerk		
	For Plans See / Filed with	SPRINKLER Required Valuation Included / Specified Yes—No		Inspector Geo Wilder

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition ....x..... .....Size of Lot....50....x....125....Number of Stories when complete.....

Material of Foundation.....None.....Width of Footing.... .... . .Depth of footing below ground.....

Width Foundation Wall.... . .....Size of Redwood Sill.. . .....x. . . ...Material Exterior Walls.....

Size of Exterior Studs.. .. ..x..... .....Size of Interior Bearing Studs..... . .....x.....

Joists; First Floor.... ...x.....Second Floor.....x.....Rafters.....x. .....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application	Fire District Residence	Bldg. Line.	Termite Inspection.....
Construction	Zoning	Street Widening	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here..... .....
(Owner or Authorized Agent)

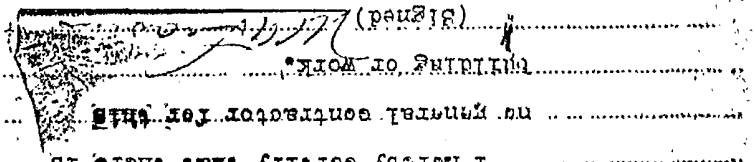
(3)
No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here..... .....
(Owner or Authorized Agent)

REMARKS: .....



Bldg. Form 2

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 6

Tract Kenwood Park Tr.

Location of Building 1431 W Adams St. (House Number and Street)

Between what cross streets Vermont Ave. & ~~Broadway~~ Catalina St.

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Pvt Garage (3 Car.) (Store, Residence, Apartment House, Hotel, or any other purpose) Families Rooms
2. Owner (Print Name) DR. John N. R. FLYNN Phone PR 1468.
3. Owner's address 1431 W Adams St
4. Certificated Architect NONE State License No. Phone
5. Licensed Engineer NONE State License No. Phone
6. Contractor Owner State License No. Phone
7. Contractor's address OK W.P.
8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 500 00
9. State how many buildings NOW on lot and give use of each. 1 RES. (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 20 x 28 No. Stories 1 Height to highest point 11 Size lot 25 x 135
11. Type of soil adobe Foundation (Material) Concrete Depth in ground 6"
12. Width of footing 12 Width of foundation wall 6" Size of redwood sill 3 x 4
13. Material exterior wall Siding Size of studs: (Exterior) 2 x 4 (Interior bearing) x
14. Joist: ~~First floor~~ x ~~Second floor~~ x Rafters 2 x 4 Material of roof Composition Shingle
15. Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

See Over

Sign here Dr. John N. Flynn (Owner or Authorized Agent)

By Wells & Lamm

Plans, Specifications and other data must be filed if required.

5/1/40 / Jmk

FOR DEPARTMENT USE ONLY 7-19

PERMIT NO. 16983	Plans and Specifications checked	Zone C3	Fire District No. No	Fee 3.50 Stamp here when Permit is issued
	Corrections verified	Bldg. Line No Ft.	Street Widening No Ft.	MAY -1 1940
PLANS Rec'd	Plans, Specifications and Application rechecked and approved	Application checked and approved MAY 1 40 Clerk		
	For Plans See / Filed with	SPRINKLER Required Valuation included / Specified Yes—No		Inspector

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building referred to in this Application will be more than 100 feet from

ADAMS BLVD Street

Sign here..... (Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here..... (Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign here..... (Owner or Authorized Agent)

REMARKS:

INSIDE LOT ✓	LOT SIZE 50 X 135
KEY LOT	..... Ft. rear alley
CORNER LOT	10 Ft. side alley
CORNER LOT KEYED	Yes

I hereby certify that there is no General contractor for this building or work.

(Signed) .....

Ltg. Form 3

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE V

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract
Present location of building: 1431 W. ADAMS BLVD. Zone 7 (House Number and Street)	
New location of building	(House Number and Street)
Between what cross streets: VERMONT AND CATALINA	

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Use of existing building: Resident and Dr. OFFICE (Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 7
2. State how long building has been used for present occupancy 12 YEARS
3. Use of building AFTER alteration or moving SAME Families Rooms
4. Owner (Print Name) JOSEPH AND CARLEAH DANIELE Phone PA 1468
5. Owner's Address 1431 W. ADAMS P. O. LOS ANGELES
6. Certificated Architect NONE State License No. Phone
7. Licensed Engineer NONE State License No Phone
8. Contractor NONE State License No. Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 600.00
11. State how many buildings NOW on lot and give use of each. DWELLING — GARAGE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building ... x ... Number of stories high 2 Height to highest point
13. Material Exterior Walls WOOD (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work:

USING Foyer BETWEEN OFFICE AND Residence FOR THE WAITING ROOM AND NURSE OFFICE; LABORATORY AND DARK ROOM — PARTITIONS NECESSARY.

DOUBLE FEE

Fill in Application on other Side and Sign Statement (Over)

FOR DEPARTMENT USE ONLY

PERMIT No. 385	Inside Lot / Corner Lot; Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk	Fee 800
	Plans and Specifications checked	Zone C	Fire District No.		Stamp here when Permit is issued
	Corrections verified	Bldg. Line 20 Ft.	Street Widening Ft.		JAN 9 1945
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved Clerk			
JAN 8 1945 Board	For Plans See / Plans with	Cashiers Inspection	SPRINKLER Supplied Required Valuation Includes Yes — No		Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

15. Size of Addition 24' x 8' Size of Lot ..... x ..... Number of Stories when complete 1

16. Type of Roofing .....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Goliah F. Wanule
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY		
(a) Footing: Width	Depth in Ground	Width of Wall .....
(b) Size of Studs		Material of Floor .....
(c) Size of Floor Joists ..... x		Size of Rafters ..... x .....

(1) PLAN CHECKING	(2) REINFORCED CONCRETE	(3)
Receipt No. 1556	Barrels of Cement	The building referred to in this Application will be more than 100 feet from ..... Street
Valuation $ 600	Tons of Reinforcing Steel	Sign here ..... (Owner or Authorized Agent)
Fee Paid $ 5.25		

REMARKS:

Bldg. Form 3

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE V

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract
Present location of building: 1431 - W - ADAMS BLVD (House Number and Street)	Approved by City Engineer.
New location of building: SAME (House Number and Street)	
Between what cross streets: CATALINA AND VERMONT	Deputy.

USE INK OR INDELIBLE PENCIL.

1. Use of existing building: RESIDENCE AND OFFICE, 2 Families: 1 Rooms: 14 (Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy: 12 YEARS
3. Use of building AFTER alteration or moving: Real Office Families: 1 Rooms: 14
4. Owner (Print Name): JOSEPH A. DANIELE & CARLEAH DANIELE Phone: PAIRLE.
5. Owner's Address: 1431 - W - ADAMS BLVD P. O. LOS ANGELES
6. Certificated Architect: NONE State License No. Phone
7. Licensed Engineer " State License No. Phone
8. Contractor " State License No. Phone PERMIT 100
9. Contractor's Address "
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)
11. State how many buildings NOW on lot and give use of each: HOUSE AND GARAGE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high: 2 Height to highest point
13. Material Exterior Walls: STUCCO (Wood, Steel or Masonry) Exterior framework: WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work:

~~ADDING LAUNDRY ROOM IN GARAGE MOVING TOILET TO UNDER STAIRS TO HAVE TUB PLUMBED TO SEWER IF IT IS NECESSARY CONCRETE PIERS WITH POSTS AND STUCCO FENCE THE PORCH IS OPEN BUILT OF STUCCO CEMENT AND BRICK ALREADY THERE WE ARE PAINTING PARTITIONS~~ Same as Sold Now. Asked permit to remodel without moving (Over)

Fill in Application on other Side and Sign Statement

FOR DEPARTMENT USE ONLY

PERMIT No. 10070	Inside Lot / Corner Lot; Key Lot / Corner Lot Reversed; Lot Size; Ft. rear alley / Ft. side alley; Class M			Fee 1.50
PLANS	Plans and Specifications checked	Zone C3	Fire District No. 2	Stamp here when Permit is issued
	Corrections Verified	Bldg. Line No Ft.	Street Widening Ft.	
	Plans, Specifications and Application rechecked and approved. Will Taggart	Application checked and approved Mulle 7/10/45 Date		
	For Plans See Filed with	Conditions: Inspection; Permit Clear: Zoning; Valuation Included Yes — No		Inspector West

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

15. Size of Addition 6 x 6 3 Size of Lot ____ x ____ Number of Stories when complete 1

16. Type of Roofing ____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here [signature] (Owner or Authorized Agent)

By ____

FOR DEPARTMENT USE ONLY

(a) Footing: Width ____ Depth in Ground ____ Width of Wall ____

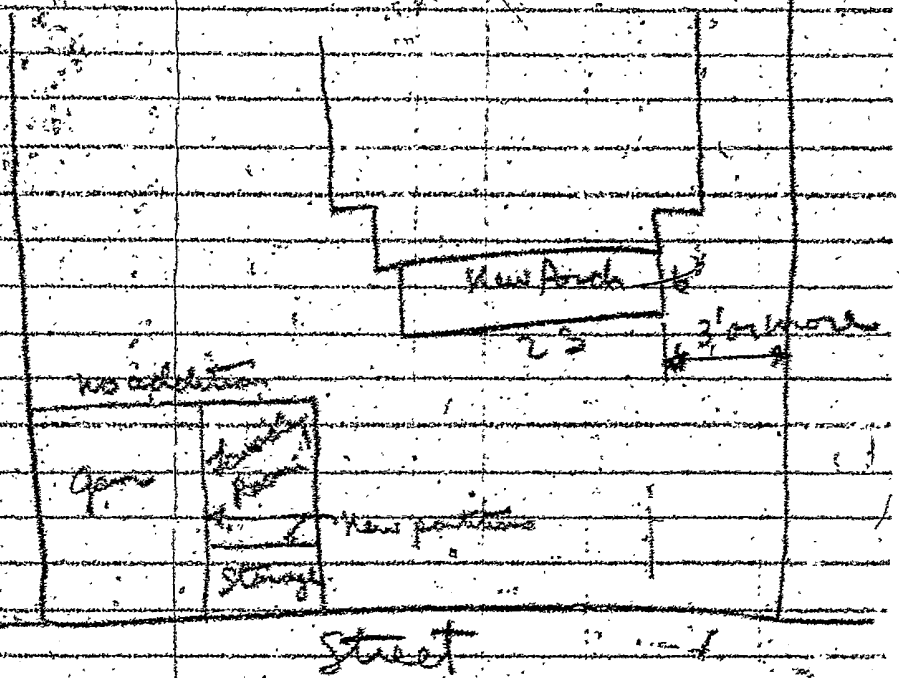
(b) Size of Studs ____ Material of Floor ____

(c) Size of Floor Joists ____ x ____ Size of Rafters ____ x ____

(1) PLAN CHECKING	(2) REINFORCED CONCRETE	(3)
Receipt No. 4882	Barrels of Cement ____	The building referred to in this Application will be more than 100 feet from ____ Street
Valuation $ 450.	Tons of Reinforcing Steel ____	Sign here ____ (Owner or Authorized Agent)
Fee Paid $ 1.00		

REMARKS:

Valuation of $100 is for porch only.
Wild Taggart



Bldg. Form 8

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE V

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract
Present location of building: 1431 W Adams Blvd (House Number and Street)	Approved by City Engineer.
New location of building: (House Number and Street)	
Between what cross streets: Catalina and Vermont	Deputy.

USE INK OR INDELIBLE PENCIL

1. Use of existing building: Parking garage (Store, Dwelling, Apartment House, Hotel or other purpose) Families ... Rooms ...
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving: Garage Laundry Room Storage Families ... Rooms ...
4. Owner (Print name): Charles A Daniels and Carl Daniels Phone DA 145?
5. Owner's Address: 1431 W Adams Blvd P. O. LA
6. Certificated Architect ... State License No. ... Phone ...
7. Licensed Engineer ... State License No. ... Phone ...
8. Contractor ... State License No. ... Phone ...
9. Contractor's Address ... owner
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 350
11. State how many buildings NOW on lot and give use of each: House & Gar (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 19.7 x 20 Number of stories high 1 Height to highest point:
13. Material Exterior Walls: Wood Siding (Wood, Steel or Masonry) Exterior framework: Wood (Wood or Steel)
14. Describe briefly all proposed construction and work:

Partitioning garage so as to form a laundry room and storage space and to be used as a garage.

Fill in Application on other Side and Sign Statement (Over)

FOR DEPARTMENT USE ONLY

PERMIT No. 10071	Inside Lot / Corner Lot; Key Lot / Corner Lot Keyed; Lot Size; Ft. rear/side Alley; Ft. side Alley; Clerk			Fee
PLANS	Plans and specifications checked; Corrections verified; Plans, Specifications and Application rechecked and approved. W.W. Tregoni	Zone C3; Bldg. Line ... Ft.; Fire District No. ...; Street Widening ... Ft.; Application checked and approved [illegible] Clerk		Space here when Permit is issued
Bond	For Plans See ... Filed with ...	Department Inspection	Special Required; Valuation Indicated Yes — No	Inspector West

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

16. Size of Addition None Size of Lot ..... x ..... Number of Stories when complete .....

16. Type of Roofing .....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here ..... (Owner or Authorized Agent)

By .....

FOR DEPARTMENT USE ONLY

(a) Footing: Width ..... Depth in Ground ..... Width of Wall .....

(b) Size of Studs ..... Material of Floor .....

(c) Size of Floor Joists ..... x ..... Size of Rafters ..... x .....

(1) PLAN CHECKING	(2) REINFORCED CONCRETE	(3)
Receipt No.	Barrels of Cement	The building referred to in this Application will be more than 100 feet from ..... Street
Valuation $	Tons of Reinforcing Steel	Sign here ..... (Owner or Authorized Agent)
Fee Paid $		

REMARKS: .....

1

APPLICATION TO ERECT A NEW BUILDING

Form B-1

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

BUILDING DIVISION

Lot No. 4 AND 5 Book 7572 Page 263 of Deeds

Tract KENWOOD PARK TRACT

Location of Building 1427 W ARDEN BLVD. (House Number and Street)

Between what cross streets Vermont Ave. & Catalina St.

Approved by City Engineer [signature] Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building OFFICE FOR USED CAR LOT (Store, Dwelling, Apartment House, Hotel or other purpose) Families ____ Rooms 1
2. Owner MARION GERFEN (Print Name) Phone ____
3. Owner's address 1322 Lime Ave. P.O. Long Beach
4. Certificated Architect ____ State License No. ____ Phone ____
5. Licensed Engineer ____ State License No. ____ Phone ____
6. Contractor Owner State License No. ____ Phone ____
7. Contractor's address ____
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 600.00 400.00
9. State how many buildings NOW on lot and give use of each. None (Store, Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 12'-0" x 12'-0" No. Stories 1 Height to highest point 10'-0" Size lot 110' x 120'
11. Material Exterior Walls STUCCO Type of Roofing Comp - 90#
12. For Accessory Buildings and similar structures
    (a) Footing: Width ____ Depth in Ground ____ Width of Wall ____
    (b) Size of Studs ____ Material of Floor ____
    (c) Size of Floor Joists ____ x ____ Size of Rafters ____ x ____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Henry F. Gerfen (Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By ____

SEP 17 1946

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING
Receipt No. 15852
Valuation $ 600.00
Fee Paid $ 3.00

(2) REINFORCED CONCRETE
Bbls. Cement ____
Tons of Reinforcing Steel ____

(3) The building referred to in this Application will be more than 100 feet from ____ Street
Sign here ____ (Owner or Authorized Agent)

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	___Ft. rear alley / ___Ft. side alley	Clerk
					110 X ?		RFS

PERMIT No.	Plans and Specifications checked	Zone	Fire District No.	District Map No.
26035	Corrections Verified [signature]	C-2	2	7289
	Plans, Specifications and Application recheck and approved [signature]	Bldg. Line ___ Ft.	Street Widening ___ Ft.	Fee Bldg. Permit 6.00 Cert. stamp here when Permit is issued 0 0 Occupancy ___ Total 6.00
PLANS Rec'd. ___	For Plans Fee ___ Filed with ___	Application checked and approved SEP 17 1946 Clerk	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector SEP 17 1946
		Conditions Inspection		

ARCHITECTURAL REVIEW IS NOT REQUIRED

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 2

Tract

Location of Building 1431-W- ADAMS Blvd. (House Number and Street)

Between what cross streets CATALINA AND VERMONT

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building DWELLING & D. OFFICE (Store, Dwelling, Apartment House, Hotel or other purpose) Families ONE Rooms 10
2. State how long building has been used for present occupancy APP. 12 YRS.
3. Use of building AFTER alteration or moving SAME Families 1 Rooms 20
4. Owner JOSEPH and CARLEAH DANIELE (Print Name) Phone PA 1468
5. Owner's Address 1431-W-ADAMS P. O. LOS ANGELES
6. Certificated Architect NONE State License No. Phone
7. Licensed Engineer NONE State License No. Phone
8. Contractor NONE OWNER State License No. Phone
9. Contractor's Address SAME AS ABOVE
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) $ 90.00 HLB
11. State how many buildings NOW on lot and give use of each. DWELLING AND GARAGE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high 2 Height to highest point
13. Material Exterior Walls WOOD AND PLASTER (Wood, Steel or Masonry) Exterior framework WOOD + STEEL (Wood or Steel)
14. Describe briefly all proposed construction and work: APPLY CELLATEX TO AN EXISTING CEILING IN KITCHEN 10' X 12', USING 1X3 STRIPS SPIKED TO 2X4 PLANKS 12' LONG 12" APART. CELLATEX IS 12" X 12" X 1/2". CARRIES VERY LITTLE WEIGHT. AND STRICTLY WORK CHANGES.

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Carleah Daniele (Owner or Authorized Agent)

DISTRICT OFFICE By

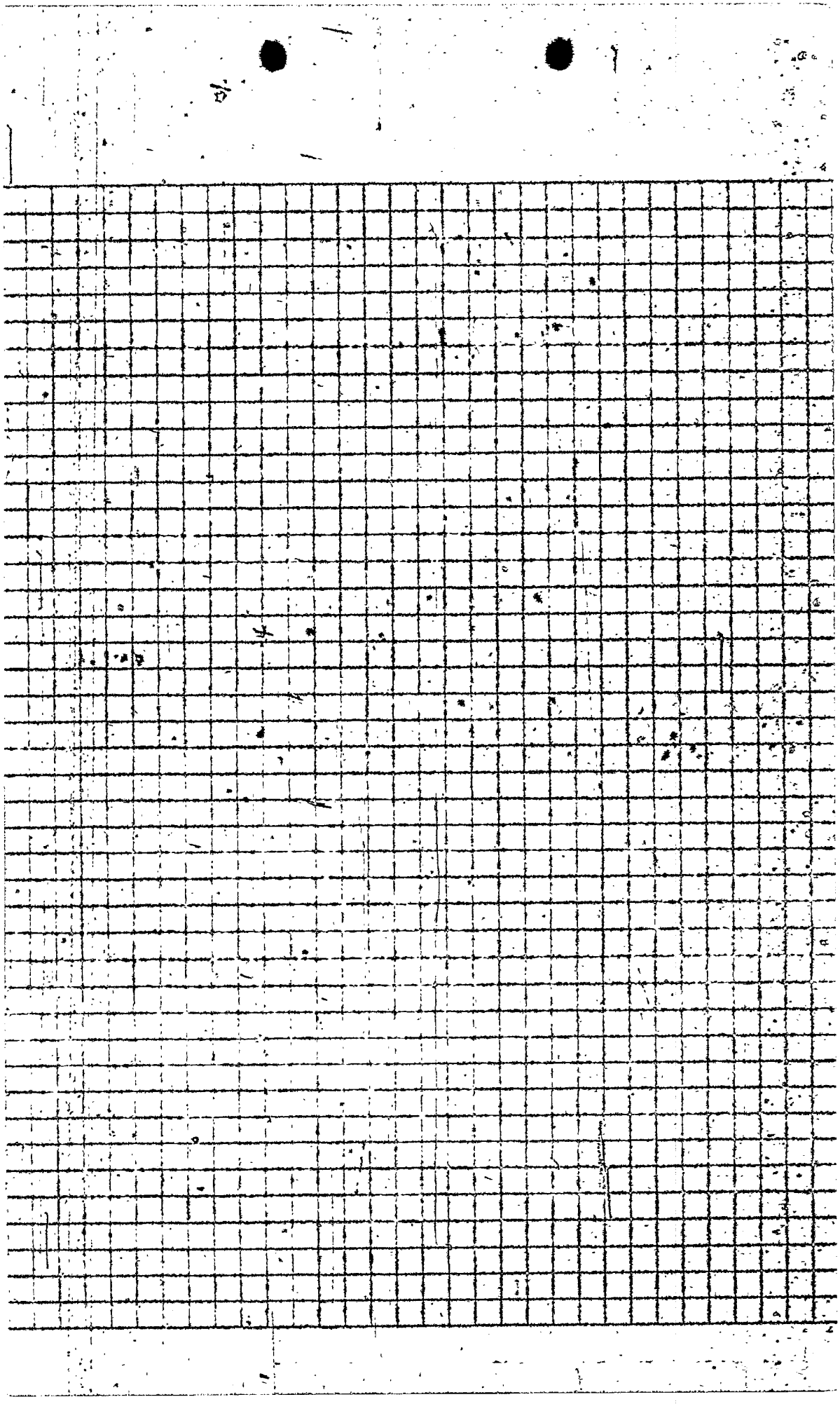
FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date
Receipt No.
Valuation $
Fee Paid $

REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

FEES
Bldg. Fee
Cert. of Occupancy
Total 1.50

TYPE V	GROUP R-1 G-1	Number of Dwellings 1/0 CHANGE	Corner Lot	Map Lot NO Ground Lot Keyed	Lot Name	Front yard alley A Ft. side alley
PERMIT No. A 23154	Plans and Specifications checked		Zone C-2	Fire District No. 2		Planning Map No. 7289
PLANS	Corrections Verified		Bldg. Line Ft.	Street Widening Ft.		Permit Issued AUG 13 1948
	Plans, Specifications and Application recheked and approved		Application checked and approved AUG 13 1948 Clerk			
	Fee Plans Fee	Plans with	Conformance Inspection	SPRINKLER Sprinkler Required Sprinkler Installed Yes No		Inspector



1 ELECT. DIV. Plns. not req'd. Approved before bldg. permit Plbg. Div.

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 4 & 5

Tract KENWOOD PARK TRACT

Location of Building 1421 WEST ADAMS BLVD (House Number and Street)

Between what cross streets? VERMONT & CATALINA

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building OFFICES (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms
2. Owner THE VIKING COMPANIES (Print Name) Phone CR 11155
3. Owner's Address 9636 SANTA MONICA BLVD P. O. BEVERLY HILLS
4. Certificated Architect ROBERT E FAXON State License No. C-1196 Phone CR 44322
5. Licensed Engineeer — State License No. Phone
6. Contractor OWNER State License No. Phone
7. Contractor's Address —
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 20,000 00
9. State how many buildings NOW on lot and give use of each. NONE (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 41' x 94' 6" No. Stories 1 Height to highest point 12' Size lot 110' 1" x 197' 2"
11. Material Exterior Walls CEMENT PLASTER & WOOD Type of Roofing COMPOSITION
12. For Accessory Buildings and similar structures
    (a) Footing: Width 12" Depth in Ground 12" Width of Wall 6"
    (b) Size of Studs 2 x 4 Material of Floor CONC
    (c) Size of Floor Joists X x X Size of Rafters 2" x 8"

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here ROB'T E FAXON (Owner or Authorized Agent)

By Robert E. Conway

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING

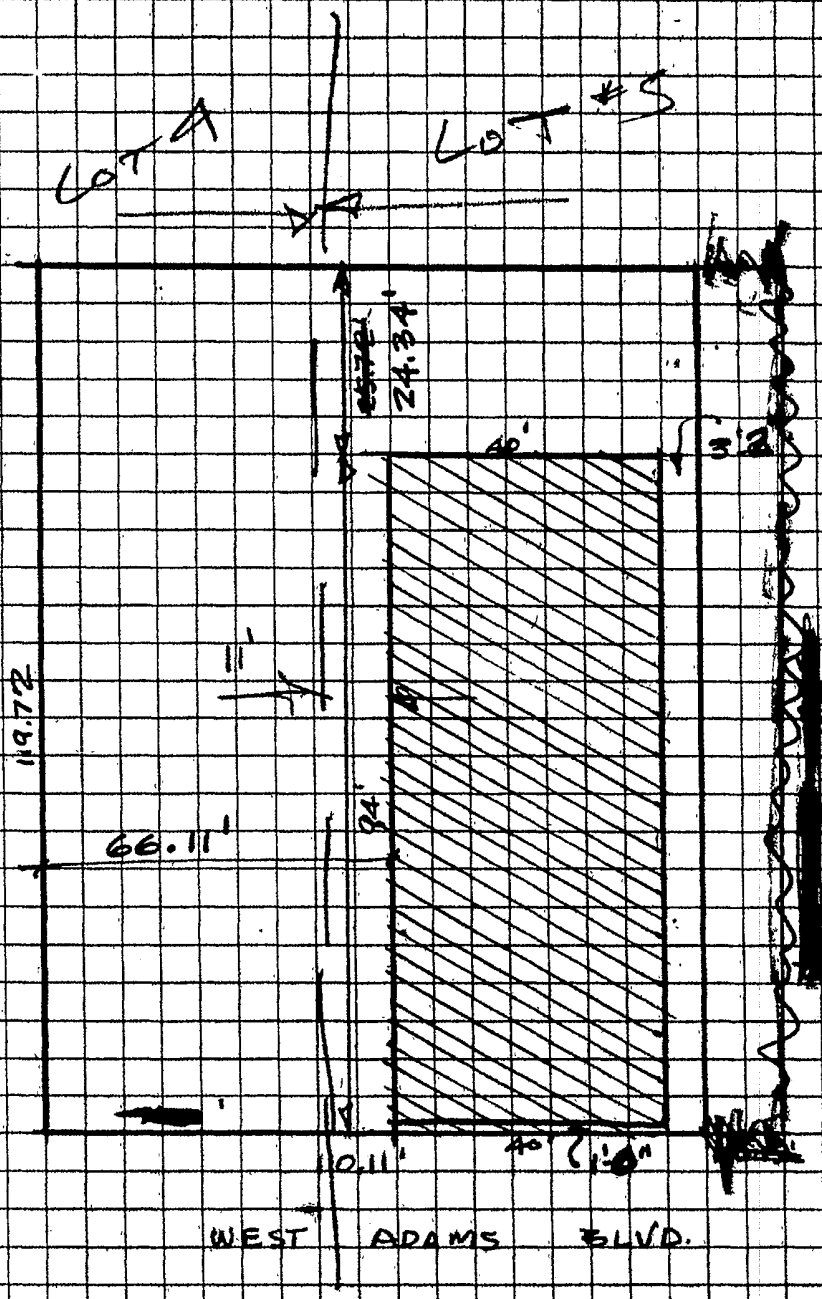
Valuation $ 20,000	$				Investigation Fee $ 00	
Fee $ 30.00	$				Bldg. Permit Fee $ 63.00	
					Total $ 63.00	
TYPE V	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 110X120	X Ft. rear alley / Ft. side alley	Clerk Mora
GROUP G-1	Plans and Specifications checked Mora	Zone C-2	Fire District No. 2 90		District Map No. 7289	
For Plans See	Correction Verified Mora	Bldg. Line — Ft.	Street Widening — Ft.		Application checked and approved [illegible] 1953 Clerk	
Filed with	Plans, Specifications and Application approved	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No		Inspector	

AEE 1955

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	AUG 24 1953		[illegible]		
Supplemental Plan Checking					✓
Building Permit	SEP 21 1953		LA65060		

ZONE AND YARDS O.K.
DATE 9/17/53 - Whitmeller



2

Application for Relocation of Building AND FOR A Certificate of Occupancy

Form B-2—4M—6-53

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

From Lot 5
Tract Kenwood Park

To Lot 1 Blk E (Descrip attd)
Tract Crescent Hgts M 6 P92/93

Present location of building 1427 West Adams Blvd.
New location of building 8206 Sunset Blvd (House Number and Street)
Between what cross streets Havenhurst & Harper

505
Approved by City Engineer
Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Office (Store, Dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. Use of building AFTER Relocation Office Families Rooms
3. Owner George C Boyett (Print Name) Phone
4. Owner's Address 1455 N. Kings Rd. P. O.
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor X State License No. Phone
8. Contractor's Address
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) 600.00 neg
10. State how many buildings now on new lot and give use of each none (Store, Dwelling, Apartment House, Hotel or other purpose) Show new Plot Plan on back of Application
11. Size of building to be moved 14 x 18 Number of stories high 1 Height to highest point 12'
12. Material Exterior Walls Stucco (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
13. Size of Addition x Size of Lot x Number of Stories when complete 1
14. Describe briefly all proposed construction and work:

NEW CONSTRUCTION

I certify that the issuance of this permit will not violate any deed restriction of record.
I have also been advised that the purchase of either site or building for relocation purposes until this application has been approved is at my own risk.
I further understand that this is an application only and does not necessarily guarantee approval, and that the building when relocated must be repaired so as not to be detrimental to property or improvements within 1000 feet of the new site.

