

Attachment K  
**Historic Resources Technical  
Report**







HISTORIC RESOURCES TECHNICAL REPORT

1917-2005 1/2 West 3<sup>rd</sup> Street  
Los Angeles, California  
*August 2020*

HISTORIC RESOURCES GROUP

**TABLE OF CONTENTS**

3	1. Executive Summary
5	2. Project Description
6	3. Description of Project Site and Setting
7	4. Methodology
9	5. Regulatory Framework
19	6. History and Description of the Surrounding Area
26	7. Identification of Historical Resources
31	8. Investigation of Historical Resources
36	9. Analysis of Potential Impacts
42	10. References

Appendix A: Site Photos

Appendix B: Historic Maps

Appendix C: Permits

Appendix D: Aerial Photography

Appendix E: Resumes of Authors/Contributors

Appendix F: Project Plans and Drawings

**HISTORIC RESOURCES TECHNICAL REPORT**

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

**HISTORIC RESOURCES GROUP**

PREPARED FOR

Sheppard Mullin Richter & Hampton LLP  
333 South Hope Street, 43<sup>rd</sup> Floor  
Los Angeles, CA 90071  
Attention: Alfred Fraijo Jr.

HISTORIC RESOURCES TECHNICAL REPORT

1917-2005 1/2 West 3<sup>rd</sup> Street  
Los Angeles, California

HISTORIC RESOURCES GROUP

## 1.0 EXECUTIVE SUMMARY

This report identifies historic resources and analyzes potential impacts in conjunction with the proposed project located on the site of 1917-2005½ West 3<sup>rd</sup> Street in the Westlake neighborhood of Los Angeles (Project Site). The project will demolish an existing pedestrian path, landscaping, and surface parking lot developed in conjunction with an adjacent apartment complex, Miramar Towers. The Miramar Towers property, including the Project Site, was designed by Maxwell Starkman, AIA, in 1979 as a senior living apartment building and grounds. The current project proposes to construct a seven-story affordable housing building with basement level resident amenities along West 3<sup>rd</sup> Street, on a 30,432 square foot site (Project)

The purpose of this report is to determine if historic resources as defined by the California Environmental Quality Act (CEQA)<sup>1</sup> are present at or near the Project Site, and, if so, to identify potential impacts to historic resources caused by the proposed Project.

This study included a review of primary and secondary sources related to the development of the surrounding community, a field investigation of the Project Site, and analysis and evaluation of the Project Site in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Los Angeles designation criteria.

Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing at the federal, state, and local levels, HRG has determined that the surface parking lot and landscaped area located at the Project Site is ineligible for listing in the NRHP, the CRHR, or for local designation as a Los Angeles Historic-Cultural Monument (HCM). Investigation of the immediately surrounding area identified one building (1913 West 3<sup>rd</sup> Street) and one commercial sign located in the near vicinity of the Project Site that have been previously identified as eligible for historic listing. One additional building (2007 West 3<sup>rd</sup> Street) has been previously evaluated and identified as not eligible for historic listing. Additionally, the apartment building located at 2000 West Miramar Street, for which the Project Site was originally developed, is not found to be eligible for historic listing.

Analysis of potential impacts to historical resources reveals that construction of the proposed Project will not result in significant impacts to any historical resources in the near vicinity of the Project Site.

<sup>1</sup> California PRC, Section 21084.1.

## HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005½ West 3<sup>rd</sup> Street Los Angeles, California

## HISTORIC RESOURCES GROUP

**Figure 1: Project Location**



HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

HISTORIC RESOURCES GROUP

**2.0 PROJECT DESCRIPTION<sup>2</sup>**

The applicant proposes the demolition of an existing pedestrian path, landscaping, and surface parking lot to construct a new seven-story, 106,386 square foot housing complex, with 137 affordable, Low Income dwelling units; 10,708 square feet of common open space; and 35 trees.

<sup>2</sup> Project description as provided by the Applicant.

**HISTORIC RESOURCES TECHNICAL REPORT**

**1917-2005 1/2 West 3<sup>rd</sup> Street  
Los Angeles, California**

**HISTORIC RESOURCES GROUP**

### 3.0 DESCRIPTION OF PROJECT SITE AND SETTING

The Project Site is located at 1917-2005½ West 3<sup>rd</sup> Street in the northern portion of the Westlake Community Plan Area, immediately north of the Westlake Recovery Redevelopment Project Area. The Project Site currently consists of two legal lots and is bounded by the Miramar Towers property to the north; a two-story multi-family apartment house to the east; West 3<sup>rd</sup> Street to the south; and a four-story apartment building to the west. The Site was developed as part of the Miramar Towers property in 1979 to provide parking, pedestrian pathways, and landscaping to the building tenants. The Project Site is zoned C2-1 or Commercial Zone, in Height District 1, with a Highway-Oriented Commercial land use designation and is located within a Bureau of Engineering Special Grading Area and a Methane Zone.<sup>3</sup> The Project Site is also located within the Transit Oriented Communities Affordable Housing Incentive Program (“TOC”), Tier 3 area. The Project Site is currently developed as a pedestrian pathway, landscaping, and surface parking lot with a combined lot size of approximately 30,432 square feet.

Surrounding land uses in the immediate vicinity of the Project Site consist primarily of commercial and multi-family residential buildings, with low- to mid-rise commercial buildings along West 3<sup>rd</sup> Street and South Alvarado Street. Low- to mid-rise multi-family residences are predominantly located north and south of the Site along South Westlake Avenue and South Bonnie Brae Street.

<sup>3</sup> Multi-family residential uses are a permitted use in the C2 zone.

#### HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005½ West 3<sup>rd</sup> Street Los Angeles, California

#### HISTORIC RESOURCES GROUP

#### 4.0 METHODOLOGY

Sources consulted as part of this investigation included primary and secondary literature regarding the history of the Project Site and associated developmental history of Hollywood. Archival sources consulted included but were not limited to historical *Los Angeles Times* articles, historical aerial photographs, and historical maps including tract, assessor, and Sanborn Insurance Co. fire insurance maps.

Contemporary planning documents were also consulted, which included but were not limited to previous environmental evaluations conducted within the Project Site, the California State Historic Resources Inventory for Los Angeles County, and the Westlake Community Plan Area.

Tract maps associated with the Project Site, available online through the Los Angeles Department of Public Works, were reviewed and included the Extension of the Nob Hill Tract (MR042-056) and Block F of the Hays Tract (MR036-083).

Digital Sanborn Insurance Company fire insurance maps, available through the Los Angeles Public Library were also reviewed for the Project Site from 1906, 1950, and 1953.

Historical aerial photographs available through the UC Santa Barbara Digital Aerial Photography Collections and HistoricAerials.com were reviewed for the Project Site from the following years: 1927, 1928, 1952, 1960, 1962, 1971, 1979, 1980, and 2007.

#### 4.2 Identification of Historical Resources

The area that includes the Project Site has been subject to local historical resources evaluations and surveys over the past thirty years. Most recently, Historic Resources Group completed an intensive historical resources survey of the Westlake Community Plan Area in 2014 as part of SurveyLA.<sup>4</sup> The survey report includes California Historical Resources Status Codes (“status codes”) as assigned by SurveyLA.

For the purposes of this report, analysis is focused on those areas reasonably foreseen to be potentially vulnerable to significant impacts caused by the proposed Project. A more detailed discussion of potential impacts is included in Section 8 of this report.

#### 4.3 Field Examinations

Field examinations were conducted to review and confirm previous findings and to identify previously unevaluated properties that may be potentially eligible within and in the immediate surroundings of the Project Site. Properties previously identified as eligible

<sup>4</sup> “Historic Resources Survey, Westlake Community Plan Area.”

for historic listing were assessed for their physical integrity to determine if alterations conducted since the previous evaluation had adversely affected their ability to convey historic significance. In general, previous findings of historic significance were carried forward for the purposes of this report and those properties are treated herein as historical resources for the purposes of CEQA.

No additional resources were identified as historically significant through this investigation.

#### **4.4 Project Team**

Research, evaluation, field inspection, and analysis were performed by Paul Travis, AICP, Principal; Morgan Quirk, Associate Preservation Planner. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards.

HISTORIC RESOURCES TECHNICAL REPORT

**1917-2005 1/2 West 3<sup>rd</sup> Street  
Los Angeles, California**

HISTORIC RESOURCES GROUP

## 5.0 REGULATORY FRAMEWORK

### 5.1 Historic Designation Programs

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

#### National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.<sup>5</sup> The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

<sup>5</sup> 36CFR60, Section 60.2.

- C. That 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. That have yielded, or may be likely to yield, information important in prehistory or history.<sup>6</sup>

In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of *location, design, setting, materials, workmanship, feeling, and association*.

### California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.<sup>7</sup>

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. 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. Associated with the lives of persons important to local, California or national history.
3. 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. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

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

<sup>6</sup> 36CFR60, Section 60.3.

<sup>7</sup> California PRC, Section 5023.1 (a).

#### HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

#### HISTORIC RESOURCES GROUP

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources) or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.<sup>8</sup>

Other resources which may be nominated for listing in the California Register include:

- Individual historic resources.
- Historic resources contributing to the significance of a historic district.
- Historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historic resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.

Local landmarks or historic properties designated under any municipal or county ordinance.<sup>9</sup>

#### City of Los Angeles Historic-Cultural Monuments

The City of Los Angeles Cultural Heritage Ordinance, enacted in 1962, allows for the designation of buildings and sites as individual local landmarks in the City of Los Angeles. These landmarks are known as “Historic-Cultural Monuments.”

Section 22.171.7 of Article 1, Chapter 9, Division 22 of the City of Los Angeles Administrative Code defines a Historic-Cultural Monument as “any site (including significant trees or other plant life located on the site), building or structure of particular

<sup>8</sup> California PRC, Section 5023.1(d).

<sup>9</sup> California PRC, Section 5023.1(e).

#### HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

#### HISTORIC RESOURCES GROUP

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

Designation recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities. Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for Historic-Cultural Monument status if they retain their historic design and materials. Those that are intact examples of past architectural styles or that have historical associations may meet the criteria listed in the Cultural Heritage Ordinance.

## **5.2 Historic Resources Under CEQA**

CEQA requires that environmental protection be given significant consideration in the decision-making process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

**HISTORIC RESOURCES TECHNICAL REPORT**

# **1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California**

**HISTORIC RESOURCES GROUP**

The CEQA statute provides that a historic resource is a resource that is:

- Listed in the California Register of Historical Resources (California Register);
- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historic resources.

The courts have interpreted CEQA to create three categories of historic resources:

- *Mandatory historical resources* are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- *Presumptive historical resources* are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1 or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.<sup>10</sup>

To simplify the first three definitions provided in the CEQA statute, a historic resource is a resource that is:

- Listed in the California Register of Historical Resources (California Register);
- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historic resources.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. A historic resource is a resource that is:

- Identified as significant in a historical resource survey meeting the requirements of Public Resources Code 5024.1 (g);

<sup>10</sup> *League for the Protection of Oakland’s Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997).

- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be a “historic resource” for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historic resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

### 5.3 SurveyLA

The Project Site is located within the City of Los Angeles, which has been subject to a citywide historic resources survey known as SurveyLA. SurveyLA is the City’s comprehensive program to identify and document potential historic resources throughout the City of Los Angeles. SurveyLA is intended to provide baseline information on historic resources to inform planning decisions and support City policy goals and processes.<sup>11</sup>

As part of SurveyLA, the Office of Historic Resources has developed a Historic Context Statement (HCS) to provide a framework for identifying and evaluating potential historic resources within the City of Los Angeles. The HCS utilizes the Multiple Property Documentation (MPD) format developed by the National Park Service for the National Register of Historic Places and complies with the standards and guidelines set forth by the National Park Service and the California Office of Historic Resources.<sup>12</sup> This approach organizes the themes, trends, and patterns of history shared by properties into historic contexts; identifies and describes historic resources or property types that represent the

<sup>11</sup> “SurveyLA Findings and Reports,” SurveyLA: Los Angeles Historic Resources Survey, <https://preservation.lacity.org/surveyla-findings-and-reports> (accessed June 2020). Resources identified through SurveyLA are not designated resources; designation is a separate process that requires public hearings and property owner notification.

<sup>12</sup> “Historic Context,” SurveyLA: Los Angeles Historic Resources Survey, [https://preservation.lacity.org/sites/default/files/SurveyLA\\_HistoricContextStatementOutline\\_July2018.pdf](https://preservation.lacity.org/sites/default/files/SurveyLA_HistoricContextStatementOutline_July2018.pdf) (accessed June 2020).

#### HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

#### HISTORIC RESOURCES GROUP

contexts; and provides specific standards to guide the evaluation of significance. The SurveyLA HCS is organized into nine broad historical contexts, which are specific to Los Angeles and focus on the development of the City during the period dating from 1780 to 1980, and further subdivided into themes and sub-themes that reflect the various historical trends and patterns of events associated with each context.<sup>13</sup>

Some parts of Los Angeles were surveyed concurrent with SurveyLA under the direction of the Community Redevelopment Agency (CRA) and were not reevaluated by SurveyLA.<sup>14</sup>

#### **5.4 Westlake Community Plan Area**

The Project Site is located within the planning boundary of the Westlake Community Plan, adopted in September 1997. The Westlake Community Plan is one of thirty-five Community Plans that comprise the Land Use Element of the City of Los Angeles' General Plan. The General Plan is the City's fundamental policy document, directing the City's future growth and development.

