

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
DIR-2019-2727-CCMP-1A	ENV-2019-2728-CE-1A	8 – Harris-Dawson
<b>PROJECT ADDRESS:</b>		
1421 – 1439 West Adams Boulevard		
<b>APPLICANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
1421 URSA Adams Boulevard	N/A	N/A
<input type="checkbox"/> New/Changed		
<b>APPLICANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Henry Fan	N/A	N/A
<b>APPELLANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
James R. Childs	213-747-2526	Jeanjim2341@att.net
<b>APPELLANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A	N/A	N/A
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Micaela Torres-Gil	213-847-3691	micaela.torres-gil@lacity.org
<b>ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION</b>		
CE		

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A

**ITEMS APPEALED:**

CEQA appeal - CE

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other \_\_\_\_\_

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other \_\_\_\_\_

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**NOTES / INSTRUCTION(S):**

N/A

**FISCAL IMPACT STATEMENT:** Yes No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission
- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
February 18, 2020	4-0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
March 12, 2020	CEQA appealed on March 6, 2020
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Irene Gonzalez Commission Office	March 11, 2020



# SOUTH LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: FEB 27 2020

Case No. DIR-2019-2727-CCMP-1A

CEQA: ENV-2019-2728-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

**Project Site:** 1421-1439 West Adams Boulevard

**Applicant:** 1421 URSA Adams Boulevard  
Representative: Henry Fan

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

At its meeting of **February 18, 2020**, the South Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following Project:

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.

1. **Determined** 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;
2. **Denied** the appeal and **sustained** the Planning Director's determination to approve with conditions, pursuant to Section 12.20.3 L of the Los Angeles Municipal Code and the Adams-Normandie Historic Preservation Overlay Zone (HPOZ) Ordinance 173402, 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; and
3. **Adopted** the attached Conditions of Approval and Findings by the Planning Director.

This action was taken by the following vote:

Moved: Anderson  
Seconded: Orozco  
Ayes: Stern, Willis  
Absent: Bates

**Vote:** 4 – 0

  
Etta Armstrong, Commission Executive Assistant I  
Central Los Angeles Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Central Los Angeles Area Planning Commission is final upon the mailing date of this letter, and it is not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Planning Director's Determination letter dated December 2, 2019

c: Melissa Alofaituli, City Planner  
Micaela Torres-Gil, Planning Assistant

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

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CALIFORNIA



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MAYOR

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**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

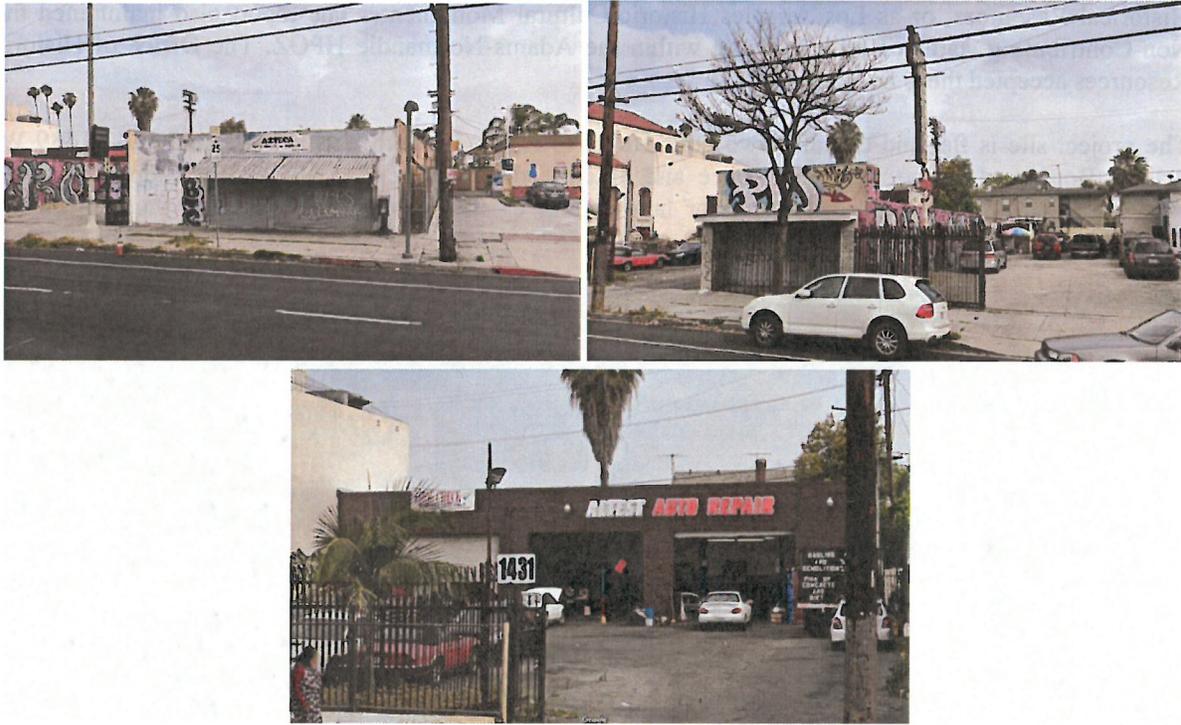
The project site comprises three Non-Contributing parcels at 1421, 1429, and 1431-1439 W. Adams Blvd. 1421 W. Adams Blvd. is an approximately 7,106 square-foot site developed with an approximately 4,920 square-foot commercial building constructed in 1954. 1429 W. Adams Blvd. is an approximately 5,847 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 19<sup>th</sup> 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 trees 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 but not limited to, 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. 25<sup>th</sup> 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. 25<sup>th</sup> 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 oversized 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, 2<sup>nd</sup> Floor  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles Development Services Center  
1828 Sawtelle Boulevard, 2<sup>nd</sup> 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:**

VINCENT P. BERTONI, AICP  
Director of Planning



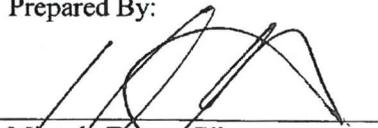
Ken Bernstein, AICP  
Manager, Office of Historic Resources

**Reviewed By:**



Melissa Alofaituli,  
City Planner

**Prepared By:**



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