George C Boyett
(MUST BE SIGNED BY OWNER)

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here George C Boyett (Owner or Authorized Agent)

District Office
By

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Valuation $ /
Fee $

Date Approved 10/19/53 OEB
Bond For $ 750.00

Surety Bond Posted Date OCT 23 1953 JC
Cash Bond Posted Date

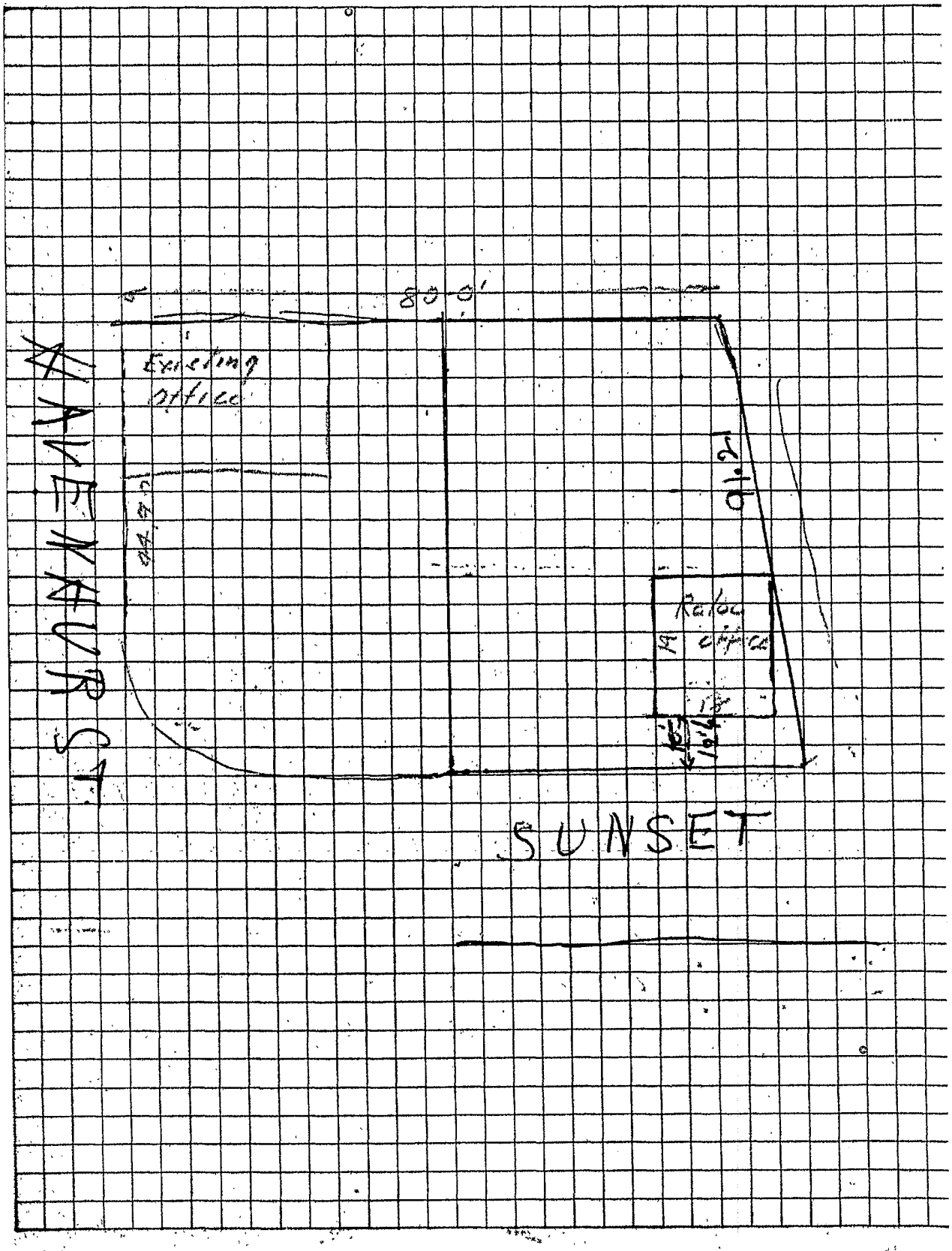
FEES
Investigation $
Bldg. Permit $ 4.00
Total $

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size (Irreg) (OVER)	X Ft. rear alley / Ft. side alley	Clerk
V						Luendam
GROUP G-1	Plans and Specifications checked ✓		Zone C-2	Fire District 60/80 No. 2		
For Plans See	Correction Verified ✓		Bldg. Line 10 Ft.	Street Widening — Ft.	District Map No. 701 6	Application checked and approved J. Cohn OCT 22 1953
Filed with	Plans, specifications and Application rechecked and approved J. Cohn		Sewer Capping Permit No.		Inspector	

R-5 TO REAR

DO NOT WRITE BELOW THIS LINE Z.A. CASE NO. 6903

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Application Fee	OCT 15 195		35866 (R.A.)		
Plan Checking					
Building Permit			[illegible]		4.00


89'-0"
Existing
Office
Radio
Station
SUNSET
SUNSET

MRA Owner

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 4 & 5 Kenwood

Tract Kenwood Park Tract M R 23 51

Location of Building 1421 W Adams (House Number and Street)

Between what cross streets? Vermont

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Under construction (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. State how long building has been used for present occupancy —
3. Use of building AFTER alteration or moving Office Families — Rooms
4. Owner Viking Companies (Print Name) Phone CR61857
5. Owner's Address P. O.
6. Certificated Architect Robt. Faxon State License No. Phone CR61857
7. Licensed Engineer John S Martin State License No. 610 Phone DU49365
8. Contractor Owner State License No. Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 2000 gmt
11. State how many buildings NOW on lot and give use of each, none (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of ~~existing~~ new building 94 x 41 Number of stories high 1 Height to highest point 14'
13. Material Exterior Walls Wood - Plas (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work:

To substitute caissons for continuous footings

Certificate of Occupancy Survey | TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Viking Companies (Owner or Authorized Agent)

By L O Hill

DISTRICT OFFICE

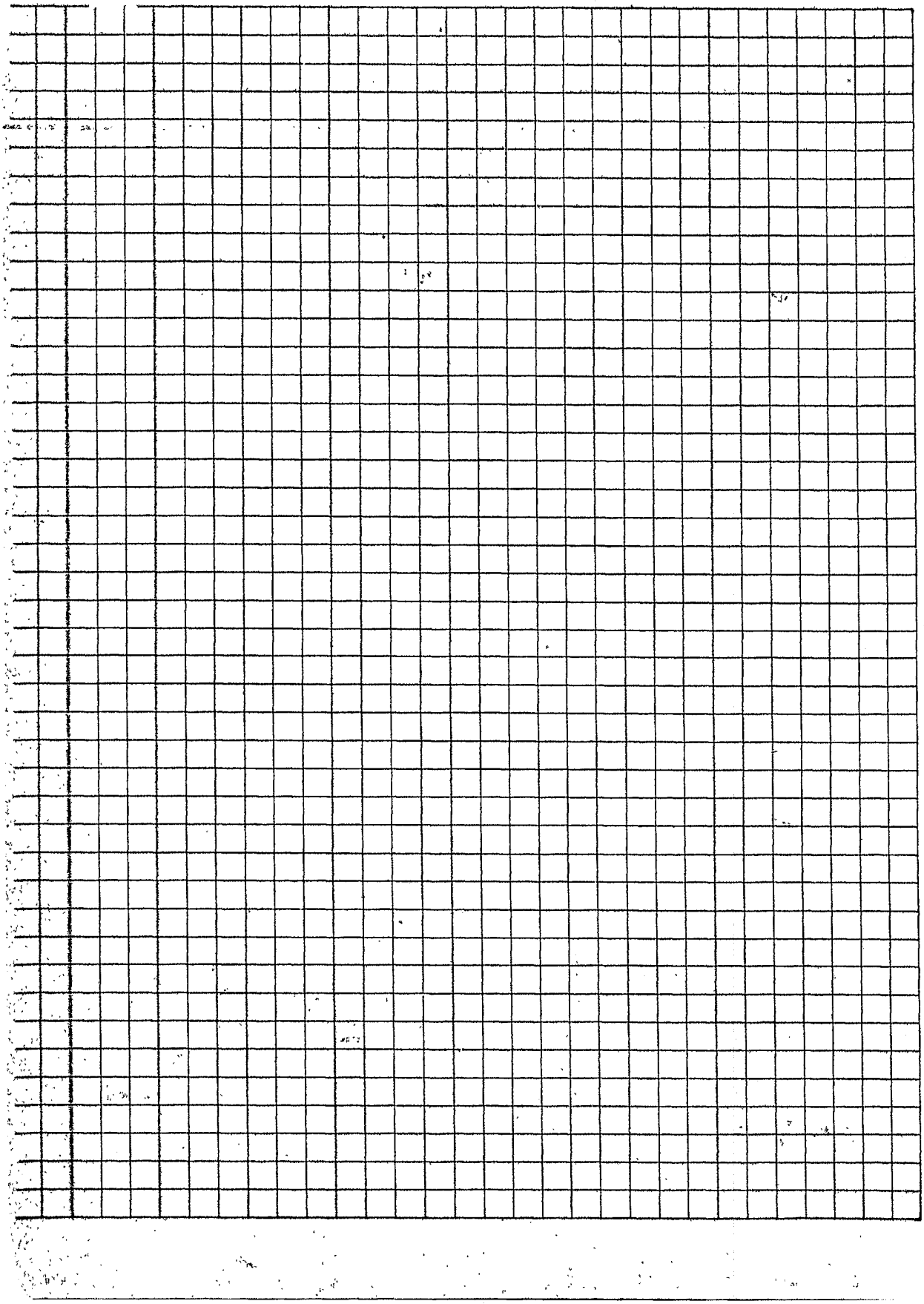
FOR DEPARTMENT USE ONLY

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ 2000	Area of Bldg. Sq. Ft.	Investigation Fee $ —
Fee $ 2.50	Fee $	Cert. of Occupancy Fee $ —
		Bldg. Permit Fee $ 7.50
		Total $ 9.50

TYPE V	Maximum No. Occupants	(Inside Lot) Corner Lot	Key Lot Corner Lot Keyed	Lot Size 110 x 121	X Ft. rear alley Ft. side alley	Plotted BY, JC
GROUP G-1	Plans and Specifications checked		Zone C-2	Fire District No. II 90	District Map No. 72 8 9	
For Plans See	Correction Verified		Bldg. Line — Ft.	Street Widening — Ft.	Application checked and approved NOV 17 1953 Guzman Clerk	
Filed with 6705 53	Plans, Specifications and Application checked and approved J. Mratt		Continuous Inspection	SPRINKLER Specified Required Valuation Included Yes No	Inspector Guzman	

AFF 7955 DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	NOV 12 1953		11084		
Supplemental Plan Checking					
Building Permit	NOV 18 1953		LA75715		



3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 7289	1. LEGAL LOT	BLK.	TRACT
ZONE C 2	2. BLDG. ADDRESS 1431 W. Adams		APPROVED
FIRE DIST. 2 90	3. BETWEEN CROSS STS. Vermont AND Catalina		
INSIDE XX KEY	4. PRESENT USE OF BLDG. Med. Bldg. (office)	NEW USE OF BLDG. Same	
COR. LOT REV. COR.	5. OWNER Gary Invest. Co.		
LOT SIZE No legal	6. OWNER'S ADDRESS 736 S. Bdway.		
REAR ALLEY SIDE ALLEY	7. CERT. ARCH.	STATE LICENSE NUMBER	
BLDG. LINE	8. LIC. ENG.	STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR	STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. 2 Garage & Med. B. 37x51 STORIES 3 HEIGHT 26		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 1431 W. Adams L.A.

VALIDATION ~~350.00~~ LA23231

AUG-24-55	08398	A — 2 CS	1.00
AUG-24-55	08399	A — 1 CS	3.00

TYPE	GROUP	MAX. OCC.
V	G-1	7 Garage

DIST. OFFICE

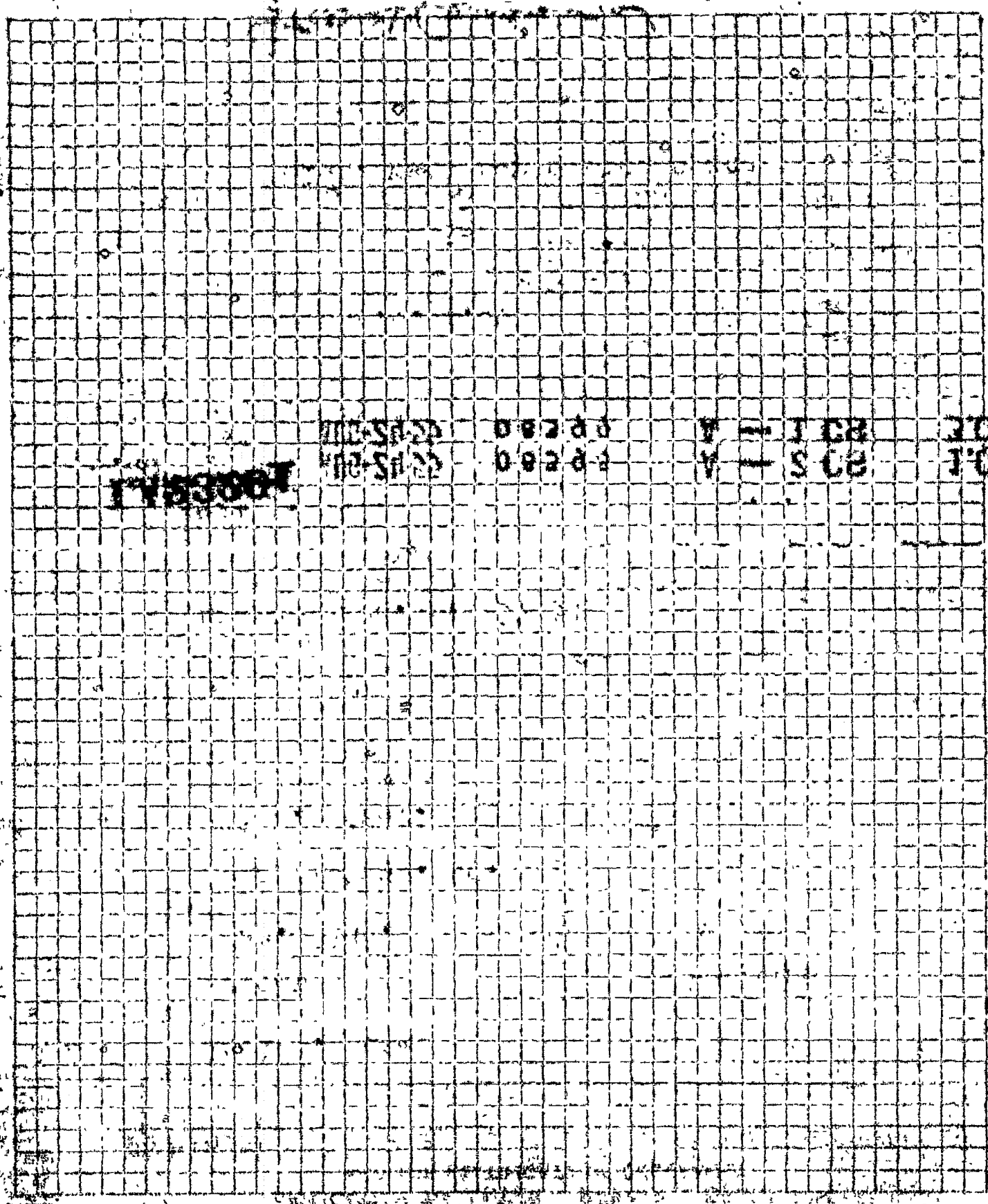
C. OF O. ISSUED P.C. 1.00 B.P. $3.00

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $350 ~~$350.00~~	VALUATION APPROVED Watson
PARKING SPACES	13. SIZE OF ADDITION NONE x 3 STORIES 26 HEIGHT	APPLICATION CHECKED Guzman
GUEST ROOMS	14. NEW WORK: Bldg. wall for office space MATERIAL EXT. WALLS MATERIAL ROOF 1st Floor	PLANS CHECKED Watson
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED Watson
CONT. INSP.	SIGNED	PLANS APPROVED
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED Guzman

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

Form B-3—75M Sets—11-54

LEGAL DESCRIPTION



Or Plot Plan. Show all Buildings on Lot and Use of Each

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: Lot 6 & E. 25' lot 7	BLK.	TRACT: Kenwood Park Tract		DIST. MAP: 729
2. BUILDING ADDRESS: 1431 W. Adams Blvd.			APPROVED	ZONE: C-2
3. BETWEEN CROSS STREETS: Vermont Ave. AND Catalina St.				FIRE DIST: 2-701
4. PRESENT USE OF BUILDING: Medical Dental Office		NEW USE OF BUILDING: Same		INSIDE / KEY
5. OWNER: T.L. Jackson, M.D. H.E. Askeyneesse, D.D.S.		PHONE: RE 34202 RE 30226		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: 1431 W. Adams Blvd.		P.O.: L.A.	ZONE: 7	LOT SIZE: 75 x 105
7. CERT. ARCH.: Herman Fidler		STATE LICENSE	PHONE: WE 13255	
8. LIC. ENGR.		STATE LICENSE	PHONE	REAR ALLEY / SIDE ALLEY
9. CONTRACTOR: Owner		STATE LICENSE	PHONE	BLDG. LINE
10. CONTRACTOR'S ADDRESS		P.O.	ZONE	AFFIDAVITS

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
43.5 X 54.67	2	26'	2- Medical Dental	[redacted]

12. MATERIAL EXT. WALLS: ☐ WOOD ☒ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE
ROOF CONST.: ☒ WOOD ☐ CONC. ☐ STEEL ☐ OTHER
ROOFING: comp.
SPRINKLERS REQ'D. SPECIFIED
DISTRICT OFFICE: LA

3 1431 W. Adams Blvd.

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ [redacted]			DWELL. UNITS
14. SIZE OF ADDITION: None STORIES HEIGHT	VALUATION APPROVED: [signature]		PARKING SPACES
15. NEW WORK: EXT. WALLS ROOFING: Move partitions, change windows and move stairway	APPLICATION CHECKED: [signature]		GUEST ROOMS
C. OF O. ISSUED	PLANS CHECKED: [signature]		FILE WITH
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED: [signature]		CONT. INSP.
SIGNED: T.L. Jackson M.D.	PLANS APPROVED: [signature]		
This Form When Properly Validated is a Permit to Do the Work Described. $7.50	APPLICATION APPROVED: [signature]		INSPECTOR

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
V	G-1	40	[redacted]		12 60			

CASHIER'S USE ONLY

VALIDATION				
LA82745	SEP-10-57	51721	B — 2 CS	7.50
	SEP-19-57	54008	A — 1 CS	12.60

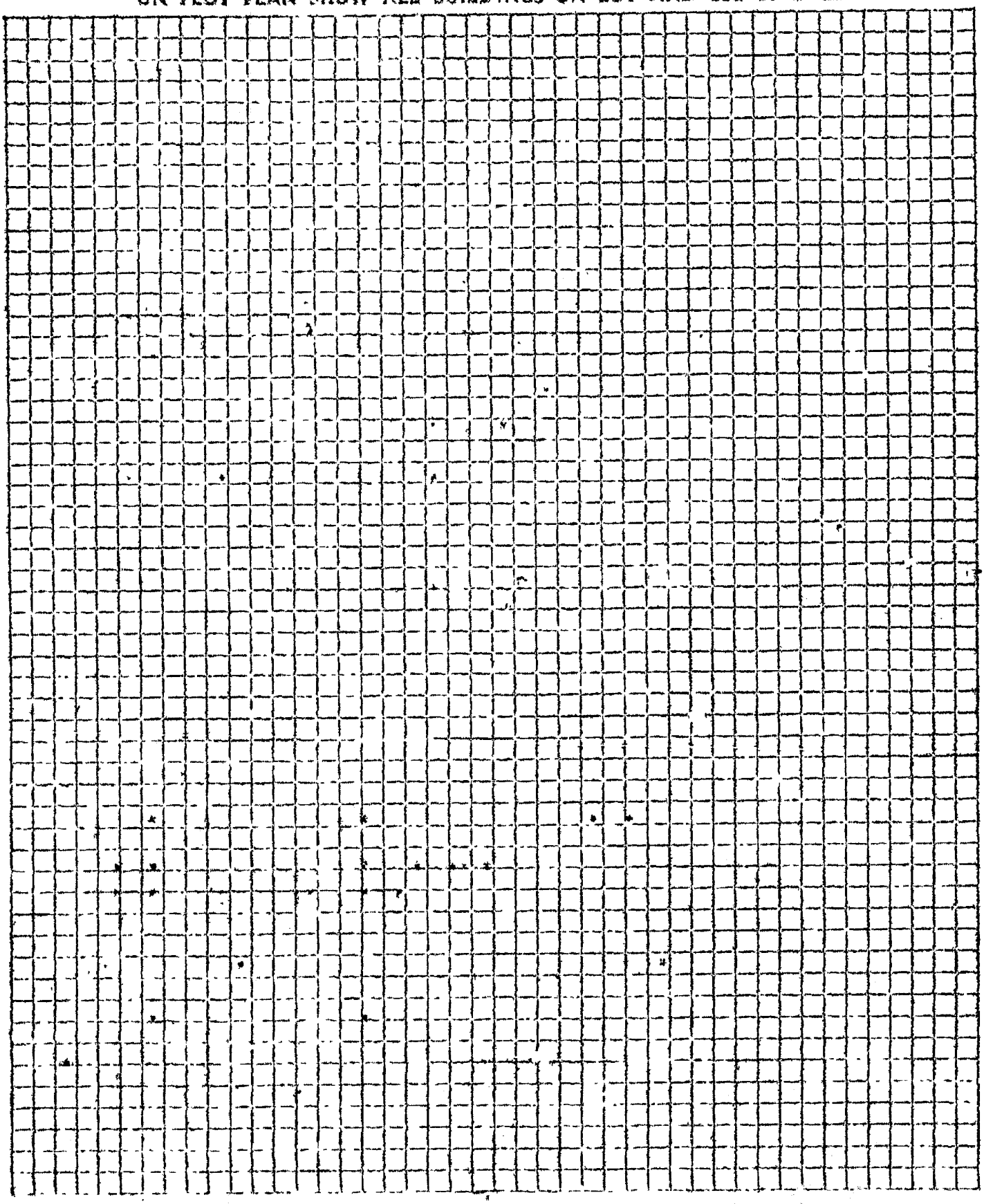
Form B-3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

~~Permit~~ CC5553

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



Get lot data not done wrong by Em 2nd key

1 C

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: W. 25' of 5	BLK.	TRACT: Kenwood Park Tract	DIST. MAP: 2289
JOB ADDRESS: 1429 ~~West~~ W. Adams Blvd.		APPROVED: R.A.	ZONE: C-2-1
2. BETWEEN CROSS STREETS: VERMONT AND CATALINA			FIRE DIST.: H-90
3. PURPOSE OF BUILDING: Drug Store			INSIDE / KEY
4. OWNER: Theodore Jackson	PHONE		COR. LOT / REV. COR.
5. OWNER'S ADDRESS: ADams Blvd.	P.O.	ZONE	LOT SIZE: 75 x 150
6. CERT. ARCH.	STATE LICENSE	PHONE	REAR ALLEY
7. LIC. ENGR.: R. W. Hall	STATE LICENSE: CE 8655	PHONE: HO 5007	SIDE ALLEY
8. CONTRACTOR: Richard Modiano	STATE LICENSE: 1/404133	PHONE: NO 42945	BLDG. LINE
9. CONTRACTOR'S ADDRESS: 4653 Hollywood Blvd.	P.O.: L. A.	ZONE: 27	AFFIDAVITS: 745
10. SIZE OF NEW BLDG. STORIES: 22 X 75	HEIGHT: 1 16'	NO. OF EXISTING BUILDINGS ON LOT AND USE: None	BLDG. AREA: 1550 ft²

11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE
ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER
ROOFING: Compo
SPRINKLERS REQ'D. / SPECIFIED: X
DISTRICT OFFICE: L. A.

1 1431 W. Adams Blvd. 8900

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ ~~7500.~~ 5,000.