A stated objective of the 1997 Plan is to "to ensure that the Plan area's significant cultural and historical resources are protected, preserved, and/or enhanced." In addition, the Plan outlines a policy to "identify all designated City of Los Angeles Historical and Cultural Monuments in order to foster public appreciation of the City of Los Angeles' valuable historic resources and to promote education of the public by preserving Los Angeles' historic past and to promote that any other appropriate landmarks of unique architectural and historic significance continue to be identified for the purpose of inclusion in the list."<sup>15</sup>

The Plan also reiterates that it is "In addition through the inclusion of this plan policy, the plan supports the continued identification of appropriate landmarks."<sup>16</sup>

#### **5.5 Historic Significance and Integrity**

##### Historic Significance and Periods of Significance

<sup>13</sup> "Los Angeles Historic Context Statement, Context Outline." SurveyLA: Los Angeles Historic Resources Survey. [https://preservation.lacity.org/sites/default/files/SurveyLA\\_HistoricContextStatementOutline\\_July2018.pdf](https://preservation.lacity.org/sites/default/files/SurveyLA_HistoricContextStatementOutline_July2018.pdf) (accessed June 2020).

<sup>14</sup> "SurveyLA Findings and Reports," SurveyLA: Los Angeles Historic Resources Survey, <https://preservation.lacity.org/survey-la-findings-and-reports> (accessed June 2020).

<sup>15</sup> "Westlake Community Plan," [https://planning.lacity.org/odocument/b189be15-6f71-43db-8a04-491fdd188729/Westlake\\_Community\\_Plan.pdf](https://planning.lacity.org/odocument/b189be15-6f71-43db-8a04-491fdd188729/Westlake_Community_Plan.pdf) (accessed June 2020).

<sup>16</sup> "Westlake Community Plan," [https://planning.lacity.org/odocument/b189be15-6f71-43db-8a04-491fdd188729/Westlake\\_Community\\_Plan.pdf](https://planning.lacity.org/odocument/b189be15-6f71-43db-8a04-491fdd188729/Westlake_Community_Plan.pdf) (accessed June 2020).

#### **HISTORIC RESOURCES TECHNICAL REPORT**

# **1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California**

#### **HISTORIC RESOURCES GROUP**

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the following definition used by the National Park Service for the National Register.<sup>17</sup>

Historic significance is [defined as] the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, State, or the nation. It is achieved in several ways:

- Association with important events, activities or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction, or form
- Potential to yield important information

A property may be significant individually or as part of a grouping of properties.

In addition to the above criteria, significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.<sup>18</sup> The National Park Service defines this period of time as the *period of significance*.

The *period of significance* is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for...listing. The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.<sup>19</sup>

The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.<sup>20</sup> The period of significance can be as brief as a single year; many, however, span many years and consist of beginning and closing dates.<sup>21</sup> Identification and definition of the period is

<sup>17</sup> U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), <https://www.nps.gov/nr/publications/bulletins/nrb16a/> (accessed June 2020.)

<sup>18</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form*.

<sup>19</sup> Ibid.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

#### HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

based on “specific events directly related to the significance of the property,” for example, the date of construction, years of ownership, or length of operation as a particular entity.<sup>22</sup>

### Integrity

*Historic integrity* is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>23</sup> The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling*, and *association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>24</sup>

While it is not necessary for a property to retain all seven aspects of integrity, or indeed, “all its historic physical features or characteristics,”<sup>25</sup> the National Park Service notes that the property must retain “the essential physical features that enable it to convey its historic

<sup>22</sup> *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

<sup>23</sup> *Ibid.*

<sup>24</sup> U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton (Washington, DC: 1990; revised for Internet, 2002), <https://www.nps.gov/nr/publications/bulletins/nrb15/> (accessed June 2020).

<sup>25</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

#### HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

#### HISTORIC RESOURCES GROUP

identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant.”<sup>26</sup>

### Character-Defining Features

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property’s period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be considered in the planning and design of a project to preserve them to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building’s function; they can exemplify the use of specific materials or methods of construction or embody a historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people.

<sup>26</sup> Ibid.

## 6.0 HISTORY AND DESCRIPTION OF THE SURROUNDING AREA

### 6.1 Area Development<sup>27</sup>

#### Late-19<sup>th</sup> and Early-20<sup>th</sup> Century Development

The Westlake Community Plan Area (CPA) contains some of the oldest residential and commercial development in the City. The area was first recorded in 1857 by United States Deputy Surveyor Henry Hancock. Hancock had been assigned to survey the four square leagues of land confirmed to the City of Los Angeles by the United States Land Commission Patent of 1856. The original patent land included the CPA, with the patent boundary extending west to Hoover Street. At the time, the vast majority of the land was unoccupied, and Hancock divided the landscape into square tracts, extending the orthogonal grid planning which had been imposed by earlier surveys and was originally dictated by the Laws of the Indies. As the land passed into private ownership, the City constructed streets along the boundary lines between the tracts, giving rise to such present-day thoroughfares as Rampart Boulevard and Alvarado Street.<sup>28</sup>

The area was first settled in the 1860s, after a series of floods in the lower plains made the highland area to the west of downtown a popular alternative. The land was also used for dairy farming and agricultural purposes. As the population of Los Angeles grew, the land immediately to the west of downtown became increasingly desirable for residential development. In the early years of development in the Westlake area, there were several developers who played significant roles in shaping the local landscape. George C. Knox, Los Angeles' City Engineer from 1883 to 1885, was the sole subdivider of several early tracts, including the Westlake Park Tract, the West End Terrace Tract, and the West End Terrace Tract. Knox also partnered with E. A. Forrester, who served as County Supervisor, to subdivide the Westlake Tract. Knox's successor, Fred Eaton, began his own real estate development career, which included developing further subdivisions in Westlake, including The Extension of The Nob Hill Tract.

The most well-known developers, however, were brothers Henry Gaylord Wilshire and William Wilshire. After several successful real estate ventures in Long Beach and Orange County, the Wilshire brothers purchased 35 acres in the Westlake area in 1887 in

<sup>27</sup> Portions of the historic context statement have been excerpted and adapted from the "SurveyLA Los Angeles Historic Resources Survey Report: Westlake Community Plan Area," April 2014, prepared for the City of Los Angeles by Historic Resources Group, [https://planning.lacity.org/odocument/db31e62f-7e53-4de9-b891-07a8515913bc/Westlake\\_Report\\_0.pdf](https://planning.lacity.org/odocument/db31e62f-7e53-4de9-b891-07a8515913bc/Westlake_Report_0.pdf) (accessed June 2020).

<sup>28</sup> "Why L.A. Has Clashing Street Grids," [http://www.kcet.org/updaily/social\\_focus/history/la-as-subject/tracing-thepaths-through-las-past.html](http://www.kcet.org/updaily/social_focus/history/la-as-subject/tracing-thepaths-through-las-past.html) (accessed November 2013). See also "The Hancock Survey," [http://eng.lacity.org/aboutus/city\\_engineers\\_hist/hancock.htm](http://eng.lacity.org/aboutus/city_engineers_hist/hancock.htm) and David Rumsey's discussion of the Map of the City of Los Angeles, <http://www.davidrumsey.com/maps5294.html>.

#### HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

#### HISTORIC RESOURCES GROUP

anticipation of the City's westward expansion. The Wilshires' land acquisition spanned the western portion of the CPA, stretching westward from Alvarado Boulevard. The brothers laid out a grid of five major thoroughfares, including Wilshire Boulevard running east-west, and Rampart Boulevard, Park View, Carondelet, and Coronado Streets running north-south. Wilshire Boulevard was originally intended to serve as an exclusive residential enclave, and the Wilshire brothers confirmed the character of the area by using their social and political connections to attract prominent Angelenos to Westlake. Early residents of Wilshire Boulevard included Harrison Gray Otis, owner of the Los Angeles Times, who later bequeathed his property to establish the Otis Art Institute; Arthur Letts, owner of the Broadway Department Store; Chicago grain merchant Hiram Higgins; and Homer Laughlin, founder of the Homer Laughlin China Company.<sup>29</sup>

As more people began to move to Westlake, residents and developers alike began to campaign for the improvement of the area which now comprises present-day MacArthur Park. Originally developed as Westlake Park, the land occupied a saddle shaped depression between two ridges and had once been the site of a naturally occurring alkali lake, which was fed by runoff from the highlands to the north.<sup>30</sup> Los Angeles Mayor William Workman spearheaded an effort to develop the site as a city park and campaigned for donations, which were matched by the City. In 1886, an ordinance was passed dedicating the land as public parkland, and extensive grading and improvements commenced. Albert Hardcastle was hired to design the landscape, and an artificial lake was created. In 1890 Westlake Park – named in reference to its location near the western limits of the City – opened to the public. The City of Los Angeles changed the name of Westlake Park in 1942 in honor of General Douglas MacArthur. The development of additional parks throughout the 1880s and 1890s confirmed Westlake's reputation as an affluent and desirable neighborhood.

While Westlake's parks played a critical role in drawing Angelenos westward, transportation also played an important part in the development of the area. The introduction of electric streetcar lines in the 1880s and 1890s provided easy access to the downtown commercial core and made the development of residential neighborhoods in outlying areas to the west possible. During this period, Westlake was crisscrossed by numerous streetcar lines on most of its major roadways. Streetcars along east-west corridors included Temple Street, Beverly Boulevard, 3rd Street, 6th Street, Olympic

<sup>29</sup> The portion of Wilshire Boulevard between Alvarado and Figueroa streets was originally a narrow avenue called Orange Street. After a massive street-widening project launched in 1925 by the Major Street Plan for Los Angeles, Orange Street was widened to become an extension of Wilshire Boulevard, linking Westlake Park to downtown Los Angeles.

<sup>30</sup> Information on the development of Westlake Park was drawn primarily from "Westlake (MacArthur) Park: How A Neighborhood Dump Became a Civic Treasure," [http://www.kcet.org/updaily/social\\_focus/history/la-assubject/westlake-macarthur-park-how-a-neighborhood-dump-became-a-civic-treasure.html](http://www.kcet.org/updaily/social_focus/history/la-assubject/westlake-macarthur-park-how-a-neighborhood-dump-became-a-civic-treasure.html) (accessed July 2013).

#### HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

Boulevard, Pico Boulevard, and Venice Boulevard; north-south streetcar lines included Rampart Boulevard, Alvarado Street, and Glendale Boulevard. Additional transportation-related infrastructure in the area includes the Beverly Boulevard/1st Street Viaduct, historic ornamental streetlights along several major east-west corridors, and public stairways in the hillside neighborhoods.

In 1892 the discovery of oil deposits in Westlake marked a turning point in the development of the CPA. Edward Laurence Doheny identified the first oil deposits in the City near the base of Crown Hill and later drilled the first successful oil well in Los Angeles. Along with his business partner, Charles A. Canfield, Doheny established the Los Angeles City Oil Field, which stretched across Westlake and grew to include 80 wells in the first two years of operation. By 1898, The Los Angeles City Oil Field accounted for 65 percent of the oil production in California. By the end of the 19th century, the field was the largest producer in the world and would become the most influential in the history of California.<sup>31</sup> Doheny and Canfield's success sparked the petroleum boom which helped fuel much of the early development of Los Angeles, and derricks sprang up throughout the surrounding residential neighborhoods. Many residents, eager to tap into the oil boom, constructed derricks in their yards or purchased additional property to develop smaller, family-operated oil fields. Residents of several tracts, however, protested the further construction of derricks in the area; as a result, no oil development took place south of 3rd Street and Ocean Avenue. These restrictions increased the desirability and prestige of the Westlake region.<sup>32</sup>

By the turn of the twentieth century, prosperity from the fledgling movie industry as well as the oil industry attracted newly wealthy residents from the emerging service and creative industries.<sup>33</sup> As residents flocked to Westlake, the demand for housing necessitated greater density in residential development, and the Westlake CPA contains one of the largest concentrations of early twentieth century multi-family residential development in the City. To accommodate the more transient culture of the less established industries as well as to house tourists, a proliferation of one-story bungalow courts, brick apartment houses, and luxury apartment hotels were developed. Apartment houses continued to be constructed well into the 1920s, when the City hit its peak in population growth. Entire blocks of apartments were constructed in the mid-1920s, while

<sup>31</sup> Stephen M. Testa, "The Los Angeles City Oil Field: California's First Oil Boom During the Revitalization Period (1875-1900)," <http://www.aegsc.org/chapters/inlandempire/pdf/LOS%20ANGELES%20CITY%20OIL%20FIELD.pdf> (accessed November 2013).

<sup>32</sup> Intensive Survey, Westlake Recovery Community Redevelopment Area, prepared for the City of Los Angeles by LSA Associates, Inc. (May 1, 2009), 11.

<sup>33</sup> *Ibid.*

#### HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

more developed areas containing earlier single-family residences were infilled with bungalow courts and apartment buildings.