C. OF O. ISSUED

VALUATION APPROVED: Noss

APPLICATION CHECKED: mc Schmeier *

PLANS CHECKED: None

CORRECTIONS VERIFIED: Kendrick

PLANS APPROVED: Kendrick

APPLICATION APPROVED: Kendrick

DWELL. UNITS: X
PARKING SPACES: X
GUEST ROOMS: X
FILE WITH: X
CONT. INSP.: X
INSPECTOR:

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Richard Modiano
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	M.P.C.	B.P.	I.F.	D.S.	C/O
V	G-1	50	$15.00	#3 —	129 32			

VALIDATION: — CA 3141 —

CASHIER'S USE ONLY

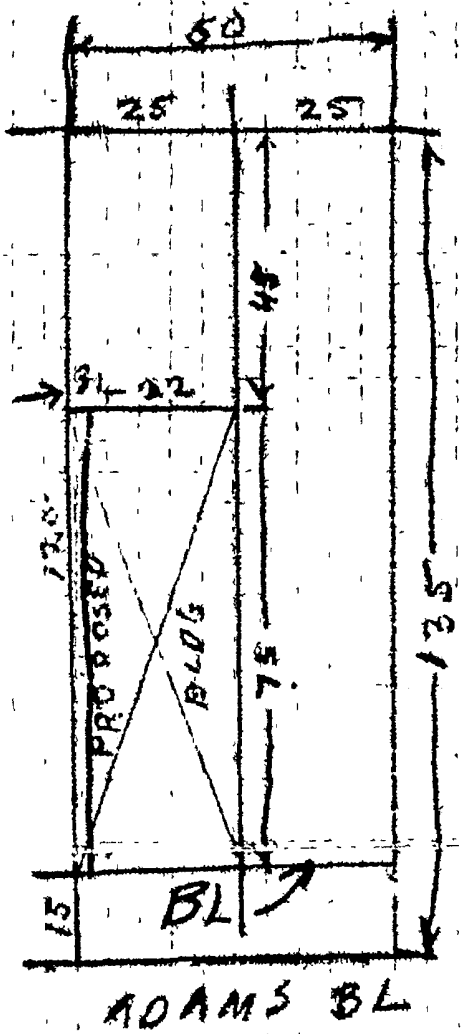
APR-16-58	23623	B — 2 CK	15.00
JUN-10-58	36403	C — 1 CK	29.70
JUN-10-58	36404	C — 2 CK	5.0[illegible]

PUBLIC SEWER AVAILABLE

Form B-1 N-2688 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.

Richard Modena



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: 5	BLK: —	TRACT: PARK TRACT	DIST. MAP: 228
2. BUILDING ADDRESS: 1429 W. Adams Blvd.		APPROVED: [illegible]	ZONE: C-2-1
3. BETWEEN CROSS STREETS: VERMONT AVE AND CATALINA ST.			FIRE DIST
4. PRESENT USE OF BUILDING: Store	NEW USE OF BUILDING: Store		INSIDE X / KEY
5. OWNER: Admont Drugs	PHONE		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: 1429 W. Adams Blvd.	P. O.	ZONE	LOT SIZE: 50 X 135
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY / SIDE ALLEY
9. CONTRACTOR: National Neon Products	STATE LICENSE: 98948	PHONE: No. 92027	BLDG. LINE: —
10. CONTRACTOR'S ADDRESS: 1114 No. Orange Grove Ave.	P. O.	ZONE: Hollywood	AFFIDAVITS: 7455
11. SIZE OF EXISTING BLDG.: 25' x 55'	STORIES: 1	HEIGHT: 16' 3"	NO. OF EXISTING BUILDINGS ON LOT AND USE / BLDG. AREA
12. MATERIAL EXT. WALLS: ☒ WOOD ☒ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE	ROOF CONST.: ☐ WOOD ☐ CONC. ☐ STEEL ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED

3 1429 W. Adams Blvd. — DISTRICT OFFICE: L.A.

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 280.00		DWELL. UNITS
14. SIZE OF ADDITION — STORIES — HEIGHT	VALUATION APPROVED	PARKING SPACES
15. NEW WORK: EXT. WALLS 4' x 6' 5" — ROOFING	APPLICATION CHECKED	GUEST ROOMS
C. OF O. ISSUED: Metal & Plastic NeonSign Proj.	PLANS CHECKED	FILE WITH
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED	CONT. INSP.
SIGNED: Allen Avery Agent	PLANS APPROVED	
This Form When Properly Validated is a Permit to Do the Work Described.	APPLICATION APPROVED	INSPECTOR

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
Proj	7	[illegible]	[illegible]	[illegible]	2.50			

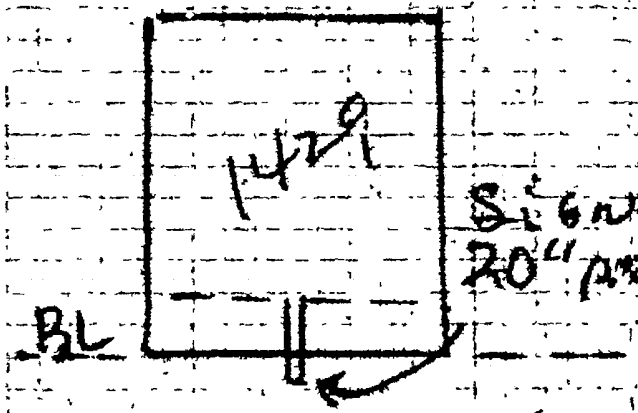
VALIDATION — CASHIER'S USE ONLY

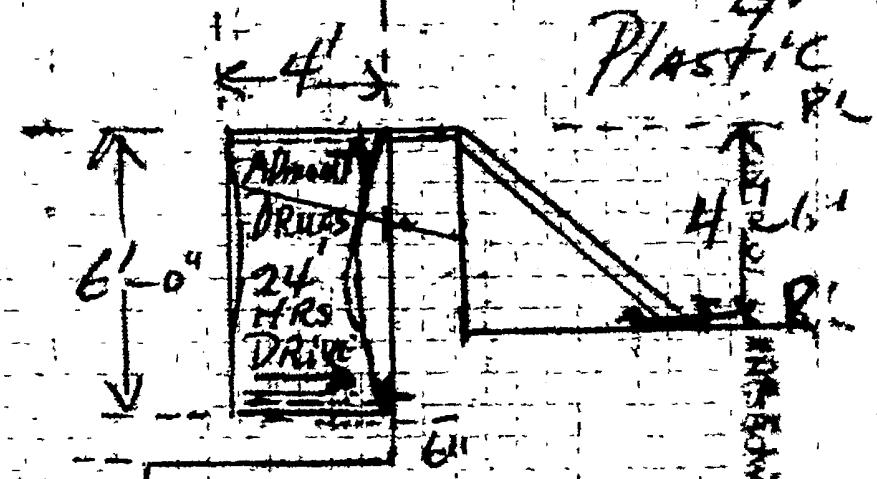
LA11337 AUG-27-58 55172 B — 1 CS 2.50

Form B-3a

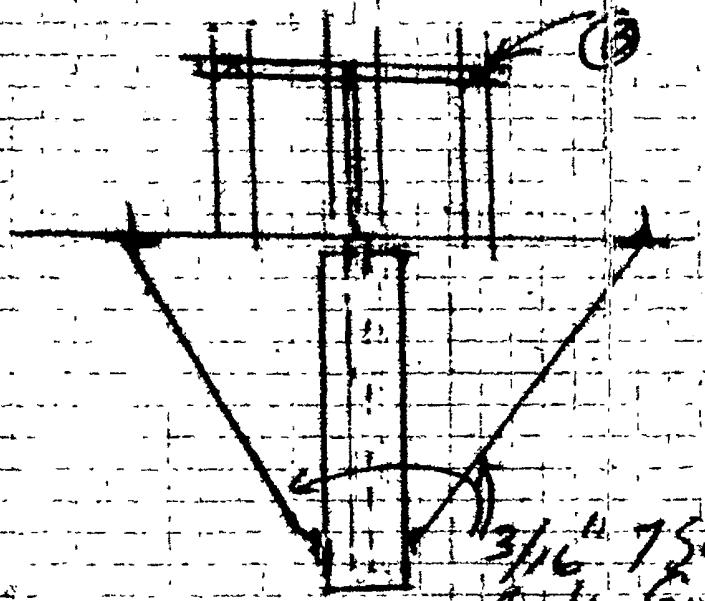
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Materials METAL & Approved Type Plastic





W. ADAMS Blvd





ALL NEW Building.

Ⓐ 2"x2"x1/4" ∠ IRON W/ 1/2"X 4" LAGS

3/16" Tk Ⓑ = 2"x2"x1/4" ∠ IRON W/ 3 1/2" X 3/8" Galv. Guys 4" LAGS & CLIPS into wood Rafters

Sign Not to be within 600' of Free way Visible from same.

LEGAL DESCRIPTION

3 APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY
B&S B-3 (R7 77)

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 6	BLK: /	TRACT: Kenwood Park	DIST. MAP: 7289
				CENSUS TRACT: 2216.02
2. PRESENT USE OF BUILDING (01)	dwlg	NEW USE OF BUILDING ( )	demo	ZONE: C2-1
3. JOB ADDRESS	1431 W. Adams			FIRE DIST.: two
4. BETWEEN CROSS STREETS	Vermont	AND	Catalina	LOT (TYPE): int
5. OWNER'S NAME	Herman Askenneese		PHONE	LOT SIZE: 50x135
6. OWNER'S ADDRESS	231 W. Vernon Ave.	CITY	ZIP	
7. ENGINEER	/	BUS. LIC. NO	ACTIVE STATE LIC. NO	PHONE / ALLEY: /
8. ARCHITECT OR DESIGNER	/	BUS. LIC. NO.	ACTIVE STATE LIC. NO	PHONE / BLDG. LINE: /
9. CONTRACTOR	J. Blackshire	BUS. LIC NO C-21	ACTIVE STATE LIC NO 302130	PHONE 636-4859 / AFFIDAVITS: CCPD
10. BRANCH LENDER	/	ADDRESS	CITY	

11. SIZE OF EXISTING BLDG. WIDTH 20 LENGTH 20	STORIES 2	HEIGHT 16	NO OF EXISTING BUILDINGS ON LOT AND USE 1-dwlg		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS wood/STUCCO	ROOF wd	FLOOR wd	SEISMIC STUDY ZONE: /	
3 13. JOB ADDRESS	1431 W. Adams Blvd.			DIST. OFFICE: LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 1000			CRIT. SOIL: /	
15. NEW WORK: (Describe)	demo hand clear lot SC#			GRADING: /	
				HIGHWAY DED: yes	

NEW USE OF BUILDING: demo	SIZE OF ADDITION: /	STORIES: /	HEIGHT: /	FLOOD: /				
TYPE: V	GROUP OCC.: /	BLDG AREA: /	PLANS CHECKED: [signature]	CONS.: /				
DWELL UNITS: /	MAX OCC.: /	TOTAL: /	PLANS APPROVED: [signature]	ZONED BY: Wooding				
GUEST ROOMS: /	PARKING REQ'D: /	PARKING PROVIDED STD.: / COMP.: /	APPLICATION APPROVED: [signature]	FILE WITH:				
SPRINKLERS REQ'D SPECIFIED: /	CONT. INSP.: /		INSPECTION ACTIVITY: (COMB) GEN MAJ. S. CONS	INSPECTOR:				
P.C.: /	S.P.C:	B.P.: 13.00	T.I.: /	P.M.: /	I.F.: /	G.P.I.: /	C/O:	O.S.:
P.C NO.:	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE: MW / EXEMPT:						TYPIST: dmb	

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

FEB-2 -78 61711 S •58137 V — 2 CS 13.00

LIMIT OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed [signature] [signature]
(Owner or Agent having Property Owner's Consent)
ALSO, sign statement on reverse side, if applicable.

				Signature/Date
Bureau of Engineering	ADDRESS APPROVED			T. Amaya 1/31/78
	DRIVEWAY			
	HIGHWAY DEDICATION		REQUIRED	
			COMPLETED	
	FLOOD CLEARANCE			
	SEWERS no record of conn. for this lot may be tied to adjoin lot	x	SEWERS AVAILABLE	Dean 1/31/78
			NOT AVAILABLE	
			SFC PAID	
	SFC NOT APPLICABLE X		SFC DUE	
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐		FILE CLOSED ☐	Lee 1/31/78
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Traffic	APPROVED FOR			
Construction Tax	RECEIPT NO.		DWELLING UNITS	

S CITY OF LOS ANGELES | PUBLIC RECORD

APPLICATION FOR INSPECTION OF SIGNS

B & S B-S—R 2.82

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: Frac 6	BLOCK:	TRACT: Kenwood Park	COUNCIL DISTRICT NO. 8	DIST. MAP: 289
					CENSUS TRACT: 2216.02

2. TYPE OF SIGN OR NEW WORK: (19 Pole Sign Std # 146 — ☐ RESIDENTIAL ☒ COMMERCIAL — ZONE: C2-1

3. JOB ADDRESS: 1431 W. Adams Bl — FIRE DIST.: two

4. BETWEEN CROSS STREETS: Vermont Av AND Catalina — LOT (TYPE): inter

5. OWNER'S NAME: Francisco Almanza — PHONE: 734-9035 — LOT SIZE: irreg

6. OWNER'S ADDRESS: 1431 W. Adams Bl — CITY: LA — ZIP: 90007

7. ARCHITECT OR ENGINEER: D.R. Erlich — BUS. LIC. NO.: — ACTIVE STATE LIC. NO.: 17447 — PHONE: 851-8200 — ALLEY: /

8. ARCHITECT OR ENGINEER ADDRESS: 979 No. La Brea — CITY: LA — ZIP: 90038 — BLDG. LINE: /

9. QUALIFIED INSTALLER: Art Davidson — BUS. LIC. NO.: — ACTIVE STATE LIC. NO.: 91986 — PHONE: 851-8200 — AFFIDAVITS: ZI 1055 CRA CCPD

10. INSTALLER'S ADDRESS: 979 No. La Brea Avenue — CITY: LA — ZIP: 90038

11. SIZE OF EXISTING BUILDING WIDTH LENGTH — TYPE — STORIES — NO. OF EXISTING BUILDINGS ON LOT AND USE

12. SIZE OF SIGN: ~~5'4"x 11'~~ 6'x12' — TOTAL COPY AREA: 72 — OVERALL HEIGHT: 18' — FROM GRADE — FROM ROOF — HIGHWAY DED.: yes

S 13. JOB ADDRESS: 1431 W. Adams Bl — STREET GUIDE: 46 F5 — DIST. OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN: $ 1700 — GRADING: /

15. MATERIAL OF SIGN CONSTRUCTION →	SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN	CONS.
	steel	steel	plex	/

16. TYPE OF SIGN OR NEW WORK: (19) Pole Sign Std # — ☒ SINGLE FACE ☐ DOUBLE FACE ☐ OTHER — ZONED BY: D. Pino

17. ILLUMINATION: ☒ NONE ☐ INTERNAL ☐ EXTERNAL ☐ FLASHING ☐ REVOLVING ☐ OTHER ☐ NONE — FREEWAY CLEARANCE: STAMP

18. NO. OF SIGNS OR GAS TUBE SYSTEMS	NO. OF ADDITIONAL BRANCH CIRCUITS	NO. OF CONTROL DEVICES
1	1	1

DATE: 3-11-83 — FILED WITH:

PERMIT FEES		CLEARANCES AND/OR APPROVALS REQUIRED	PLANS CHECKED / APPLICATION APPROVED
SIGNS/G. T. SYSTEMS			Yes No
ADDITIONAL CIRCUITS			
◄ ELECTRICAL SERVICE		FREEWAY SURVEY ☐ ☒	
◄ CONTROL DEVICES		TRAFFIC DEPT. ☐ ☒	
◄ ISSUING FEE			
◄ BLDG. PERMIT	17 20		
◄ P.C. 14.62	TOTAL	CONT. INSP.	
◄ S.P.C. 055/00	G.P.I.	Lic. Fab	
◄ DISTRICT OFFICE LA	I.F. 21 50	INSP. ACTIVITY BMI	
◄ P.C. NO.	TYPIST	INSPECTOR	

◄ PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.

CASHIER'S USE ONLY

C	14.62	B-PC
C	17.20	B-CI
C	.50	S.I.
C	1.00	OSS
	59861	0001
E5446	03/11/83	33.32 CHTO

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 2-24-83 Lic. Class C45 Lic. No. 91986 Contractor's Signature D. Krueger

Contractor's Mailing Address

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1027150781 Company ICOW

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 2-24-83 Applicant D. Krueger

Applicant's Mailing Address I.O.A. 979 N. La Brea, LA 90038

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

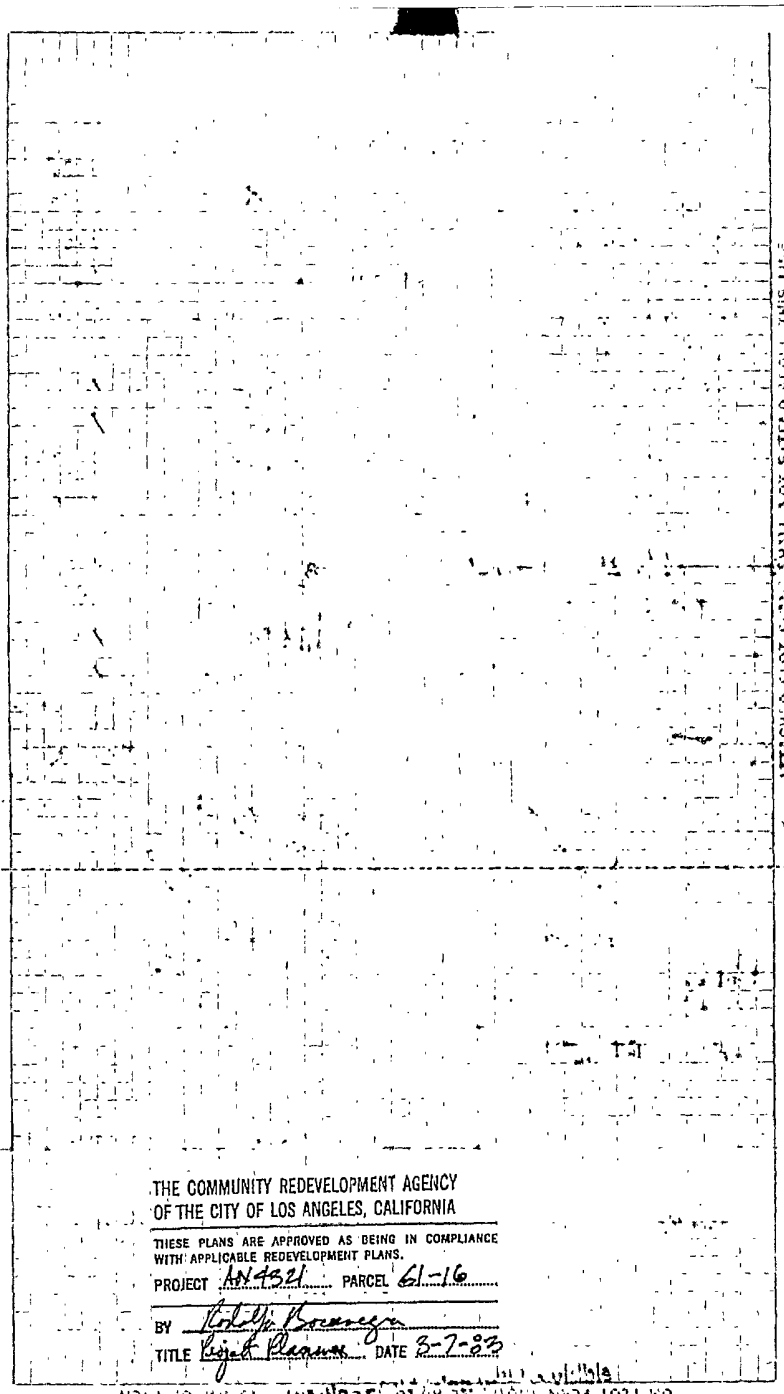
Lender's Name _____

Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed D. Krueger (Owner or agent having property owner's consent) — Agent (Position) — 2-24-83 (Date)



ATTACHED PLOT PLAN SHALL NOT EXTEND ABOVE THIS LINE

THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT AN-432-1 PARCEL 61-16

BY Robert Bonenfant

TITLE Project Planner DATE 3-7-83

I certify that no [illegible] from the [illegible]

Signed .....
Owner/Authorized Agent

0 1 3 0 1 2 0 0 0 0 8 1

Morning 2-24-83

S

APPLICATION FOR INSPECTION OF SIGNS

B & S 5-5—R 2.82

CITY OF LOS ANGELES — PUBLIC RECORD — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP	
Frac 6		Kenwood Park	8	7289	
2. TYPE OF SIGN OR NEW WORK (19 Pole Sign Std # 146	☐ RESIDENTIAL	☒ COMMERCIAL		ZONE C2-1	
3. JOB ADDRESS 1431 W. Adams Blvd				FIRE DIST. Two	
4. BETWEEN CROSS STREETS Vermont Ave	AND Catalina			LOT (TYPE) Int	
5. OWNER'S NAME Francisco Almanza		PHONE 734-9035		LOT SIZE IRR	
6. OWNER'S ADDRESS 1431 W. Adams Bl	CITY LA	ZIP 90007			
7. ARCHITECT OR ENGINEER D.R. Erlich	BUS. LIC. NO.	ACTIVE STATE LIC. NO. 17447	PHONE 851-8200	ALLEY	
8. ARCHITECT OR ENGINEER ADDRESS 979 No. La Brea	CITY LA	ZIP 90038		BLDG. LINE	
9. QUALIFIED INSTALLER Art Davidson	BUS. LIC. NO.	ACTIVE STATE LIC. NO. 91986	PHONE 851-8200	AFFIDAVITS Zi1055CRA	
10. INSTALLER'S ADDRESS 979 No. La Brea	CITY LA	ZIP 90038		CCPD	

11. SIZE OF EXISTING BUILDING WIDTH / LENGTH	TYPE	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE			
12. SIZE OF SIGN	**TOTAL COPY AREA**	**OVERALL HEIGHT**	**FROM GRADE**	**FROM ROOF**	**HIGHWAY DED.**	
6'x12'	72'		16		Yes	

S

13. JOB ADDRESS 1431 W. Adams Blvd — STREET GUIDE 43 F5 — DIST. OFFICE LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN $ 1,600 — GRADING

15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN	CONS.
	steel	steel	steel	

16. TYPE OF SIGN OR NEW WORK (19) Pole Sign Std # — ☒ SINGLE FACE ☐ DOUBLE FACE ☐ OTHER — ZONED BY D. Pino

17. ILLUMINATION ☒ NONE ☐ INTERNAL ☐ EXTERNAL — ☐ FLASHING ☐ REVOLVING ☐ OTHER ☐ NONE — FREEWAY CLEARANCE See stamp

18. NO. OF SIGNS OR GAS TUBE SYSTEMS	NO. OF ADDITIONAL BRANCH CIRCUITS	NO. OF CONTROL DEVICES
0	0	0

DATE 3-1-83

PERMIT FEES		CLEARANCES AND/OR APPROVALS REQUIRED	PLANS CHECKED	FILED WITH
SIGNS/G. T. SYSTEMS			APPLICATION APPROVED	
ADDITIONAL CIRCUITS		Yes No		
ELECTRICAL SERVICE		FREEWAY SURVEY ☐ ☒		
CONTROL DEVICES		TRAFFIC DEPT. ☐ ☒		
ISSUING FEE				
BLDG. PERMIT	16 00			
P.C. 14.11	TOTAL 16 60	CONT. INSP.		
~~S.P.C. OSS~~ 1.00	G.P.I.	Lic. Fab.		
DISTRICT OFFICE LA	I.F. E1 .50	INSP. ACTIVITY BMI		
P.C. NO.	TYPIST	INSPECTOR		

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.

CASHIER'S USE ONLY

C 14.11 B-PC
C 16.60 B-CI
C .50 E.I.
C 1.00 OSS
698620021
E5447 03/11/83 32.21 CHTO

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 2-24-83 Lic. Class C45 Lic. No. 91986 Contractor's Signature D. Kluguy

Contractor's Mailing Address

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 92-152589 Company State Farm Insurance

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 2-24-83 Applicant D. Kluguy

Applicant's Mailing Address I.O.A. 979 N. La Brea, LA 90038

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

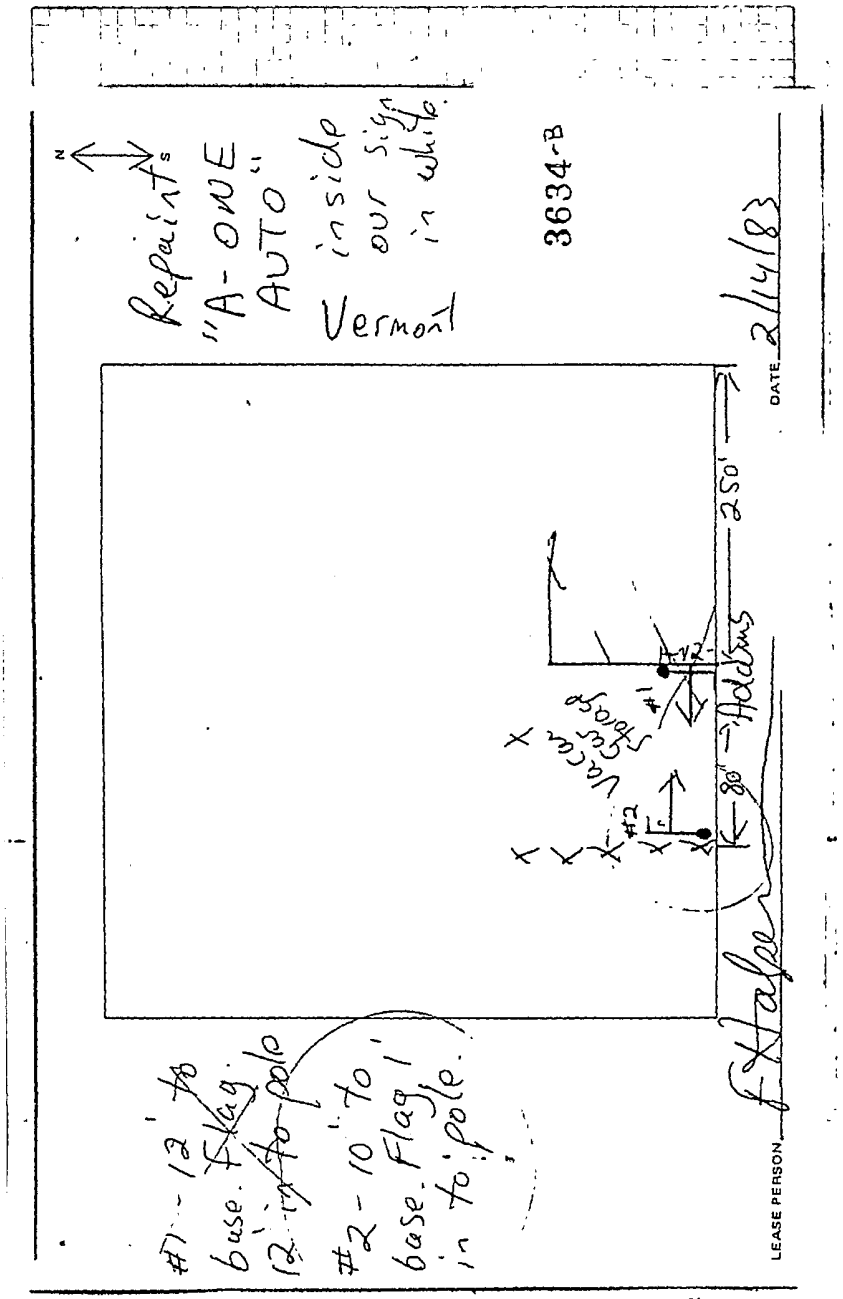
Lender's Name _____

Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202.1 LAMC).

Signed D. Kluguy (Owner or agent having property owner's consent) — Agent (Position) — 2-24-83 (Date)



THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT AN #321 PARCEL 61-16

BY Lorlette Bramgon

TITLE Bus Ld Planner DATE 3-7-83

Mornthn 2-24-83

0 1 3 0 1 2 0 0 0 B 3

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

3 APPLICATION FOR INSPECTION (+) 0043235

TO ADD-ALTER-REPAIR-DEMOLISH OR FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT E 45 EXCEPT W 25'	BLOCK ---	TRACT Kenwood Park Tract	COUNCIL DISTRICT NO. 8	DIST. MAP 7289
					CENSUS TRACT 2216.02
2. PRESENT USE OF BUILDING ( ) Auto parts & Retail		NEW USE OF BUILDING Sales & Storage Store			ZONE C2-1
3. JOB ADDRESS 1421 W. Adams Blvd LA CA		AND Catalina St			FIRE DIST. 2140
4. BETWEEEN CROSS STREETS Vermont Ave			PHONE		LOT TYPE Inter
5. OWNER'S NAME Mr. Francisco Almanzan & antonio Ayala		CITY	734-9035 ZIP		LOT SIZE Irreg 85 X 120.
6. OWNER'S ADDRESS 1421 W. Adams Blvd LA CA		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY ---
7. ENGINEER A. CALDEVILLA		BUS. LIC. NO. C24495	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE ---
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	APP'VD 7-10-87 AFF 7455 ZI ~~1343~~ ZI 1055 ZI ~~1232~~
9. ARCHITECT OR ENGINEER'S ADDRESS		CITY	ZIP		P.C. REQ'D ---
10. CONTRACTOR Colonial & Devl. Const. CO		BUS. LIC. NO. 387693	ACTIVE STATE LIC. NO.	PHONE 721-0853	DISTRICT OFFICE LA
11. SIZE OF EXISTING BLDG. WIDTH 41' LENGTH 94'		STORIES one	HEIGHT 13'	NO. OF EXISTING BUILDINGS ON LOT AND USE One	SEISMIC STUDY ZONE ---
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS stucco, Block	ROOF Hot map	FLOOR slab	STREET GUIDE	GRADING --- FLOOD ---
13. JOB ADDRESS 1421 W. Adams Blvd LA CA					HWY. DED. yes CONS. ---
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		$57,000.00			ZONED BY Perry
15. NEW WORK (Describe) 3 concrete block walls & one roof 4'-0" service x24'-0" to be used as a storage . One door.					FILE WITH ---
NEW USE OF BUILDING Auto parts, retail sales & storage		SIZE OF ADDITION 24'x43' 975 SQ FT PLUS OFFICE	STORIES 1	HEIGHT 13'	EXPIRES ---
TYPE III	OCCUP. GROUP E2	FLOOR AREA TOTAL	APPLICATION APPROVED		INSPECTOR ---
DWELL. UNITS	MAX. OCC.		INSPECTION ACTIVITY: COMB. GEN. MAS. CONS. EQ.		
GUEST ROOMS	PARKING REQ'D 2 NEW	PARKING PROVIDED STD. 8 COMP.			

P.C. 196.81 | G.P.I. | CONT. MISP

S.P.C. 78.92 | P.M. 6.49

B.P. 324.37 | E.I. 3.99

I.F. No | F.M. 125.40

~~GRAD~~ 243 | G.S.S. 3.94

DIST OFFICE LA | S.O.S.S. 10.78

P.C. NO. 27020 | C/O | ENERGY None

SPRINKLERS REQ'D SPEC. YES, YES

Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

196.81 B-PC
3.94 OSS
3/27/87 Case attached yellowcopy
324.39 BP=B
243.00 SD=C
6.49 PL/M
3.99 E.I.
125.40 FIRE
10.78 OSS
78239.00 BLDG
A 461 - 4 10/16/87 792.97 CHIO

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 6/12/87 Lic. Class B- Lic. Number 301243 Contractor John Cortes (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 05-30-87 Insurance Company FAIRMONT - PENDING

☐ Certified copy is hereby furnished.

☐ Certificate will be filed with the Los Angeles City Dept. of Building and Safety.

Date 6/12/87 Applicant's Signature John Cortes

Applicant's Mailing Address 1800 W. Pico Blvd #205 Los Angeles 90015

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If you make this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name JOSE M. NOBLE Lender's Address 1800 W. Pico Blvd.

I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202.1 LAMC)

Signed John Cortes (Owner or agent having property owner's consent) AGENT Position 6/1/87 Date

(Lot 55) (H-2)

Dedication can be taken ~~outside of~~ where Parkway Improvements to be determined.

(7289-5)

Storage 1080 sf.

Ginger Heintz 6/8/87

Mae Gaffney 6/8/87

Janet Kleibel 6/7/87

Dergam 6/8/87

Abdo 6/8/87 (213) 975-1065

6885

H. Ward 6/8/87

COMMERCIAL DEVELOPMENT

972 x .25 = 243

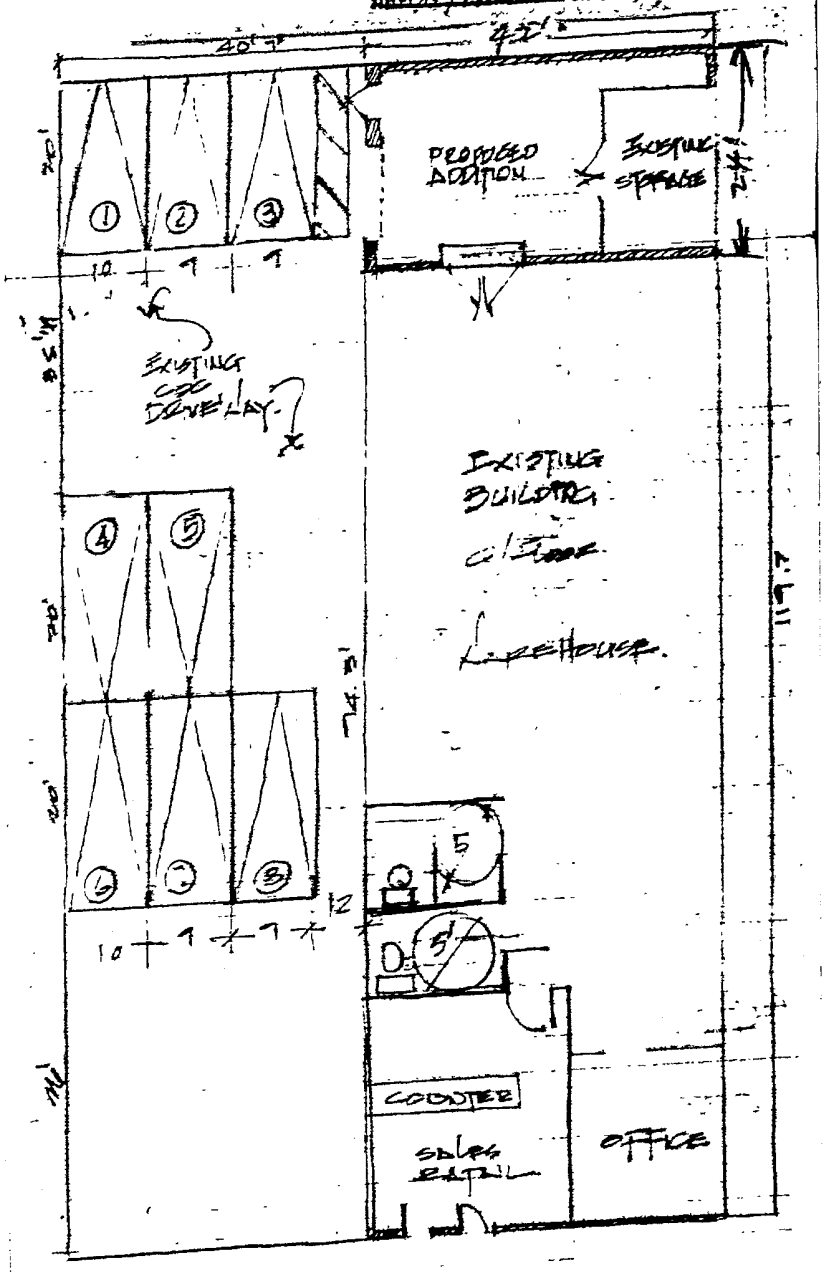
THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT Avalon PARCEL 61-IR

BY William Mason

TITLE City Planner DATE 6/9/87



1 APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — 16 V 1200 91 [illegible] 205 — OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. — LOT: Lot 6 & part of 7 | BLOCK: -- | TRACT: Kenwood Park MR 23-51 | COUNCIL DISTRICT NO.: 8 | DIST. MAP: 7289
2. PURPOSE OF BUILDING: (16) Muffler/Auto Parts — CENSUS TRACT: 2216.02
3. JOB ADDRESS: 1421-29-31 W Adams Blvd — ZONE: C2-1
4. BETWEEN CROSS STREETS: Catarina St AND Vermont Ave — FIRE DIST.: two
5. OWNER'S NAME: Antonio Ayala & Francisco Aimanza PHONE: 734-9035 — LOT TYPE: int
6. OWNER'S ADDRESS: 1421 W Adams Blvd CITY: LA ZIP: 90007 — LOT SIZE: irreg
7. ENGINEER: Kunihiro Nishiya BUS. LIC. NO.: C22694 ACTIVE STATE LIC. NO.: C22694 PHONE: 641-2851 — ALLEY: --
8. ARCHITECT OR DESIGNER: KUNIHIRO NISHIYA BUS. LIC. NO.: C22694 ACTIVE STATE LIC. NO.: C22694 PHONE: 641-2851 — BLDG. LINE: --
9. ARCHITECT OR ENGINEER'S ADDRESS: 6937 W 85th St. CITY: LA ZIP: 90045 — AFFIDAVITS: ZI 1343, ZI 1055, proof of lot line
10. CONTRACTOR: Owner BUS. LIC. NO.: — ACTIVE STATE LIC. NO.: — PHONE: —
11. SIZE OF NEW BLDG. WIDTH: 26' LENGTH: 74'8" STORIES: 1 HEIGHT: 14 — NO. OF EXISTING BUILDINGS ON LOT AND USE: NONE — P.C. REQ'D: no (A)
12. MATERIAL OF CONSTRUCTION: EXT. WALLS: block — ROOF: compo — FLOOR: conc — STREET GUIDE: — DISTRICT OFFICE: LA
13. JOB ADDRESS: 1421-29-31 W Adams Blvd — SEISMIC SAFETY ZONE: —
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 77,000.00 — GRADING: — FLOOD: — MMY. BED.: — CONS.: yes

PURPOSE OF BUILDING: (16) Muffler/Auto Parts — STORIES: 1 — HEIGHT: 14 — ZONED BY: L. Fuller

TYPE: V-N	GROUP OCC.: H-4	FLOOR AREA: 1960 TOTAL	PLANS CHECKED: [illegible] PAN	FILE WITH: —	
DWELL UNITS: —	MAX. OCC.: 19		APPLICATION APPROVED: [illegible]	TYPIST: rnm	
GUEST ROOMS: —	PARKING REQ'D.: 4	PARKING PROVIDED STD.: 4 COMP.:	INSPECTION ACTIVITY	INSPECTOR:	

P.C. 344.92	B.P.I. —	CONT. INSP.:	COMB.	GEN.	MAS.	CONS.
S.F.D. —	P.M.D. 8-17	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration or cancellation for building or grading permits issued by the Dept. of B. & S. SECTIONS 22.12 & 22.13 L.A.M.C.				
B.S. 405.79	E.I. 5.39					
L.F.	O.S.S. 6.90					
O.S.S.D. 484.00	O.S.S.D. 11.77	SPRINKLERS: —				
DIST. OFFICE: LA	C.O.					
P.C. NO. 76211	F.P. 169 Cabinet	ENERGY: [illegible]				

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

CASHIER'S USE ONLY

344.92	B-PC		
6.90	OSS		
6415	12/31/86	351.82	CHTD
405.79	B2-B		
485.00	SD-C		
8.12	PL/H		
5.39	Eq.		
11.77	OSS		
169.63	FIRE		
823.49	0301		
823.49	0001		
8391	11/24/87	1086.87	CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. No. _____ Contractor's Signature _____

Contractor's Mailing Address _____

OWNER-BUILDER DECLARATION

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date 11-24-87 Owner's Signature Antonio Ayala

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. Cd.). Insurance Company _____

Policy No. _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 11-24-87 Applicant's Signature Antonio Ayala

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. Cd.).

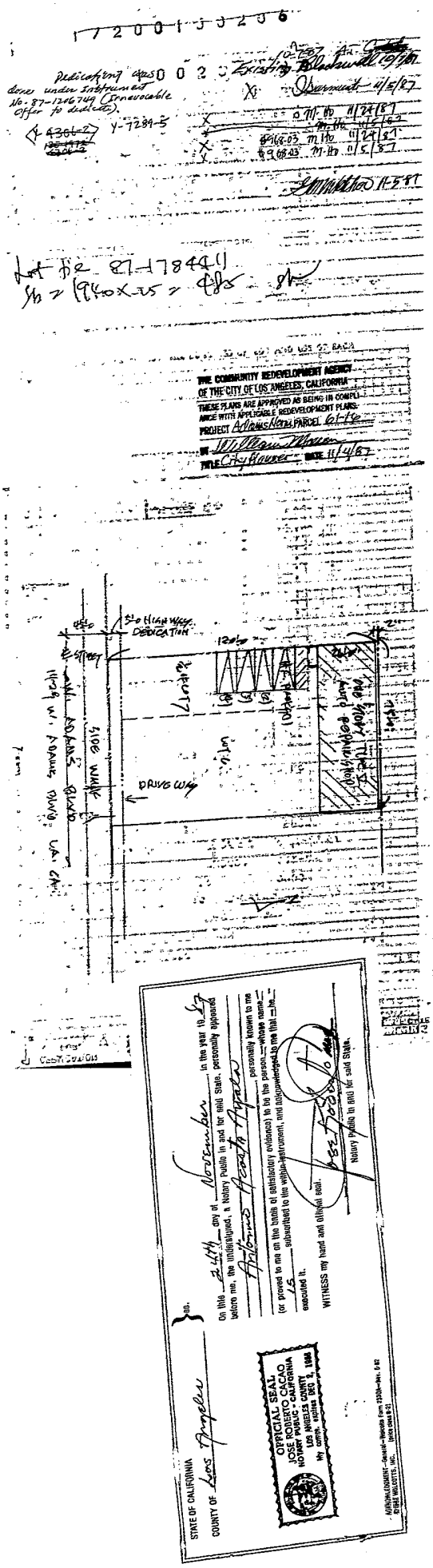
Lender's Name Antonio Ayala

Lender's Address 1015 S. Hope St. 112 Ave. L.A. 90006

20. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Antonio Ayala (Owner or agent having property owner's consent) Position: owner Date: 11-24-87


THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA
THESE PLANS ARE APPROVED AS BEING IN COMPLI-
ANCE WITH APPLICABLE REDEVELOPMENT PLANS.
PROJECT Adams-Normandie PARCEL 61-Fe
BY William Thomas
TITLE City Planner DATE 11/4/87
DRIVE WAY
STATE OF CALIFORNIA
COUNTY OF Los Angeles
OFFICIAL SEAL
JOSE ROBERTO CACHO
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 2, 1988

1431 W Adams Blvd

Application #: **02016 - 10000 - 15382**
Plan Check #:
Event Code:
Printed: 06/25/19 04:46 PM

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 08/08/2002
Last Status: Permit Finaled
Status Date: 08/28/2003

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
KENWOOD PARK TRACT		6		M R 23-51	123B197 828	5054 - 027 - 030

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles
LADBS Branch Office - LA
Council District - 8
Community Plan Area - South Central Los Angeles
Census Tract - 2216.00
District Map - 123B197
Energy Zone - 8
Fire District - 2
Lot Cut Date - 11/29/1941
Near Source Zone Distance - 6.1
Thomas Brothers Map Grid - 634-A6

ZONES(S): [Q]C2-1VL-HPOZ

4. DOCUMENTS

ZI - ZI-1055	ORD - ORD-162128	CRA - ZI 1055 ADM NORMANDIE
ZI - ZI-1231	ORD - ORD-171682	CPC - CPC-1983-506-SP
ZI - ZI-2304	ORD - ORD-173402	CPC - CPC-1999-143-HPOZ
SPA - South Central Alcohol Sales	HPOZ - Adams - Normandie	AFF - AFF-64528

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
A W J W INVESTMENT CO — 231 VERNON AVE NO 101 — LOS ANGELES CA 90037

Tenant:

Applicant: (Relationship: Agent for Owner)
ABEL VENTURA - — 1431 ADAMS BL — LA, CA 90007 — (323) 731-4300

7. EXISTING USE / **PROPOSED USE**
(16) Retail

8. DESCRIPTION OF WORK
USE OF LAND FOR USED AUTO SALES. APPROX. 50' x 50' DISPLAY AREA.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Eddie Chavez
DAS PC By:
OK for Cashier: Jameson Lee
Coord. OK:
Signature:
Date:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**, or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 21615382**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $301 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	94.83
Permit Fee Subtotal Bldg-Alter/Repair	73.13
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Repair	7.31
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	1.62
Sys. Surcharge	4.86
Planning Surcharge	2.41
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

Payment Date: 08/08/02
Receipt No: LA04-066617
Amount: $94.83
Method: Cash

2002LA31766

P02016100001538 2FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **02016 - 10000 - 15382**

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(O) OWNER-BUILDER			0	

1431 W Adams Blvd Permit Application #: **02016 - 10000 - 15382**

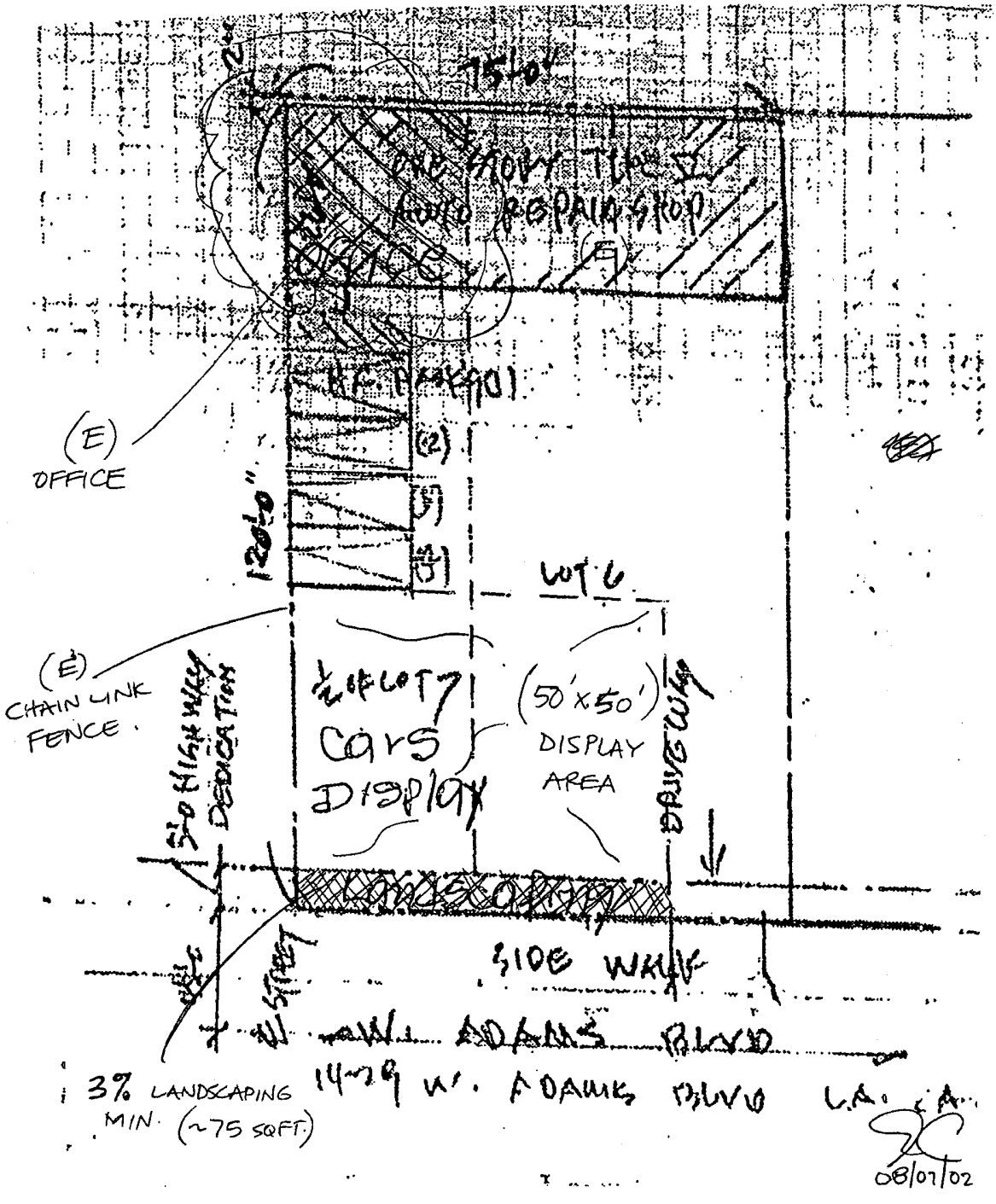
Bldg-Alter/Repair
Commercial
No Submit Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #:
Initiating Office: METRO
Printed on: 08/07/02 16:19:22

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



COUNCIL DISTRICT: 8

PLOT PLAN ATTACHMENT

1429 W Adams Blvd

Application #: **06016 - 10000 - 00387**
Plan Check #: X06LA00327
Printed: 06/25/19 04:47 PM
Event Code:

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 02/09/2006
Last Status: Permit Finaled
Status Date: 04/07/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
KENWOOD PARK TRACT		5	1	M R 23-51	123B197 826	5054 - 027 - 028

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles
LADBS Branch Office - LA
Council District - 1
Certified Neighborhood Council - Empowerment Congress North
Community Plan Area - South Los Angeles
Census Tract - 2216.00
District Map - 123B197
Energy Zone - 8
Fire District - 2
Lot Cut Date - 11/03/1953
Methane Hazard Site - Methane Buffer Zone
Near Source Zone Distance - 6.1
Thomas Brothers Map Grid - 634-A6

ZONES(S): [Q]C2-1VL-HPOZ

4. DOCUMENTS

ZI - ZI-1231 South Central Alcohol Sales	ORD - ORD-162128	ICO - Auto-Related/JunkYard/OpenStorage	CPC - CPC-1999-143-HPOZ
ZI - ZI-2344 Auto-Related/JunkYard/OpenSto	ORD - ORD-171682	HPOZ - Adams - Normandie	CDBG - LARC-Yes
TNI - West Adams	ORD - ORD-173402	CPC - CPC-1983-506-SP	CDBG - LARZ-Central City
SPA - South Central Alcohol Sales	ORD - ORD-173809-SA720	CPC - CPC-1996-399-CPR	AFF - AFF-7455

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
ALMANZA, FRANCISCO CO TR F AND F ALM 758 HOLLAND AVE LOS ANGELES CA 90042

Tenant:

Applicant: (Relationship: Owner-Bldr)
FRANCISCO ALMANZA - OWNER-BUILDER (323) 254-2766

7. EXISTING USE / **PROPOSED USE**
(16) Retail

8. DESCRIPTION OF WORK
REMOVE OLD ROLL ROOFING & INSTALL SAME TYPE ROLL ROOFING & PLYWOOD AS NEEDED.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
DAS PC By:
OK for Cashier: Krisandra Miller
Coord. OK:
Signature:
Date:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845),** or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 61600387**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $3,500	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	176.79
Permit Fee Subtotal Bldg-Alter/Repair	130.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.74
O.S. Surcharge	3.01
Sys. Surcharge	9.04
Planning Surcharge	9.00
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Payment Date: 02/09/06
Receipt No: LA04-182134
Amount: $176.79
Method: Check

2006LA87868

* P 0 6 0 1 6 1 0 0 0 0 0 0 3 8 7 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **06016 - 10000 - 00387**

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(O) OWNER-BUILDER			0	(323) 254-2766

1431 W Adams Blvd

Permit #:
Plan Check #: B17LA08377
Event Code:

17048 - 10000 - 01421
Printed: 06/25/19 04:48 PM

Sign
Onsite
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Issued on: 08/31/2017
Last Status: Issued
Status Date: 08/31/2017

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
KENWOOD PARK TRACT		6		M R 23-51	123B197 828	5054 - 027 - 030

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles
LADBS Branch Office - LA
Council District - 8
Certified Neighborhood Council - Empowerment Congress North
Community Plan Area - South Los Angeles
Census Tract - 2216.01
District Map - 123B197
Energy Zone - 8
Fire District - 2
Methane Hazard Site - Methane Buffer Zone
Near Source Zone Distance - 1.4
Thomas Brothers Map Grid - 634-A6

ZONES(S): [Q]C2-1VL-HPOZ

4. DOCUMENTS

ZI - ZI-2374 LOS ANGELES STATE ENTEF
ZI - ZI-2397 N University Park - Expo Park -
ZI - ZI-2412 Fast Food Establishments
ZI - ZI-2440 Adams - Normandie
ZI - ZI-2452 Transit Priority Area in the Cit
TNI - West Adams
SPA - South Los Angeles Alcohol Sales
ORD - ORD-129726
ORD - ORD-162128
ORD - ORD-171681
ORD - ORD-171682
ORD - ORD-173402
ORD - ORD-173809-SA720
ORD - ORD-176589
ORD - ORD-180218
HPOZ - Adams - Normandie