Westlake, which contained a high concentration of middle- and upper-class residents, was also seen as a particularly desirable development opportunity. Commercial development, which until the turn of the century had been confined primarily to tourism-related commerce such as restaurants, stores, and ice cream parlors, began to increase in the early 1900s in response to the demands of the growing community. By the 1920s, commercial development in the CPA was concentrated primarily along 7th Street, which benefitted from its proximity to the Los Angeles Yellow Car lines, and along the area's other east-west corridors and accompanying streetcar lines.

### World War II and Post-World War II Development

By the 1930s, the Westlake area was largely built out. However, in the years following World War II, builders responded to the sudden postwar population boom by developing the remaining infill lots with budget apartment buildings, which were typically designed in the "dingbat" style. Postwar commercial development also shared the street with earlier commercial buildings. Several insurance companies chose to locate their headquarters in Westlake during the 1950s and 1960s, along with other industrial corporations.

The years following World War II brought significant changes to Westlake. The widening of Wilshire and Olympic Boulevards, completed in the 1930s and 1940s, shifted development on the two major thoroughfares from largely residential uses to more commercial construction. Adjacent segments of the Hollywood (101) Freeway and the Harbor (110) Freeway were also completed in the 1950s, allowing Angelenos to bypass Westlake in favor of communities further west.

By the late 1960s, the CPA suffered from an aging infrastructure, widespread neglect, and private disinvestment. Senior citizens and immigrant families, many of whom had been displaced from Bunker Hill, were attracted by the low cost of housing and began to settle in the area.

### Late 20<sup>th</sup> Century Development

In 1971, City planners began to consider Westlake for potential redevelopment as an emerging urban center. Over the next several years, attempts were made to alleviate the demand for better and more extensive housing facilities for seniors and low-income families by adopting provisions in the 1990 General Plan that encouraged greater density in residential parcels. This provision may have inadvertently led to the widespread demolition of smaller, early apartment houses in favor of higher-capacity, multi-parcel

HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

HISTORIC RESOURCES GROUP

apartment complexes.<sup>34</sup> However, immigrant families continued to be drawn to the area due to the low cost of housing and the proximity to downtown Los Angeles, and Westlake soon established itself as a multicultural neighborhood, an identity which became central to the character of Westlake throughout the 1970s and 1980s.

<sup>34</sup> Intensive Survey, Westlake Recovery Community Redevelopment Area, prepared for the City of Los Angeles by LSA Associates, Inc. (May 1, 2009), 21.

**HISTORIC RESOURCES TECHNICAL REPORT**

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

**HISTORIC RESOURCES GROUP**

## 6.2 Development of the Project Site

The pedestrian pathway, landscaping, and surface parking lot that make up the Project Site are situated on two legal lots comprised of portions of Lots 1 through 6 of The Extension of the Nob Hill Tract, also known as “Eaton’s Subdivision.”<sup>35</sup> The land was platted in 1891 by real estate developer, engineer, and future Los Angeles mayor, Frederick Eaton.<sup>36</sup> The tract consisted of approximately 22-acres of 87 residential lots, bounded by the Hays Tract to the north; the Sunset Tract to the east; Ward Street (now 6<sup>th</sup> Street) to the south; and South Alvarado Street to the West.<sup>37</sup> The parcels presently occupied by the Miramar Towers property immediately north of the Project Site, are also located on portions of Lots 1 through 6 of the Extension of the Nob Hill Tract, as well as portions of Lots 1 through 6 of Block F of the Hays Tract, subdivided in 1889 by B.S. Hays.

In 1896, Mary P. Lamb purchased Lots 2 and 3 of the Extension of Nob Hill from Fred Eaton for \$2,200.<sup>38</sup> By 1928, the parcels that made up Lots 1 through 6 of The Extension of the Nob Hill Tract were occupied by single-family residences.<sup>39</sup> In 1937, the Barker Hotel was constructed at 2000 Miramar Street, immediately north of the Project Site, by owner Sue V. Barker.<sup>40</sup> By this time, some of the single-family residences had been converted to apartment houses to accommodate an influx of middle-class residents to the area.<sup>41</sup> Barker became owner of the residences located at 1917-2005½ West 3<sup>rd</sup> Street and continued to construct auxiliary buildings related to the hotel’s operations on the already-occupied parcels. These buildings included a garden shelter, drive-in stand, store, additional hotel building, and cocktail lounge—all built in the 1930s and 1940s.<sup>42</sup> Many of the existing residences were subsequently demolished from 1956 to 1960.<sup>43</sup>

<sup>35</sup> The Miramar Towers site and the Project Site were subdivided into two legal lots (APN 5154-020-030) in 2019 by LLA; Certificate of Compliance for Lot Line Adjustment, AA-2018-7418-PMEX & AA-2018-7423-PMEX, City of Los Angeles, Department of City Planning, December 12, 2019.

<sup>36</sup> “Plat of the Extension of the Nob Hill Tract—Eaton’s Subdivision,” *Los Angeles Evening Express*, February 9, 1895.

<sup>37</sup> “For Sale—2 of the Best Lots in Eaton’s Extension of Nob Hill Tract,” *Los Angeles Times*, February 9, 1895.

<sup>38</sup> “Real Estate Transfers,” *Los Angeles Times*, October 23, 1896; lot transfers for the remaining parcels that make up the Project Site were not found during primary source research.

<sup>39</sup> Based on aerial photography from 1928; no original building permits were found for the first residences constructed on the lots that currently make up the Project Site.

<sup>40</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA34853, October 22, 1937.

<sup>41</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA42793, September 21, 1959; Building Permit LA06439, April 11, 1932.

<sup>42</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA07691, September 8, 1943; Building Permit LA09198, October 5, 1943; Building Permit LA20852, September 7, 1949; Building Permit LA05778, March 4, 1946; Building Permit LA10193, April 9, 1946.

<sup>43</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA54369, October 1, 1956; Building Permit LA36603, July 6, 1959; Building Permit LA15872, May 8, 1955; Building Permit LA65310, July 17, 1960. Ju

### HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 ½ West 3<sup>rd</sup> Street Los Angeles, California

In 1974, the Barker Hotel was demolished, with the two remaining residences located on the Project Site also demolished in 1979. The buildings were razed to make way for the construction of an apartment building for seniors to be named “Miramar Towers”.<sup>44</sup> Designed by architect Maxwell Starkman, AIA, the eight-story apartment building was developed on portions of Lots 1 through 6 of both the Hays Tract and Lots 1 through 6 of the Extension of the Nob Hill Tract. The parcels that presently make up the Project Site were improved with a pedestrian pathway, landscaping, and surface parking lot as part of the Miramar Towers property, constructed in 1979.<sup>45</sup>

### **6.3 Maxwell Starkman, AIA (1921-2003)**

Known for his late modernist high-rise designs, Maxwell Starkman was a Canadian-born architect who began practicing architecture in Southern California after moving to Los Angeles in 1950 to work for Richard Neutra.<sup>46</sup> He began his prolific career by designing post-war tract housing, eventually starting his own firm, Maxwell Starkman Associates, in 1954. He became a member of the American Institute of Architects in 1956.<sup>47</sup> Starkman went on to design many residential, commercial, and institutional buildings throughout the region. Some of his more well-known designs include the sixteen-story Zenith Tower (1972), the 28-story Meridian Condominiums in San Diego (1985), the Sony Pictures Plaza entertainment complex (1986), and the Museum of Tolerance (1991). Starkman was also known as one of the first combination architect-developers, considering costs, material, and construction in conjunction with architectural design.<sup>48</sup> He retired from architecture in 1987, shortly after completing designs for the Museum of Tolerance. Starkman died in Los Angeles on December 29, 2003 at the age of 82.<sup>49</sup>

<sup>44</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA84959 & LA84960, June 25, 1979.

<sup>45</sup> The pedestrian pathway, landscaping, and surface parking lot were not explicitly mentioned in the descriptions of work for available permits for the Project Site; however, aerial photography from 1980 shows the landscape features, pedestrian pathway, and surface parking lot were extant, via <https://www.historicaerials.com/viewer> (accessed June 2020).

<sup>46</sup> “Maxwell Starkman, 82; Architect for Sony Plaza, Museum of Tolerance,” *Los Angeles Times*, January 5, 2004.

<sup>47</sup> “Maxwell Starkman,” AIA Historical Directory of American Architects, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/38908077/ahd1042735> (accessed June 2020).

<sup>48</sup> “Zenith Tower,” Los Angeles Conservancy, <https://www.laconservancy.org/locations/zenith-tower> (accessed June 2020).

<sup>49</sup> “Maxwell Starkman, 82; Architect for Sony Plaza, Museum of Tolerance,” *Los Angeles Times*, January 5, 2004.

#### **HISTORIC RESOURCES TECHNICAL REPORT**

# **1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California**

**HISTORIC RESOURCES GROUP**

## **7.0 IDENTIFICATION OF HISTORICAL RESOURCES LOCATED ON THE PROJECT SITE**

The Project Site (1917-2005½ West 3<sup>rd</sup> Street) is currently improved with landscape areas, pedestrian paths, stairs, an outdoor seating area, and surface parking. These features that make up the Project Site were developed as part of the Miramar Towers property (2000 West Miramar Street) located immediately north of the Project Site and constructed in 1979. The apartment building and grounds were designed as an affordable senior living facility and continues to operate as such today. The Miramar Towers property, including the Project Site, is evaluated for potential historical significance below.

### **7.1 Miramar Apartments Description**

The Miramar Towers property consists of an 8-story apartment building and ancillary one-story amenity building connected by a small hyphen. The two buildings are surrounded by lawns, shrubbery, mature trees, pedestrian paths and stairways, outdoor seating areas and surface parking.

The 8-story main apartment building is of steel and concrete construction with an H-shaped plan and flat roof. Exterior walls are clad with textured concrete panels and cement plaster. Facades are largely unadorned save for the symmetrical arrangement of vertically aligned, partial-width recessed balconies. Each balcony is enclosed by a low concrete wall topped by a metal railing. Fenestration includes metal frame sliding windows and metal frame sliding glass doors providing access to the unit balconies. The building does not exhibit a distinctive architectural style but its concrete construction, symmetrical arrangement and date of construction (1979) are most closely associated with Late Modern architectural styles.

A one-story amenity building is located just north of the main apartment building. The concrete block, one-story building is rectangular in plan with a flat roof. The two buildings are connected by a small hyphen on the main building's north (primary) façade which faces a landscaped surface parking lot accessed from Miramar Street. Primary entry to the apartment building is provided through the one-story amenity building.

A secondary entry opening to the Project Site is located on the south façade of the 8-story main apartment building. As noted earlier, landscaping, pedestrian paths, stairs, an outdoor seating area, a small surface parking lot and driveway are located on the Project Site.

### **7.2 Previous Evaluations**

The Miramar Towers property, including its surrounding landscaping, has not been previously identified as historically significant and is not listed in the BERD, a database of previously evaluated resources maintained by the California Office of Historic

HISTORIC RESOURCES TECHNICAL REPORT

**1917-2005½ West 3<sup>rd</sup> Street**  
**Los Angeles, California**

HISTORIC RESOURCES GROUP

Preservation.<sup>50</sup> Most recently, the property was not identified as eligible for listing as a historic resource when the Westlake Community Plan area was surveyed by SurveyLA in 2014.

### 7.3 SurveyLA Context/Themes & Associated Eligibility Standards

SurveyLA is the City's citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and for designation as a Los Angeles Historic-Cultural Monument.

The Miramar Towers property is an example of an apartment tower property type and was designed in a style most closely associated with Late Modern. The Los Angeles Citywide Historic Context Statement, prepared for SurveyLA, includes the following associated contexts and themes relevant to evaluation of the Miramar Apartments:

#### *Residential Development*

- Context:** Residential Development and Suburbanization, 1850-1980  
**Theme:** Multi-Family Residential Development, 1895-1970  
**Sub-themes:** Apartment Houses, 1895-1970  
 Bungalow Court, 1910-1939  
 Courtyard Apartments, 1910-1969  
 The Dingbat/Stucco Box, 1954-1968  
 Multi-Family Residential Historic Districts, 1910-1970  
**Property type:** Apartment Tower

#### *Architecture*

- Context:** Architecture and Engineering, 1850-1980  
**Theme:** L.A. Modernism, 1919-1980  
**Sub-theme:** Late Modern, 1966-1990  
**Property type:** Apartment Tower

<sup>50</sup> California Office of Historic Preservation, "Built Environment Resource Directory," 2020, <https://ohp.parks.ca.gov/pages/1068/files/Los%20Angeles.csv> (accessed June 2020).

#### 7.4 Evaluation of Potential Historical Significance

The Miramar Towers property, including the Project Site, is evaluated below using eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments.<sup>51</sup>

##### Criterion A/1/1 (association with events or patterns of development)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development:

...A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity...Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.<sup>52</sup>

The Miramar Towers property was not identified as significant under a residential development theme by SurveyLA in 2014. Constructed in 1979, the property was constructed after the period of significance for the Apartment House subtheme established by SurveyLA, which ends in 1970.

No evidence was identified to link the Miramar Towers property with important patterns or trends of multi-family residential development. The property was constructed well after the resurgence of multi-family housing in the decades immediately after World War II and is not associated with the population boom of the mid-20<sup>th</sup> century when an expanding industrial sector exponentially increased the local population. At eight stories tall, the Miramar Towers property is also not associated with the trend of high-rise apartment buildings during the later decades of the 20<sup>th</sup> century realized in west Los Angeles neighborhoods such as the Wilshire corridor in Westwood and in Century City.

For these reasons, the Miramar Towers property, including the Project Site, is not eligible for listing in the National Register of Historic Places, the California Register of Historical

<sup>51</sup> This report analyzes the Project Site for eligibility under Criterion A/1/1, B/2/2, and C/3/3. Criterion D/4 addresses potential archaeological resources which is outside the scope of this study.

<sup>52</sup> *National Register Bulletin 15*.

#### HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

#### HISTORIC RESOURCES GROUP

Resources, or as a City of Los Angeles Historic-Cultural Monument under Criterion A/1/1.

Criterion B/2/2 (association with an important person)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person’s productive life, reflecting the time period when he or she achieved significance.

The SurveyLA Historic Context Statement includes an “Important Persons/Individuals” theme for evaluating properties that may be significant for their association with persons who are proven to have made important individual contributions to the history of Los Angeles. No documentation was found to suggest that any owner or resident of the Miramar Towers rose to prominence in their profession or made significant contributions to growth or development in Los Angeles.

Therefore, the Miramar Towers property, including the Project Site, is not 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 under Criterion B/2/2.

Criterion C/3/3 (architectural merit or work of a master architect)

According to guidance from the National Park Service, to be eligible under Criterion C/3/3, a building must clearly contain enough of the “distinctive characteristics” to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic value, or represent a notable work of a master designer, builder, or architect. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.

The Miramar Towers property was not identified as significant under an architectural or engineering theme by SurveyLA in 2014. Although sharing a construction date and some material characteristics of Late Modern architecture, the property is not an excellent or distinguished example of Late Modern architectural styles. Indeed, the property’s main apartment building is not a true example of either the Glass Skin, Brutalism, or High Tech variants of Late Modernism, nor an amalgamation of any of those types. Characterized by an exaggeration and mannered application of Modernist tenets, Late Modernism is distinguished by design that “takes many of the stylistic ideas and values of modernism to

HISTORIC RESOURCES TECHNICAL REPORT

1917-2005 1/2 West 3<sup>rd</sup> Street  
Los Angeles, California

HISTORIC RESOURCES GROUP

an extreme.”<sup>53</sup> But there is little that is “extreme” in the design of the Miramar Towers property. It is, instead, a fairly perfunctory exercise in rectangular massing and concrete and cement plaster cladding, perforated by windows and sliding doors opening to recessed balconies.

Maxwell Starkman was generally considered a “developer’s architect,” widely appreciated by investors for his ability to complete projects quickly and return speedy profits.<sup>54</sup> While financially successful and highly prolific, it appears that Starkman did not develop a reputation for architectural innovation or the aesthetic quality of his buildings. Although the Starkman office would design several striking buildings, he is best known for simple, glass curtain wall mid- and high-rise buildings, the majority of which follow a cost-effective modernist formula.

Research to date does not suggest that Starkman was particularly innovative in design or construction techniques. Regardless, the Miramar Towers property is representative of numerous Starkman commissions that attempted little more than meeting client needs in terms of function and cost. The Miramar Towers property does not appear to be “a notable work of a master builder, designer, or architect.”

More importantly for the Project Site portion of the Miramar Towers property, no landscape architect was identified in researching the Miramar Towers property. While providing access and some outdoor amenity for the residents, nothing about the Miramar Towers landscape, including the Project Site, suggests that it is an excellent or notable example of landscape design.

Therefore, the Miramar Towers property, including the Project Site, is not 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 under Criterion C/3/3. The Project Site and the adjacent Miramar Towers property immediately north, are not considered historical resources for the purposes of CEQA.

<sup>53</sup> “SurveyLA Citywide Historic Context Statement, Architecture and Engineering, L.A. Modernism, Late Modernism 1966-1990,” prepared for the City of Los Angeles Planning Department Office of Historic Resources, March 2020. p. 2

<sup>54</sup> Oliver Myrna, “Maxwell Starkman, 82; Architect for Sony Plaza, Museum of Tolerance,” *Los Angeles Times*, January 5, 2004.

#### HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

## 8. INVESTIGATION OF HISTORICAL RESOURCES LOCATED IN THE NEAR VICINITY OF THE PROJECT SITE

### 8.1 Previously Evaluated Resources

One building and one commercial sign located in the near vicinity of the Project Site have been previously identified as eligible for historic listing. One additional building has been previously evaluated and identified as not eligible for historic listing. These properties are discussed below.

#### 1913 West 3<sup>rd</sup> Street (Map #4)

The residence at 1913 West 3<sup>rd</sup> Street is located directly east of the Project Site. It was originally constructed in 1912 combining elements of Craftsman and Queen Anne architectural styles. The two-story residence was originally constructed as a single-family home and later converted to multi-family use. The building is set back from the street and the surrounding yard has been paved for parking and automobile circulation. An additional detached two-story multi-family residence is located at the rear of the property.

The wood-frame main house is irregular in plan, with complex massing and an asymmetrical composition. The cross-gabled roof is clad in composition shingles and has overhanging eaves and exposed rafter tails. The south (primary) façade features a catslide gabled roof over a recessed entry porch accessed by a wood steps with wood railing, a central bay window on the ground floor, and a one-story projecting volume with a gabled roof.

A half-turret projects from the west façade. The exterior walls are clad in horizontal wood siding. Fenestration includes divided-light fixed windows with transoms in wood frames, as well as vinyl and aluminum replacement windows.

1913 West 3<sup>rd</sup> Street was most recently identified as eligible for listing in the National Register, California Register and as a City of Los Angeles HCM by SurveyLA in 2014. It was identified as historically significant under the Residential Development and Suburbanization context as a rare, intact example of early residential development in Westlake. Because the property was identified as eligible for historic listing by SurveyLA, it is considered a historical resource herein for the purposes of CEQA.

#### Royal Viking Motel Pole Sign (Map #1)

This freestanding pole sign is located west of the Project Site just beyond the neighboring apartment building at 2007 W. 3<sup>rd</sup> Street (see below). Constructed in 1955, the Royal Viking Motel Pole Sign was identified as eligible for local historic listing by SurveyLA in the 2014 as an excellent example of a 1950s pole sign with neon lettering. The motel building associated with the pole sign was not identified as eligible for historic listing due

## HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

## HISTORIC RESOURCES GROUP

to substantial alteration. The sign appears to meet local criteria only and was not found eligible for National Register or California Register eligibility. The pole sign was assigned a status code of 5S3; meaning it appears to be individually eligible for local listing or designation through survey evaluation. Because the sign was identified as eligible for listing as a City of Los Angeles HCM, it is considered a historical resource herein for the purposes of CEQA.

#### 2007 West 3<sup>rd</sup> Street (Map #2)

The four-story apartment building at 2007 West 3<sup>rd</sup> Street is located directly west of the Project Site. It was constructed in 1914 with Neoclassical stylistic details. It is setback from the street on a raised parcel with masonry retaining walls, metal security fencing, large plant boxes, and bifurcated stairs leading to the street.

The building is H-shaped in plan, with simple massing, and symmetrical composition. There is a flat roof with shallow coping, a stepped parapet along the south (primary) façade, and cornice throughout the remaining façades. The primary façade includes a central first floor entry distinguished by a trabeated portico and entablature supported by four doric columns on low masonry walls. It is accessed by a flight of concrete steps with metal hand rails. A recessed bay above the main entrance includes a lintel and belt course on the third and fourth floors. Exterior walls are clad in textured cement plaster and painted brick masonry. The symmetrically arranged fenestration pattern consists of punched rectangular and arched window openings some of which have been filled. Fenestration consists primarily of divided-light fixed windows, aluminum replacement windows, and aluminum sliding windows with the majority of windows replaced.

2007 West 3<sup>rd</sup> Street was previously evaluated in 2006 and assigned a status code of 6Y or “determined ineligible for the National Register by consensus through Section 106 process. Not evaluated for state or local listing.” More recently, the building was not identified as eligible for historic listing by SurveyLA in 2014.

Since its construction in 1914, the building has undergone substantial alteration including the removal of decorative detailing, the replacement of the majority of original windows and infill of some window openings. For these reasons, the building lacks sufficient integrity to be considered eligible for historic listing as a multi-family residential building from the early 20<sup>th</sup> century. It does not appear eligible for the California Register or for local listing as a City of Los Angeles HCM and is not considered a historical resource herein for the purposes of CEQA.

### **8.3 Summary of Historical Resources Located on or Adjacent to the Project Site**

HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

HISTORIC RESOURCES GROUP

As noted above in Section 7, the Project Site does not contain any historical resources. Additionally, the Miramar Towers property located at 2000 West Miramar Street, for which the Project Site was originally developed, is not eligible for historic listing.

One property, the former single-family residence at 1913 West 3<sup>rd</sup> Street, has been identified by SurveyLA as eligible for local, state, and national listing. The Royal Viking Motel Pole Sign, a freestanding neon sign associated the motel property west of the Project Site, was identified by SurveyLA as eligible for local listing as a City of Los Angeles HCM.

No other historic resources were identified on or in the immediate vicinity of the Project Site either previously or a result of this study.

**HISTORIC RESOURCES TECHNICAL REPORT**

## **1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California**

**HISTORIC RESOURCES GROUP**

**Table 1: Area of Investigation**

MAP	APN	LOCATION	DATE	COMMON	STATUS
<b>Historic Resources in the Near Vicinity of the Project Site</b>					
No. 1	n/a	Near 2007 West 3 <sup>rd</sup> Street	1955	Royal Viking Motel Pole Sign	Considered a historical resource for the purposes of CEQA. Excellent example of a 1950s pole sign with neon lettering; appears to meet local criteria only; Status Code: 5S3 (SurveyLA, 2014)
No. 4	5154020025	1913 West 3 <sup>rd</sup> Street	1912	n/a	Considered a historical resource for the purposes of CEQA. Rare, intact example of early residential development in Westlake; considered eligible for local, state, or national listing; Status Codes: 3S;3CS;5S3 (SurveyLA, 2014)
<b>Other Properties in the Near Vicinity of the Project Site</b>					
No. 3	5154020030	2000 W Miramar Street	1979	Miramar Towers	Not considered a historical resource for the purposes of CEQA. No evidence of historic significance identified.
No. 2	5154020019	2007 West 3 <sup>rd</sup> Street	1914	Mariposa	Not considered a historical resource for the purposes of CEQA. Determined ineligible for the National Register by consensus. Appears not eligible for historic listing due to poor integrity. Status Codes: 6Y;7R (HRI, 2011)

## HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

**Figure 2: Properties in the Near Vicinity of the Project Site**



HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

HISTORIC RESOURCES GROUP

## 9.0 ANALYSIS OF POTENTIAL IMPACTS

### 9.1 Significance Thresholds

CEQA Guidelines, including Appendix F of the Guidelines, state that a project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.<sup>55</sup> A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.<sup>56</sup>

The Guidelines go on to state that “[t]he significance of an historical resource is materially impaired when a project... [d]emolishes 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... local register of historic resources... or its identification in a historic resources survey meeting the requirements of section 5014.1(g) of the Public Resources Code...”.<sup>57</sup> As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or for local designation as a City of Los Angeles Historical-Cultural Monument.

### 9.2 Discussion of Potential Impacts

This section examines potential impacts that that would be caused by alterations on the Project Site that may impact adjacent historical resources. For the purposes of this study, impacts analysis focuses on those resources that could be subject to the following potential impacts:

**Direct Impacts** involve the demolition, material alteration, relocation or conversion of a historical resource and/or important character-defining features.

**Indirect Impacts** involve alteration to the surroundings of an historical resource that could remove part or all of the associated setting of an historical resource, remove historic features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance. Indirect impacts may also involve potential damage related to adjacent underground

<sup>55</sup> CEQA Guidelines, section 15064.5(b).

<sup>56</sup> CEQA Guidelines, section 15064.5(b)(1).

<sup>57</sup> CEQA Guidelines, section 15064.5(b)(2).

excavation and general construction procedures that could undermine the stability of a historical resource.

### Direct Impacts

As noted in Section 2 of this report, the Project proposes to construct a new seven-story, housing complex, with 137 affordable, Low Income dwelling units; 10,708 square feet of common open space; and 35 trees. Because all new construction associated with the Project will be contained within the Project Site, and the Project Site does not contain any historic resource or resources, the Project will not physically alter or demolish any historical resources located on the Project Site. Therefore, the Project will not result in significant direct impacts to any historic resources.

### Indirect Impacts

It is understood that the Project will place new construction in the near vicinity of adjacent historical resources. Alteration of the immediate surroundings of a historical resource such that its significance would be materially impaired constitutes a substantial adverse change under CEQA.<sup>58</sup> The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources or in a local register of historical resources.”<sup>59</sup>

For the new construction associated with the Project to be considered a substantial adverse change, however, it must be shown that the integrity and/or significance of the nearby historical resources would be materially impaired by the proposed adjacent new construction, that adjacent new construction would substantially impair or obscure the ability of the resource to convey its historical significance, or involve potential damage related to adjacent underground excavation and general construction procedures that could undermine the stability of a historical resource. The potential for indirect impacts to identified historical resources in the near vicinity of the Project Site is examined in detail below.