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
AYALA, ANTONIO DECD EST OF — 2002 MAGNOLIA AVE — LOS ANGELES CA 90007

Tenant:

Applicant: (Relationship: Agent for Owner)
FRANCISCO VALLE - — 2801 S VERMONT AVE — LA, CA 90007 — (0) -

7. EXISTING USE

PROPOSED USE
(19) Wall Sign

8. DESCRIPTION OF WORK
Install (1) illuminated reverse channel letter wall sign; (1) 4'-5"(W) x 2'-5"(H) SIGN, "ALTEST AUTO REPAIR" (5 sf, 11.16' ABOVE GRADE);

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: James Detchmendy
OK for Cashier: Christopher Komancheck
DAS PC By:
Coord. OK:
Signature:
Date:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845),** or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 74801421**

11. PROJECT VALUATION & FEE INFORMATION — Final Fee Period

Permit Valuation: $1,500 — PC Valuation:

FINAL TOTAL Sign	265.35	Control Devices Fee	12.00
Permit Fee Subtotal Sign	130.00		
Plan Check Subtotal Sign	0.00		
E.Q. Instrumentation	0.50		
D.S.C. Surcharge	6.53		
Sys. Surcharge	13.05		
Planning Surcharge	9.42		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	7.85		
CA Bldg Std Commission Surcharge	1.00		
Permit Issuing Fee	27.00		
Signs or Gas Tube Systems Fee	36.00		
Electrical Service Fee	12.00		

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

Payment Date: 08/31/17
Receipt No: 0101783767
Amount: $265.35
Method: Check

2017LA88825

* P 1 7 0 4 8 1 0 0 0 0 0 1 4 2 1 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

17048 - 10000 - 01421

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity , it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) PINOY CREATIONS SIGNS AND SERVICES I	422 MILFORD ST UNIT A,	GLENDALE, CA 91203	C45	1018555	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C45 License No.: 1018555 Contractor: PINOY CREATIONS SIGNS AND SERVICES INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not auhorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

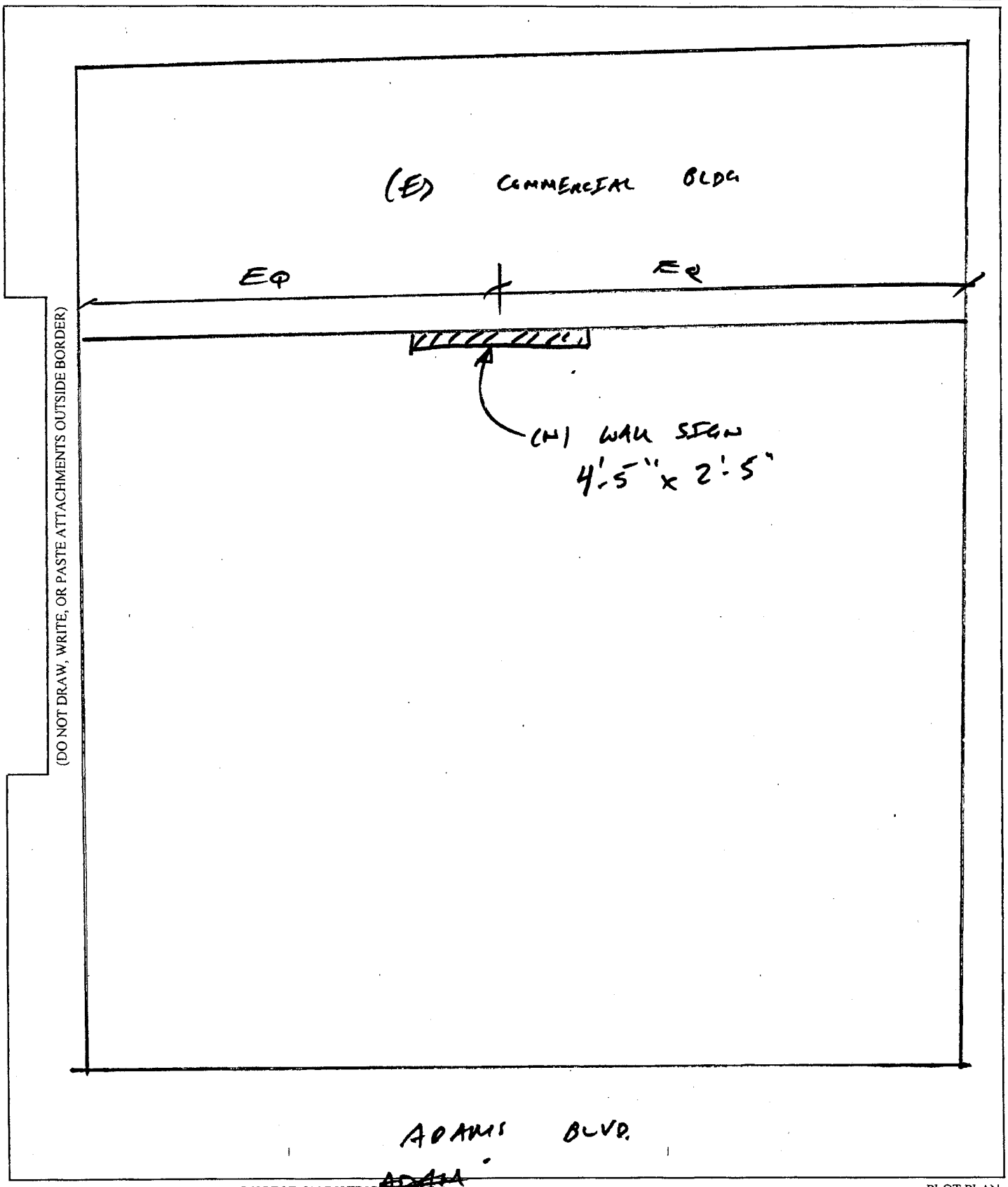
(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ ☐ Contractor ☐ Authorized Agent

1431 W Adams Blvd Permit Application # : **17048 - 10000 - 01421**

Sign Onsite Plan Check	City of Los Angeles - Department of Building and Safety **PLOT PLAN ATTACHMENT**	Plan Check #: B17LA08377 Initiating Office: METRO Printed on: 08/31/17 13:53:38



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

6527427 19051 6081

COUNCIL DISTRICT: 8 INSPECTION DISTRICT: SIGNLA PLOT PLAN

Form B-95—20M—3-47

1427 W. Adams Blvd. — Address of Building

Marion Gerfen — Owner

1322 Lime Ave. — Owner's Address

Los Angeles, Calif.

26035 — Permit Number — 1946 — Year

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

JUL 10 1947, 19

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,— for the following occupancies:

One story Type V. Office for used cars, 12' x 12'-
2 3 3 G-1 Occupancy

OVER

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By G. Kalaczyan

Address of Building 1421 W. Adams Blvd.

Permit No. and Year LA 69060/53 LA 75315/53

Certificate Issued August 10, 1954, 19....

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story, Type V, 41' x 94'6" Offices and Shop. G-1 Occupancy.

Owner Viking Companies

Owner's Address 9636 Santa Monica Blvd. Beverly Hills, Calif.

WILLIAM A. TINKERag

Form B-95a—20M—5-54 G. E. MORRIS, Superintendent of Building By.....

5000225200500000675

Form B-95a

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued October 31, 1958

Address of Building 1429 W. Adams Blvd

Permit No. and Year LA 3141-1958

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows Ch. 1, as to permitted uses, Ch 9, Arts 1, 3, 4, and 5, and with applicable requirements of State Housing Act,—for following occupancies:

1 story, type V, 22' x 74' drug store building. G-1 Occupancy

2 3 8 0 0 5 0 0 5 0 9

G. E. MORRIS,
Superintendent of Building

By A. E. HEWITT ah

5888225288588888692

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

No. 3132

CERTIFICATE OF COMPLETION

Los Angeles, Calif., ..., 193...

THIS CERTIFIES that the.....

.....

ling, located at..... Street,

which Building Permit No..... was issued....., 193...,
been inspected and found to comply with Building Ordinance provisions.

BOARD OF BUILDING AND SAFETY,

By.....
Chief Clerk

128

Address of Building 1421-31 W. Adams Bl.

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

☒ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

☐ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No. and Year 87LA82349

One story, Type V-N, 26' x 74'8",
muffler/auto parts building.
H4 occupancy.

Total Parking Required 4 ☐ No Change in Parking requirement.

Total Parking Provided 4 = Standard _____ + Compact _____

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: (LA) VN - WLA - SP - C.D. #____

Bureau: (BLDG) - BCS

Division: GEN - (MS) - EQ - BMI - COMM

Owner Antonio Ayala & Francisco Aimanza

Owner's Address 1421 W. Adams Bl.
Los Angeles, CA 90007

Issued: 5-10-90 By: R. Kline/D.L./mfa

B & S B-95A (R. 3/88)

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 1431 W. ADAMS BOULEVARD

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No. and Year: 02016-10000-15382

USE OF LAND - AUTO SALES

(X) NO CHANGE IN PARKING REQUIREMENT.

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:	Bureau:	Division:
(LA)-VN-WLA-SP-C.D. #:	(BLDG)-BCS:	(GI)-MS-MSS-EQ-BMI-COMM:

OWNER: A.W.J.W. INVESTMENT CO.
OWNER'S ADDRESS: 231 W. VERNON AVE., #101
LOS ANGELES, CA 90037

Issued: 08/28/2003

BY: M.MARTIN/A.M./D.R.

08-B-95C (R.11/89)

5020000020041004

Attachment D: Historic Aerials and Sanborn Insurance Maps

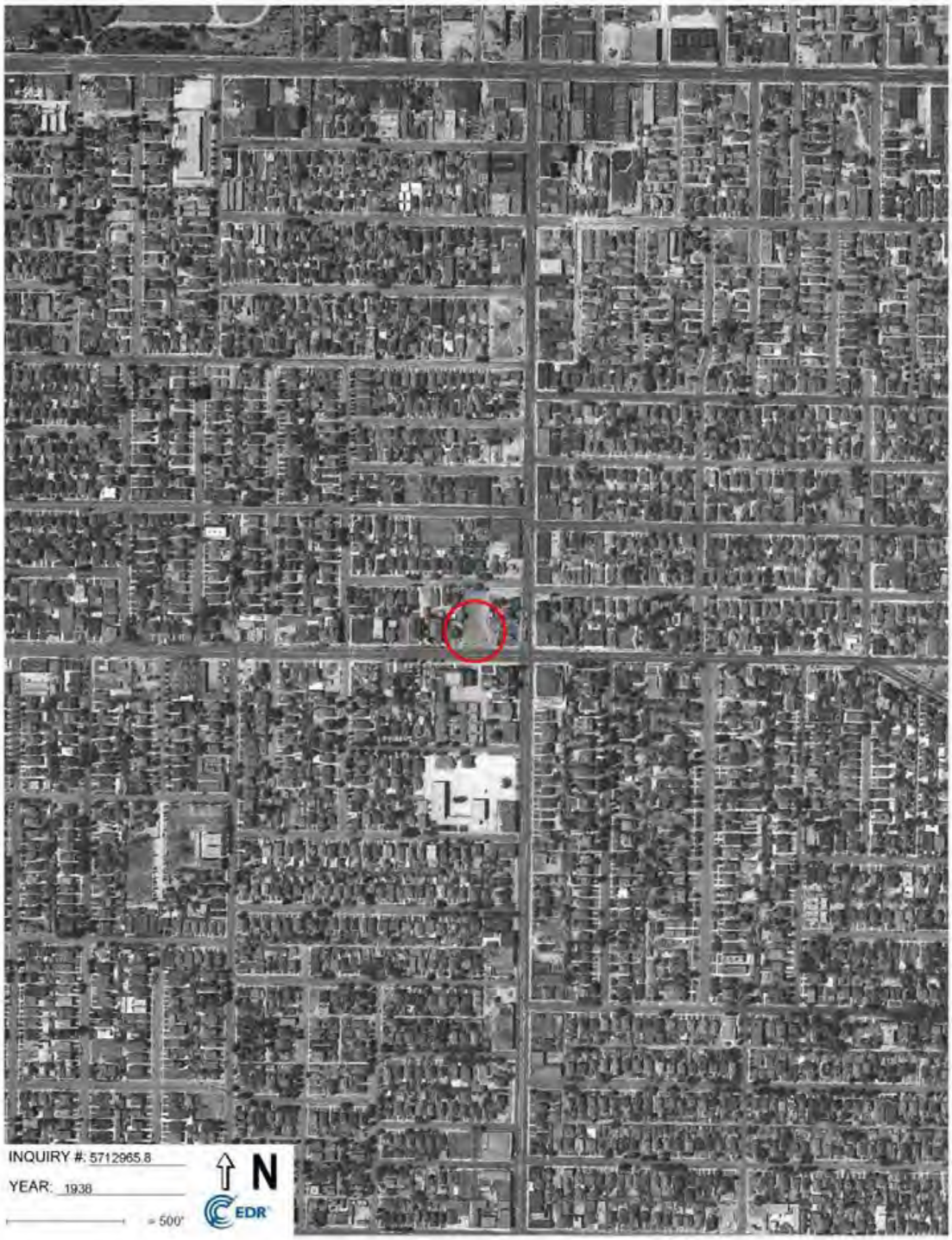
Historic Aerials



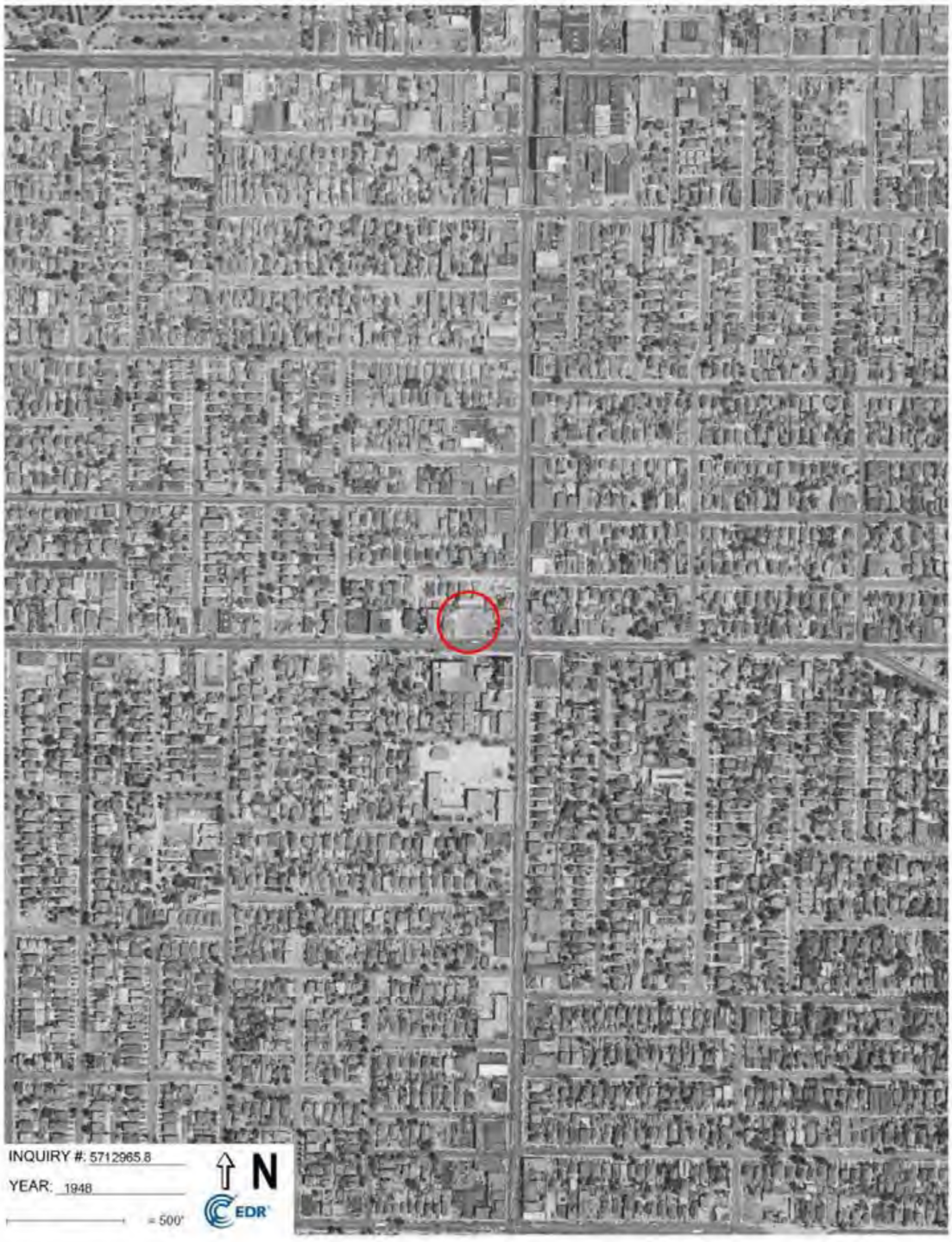
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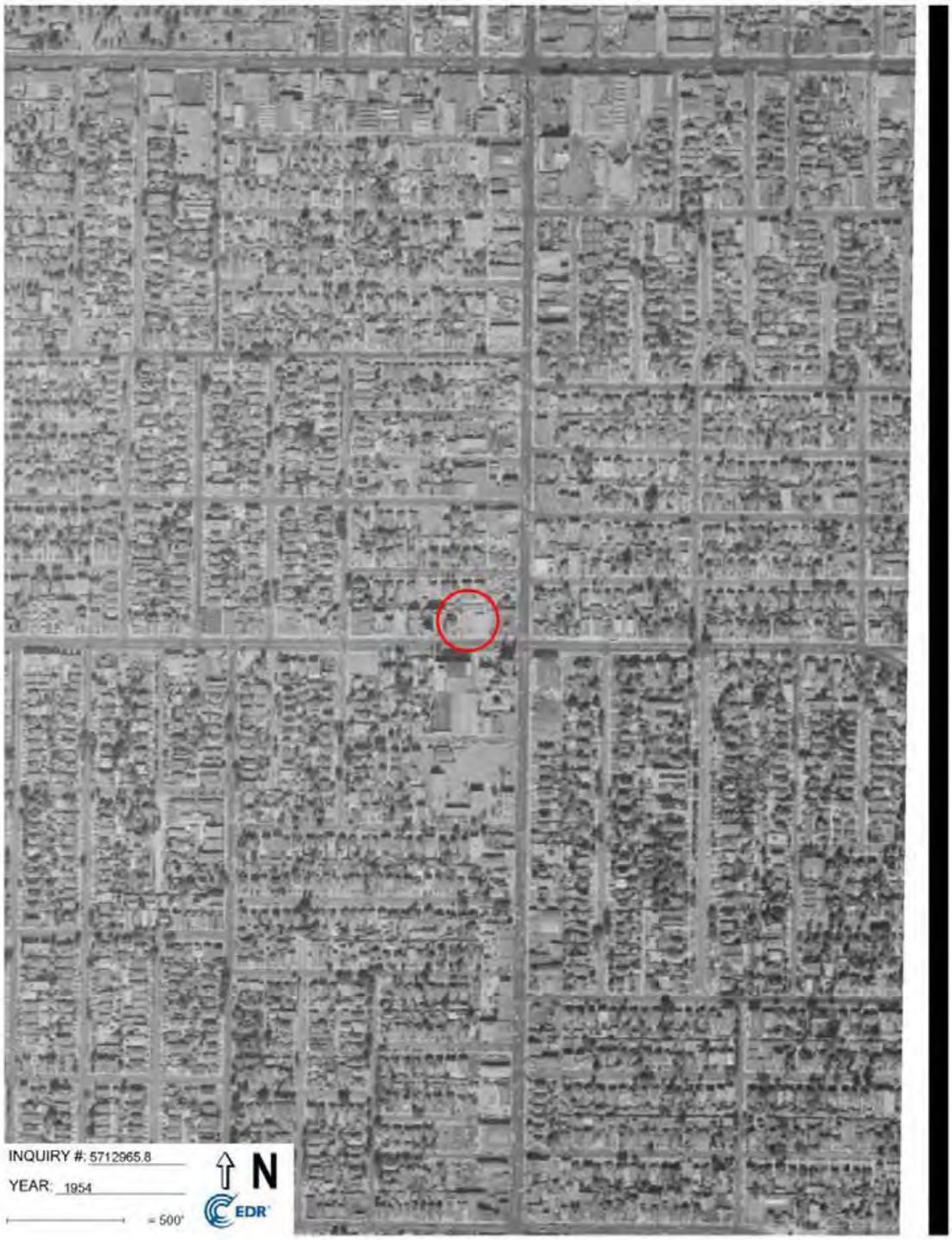
Aerial Photo 1928