The written Project description, plans, elevation drawings, and renderings were used to analyze potential impacts to historical resources.

## **9.3 Potential Impacts to Historical Resources in the Near Vicinity**

<sup>58</sup> *CEQA Guidelines*, Section 15064.5(b) (1).

<sup>59</sup> *CEQA Guidelines*, Section 15064.5(b)(2).

As noted in Section 8 of this report, there is one building immediately adjacent to the Project Site and one pole sign in the near vicinity of the Project Site that have been identified as eligible for individual historic listing through survey evaluation. Potential impacts to these resources are analyzed below.

#### Potential Impacts to 1913 West 3<sup>rd</sup> Street (Map #3)

The former single-family residence at 1913 West 3<sup>rd</sup> Street is located immediately east of the Project Site. Constructed in 1912, the property was identified by SurveyLA as eligible for the National Register, California Register and as a City of Los Angeles HCM as a rare and intact example of early residential development in Westlake.

#### Direct Impacts

The Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of the 1912 residence. 1913 West 3<sup>rd</sup> Street will remain unchanged and in its original location after implementation of the Project and the Project will not result in direct adverse impacts to 1913 West 3<sup>rd</sup> Street. Therefore, the Project will not result in significant direct impacts to any historic resources.

#### Indirect Impacts

Because the Project will be located west of the 1912 residence at 1913 West 3<sup>rd</sup> Street, it will not block important street views of 1913 West 3<sup>rd</sup> Street from West 3<sup>rd</sup> Street. New construction to the west will not obscure the building's important south-facing facade which will remain unobstructed from view after implementation of the Project.

As noted in Section 5 of this report, *historic integrity* is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."<sup>60</sup> The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*.

Because the Project will not result in any physical change to 1913 West 3<sup>rd</sup> Street, the Project would not affect the integrity of *location, design, materials, or workmanship* of 1913 West 3<sup>rd</sup> Street. It would remain intact in its current location and would not be materially altered by new construction in its immediate surroundings. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the 1913 West 3<sup>rd</sup> Street would continue to convey the property's historic significance. Because 1913 West 3<sup>rd</sup> Street would retain integrity of *location, design,*

<sup>60</sup> Ibid.

*materials, workmanship, and feeling*, it would continue to reflect its historic significance as a rare intact example of early 20<sup>th</sup> century residential development in Westlake, therefore, integrity of *association* would also remain unaffected by the Project. Moreover, the landscape area, pedestrian paths, stairs, outdoor seating areas and surface parking area that comprise the Project Site immediately west of 1913 West 3<sup>rd</sup> Street do not represent setting features that are character-defining or important to the historic significance of the 1913 West 3<sup>rd</sup> Street, since they were not present until 1979, 67 years after the construction of 1913 West 3<sup>rd</sup> Street. Therefore, 1913 West 3<sup>rd</sup> Street will also retain integrity of *setting*.

Although the Project will add new height and mass directly west of 1913 West 3<sup>rd</sup> Street, all of the aspects of integrity for 1913 West 3<sup>rd</sup> Street will be unaffected by the Project, so that its historic integrity will be retained. After construction of the Project, 1913 West 3<sup>rd</sup> Street will remain intact, and continue to convey its historic significance. For these reasons, the significance and integrity of 1913 West 3<sup>rd</sup> Street will not be materially impaired by the Project.

As proposed, new construction associated with the Project would include excavation work and the construction of a basement level. The excavation work associated with the Project, however, would be located 33 feet or more from the 1913 West 3<sup>rd</sup> Street residence. Moreover, the equipment to be used is not anticipated to cause a level of vibration that would result in damage to adjacent structures so that any potential for adverse indirect impacts from vibration associated with construction activity will be avoided and 1913 West 3<sup>rd</sup> Street will retain its eligibility for listing in the National Register, California Register and designation as a Los Angeles HCM.

#### Potential Impacts to the Royal Viking Motel Pole Sign (Map #1)

The Royal Viking Motel Pole Sign is located west of the Project Site adjacent to the sidewalk on West 3<sup>rd</sup> Street. The Royal Viking Motel Pole Sign was identified by SurveyLA as an excellent example of a 1950s pole sign with neon lettering, eligible for designation as a Los Angeles HCM.

#### Direct Impacts

The Royal Viking Motel Pole Sign is located a considerable distance to the west of the Project Site with the apartment building at 2007 West 3<sup>rd</sup> Street separating the Royal Viking Motel Pole Sign from the Project Site. The Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of the Royal Viking Motel Pole Sign. The Royal Viking Motel Pole Sign will remain unchanged and in its original location after implementation of the Project and the Project will not result in direct adverse impacts to the Royal Viking Motel Pole Sign.

HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

HISTORIC RESOURCES GROUP

### Indirect Impacts

Because the Project will be located east of the Royal Viking Motel Pole Sign, it will not block any street views of the Royal Viking Motel Pole Sign from West 3<sup>rd</sup> Street or Alvarado Street. New construction to the east will not obscure street views of the pole sign which will remain unobstructed from view after implementation of the Project.

The Project would not affect the integrity of *location, design, materials, or workmanship* of the Royal Viking Motel Pole Sign. The pole sign would remain intact in its current location and would not be materially altered by new construction in its immediate surroundings. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Royal Viking Motel Pole Sign would continue to convey the property's historic significance. Because the Royal Viking Motel Pole Sign would retain integrity of *location, design, materials, workmanship, and feeling*, it would continue to reflect its historic significance as a neon pole sign from the 1950s, therefore, integrity of *association* would also remain unaffected by the Project. Moreover, the landscape area, pedestrian paths, stairs, outdoor seating areas and surface parking area that comprise the Project Site are separated by a 4-story apartment building and do not represent setting features that are character-defining or important to the historic significance of the Royal Viking Motel Pole Sign. Therefore, 1913 West 3<sup>rd</sup> Street will also retain integrity of *setting*.

Although the Project will add new height and mass in the near vicinity of the Royal Viking Motel Pole Sign, all of the aspects of integrity for the Royal Viking Motel Pole Sign will be unaffected by the Project, so that the historic integrity of the Royal Viking Motel Pole Sign will be retained. After construction of the Project, the Royal Viking Motel Pole Sign will remain intact, continue to convey its historic significance, and be readily visible from the public right-of-way. For these reasons, the significance and integrity of the Royal Viking Motel Pole Sign will not be materially impaired by the Project and the Royal Viking Motel Pole Sign will retain its eligibility for designation as a Los Angeles Historic-Cultural Monument. The Project will not result in significant indirect impacts to the Royal Viking Motel Pole Sign.

#### **9.4 Impacts Analysis Using Los Angeles CEQA Thresholds**

The following analysis uses the guidance provided in the City of Los Angeles CEQA Thresholds Guide.

##### 1. Would the Project involve the demolition of a significant resource?

The Project does not propose the demolition of any significant resources on the Project Site or in the immediately adjacent area.

HISTORIC RESOURCES TECHNICAL REPORT

## 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

HISTORIC RESOURCES GROUP

2. Would the Project involve relocation that does not maintain the integrity of a significant resource?

The Project does not involve the relocation of any significant resources on the Project Site or in the immediate adjacent area.

3. Would the Project involve 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?

The Project does not involve the conversion, rehabilitation or alteration of any significant resources.

4. Would the Project involve construction that reduces the integrity or significance of important resources on the site or in the vicinity?

The Project will construct a seven-story building on a site currently used for a pedestrian pathway, landscaped area, and surface parking which will alter the surroundings of historical resources in the near vicinity. As demonstrated above, this change will not reduce the integrity or significance of historical resources in the vicinity of the Project Site.

#### **9.5 Conclusions**

Analysis of potential impacts to historical resources reveals that construction of the proposed Project will not result in significant direct or indirect impacts to any historical resources in the near vicinity of the Project Site.

## 10.0 REFERENCES

- California Historical Resources Inventory. August 15, 2011.
- City of Los Angeles, Department of Building and Safety building permits.
- “For Sale—2 of the Best Lots in Eaton’s Extension of Nob Hill Tract.” *Los Angeles Times*. February 9, 1895.
- Historic Resources Group. *SurveyLA Los Angeles Historic Resources Survey Report: Westlake Community Plan Area*. Prepared for the City of Los Angeles Planning Department Office of Historic Resources. April 2014.
- Historical *Los Angeles Times*, 1881-1987. ProQuest Historical Newspapers.
- LSA Associates, Inc. *Westlake Recovery Community Redevelopment Area*. Prepared for the City of Los Angeles. May 2009.
- “Maxwell Starkman.” AIA Historical Directory of American Architects. <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/38908077/ahd1042735> (accessed June 2020).
- Myrna, Oliver. “Maxwell Starkman, 82; Architect for Sony Plaza, Museum of Tolerance.” *Los Angeles Times*. January 5, 2004.
- “Plat of the Extension of the Nob Hill Tract—Eaton’s Subdivision.” *Los Angeles Evening Express*. February 9, 1895.
- “Real Estate Transfers.” *Los Angeles Times*. October 23, 1896.
- Sanborn Fire Insurance Company maps. 1906, 1950, 1953.
- SurveyLA Citywide Historic Context Statement, Architecture and Engineering, L.A. Modernism, Late Modernism 1966-1990*. Prepared for the City of Los Angeles Planning Department Office of Historic Resources. March 2020.
- U. S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. (Washington, DC: 1990; revised for Internet, 2002). <https://www.nps.gov/nr/publications/bulletins/nrb15/> (accessed April 2020).
- U. S. Department of the Interior, National Park Service. *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997). <https://www.nps.gov/nr/publications/bulletins/nrb16a/> (accessed April 2020).

## HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

HISTORIC RESOURCES GROUP

"Zenith Tower." Los Angeles Conservancy. <https://www.laconservancy.org/locations/zenith-tower> (accessed June 2020).

HISTORIC RESOURCES TECHNICAL REPORT

# 1917-2005 1/2 West 3<sup>rd</sup> Street Los Angeles, California

HISTORIC RESOURCES GROUP

**APPENDIX A—SITE PHOTOS**



Subject Property, view facing northwest, across West 3<sup>rd</sup> Street.



Subject Property, view facing north, across West 3<sup>rd</sup> Street.

**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

**HISTORIC RESOURCES GROUP**



Subject Property, view facing northeast, Miramar Towers in the background.



Subject Property (to the left), view facing east along West 3<sup>rd</sup> Street.

**HISTORIC RESOURCES TECHNICAL REPORT**

# 6831 Hawthorn Avenue Hollywood, California

**HISTORIC RESOURCES GROUP**



Subject Property, view facing north, Miramar Towers in the background.



Subject Property, view facing north.

**HISTORIC RESOURCES TECHNICAL REPORT**

# 6831 Hawthorn Avenue Hollywood, California

**HISTORIC RESOURCES GROUP**



Subject Property, view facing northwest.



Subject Property and 1913 West 3<sup>rd</sup> Street, view facing northwest.

**HISTORIC RESOURCES TECHNICAL REPORT**

# 6831 Hawthorn Avenue Hollywood, California

**HISTORIC RESOURCES GROUP**



Subject Property and 1913 West 3<sup>rd</sup> Street, view facing northwest.



1913 West 3<sup>rd</sup> Street, view facing north.

**HISTORIC RESOURCES TECHNICAL REPORT**

# 6831 Hawthorn Avenue Hollywood, California

**HISTORIC RESOURCES GROUP**



Subject Property, view facing northeast across West 3<sup>rd</sup> Street.



Royal Viking Motel Sign (left) and 2007 West 3<sup>rd</sup> Street (right), view facing north across West 3<sup>rd</sup> Street.

**HISTORIC RESOURCES TECHNICAL REPORT**

# 6831 Hawthorn Avenue Hollywood, California

**HISTORIC RESOURCES GROUP**



Royal Viking Motel Sign, view facing northwest across West 3<sup>rd</sup> Street.

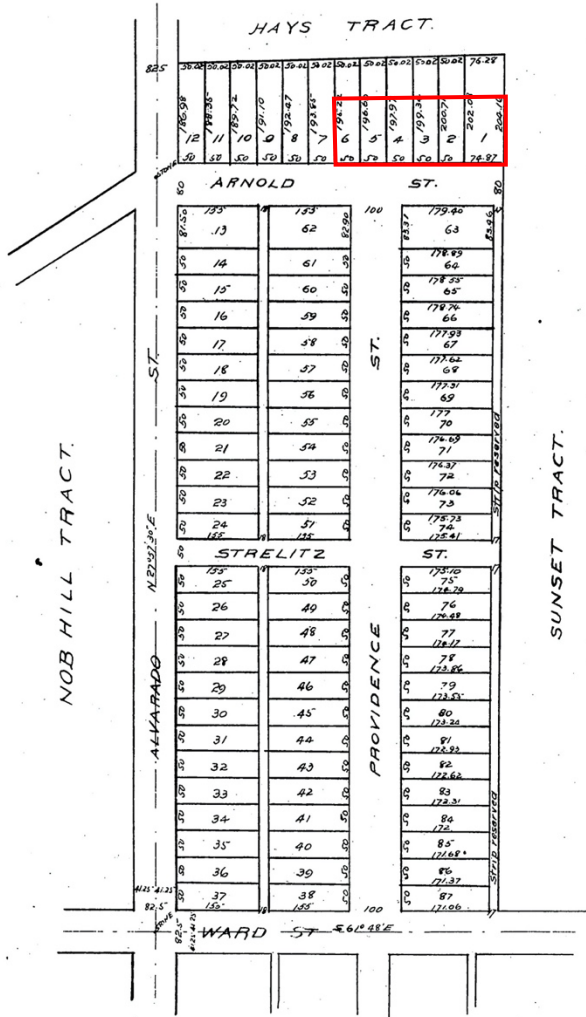
**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

**HISTORIC RESOURCES GROUP**

APPENDIX B—HISTORIC MAPS

PLAT  
OF THE EXTENSION OF THE  
NOB HILL TRACT  
being Eaton's Subdivision of the west-  
erly 1/2 of Lot 5, Block 38, Hancock's sur-  
vey, Los Angeles City, Cal.  
Surveyed Feb'y 1891.  
SCALE—200 FEET TO 1 INCH



*Full, true, and correct copy of the original  
Recorded May 5, 1891 at 10 min. past 4 p.m.  
at request of Fred Eaton.  
J. A. Kelly, County Recorder  
By W. W. Mills, Deputy.*

The Extension of The Nob Hill Tract, 1891. Subject Property outlined in red.

HISTORIC RESOURCES TECHNICAL REPORT

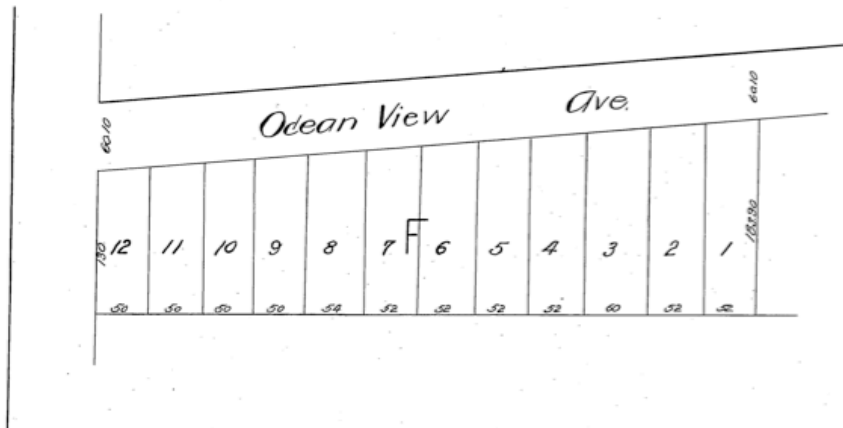
6831 Hawthorn Avenue  
Hollywood, California

HISTORIC RESOURCES GROUP

+36+83

*MAP*  
of Resubdivision of  
*Block F of the Hays Tract*  
Recorded in Book 25, Page 31 Misc. Records, L.A. Co. Cal.

Scale 100' = 1"



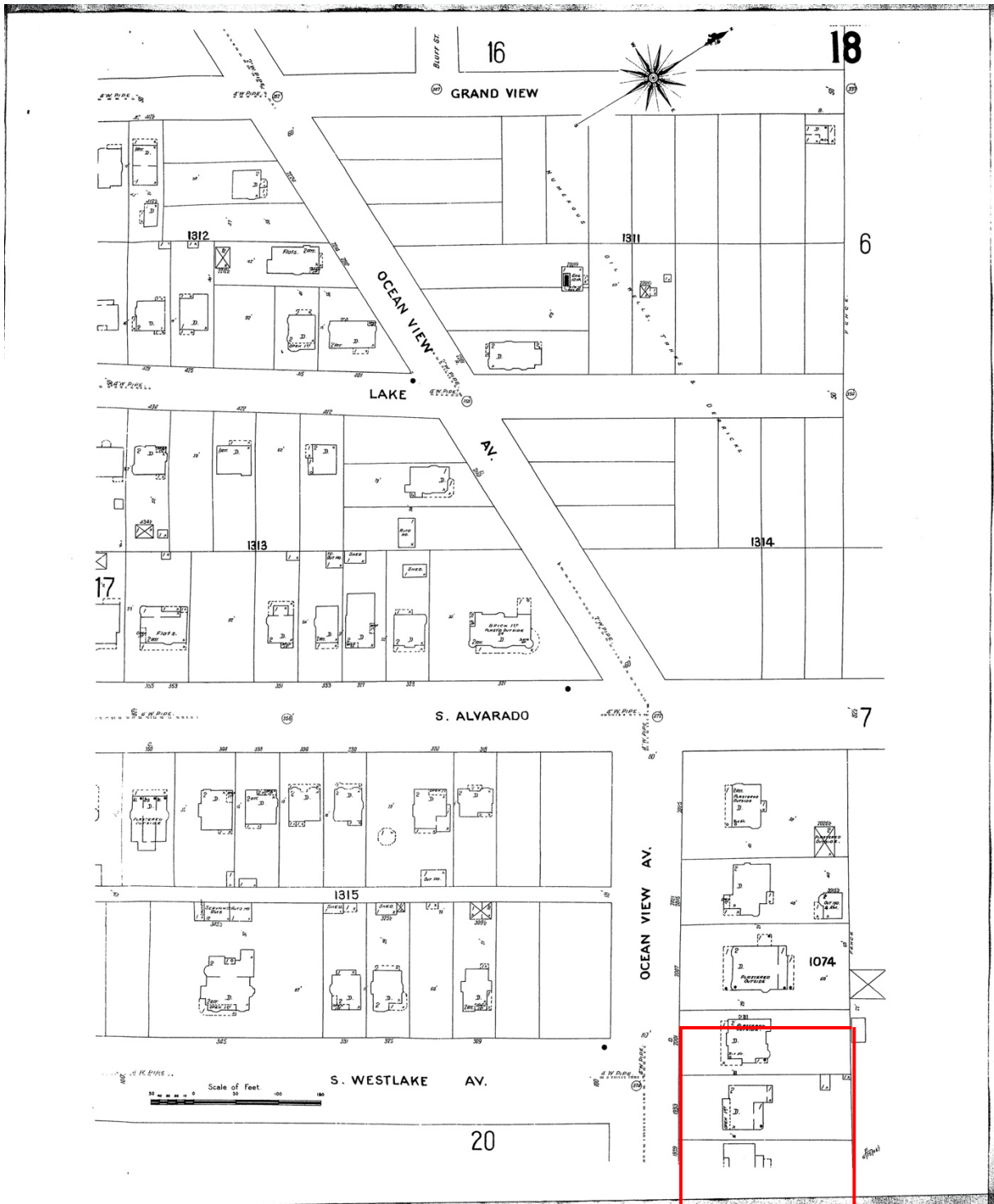
Recorded February 16, 1889  
at request of B.S. Hays.

Block F of the Hays Tract, 1889. Located immediately north of Subject Property.

**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

**HISTORIC RESOURCES GROUP**

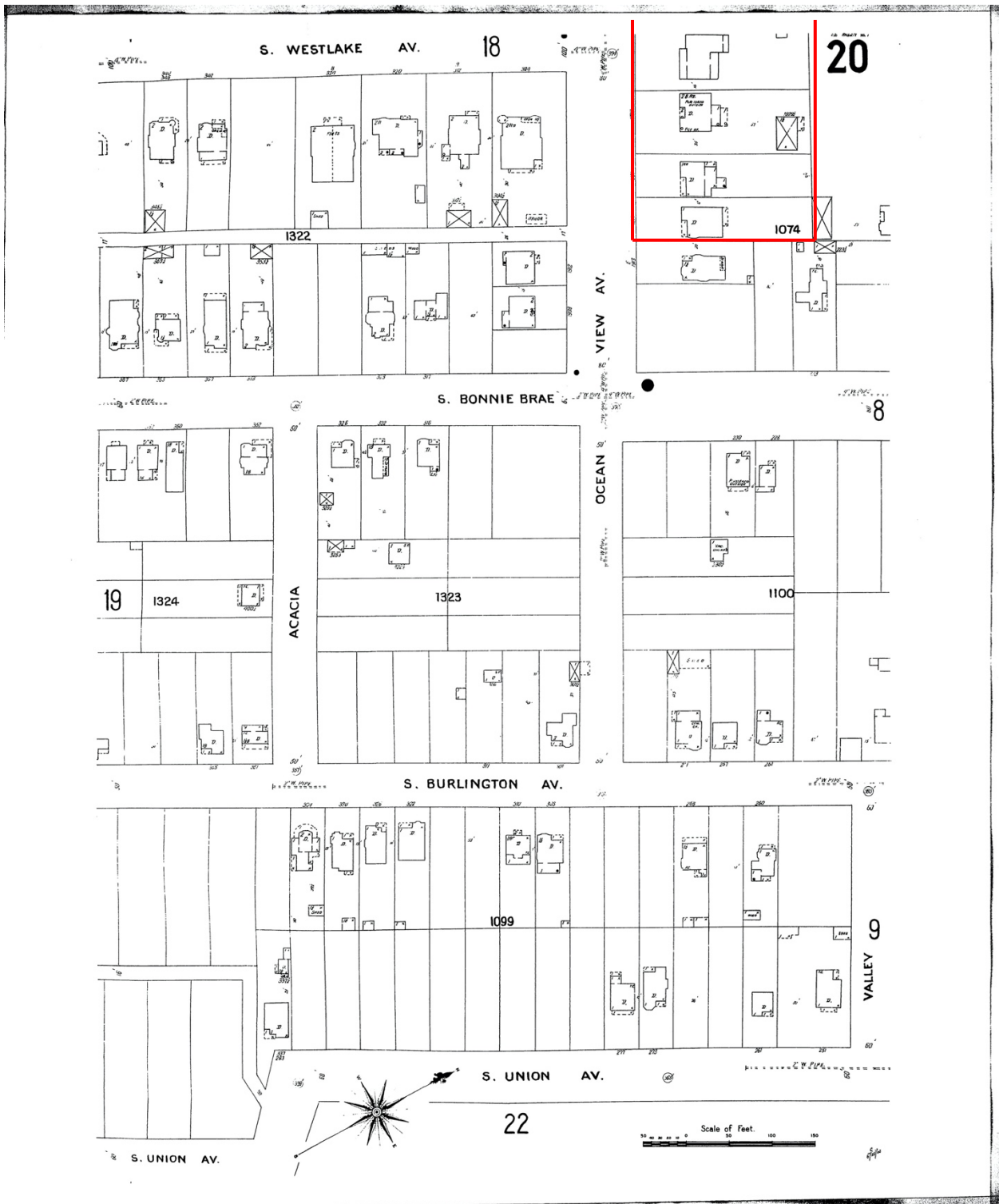


Sanborn, 1906. Subject Property outlined in red.

HISTORIC RESOURCES TECHNICAL REPORT

6831 Hawthorn Avenue  
Hollywood, California

HISTORIC RESOURCES GROUP

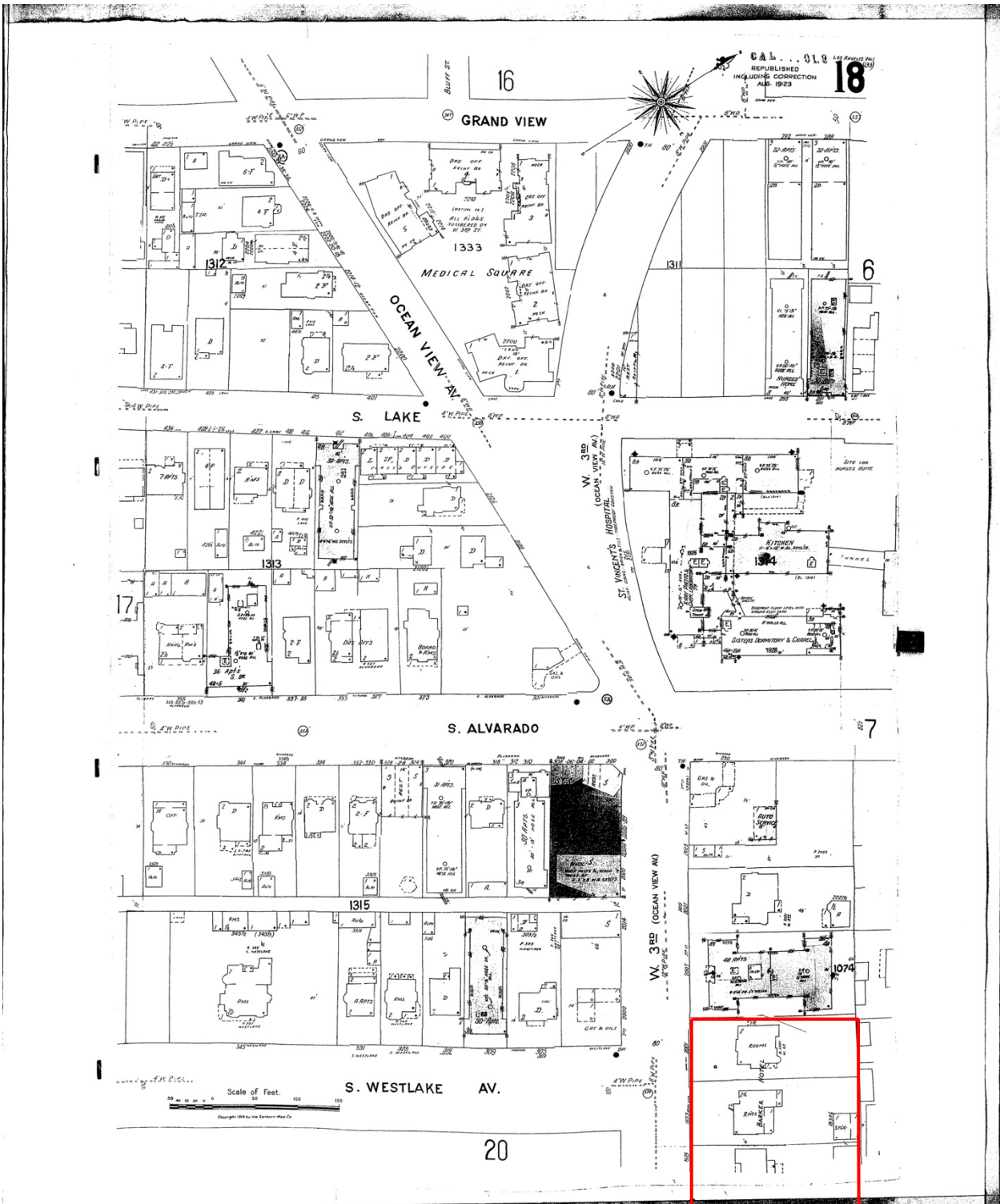


Sanborn, 1906. Subject Property outlined in red.