Aerial Photo 1938



Aerial Photo 1948



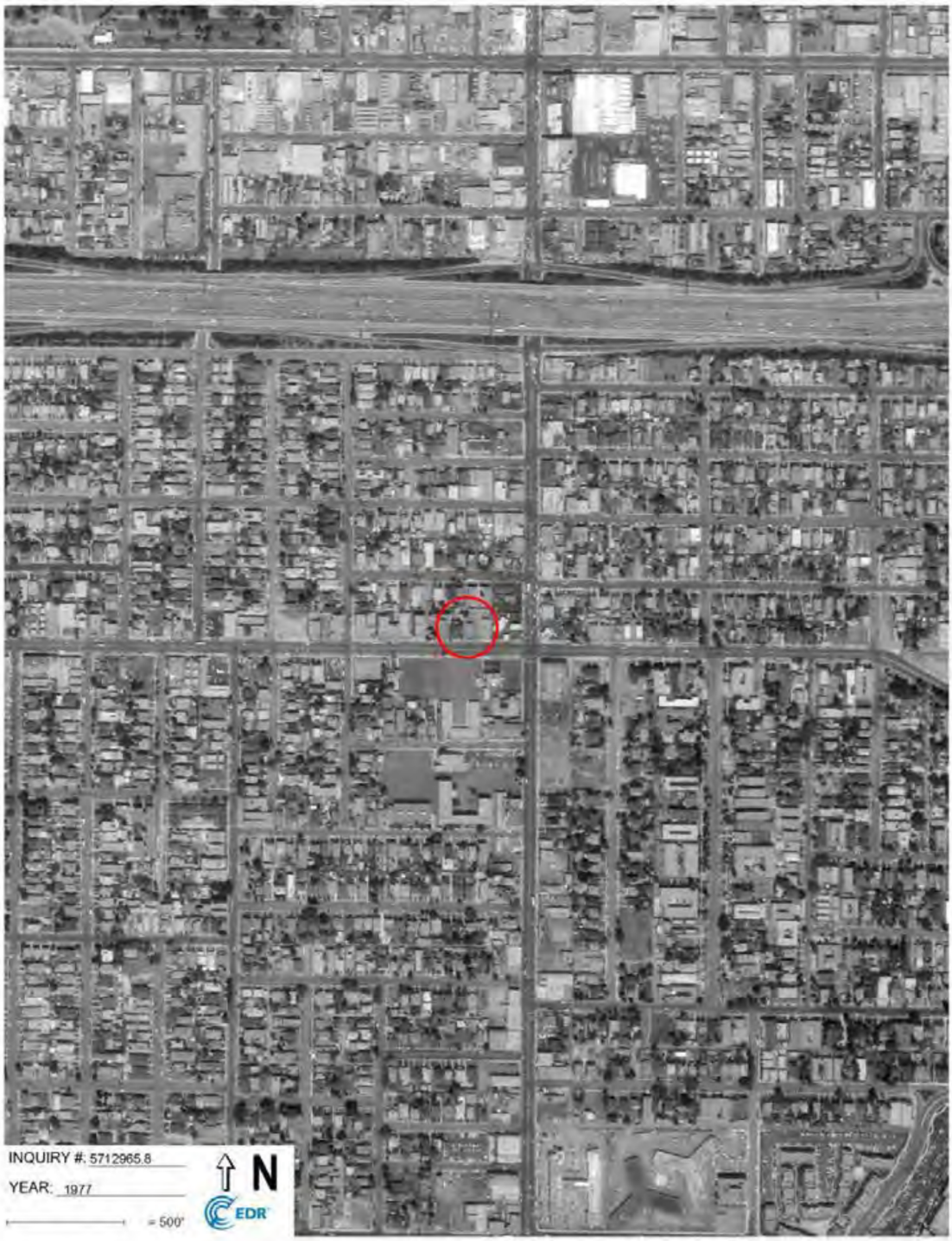
Aerial Photo 1954



Aerial Photo 1964



Aerial Photo 1970



Aerial Photo 1977



Aerial Photo 1983



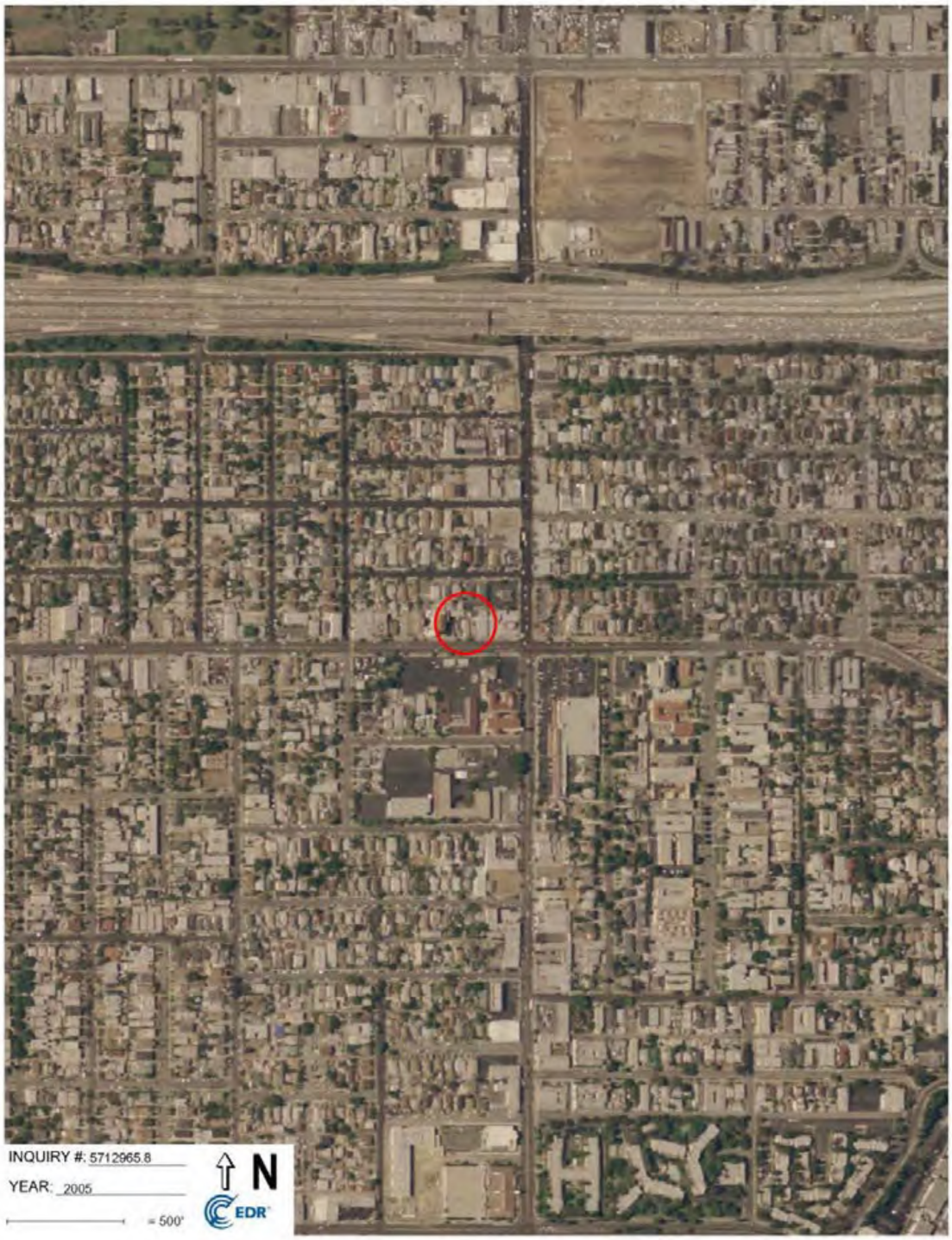
Aerial Photo 1989



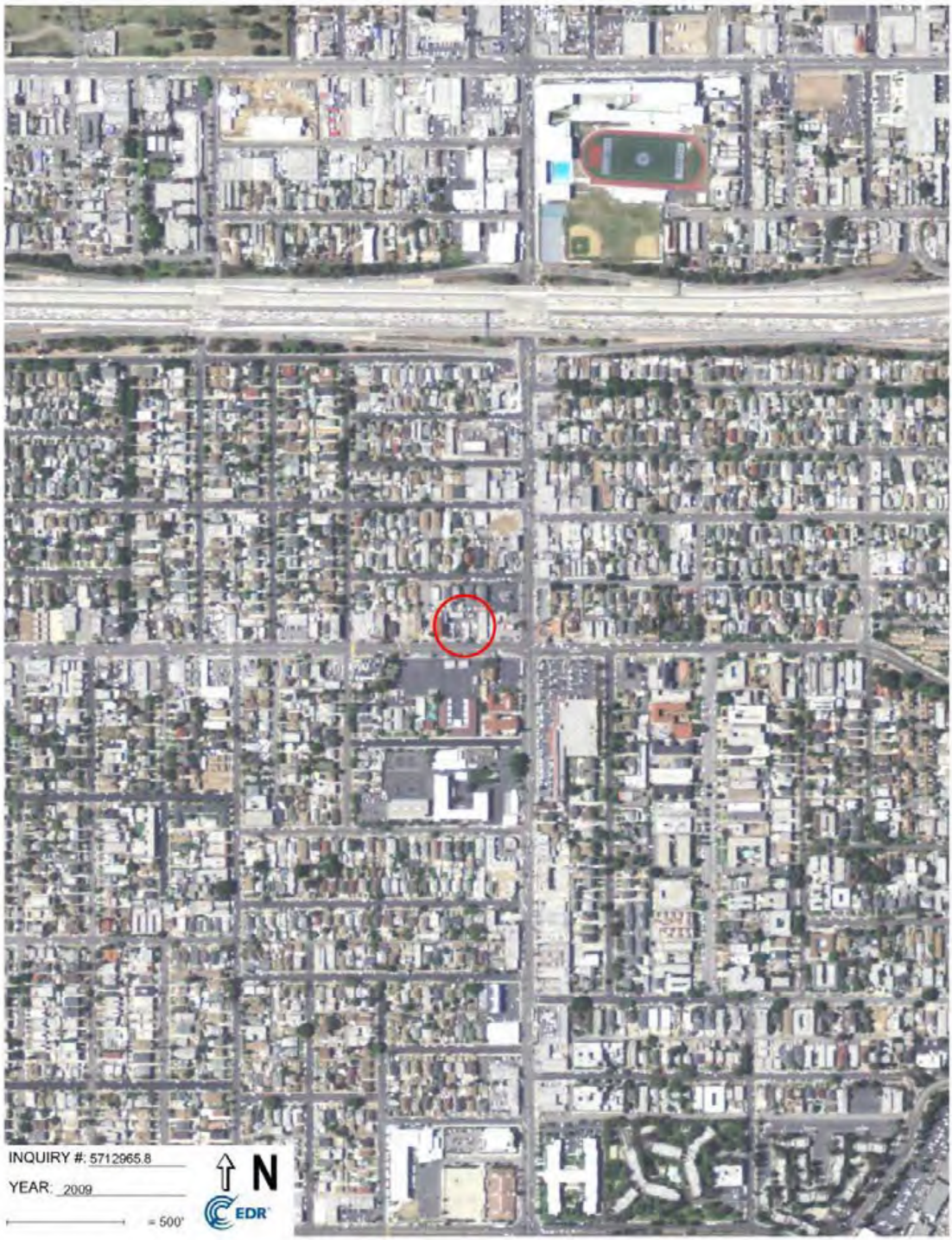
Aerial Photo 1994



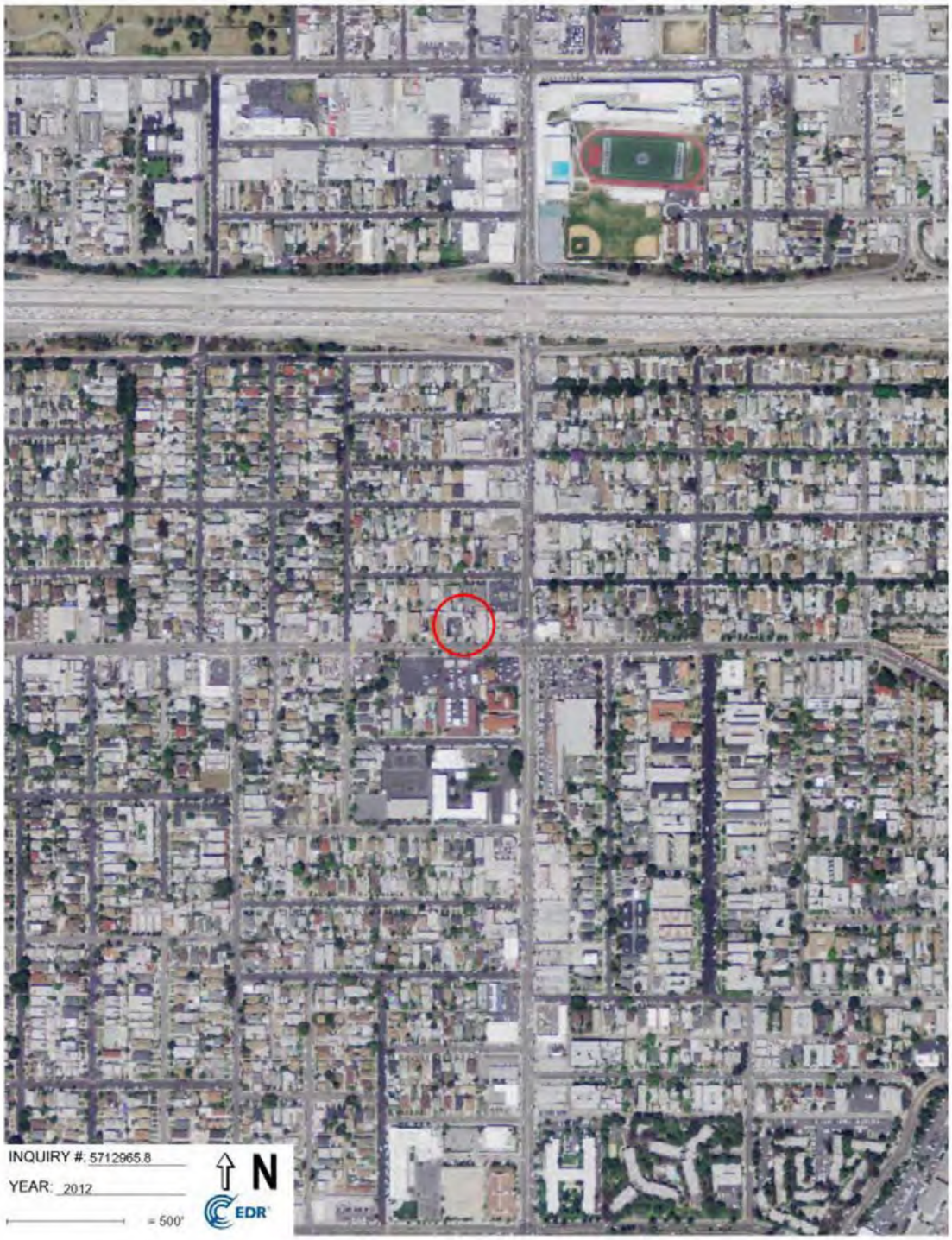
Aerial Photo 2002



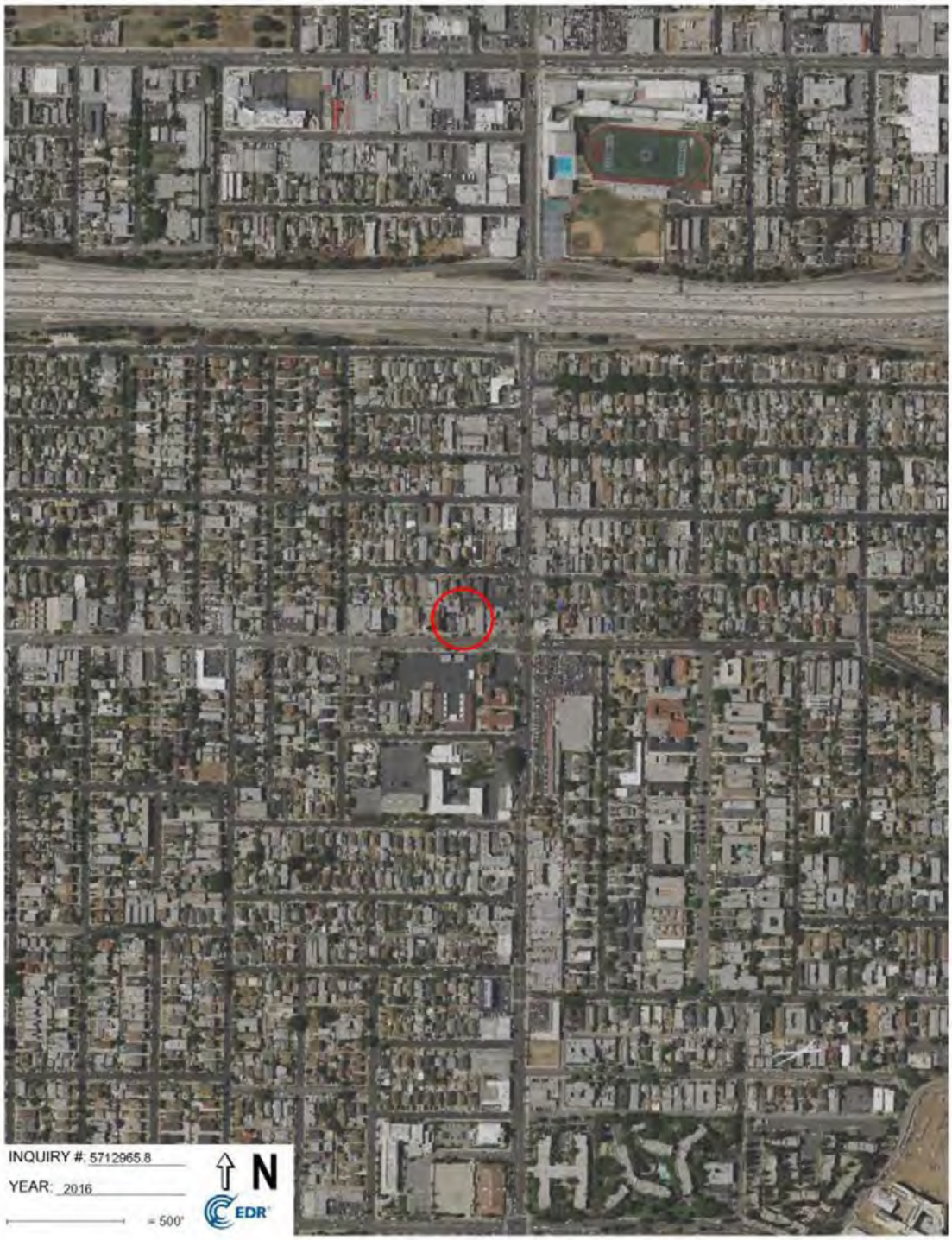
Aerial Photo 2005



Aerial Photo 2009

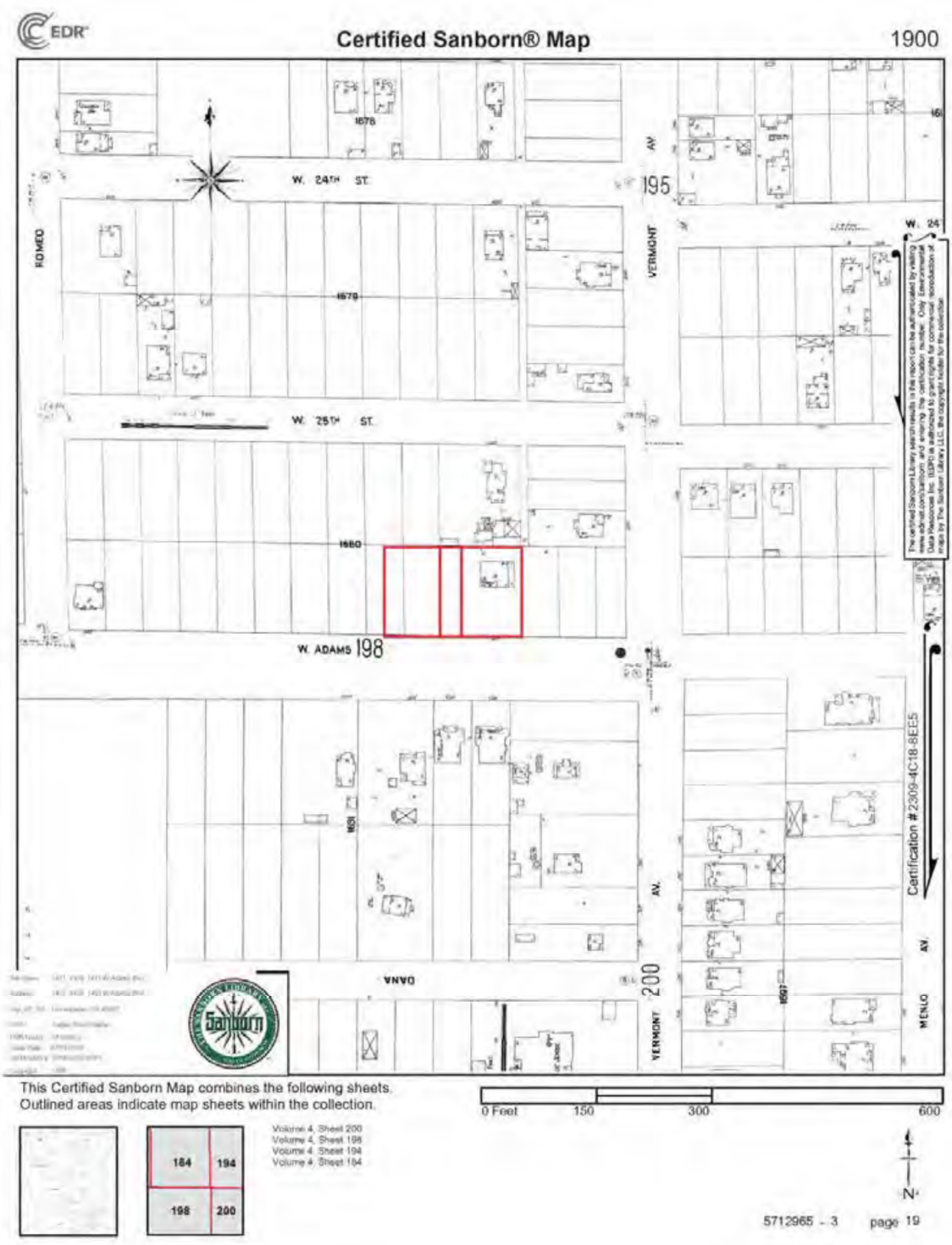


Aerial Photo 2012

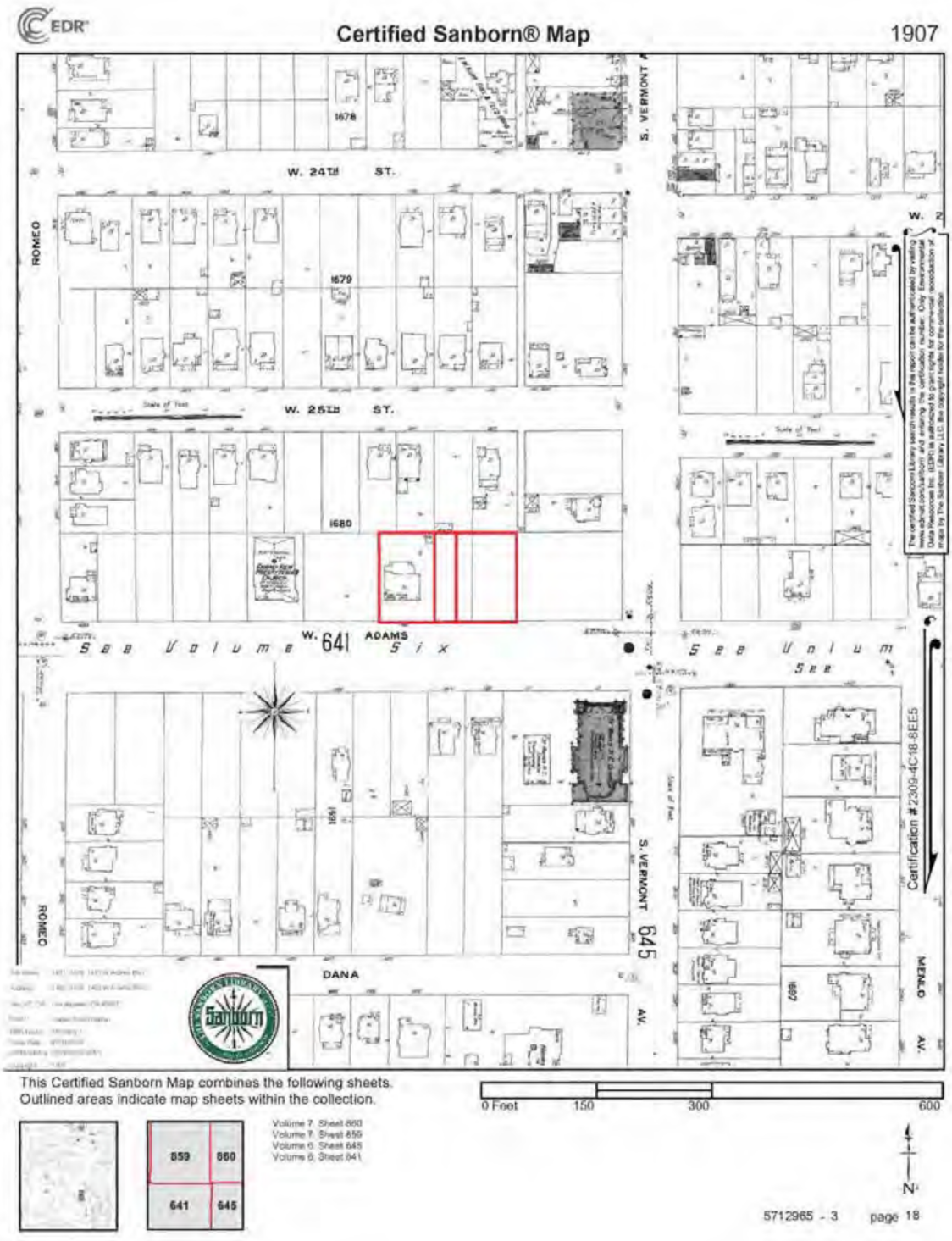


Aerial Photo 2016

Sanborn Insurance Maps



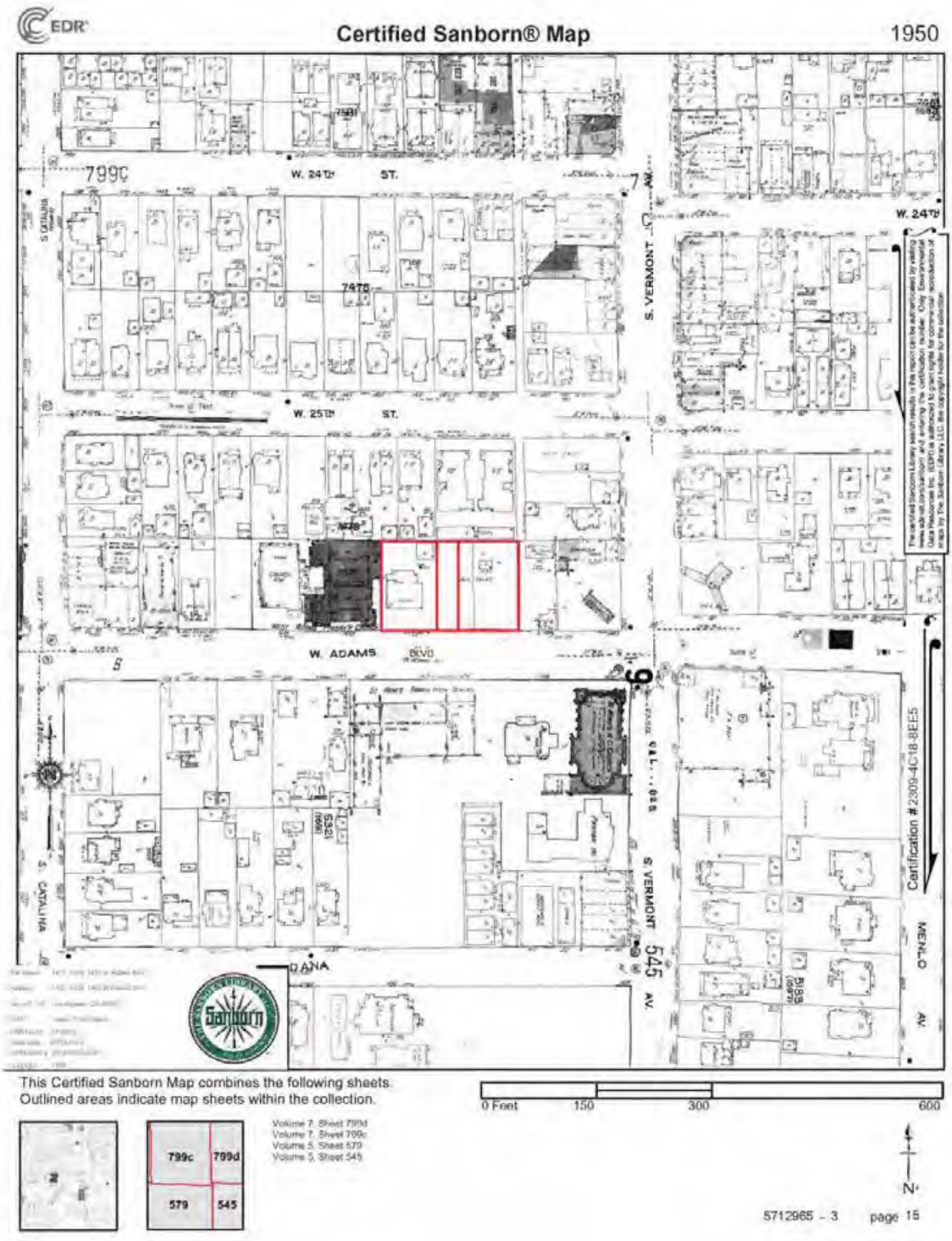
Sanborn Insurance Map 1900



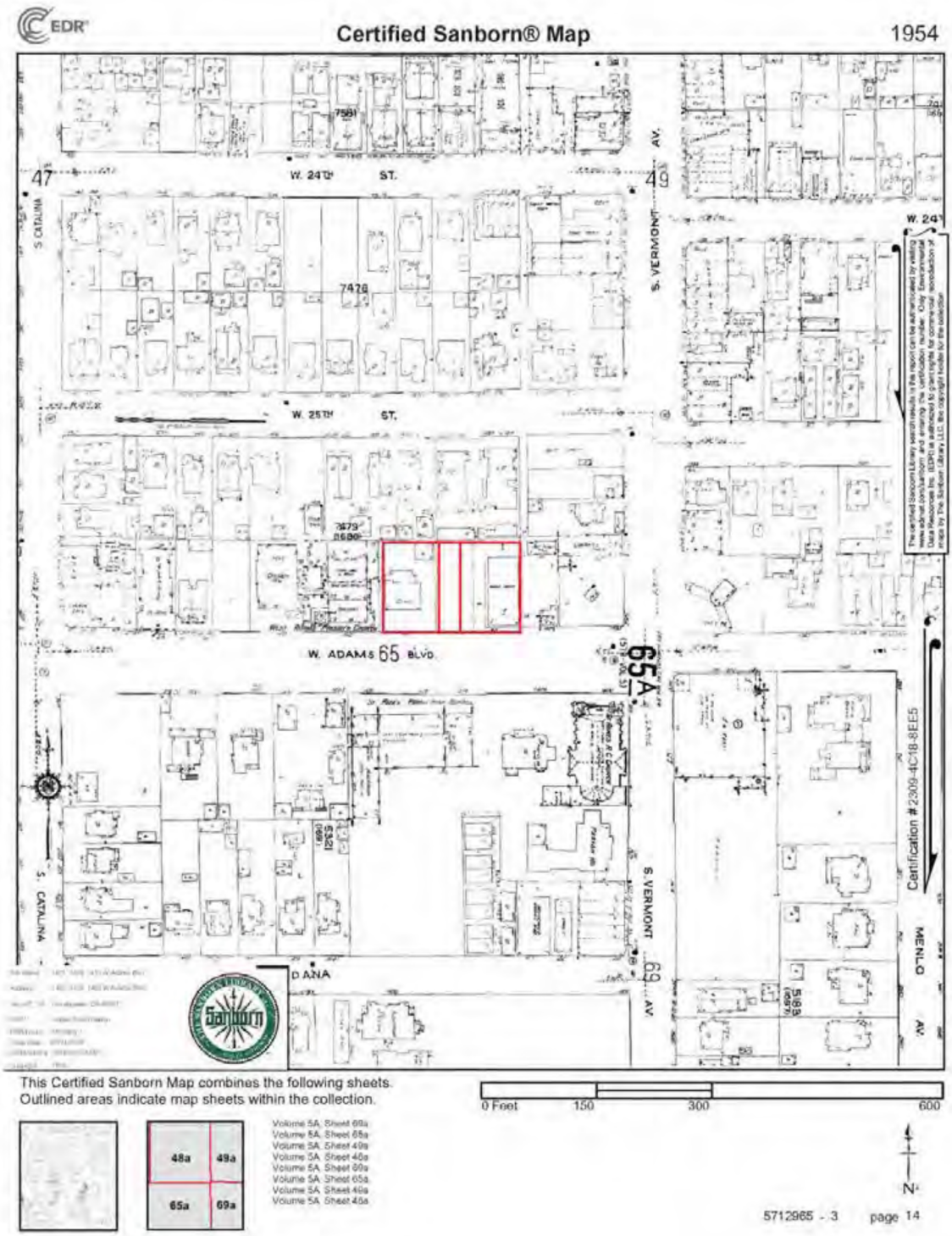
Sanborn Insurance Map 1907



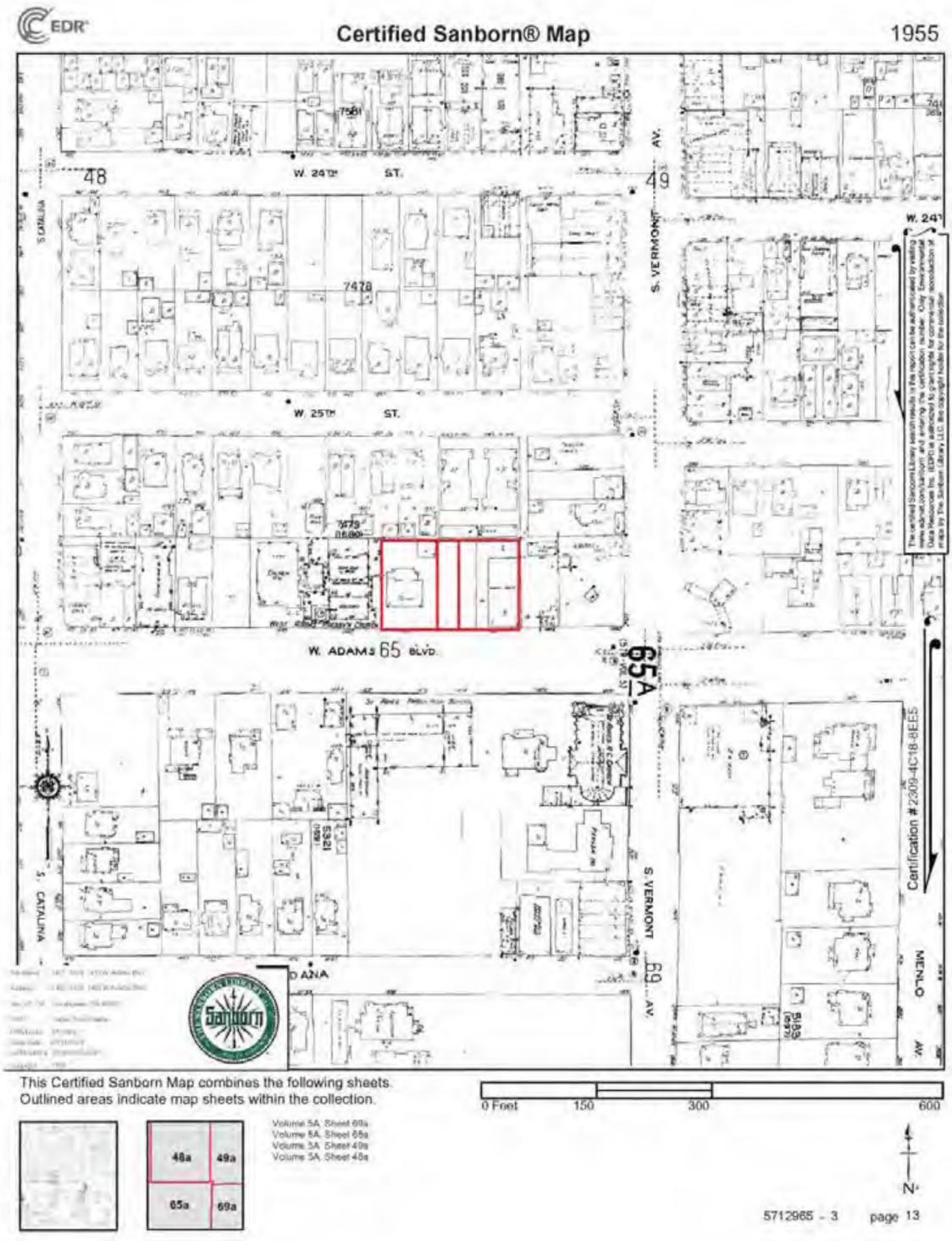
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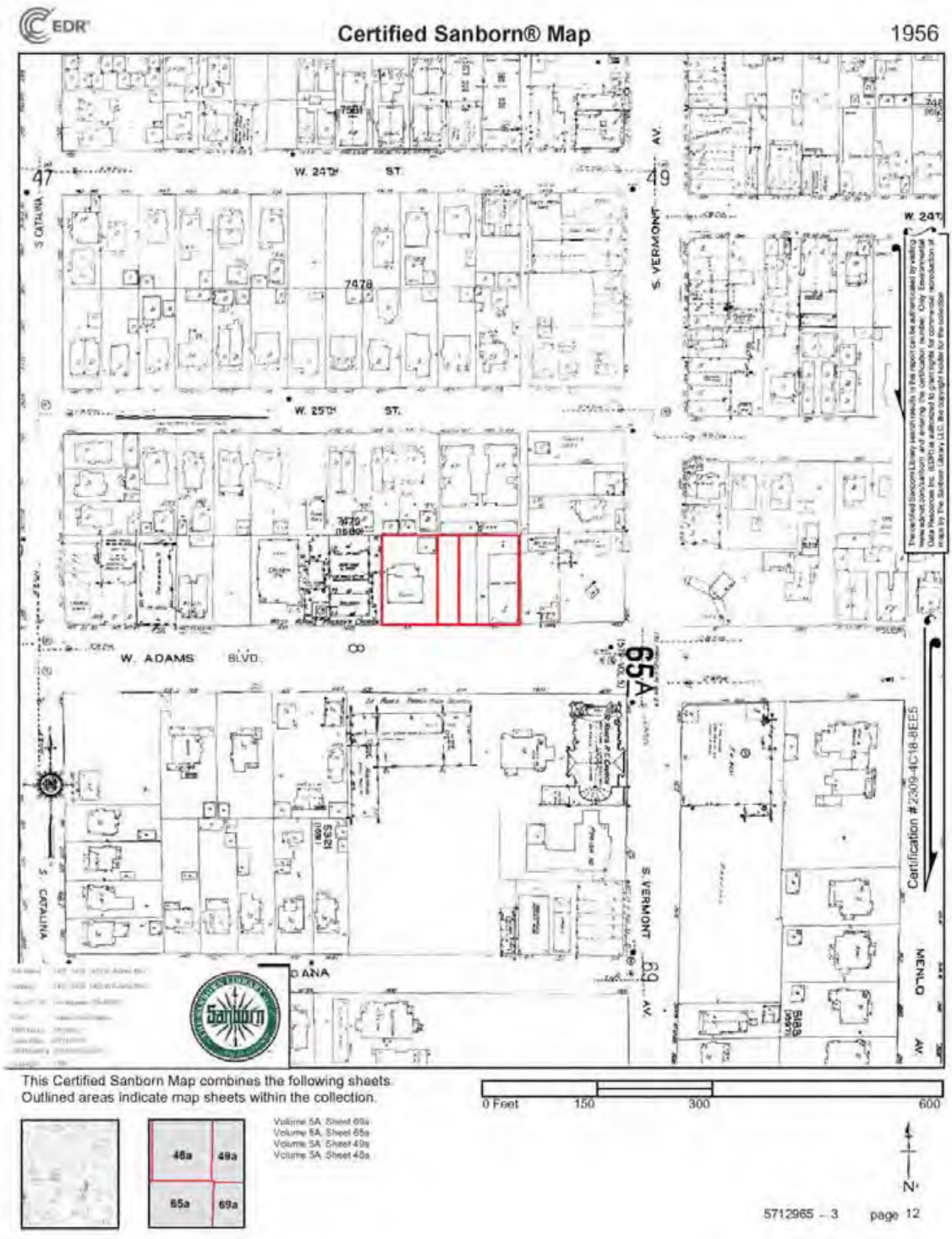
Sanborn Insurance Map 1950



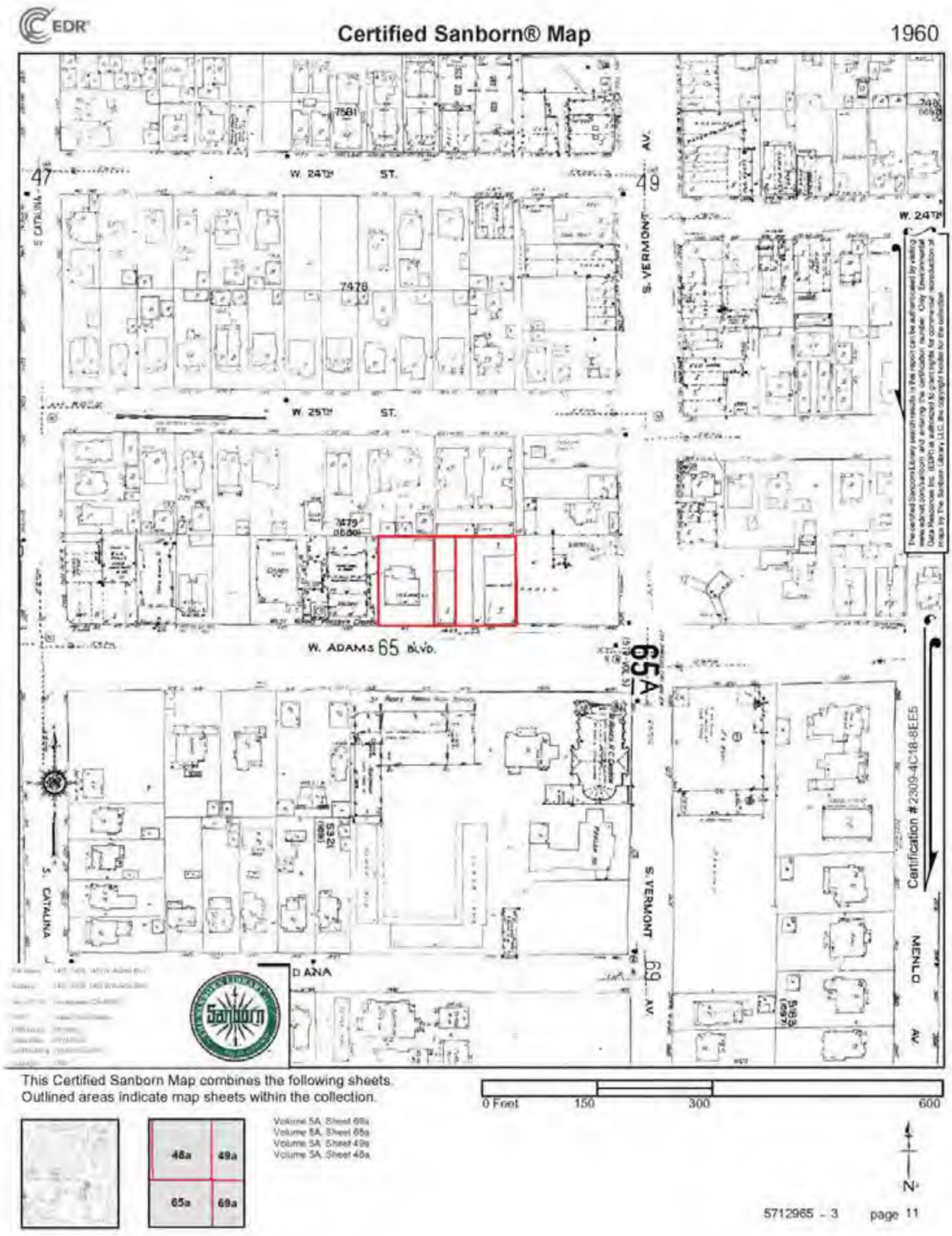
Sanborn Insurance Map 1954



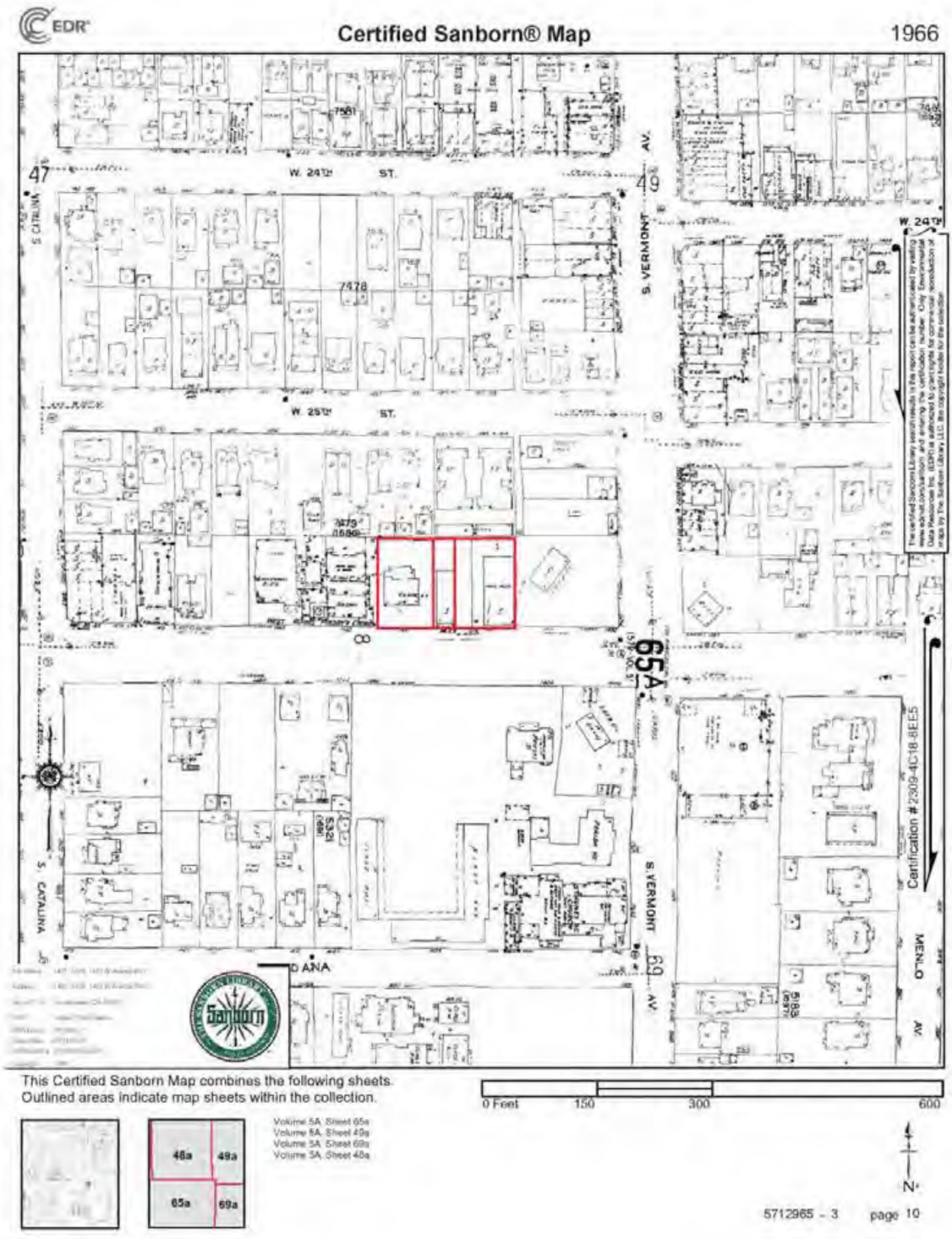
Sanborn Insurance Map 1955



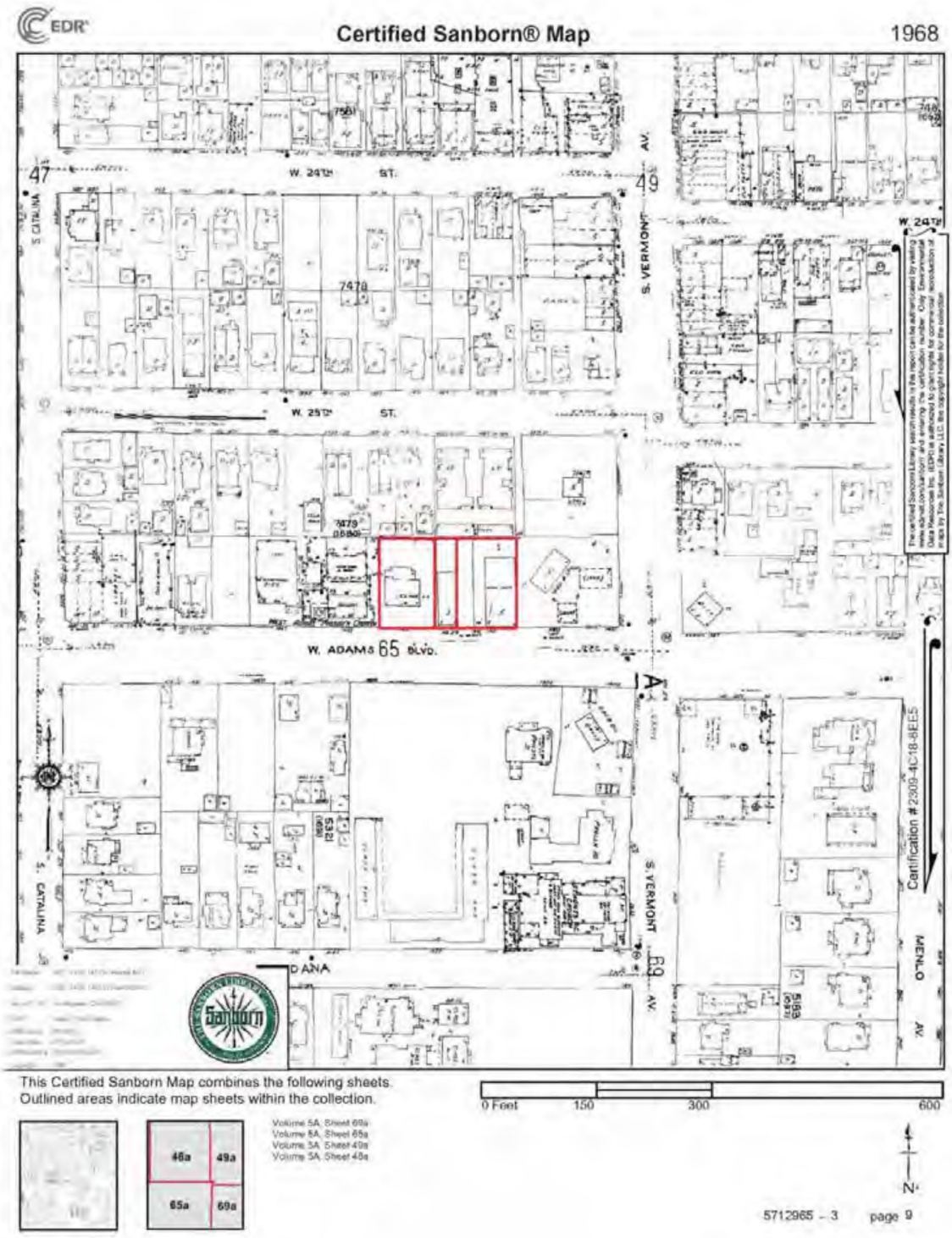
Sanborn Insurance Map 1956



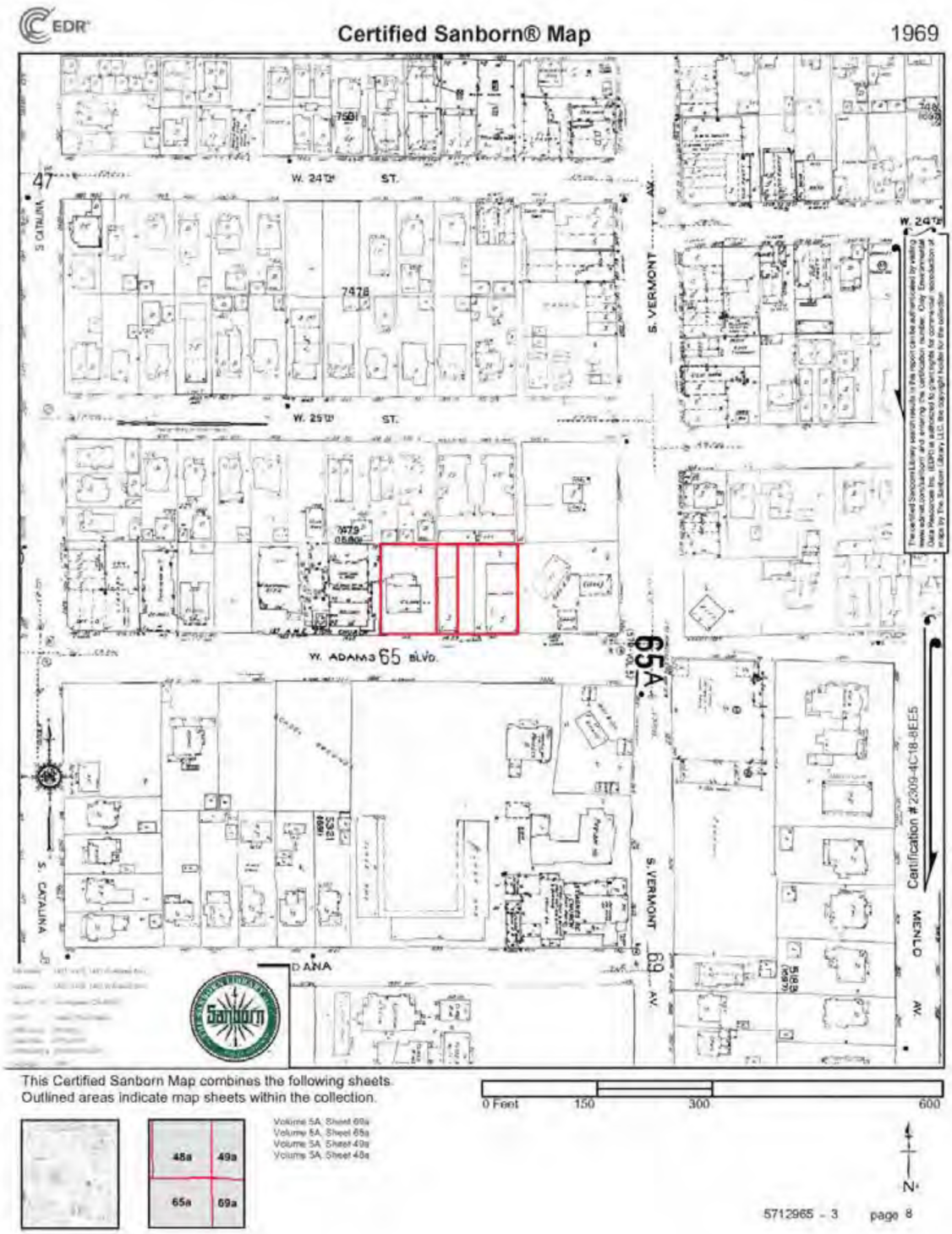
Sanborn Insurance Map 1960



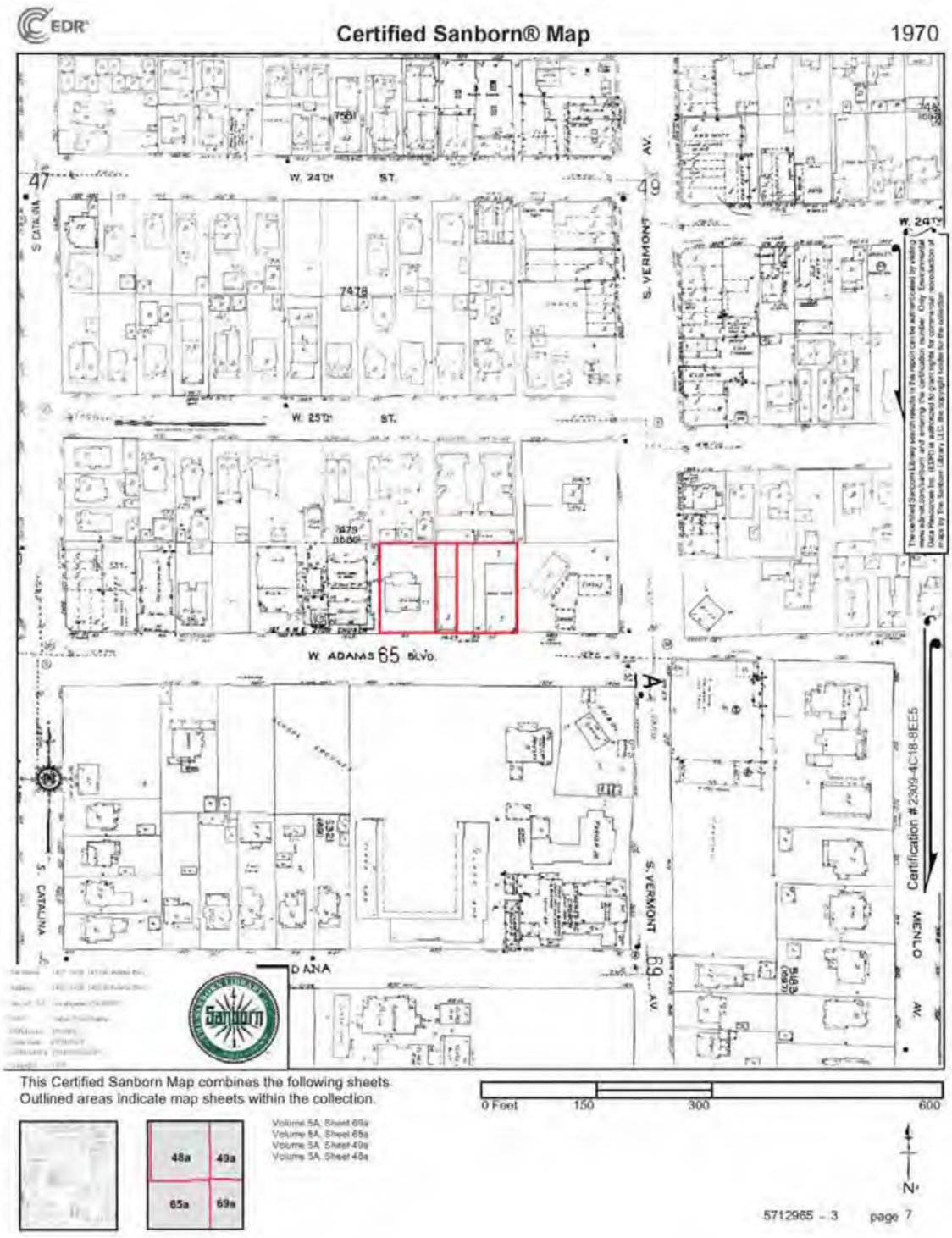
Sanborn Insurance Map 1966



Sanborn Insurance Map 1968



Sanborn Insurance Map 1969



Sanborn Insurance Map 1970

ATTACHMENT E: SCCIC Report

W.H. Bonner Associates
Archaeofaunal Studies
Archaeological Surveys
Historical & Genealogical Research
RPA Registry of Professional Archaeologists
15619 Ogram Avenu
Gardena, CA 90249-44
(310) 675-27
E-mail: whbonner@aol.cor

July 24, 2019

David Kaplan
KCK Architects
2526 18th Street
Santa Monica, CA 90405

Subject: Historic Records Search Results for 1421, 1429, and 1431 West Adams Boulevard Los Angeles, Los Angeles County, CA

Dear Mr. Kaplan:

At your request, W. H. Bonner Associates has conducted a historic records search for your project located at 1421, 1429, and 1431 West Adams Boulevard, Los Angeles, California 90007. The records search was conducted on July 23, 2019, at the South Central Coastal Information Center (SCCIC), California State University, Fullerton.