HISTORIC RESOURCES TECHNICAL REPORT

6831 Hawthorn Avenue  
Hollywood, California

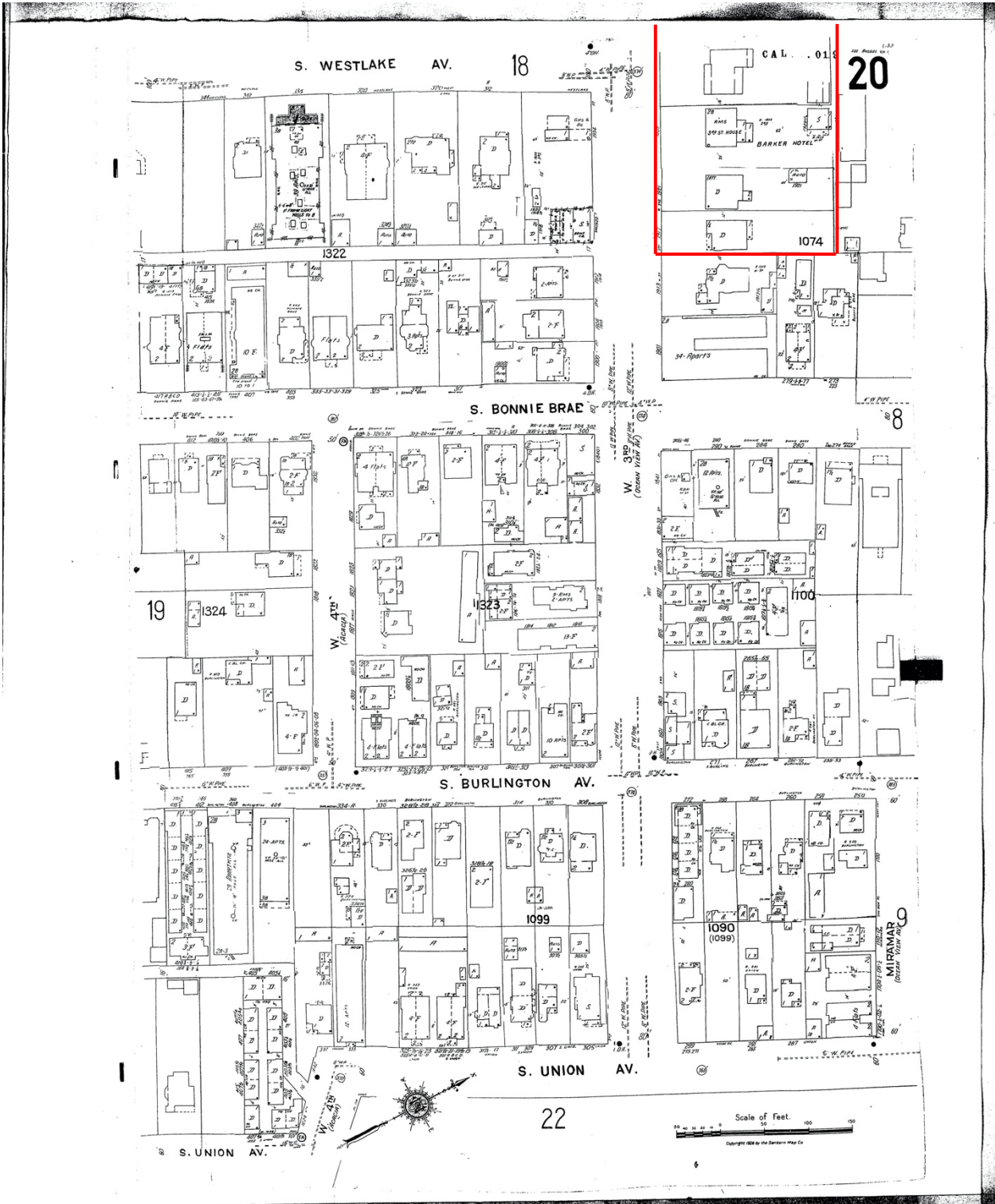
HISTORIC RESOURCES GROUP



HISTORIC RESOURCES TECHNICAL REPORT

6831 Hawthorn Avenue  
Hollywood, California

HISTORIC RESOURCES GROUP

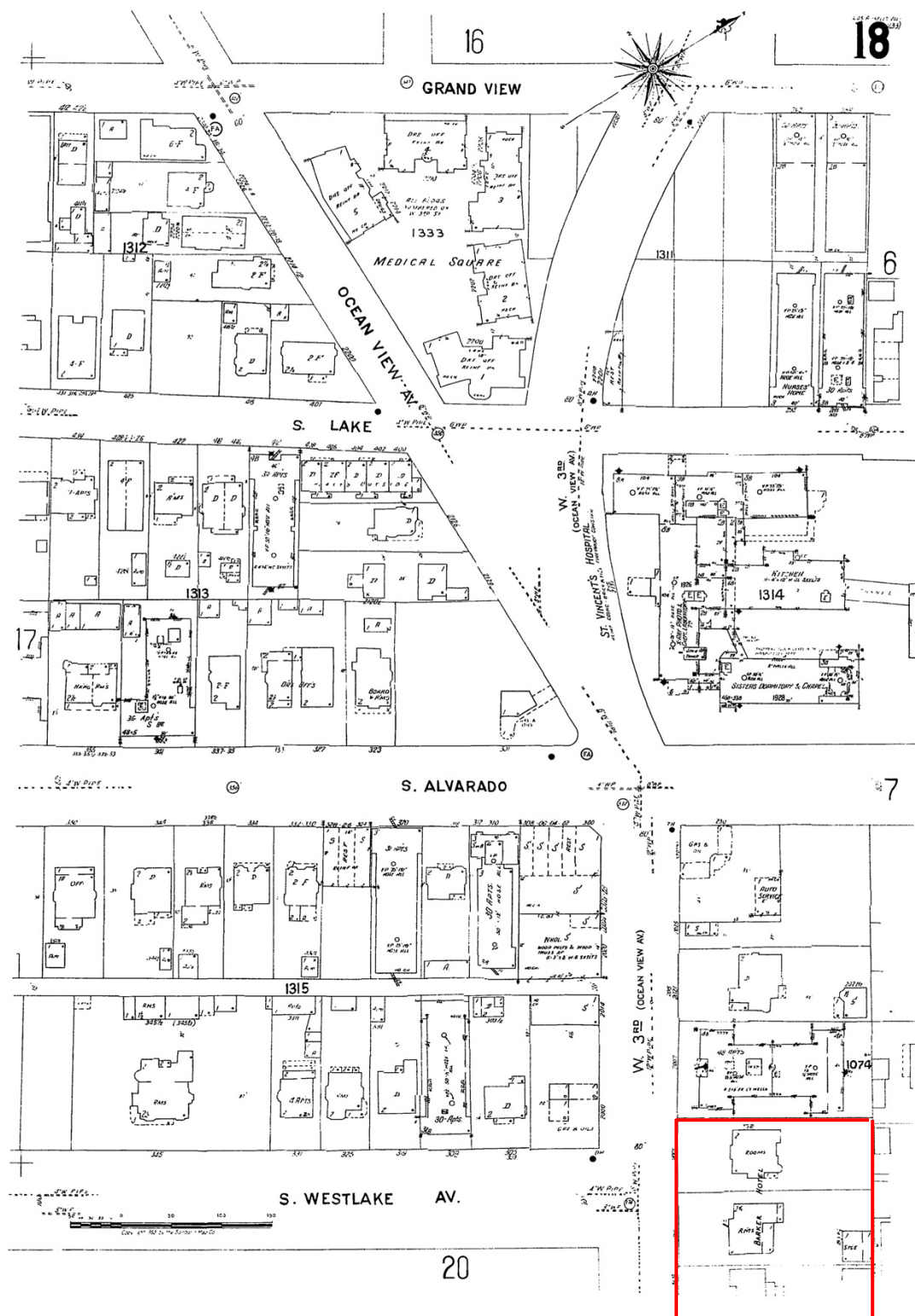


Sanborn, 1950. Subject Property outlined in red.

HISTORIC RESOURCES TECHNICAL REPORT

6831 Hawthorn Avenue  
Hollywood, California

HISTORIC RESOURCES GROUP

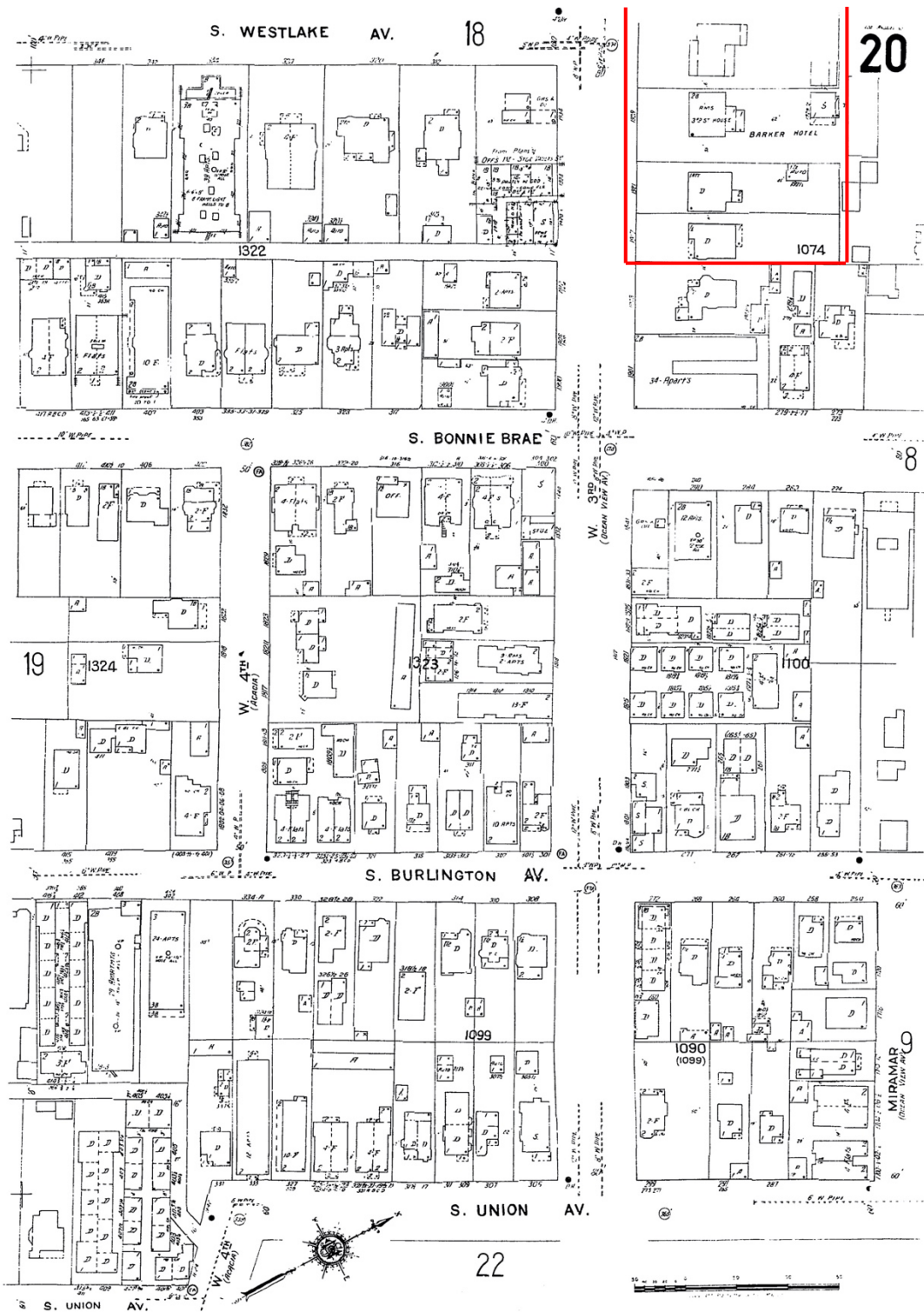


Sanborn, 1953. Subject Property outlined in red.