To identify any historic properties, the rolls of the National Register of Historic Places (NRHP), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI) were examined. The California State Historic Resources Inventory (HRI), Historic Preservation Overlay Zones (HPOZ), and the Los Angeles City Historic-Cultural Monuments List (LACHCM) were also reviewed to determine local resources previously evaluated for their historic significance. Built dates were determined from the website of the Los Angeles County Tax Assessor.

Record Search Results

1421 West Adams Boulevard 90007
APN 5054-027-028

- Commercial Property
- First improvement built year 1954/effective built year 1964
- Directory of Properties in the Historic Property Data File – Not Listed
- Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed
- National Register of Historic Places (NRHP) – Not listed
- California Points of Historic Interest (CPHI) – Not listed
- California Historic Landmarks (CHL) – Not listed
- Historic Preservation Overlay Zone (HPOZ) – Not Listed

1429 West Adams Boulevard 90007
APN 5054-027-029

Commercial Property
First improvement built year 1958/effective built year 1958
Directory of Properties in the Historic Property Data File – Not Listed
Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed
National Register of Historic Places (NRHP) – Not listed
California Points of Historic Interest (CPHI) – Not listed
California Historic Landmarks (CHL) – Not listed
Historic Preservation Overlay Zone (HPOZ) – Not Listed

1431 West Adams Boulevard 90007
APN 5054-027-30

Vacant Lot
Directory of Properties in the Historic Property Data File – Not Listed
Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed
National Register of Historic Places (NRHP) – Not listed
California Points of Historic Interest (CPHI) – Not listed
California Historic Landmarks (CHL) – Not listed
Historic Preservation Overlay Zone (HPOZ) – Not Listed

Note: The West Adams Presbyterian Church and associated residence are located at 1445 and 1449 West Adams Boulevard, respectively. These are adjacent to the property at 1431 West Adams. Both the church and residence are listed as 2S2 (Eligible for National Register Listing) on the Directory of Properties by the State Historic Preservation Office.

Please Note: Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

We appreciate this opportunity to assist you on your project. If we can be of any further assistance, or if you have any questions concerning this letter, please do not hesitate to contact our office at (310) 675-2745 or via e-mail, whbonner@aol.com.

Sincerely,



Wayne H. Bonner, M.A.
RPA Certified Archaeologist #10085

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
026828	19-172808 19-162938	1256 W ADAMS BLVD	JOSEPH LIPPINCOTT RESIDENCE	LOS ANGELES	P	1901	HIST.SURV.	0053-4148-0000		3S	
025530	19-171519 19-166500	1315 W ADAMS BLVD	WILLIAM AND ELLA BONSALL RESIDENCE	LOS ANGELES	P	1899	HIST.SURV.	0053-2939-0000		7R	
							HIST.RES.	DOE-19-86-0004-0000	08/01/86	2S2	C
							PROJ.REVW.	HUD860725J	08/01/86	2S2	C
026829	19-172809 19-162939	1326 W ADAMS BLVD	WILLIAM T BISHOP RESIDENCE, ROGER	LOS ANGELES	P	1898	HIST.SURV.	0053-4149-0000		3S	
026830	19-172810 19-162940	1342 W ADAMS BLVD	WILLIAM T BISHOP RESIDENCE, EL SEN	LOS ANGELES	P	1898	HIST.SURV.	0053-4150-0000		3S	
064771	19-173364 19-166498	1347 W ADAMS BLVD	RESIDENCE	LOS ANGELES	U		HIST.RES.	DOE-19-86-0005-0000	08/01/86	2S2	C
							PROJ.REVW.	HUD860725K	08/01/86	2S2	C
025531	19-171520 19-166494	1445 W ADAMS BLVD	WEST ADAMS PRESBYTERIAN CHURCH, FI	LOS ANGELES	P	1928	HIST.SURV.	0053-2940-0000		7R	
							HIST.RES.	DOE-19-86-0006-0000	08/01/86	2S2	C
							PROJ.REVW.	HUD860725L	08/01/86	2S2	C
064773	19-173365 19-166493	1449 W ADAMS BLVD	RESIDENCE	LOS ANGELES	U		HIST.RES.	DOE-19-86-0007-0000	08/01/86	2S2	C
							PROJ.REVW.	HUD860725M	08/01/86	2S2	C
101160	19-176385 19-166491	1501 W ADAMS BLVD		LOS ANGELES	P	1912	PROJ.REVW.	HUD960304F	03/13/96	6Y	
165356		1688 W ADAMS BLVD		LOS ANGELES	P	1927	PROJ.REVW.	FCC060905F	02/01/07	6Y	
086424	19-174760 19-165052	1888 W ADAMS BLVD		LOS ANGELES	P	1920	HIST.SURV.	0053-4739-0000	06/01/92	6L	
086425	19-174761 19-165049	1895 W ADAMS BLVD		LOS ANGELES	P	1923	HIST.SURV.	0053-4740-0000	06/01/92	6L	
086426	19-174762 19-165053	1902 W ADAMS BLVD		LOS ANGELES	P	1930	HIST.SURV.	0053-4741-0000	06/01/92	6L	
086427	19-174763 19-165191	1909 W ADAMS BLVD		LOS ANGELES	P	1930	HIST.SURV.	0053-4742-0000	06/01/92	6L	
086428	19-174764 19-165192	1911 W ADAMS BLVD		LOS ANGELES	U	1934	HIST.SURV.	0053-4743-0000	06/01/92	6L	
125129		1968 W ADAMS BLVD		LOS ANGELES	Y	1906	HIST.RES.	DOE-19-98-0322-0000	08/03/98	6Y	
							PROJ.REVW.	HUD980803I	08/03/98	6Y	
021471	19-165048 19-167504	1999 W ADAMS BLVD	GOLDEN STATE MUTUAL LIFE INS CO, G	LOS ANGELES	P	1949	HIST.SURV.	0053-0382-0000		7R	
073573	19-174085 19-162662	2141 W ADAMS BLVD	BRITT HOUSE / FIRST INTERSTATE ATH	LOS ANGELES	P	1910	TAX.CERT.	537.9-19-0034	06/22/84	2S3	C
							HIST.RES.	NPS-79000483-0000	05/17/79	1S	C
							HIST.SURV.	0053-4711-0000	05/17/79	1S	C
073011	19-174058 19-157403	3320 W ADAMS BLVD	WINTER-PEPPERDINE HOUSE, HOLMAN ME	LOS ANGELES	P	0	HIST.RES.	NPS-91000383-0000	04/09/91	2S	
							NAT.REG.	19-0050	04/09/91	3S	
161149		3320 W ADAMS BLVD	HOLMAN UNITED METHODIST CHURCH OF	LOS ANGELES	P	1958	PROJ.REVW.	FCC060214L	02/28/06	6Y	
123078		4101 W ADAMS BLVD	MCCARTY MEMORIAL CHRISTIAN CHURCH,	LOS ANGELES	P	1932	HIST.RES.	NPS-01001456-0000	05/03/99	1S	C
							NAT.REG.	19-0283	05/03/99	3S	C
026576	19-172563	4300 W ADAMS BLVD	HOTEL ADSON	LOS ANGELES	P	1924	HIST.SURV.	0053-3904-0000		7R	
171622		4339 W ADAMS BLVD		LOS ANGELES	P	1960	PROJ.REVW.	HUD080109F	04/17/08	6U	
171623		4347 W ADAMS BLVD		LOS ANGELES		1922	PROJ.REVW.	HUD080109F	04/17/08	6U	
171624		4349 W ADAMS BLVD		LOS ANGELES		1939	PROJ.REVW.	HUD080109F	04/17/08	6U	
086429	19-174765	4423 W ADAMS BLVD		LOS ANGELES	U	1925	HIST.SURV.	0053-4744-0000	06/01/92	6L	
100597	19-176150 19-157428	4471 W ADAMS BLVD		LOS ANGELES	P	1930	HIST.RES.	DOE-19-94-0519-0000	11/22/94	6Y	
							PROJ.REVW.	HRG940202Z	11/22/94	6Y	
100319	19-175975	4625 W ADAMS BLVD		LOS ANGELES	P	1910	HIST.RES.	DOE-19-95-0092-0000	02/08/95	6Y	
							PROJ.REVW.	HRG940202Z	02/08/95	6Y	
100320	19-175976	4851 W ADAMS BLVD		LOS ANGELES	P	1923	HIST.RES.	DOE-19-95-0093-0000	02/08/95	6Y	
							PROJ.REVW.	HRG940202Z	02/08/95	6Y	
100321	19-175977	4857 W ADAMS BLVD		LOS ANGELES	P	1926	HIST.RES.	DOE-19-95-0094-0000	02/08/95	6Y	
							PROJ.REVW.	HRG940202Z	02/08/95	6Y	
097917	19-175352	4865 W ADAMS BLVD		LOS ANGELES	M	1927	HIST.RES.	DOE-19-94-0239-0000	07/01/94	6Y	

ATTACHMENT F: DPR Records

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings | Review Code | Reviewer | Date

Page 1 **of** 1 ***Resource Name or #:** (Assigned by recorder) 1421 W. Adams Blvd. Los Angeles, CA
P1. Other Identifier:

*P2. **Location:** Not for Publication Unrestricted

*a. **County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' QuadDateT; R; of of Sec; B.M.**

c. Address City 1421 W. Adams Blvd., Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5054-027-028

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

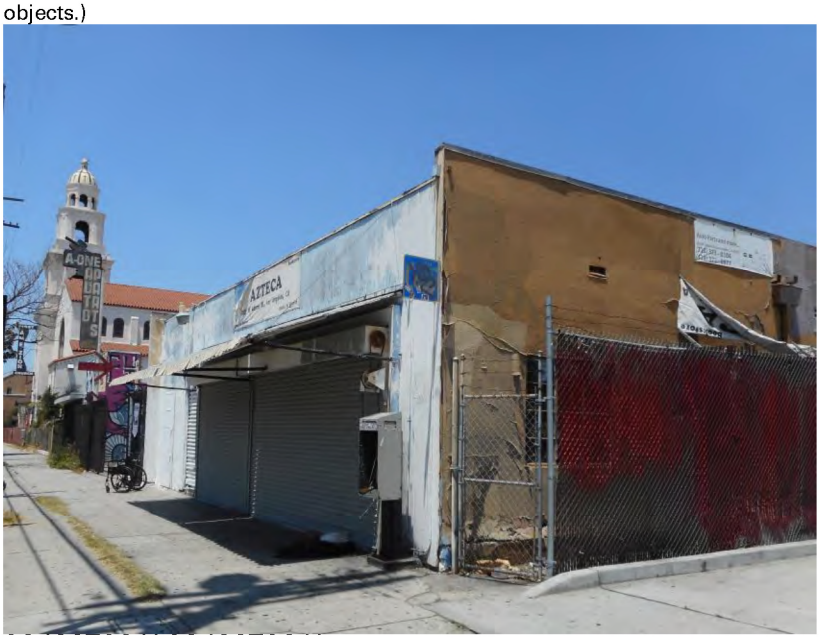
A 40 foot wide by 94 foot long building was constructed on the east half of the parcel and the west half is a surface parking lot. The building is one-story and rectangular in plan. The front elevation is clad with vertical wood boards and the sides of the building are stucco clad. The front elevation form is that of a frame with the storefront windows and a door enframed by the building. There are no architectural details on the front or side elevations. The side walls are slightly taller than the front wall. The west side of the building wall is longer than the east. There is a door opening with a roll down metal screen on the west side of the front façade and there is a large opening with metal roll down screens. The side elevations are utilitarian with windows of varying sizes.

***P3b. Resource Attributes:** (List attributes and codes) HP6

***P4.Resources Present:** X Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) July 2019

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P6. Date Constructed/Age and Source:** X Historic Prehistori Both
1953

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18thSt., Santa Monica, CA 90405

***P9. Date Recorded:** 8/2019 **Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Historic Resources Survey, 1421, 1429, 1431 W. Adams Blvd.*, 8/2019

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

1***Resource Name or #** (Assigned by recorder) 1421 W. Adams Boulevard ***NRHP Status Code** 6Z
Page 1 **of** 2

B1Historic Name: B2. Common Name: B3. Original Use: Cpmmercial Building
B4. Present Use: Commercial Building
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The building was constructed in 1953. In 1987 a read addition was constructed.

***B7. Moved?** No **Date:** **Original Location:**
***B8. Related Features,**
B9a. Architect: Robert E. Faxon b. Builder: Owner, *Antonio Ayala and Francisco Almanzan*
***B10. Significance: Theme** Commercial Devrelopment & Automobile **Area:** Los Angeles
Period of Significance: 1910-1970 0**Property Type** Commercial **Applicable Criteria** None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

City Directories and building permits provide data on occupants and owners of the subject buildings.

Year	*Name*
1953	The Viking Company Offices and Shop per building permit
1954-1964	Donald E. French
1976	Gary's Tux Shop
1986	A1 Auto Shop
2007	Liberia Azteca

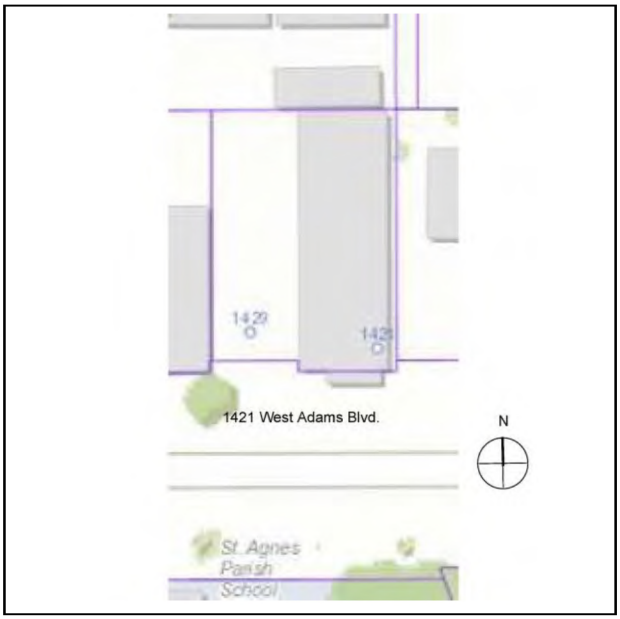
(o) Owner; note building owner may not have resided at the building
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** Historic Evaluation Report for 1421, 1429, 1431 W. Adams Blvd., Kaplan Chen Kaplan 8/2019.

B13. Remarks:

***B14. Evaluator:** Pam O'Connor, Kaplan Chen Kaplan
***Date of Evaluation:** 8/2019

(This space reserved for official comments.)



State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings | Review Code | Reviewer | Date

Page 1 **of** 1 ***Resource Name or #:** (Assigned by recorder) 1429 West Adams Boulevard, Los Angeles, CA
P1. Other Identifier:

*P2. **Location:**▯**Not for Publication**▯**Unrestricted**

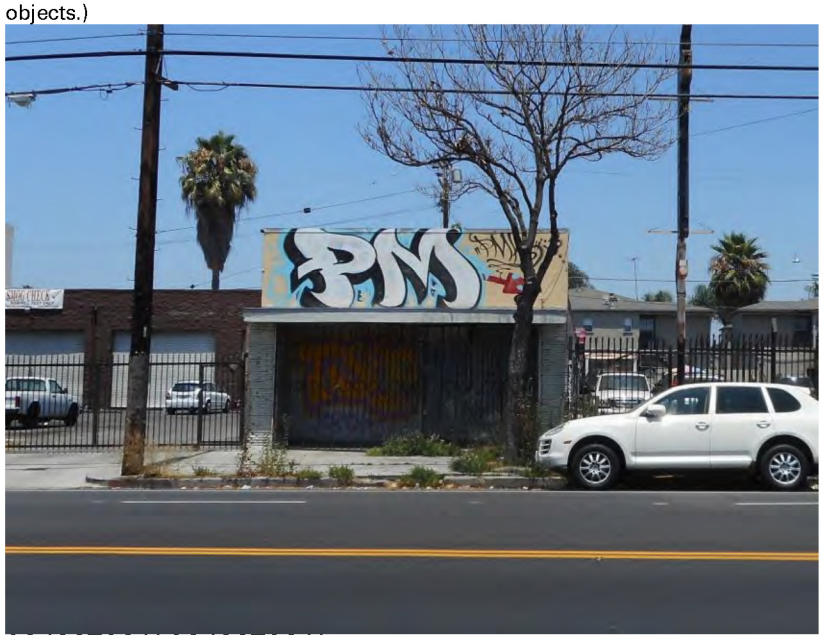
- ***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' QuadDateT; R; ▯ of ▯ of Sec; B.M.**
- c. Address City 1429 W. Adams Blvd., Los Angeles Zip 90007
- d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN: 5054-027-029

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A narrow building, 22 feet wide by 75 feet long, was constructed on the narrow parcel. There is surface parking, accessed from the alley, on the parcel behind the building. The building is a one-story vernacular commercial building, The building is simple in design with side piers of brick and a projecting canopy. The roof is flat, but there is a false front for signage above the canopy. The storefront has an entry door that is slightly off center. There are display windows to each side of the door. Windows are covered with wooden or metal slats.

***P3b. Resource Attributes:** (List attributes and codes) HP6

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4.Resources Present:** X▯ Building▯ Structure▯ Object▯ Site▯ District▯ Element of District▯ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) July 2019

***P6. Date Constructed/Age and Source:** X▯ Historic ▯ Prehistori ▯ Both
1958

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St., Santa Monica, CA 90405

***P9. Date Recorded:** 8/2019 **Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Historic Resources Survey, 1421, 1429, 1431 W. Adams Blvd.*, 8/2019

***Attachments:**▯NONE▯Location Map▯Continuation Sheet▯Building, Structure, and Object Record ▯Archaeological Record▯District Record▯Linear Feature Record▯Milling Station Record▯Rock Art Record ▯Artifact Record▯Photograph Record▯ Other (List):

1***Resource Name or #** (Assigned by recorder) 1429 W. Adams Boulevard ***NRHP Status Code** 6Z
Page 1 **of** 2

B1Historic Name: B2. Common Name: B3. Original Use: Cpmmercial Building
B4. Present Use: Commercial Building
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The building was constructed in 1958 as a drug store. In the 1980s the building started to support automobile services. There was no architect listed on the building permit. The engineer for the building was R. W. Hall.

***B7. Moved?** No **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: None b. Builder: Richard Modiano
***B10. Significance: Theme** Commercial Devrelopment & Automobile **Area:** Los Angeles
Period of Significance: 1910-1970 0**Property Type** Commercial **Applicable Criteria** None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

City Directories and building permits provide data on occupants and owners of the subject buildings.

Year	*Name*
1958	Drugstore per building permit
1975	Iwais Coin Laundry
1981	Antonia Ayala
1986-1990	A1 Muffler
2011	Liberia Azteca
2012-2014	Auto Parts

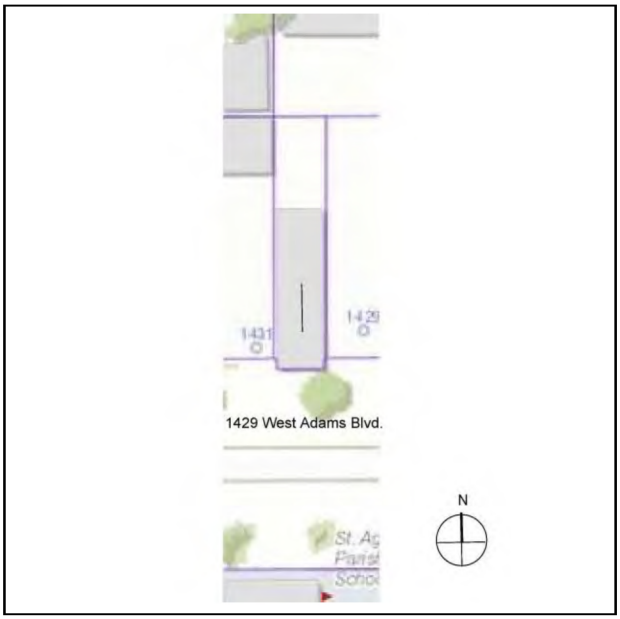
(o) Owner; note building owner may not have resided at the building
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** Historic Evaluation Report for 1421, 1429, 1431 W. Adams Blvd., Kaplan Chen Kaplan 8/2019.

B13. Remarks:

***B14. Evaluator:** Pam O'Connor, Kaplan Chen Kaplan
***Date of Evaluation:** 8/2019

(This space reserved for official comments.)



State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings | Review Code | Reviewer | Date

Page 1 **of** 1 ***Resource Name or #:** (Assigned by recorder) 1431 W. Adams Blvd., Los Angeles, CA
P1. Other Identifier:

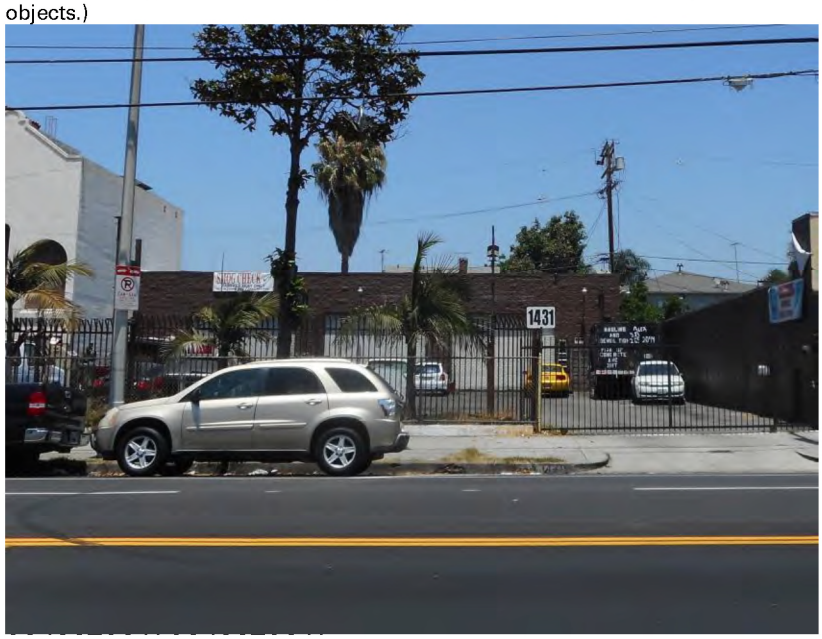
*P2. **Location:**▯**Not for Publication**▯**Unrestricted**

- ***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' QuadDateT; R; ▯ of ▯ of Sec; B.M.**
- c. Address City 1431 W. Adams Blvd., Los Angeles Zip 90007
- d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN: 5054-027-030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A portion of lot 7 was combined with Lot 6 to create a 75-foot wide parcel. The building constructed in 1987 was set back at the rear of the property line and is 26-feet and 75-feet wide, from one side of the lot line to just short of the east side lot line (allowing for a passage to the alley). The area in front of the building is paved and serves as a parking and car storage area,. The building is one-story and rectangular in plan. It has three garage doors and was purpose built to accommodate auto repairs. The building has a flat roof. The stucco clad building has been painted a variety of colors over its 32 years.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



W. Adams Blvd., 8/2019

***P3b. Resource Attributes:** (List attributes and codes) HP6

***P4.Resources Present:** X▯ Building▯ Structure▯ Object▯ Site▯ District▯ Element of District▯ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) July 2019

***P6. Date Constructed/Age and Source:** X▯ Historic ▯ Prehistori ▯ Both
1987

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18thSt., Santa Monica, CA 90405

***P9. Date Recorded:** 8/2019 **Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Historic Resources Survey, 1421, 1429, 1431*

***Attachments:**▯NONE▯Location Map▯Continuation Sheet▯Building, Structure, and Object Record ▯Archaeological Record▯District Record▯Linear Feature Record▯Milling Station Record▯Rock Art Record ▯Artifact Record▯Photograph Record▯ Other (List):

1***Resource Name or #** (Assigned by recorder) 1431 W. Adams Boulevard ***NRHP Status Code** 6Z
Page 1 **of** 2

B1Historic Name: B2. Common Name: B3. Original Use: Cpmmercial Building
B4. Present Use: Commercial Building
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The building was constructed in 1987.

***B7. Moved?** No **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: Kunihiro Nishiya b. Builder: Owner
***B10. Significance: Theme** Commercial Devrelopment & Automobile **Area:** Los Angeles
Period of Significance: 1910-1970 0**Property Type** Commercial **Applicable Criteria** None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The building permit was constructed as a garage building for auto repair and auto services. The building owners were Antonio Ayala and Francisco Alanza.
City Directories and building permits provide data on occupants and owners of the subject buildings.

Year	*Name*
1953	The Viking Company Offices and Shop per building permit
1954-1964	Donald E. French
1976	Gary's Tux Shop
1986	A1 Auto Shop
2007	Liberia Azteca

(o) Owner; note building owner may not have resided at the building
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** Historic Evaluation Report for 1421, 1429, 1431 W. Adams Blvd., Kaplan Chen Kaplan 8/2019.

B13. Remarks:

***B14. Evaluator:** Pam O'Connor, Kaplan Chen Kaplan
***Date of Evaluation:** 8/2019

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