HISTORIC RESOURCES TECHNICAL REPORT

6831 Hawthorn Avenue  
Hollywood, California

HISTORIC RESOURCES GROUP



Sanborn, 1953. Subject Property outlined in red.

HISTORIC RESOURCES TECHNICAL REPORT

**6831 Hawthorn Avenue**

**Hollywood, California**

HISTORIC RESOURCES GROUP

**APPENDIX C—PERMITS**

DATE	PERMIT NUMBER	WORK PERFORMED	OWNER	ARCHITECT/ CONTRACTOR	USE
<b>1917 W 3<sup>rd</sup> Street</b>					
09/21/1959	LA42793	Change of use from 1-family dwelling to 3-unit Apt. House; to comply with bldg. requirements of Housing Con. File x33964	Junior Realty Co.	Owner	3-Unit Apt. House
03/04/1971	LA24330	Demolish & repair-chimney & fireplace	Tragniew	Owner	Dwlg
06/25/1979	LA84959	Demo dwelling & garage; handwreck clear lot	Realtech Inc./Attn C.C. Leedy	Starkman AIA; L.R. Page Co., Inc.	Dwlg
<b>1921 W 3<sup>rd</sup> Street</b>					
06/25/1979	LA84960	Demo handwreck clear lot	Realtech Inc./Attn C.C. Leedy	Starkman AIA; L.R. Page Co., Inc.	Dwlg
<b>1929 W 3<sup>rd</sup> Street</b>					
04/11/1932	LA06439	Add one bathroom on 1 <sup>st</sup> floor...[sic]	Security Company		Res.
03/28/1938	LA08243	Enclose partition of existing porch for shower	Theresa K. Cumming	None	Rooming House
04/11/1939	LA13745	Add front porch; [sic] toilet, bath, and shower; [sic] new windows; [sic] new hardwood floor	Sue V. Barker	None	Rooming House
09/08/1943	LA07691	New construction of garden shelter	Sue V. Barker	Owner	Garden Shelter
10/05/1943	LA09198	Building relocation; move in 2 sections set on [sic]...new foundation	Sue V. Barker	Owner	Drive-In Stand
11/09/1943	LA11314	[sic]...add concrete foundation for floor and walls	Sue V. Barker	Owner	Garden Shelter
10/18/1946	LA27570	1-standard fire escape; read just ladder on present fire escape	Barker Hotel Co.	Progressive Iron Works	Hotel
09/07/1949	LA20852	Remodel existing 20 x 26 storage room to lounge; line walls and ceilings with Woldtex Plywood; cut new openings for windows and arches. Move existing toilet to new location to make passage way; no now[sic] additions; no change of occupancy.	J. Rosenblatt	Owner	Cocktail Bar and Storage
11/23/1953	LA75508	Compy[sic] with aluminum sheathing	Roseleaf Corp.	None	Cocktail Lounge
10/01/1956	LA54369	Demolish bldg..	Willy J. Conrad, Antoinette & Faustus J. Chierighino	Owner	1 Family Dwelling

**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

07/06/1959	LA36603	Demolish – File x34079, no bsut; sewer cap no. 42304	Palmet-Inc. & Metalsmith Inc.	Gerald Bowerman	Dwelling
08/02/1959	LA40456	Construction of a new outdoor fireplace	Sue Barker	Owner	Outdoor Fireplace
<b>1933 W 3<sup>rd</sup> Street</b>					
05/08/1955	LA15872	Demolish dwelling	L.A. Wrecking Co.	Owner	Dwelling
<b>1939 W 3<sup>rd</sup> Street</b>					
04/09/1946	LA10193	Construction of a new two-story, 20' x 99' hotel building with a stucco exterior	Barker Hotel Company	Home D. Rice	Hotel
11/12/1965	LA08358	Demolish SC 94941; demolish per file x73354	Consolidated Hotel	Atlas Crane & Rigging	2 Fam. Dwlg.
<b>2001 W 3<sup>rd</sup> Street</b>					
10/02/1945	LA14900	Termite repairs	Barker Hotel, Sue V. Barker, Pres.	Federal Termite Control Service	Dwelling
10/04/1945	LA15106	Remove [sic] roof; apply [sic] shingles	Barker Co.	[sic] Roof Co.	Dwelling
11/02/1945	LA17227	Termite repairs	Sue Barker	Federal Termite Control Service	Hotel
07/14/1960	LA65310	Demolition; to comply with bldg. req. of file x33721	Talmet Inc. & Metalsmith Inc.	Owner	1-Family Dwelling
01/24/2006	06043-90000-00229	Relocate 5 existing sprinkler heads in upper parking level	Tower, Miramar and Realtech	Simplex Grinnell LP	Parking Lot
<b>2003-2005 1/2 W 3<sup>rd</sup> Street</b>					
03/04/1946	LA05778	New construction of a one-story, 60' x 71'6" store building, with reinforced concrete walls	Mrs. Sue V. Barker	Murray Erick; Young Const. Co.	Store

DATE	PERMIT NUMBER	WORK PERFORMED	OWNER	ARCHITECT/ CONTRACTOR	USE
<b>2000-2012 W Miramar Street</b>					
10/22/1937	LA34853	Construction of hotel building with stucco exterior	Mrs. Barker	J.J. Rees; Security Bldg & Fin[sic] Co.	Hotel
09/03/1974	LA96330	Demolish hotel	S. Ren Shaw	Taylor's Wrecking Co.	Demolish
05/03/1979	LA82016	New construction of an eight-story apartment building	Miramar Tower; Realtech Inc./Attn: Carl Leedy	Maxwell Starkman AIA; Buehler & Buehler; Campbell Contr.	Senior Citizen Apt. Bldg.; Parking Area; and Comm. Bldg.

HISTORIC RESOURCES TECHNICAL REPORT

6831 Hawthorn Avenue  
Hollywood, California

**APPENDIX D—AERIAL PHOTOGRAPHY**



Special Research Collections, UCSB Library, University of California Santa Barbara [air photo], 1:18,000, Flight C-113-267, August 1, 1927.



Special Research Collections, UCSB Library, University of California Santa Barbara [air photo], 1:20,000, Flight AXJ-1952-7K-119, November 3, 1952.

**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

**HISTORIC RESOURCES GROUP**



Special Research Collections, UCSB Library, University of California Santa Barbara, [air photo], 1:14,400, Flight C-23870-1604, May 1, 1960.



Special Research Collections, UCSB Library, University of California Santa Barbara [air photo], 1:10,440, Flight TG-2755-19-32, March 1, 1971.

**HISTORIC RESOURCES TECHNICAL REPORT**

# 6831 Hawthorn Avenue Hollywood, California

**HISTORIC RESOURCES GROUP**



Special Research Collections, UCSB Library, University of California Santa Barbara [air photo], 1:24,000, Flight TG-3800-17-36, April 1, 1979.



Special Research Collections, UCSB Library, University of California Santa Barbara [air photo], 1:23,000, Flight EAG-05-4456, March 1, 2007.

**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

**HISTORIC RESOURCES GROUP**

**APPENDIX E—RESUMES OF AUTHORS/CONTRIBUTORS**

**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

**HISTORIC RESOURCES GROUP**

# HISTORIC RESOURCES GROUP

**Years of Experience:** 14

## **Education**

Master of Arts in Urban Planning,  
University of California, Los Angeles,  
2006

Bachelor of Fine Arts, Printmaking,  
San Jose State University, San Jose,  
1985

## **Speaking Engagements**

California Preservation Foundation

- Historic Resources and the California Environmental Quality Act
- Historic Resources Surveys
- Preservation Planning

American Planning Association,  
California Chapter

- Preservation Planning

## **Professional Affiliations**

American Institute of Certified  
Planners, Member

American Planning Association,  
Urban Design & Preservation  
Division, Member

American Planning Association,  
Los Angeles Chapter, Member

California Preservation Foundation,  
Guest Speaker, Workshop Leader

National Trust for Historic  
Preservation, Member

## **PAUL TRAVIS MANAGING PRINCIPAL**

### **Experience Profile**

Paul Travis specializes in master planning, CEQA, NEPA and Section 106 environmental review, and historic resources assessment. At HRG, Paul manages planning-related projects with a focus on large, multi-property sites including college campuses, historic downtowns, neighborhoods and districts, industrial sites, motion picture studios, and military bases. Paul has drafted preservation plans for the University of Southern California, NBC Universal Studios, Hollywood, and Los Angeles International Airport. He has participated in the development of community plans or specific plans for Paso Robles, Fresno, and Whittier; and has been involved in the master planning process for Loyola Marymount University, Occidental College, Mount St. Mary's College, Fox Studios, the Alameda Naval Station, and the Downey NASA site. Recent survey experience includes historic resource surveys for the cities of Los Angeles, Ventura, Glendale, Paso Robles, San Diego, and Fresno.

Prior to working at HRG, Paul worked as a research assistant at the Lewis Center for Regional Policy Studies performing academic research for study of transit-oriented development along the Pasadena Gold Line light rail system. Responsibilities include gathering and analysis of ridership data and adjacent development activity, and field observation of conditions surrounding transit stops.

Paul Travis meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in Historic Preservation Planning and History.

### **Selected Project Experience**

City of Fresno Fulton Corridor Specific Plan, Fresno

Fox Studios Master Plan, Century City

LAX Historic Assessments, Environmental Review, Preservation Plan

NBC Universal Evolution Plan, Universal City

Sunset Bronson Studios, Hollywood

Thacher School, Ojai

**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

**HISTORIC RESOURCES GROUP**

# HISTORIC RESOURCES GROUP

**Years of Experience:** 2

## **Education**

Master of Science, Historic Preservation, University of Texas, Austin, TX, 2019

Bachelor of Science, Policy, Planning & Development, University of Southern California, Los Angeles, CA, 2013

## **Honors & Distinctions**

American Association of Geographers, Presenter, 2019

Preserving the Recent Past 3, Presenter, 2019

*My Liveable City*, Contributing Author, 2017

California Preservation Foundation, Presenter, 2017

Segal AmeriCorps Education Award, Recipient, 2014

## **Professional Affiliations**

California Preservation Foundation

Los Angeles Conservancy

American Planning Association

American Association of Geographers

## **MORGAN QUIRK**

### **ASSOCIATE PRESERVATION PLANNER**

#### **Experience Profile**

Morgan Quirk first joined Historic Resources Group as an intern in 2017 and returned after completing her graduate studies. She holds a Master of Science in Historic Preservation from the University of Texas School of Architecture and a Bachelor of Science in Policy, Planning & Development with an emphasis on Urban Planning from the University of Southern California Sol Price School of Public Policy. At Historic Resources Group, Morgan supports staff with GIS mapping skills and performing research for historic resources surveys, historic context statements, historic resource assessments, historic structures reports, and nomination forms. In addition to her experience in architectural history research methodologies, Morgan has advanced knowledge of geospatial statistical analysis in ArcGIS Desktop, relational database management, data manipulation, and 3D modeling.

Prior to joining HRG, Morgan centered her master's thesis research on the nexus of geospatial statistical analysis and the designation of Los Angeles Historic Cultural Monuments. With ArcGIS, she conducted an independent survey of designated resources to build a predictive model using a geographically weighted regression. The mapped model aimed to increase inclusivity in local preservation practice by identifying Los Angeles neighborhoods that lack monument representation for historically marginalized communities.

Morgan Quirk meets the *Secretary of the Interior's Professional Qualifications Standards* in Historic Preservation Planning and Architectural History.

#### **Selected Project Experience**

SurveyLA, Los Angeles

John Tracy Clinic Assessment Report

French Market Place Assessment Report

HISTORIC RESOURCES TECHNICAL REPORT

6831 Hawthorn Avenue  
Hollywood, California

HISTORIC RESOURCES GROUP

**APPENDIX F—PROJECT PLANS AND DRAWINGS**

**HISTORIC RESOURCES TECHNICAL REPORT**

**6831 Hawthorn Avenue  
Hollywood, California**

**HISTORIC RESOURCES GROUP**

# MIRAMAR DEVELOPMENT

100% AFFORDABLE HOUSING

1917-2005 1/2 W 3RD STREET  
LOS ANGELES, CA 90057

PLANNING ENTITLEMENT  
SUBMITTAL

## PROJECT INFORMATION

**PROJECT DESCRIPTION:**  
7 STORY 100% AFFORDABLE HOUSING W/ GROUND LEVEL PARKING & BASEMENT LEVEL RESIDENT APARTMENTS.  
(135) UNITS TOTAL: (70) STUDIOS AND (65) 1 BEDROOMS.  
32 PARKING SPACES @ GROUND LEVEL.

**LEGAL DESCRIPTION:**  
SEE SURVEY PAGE 2 FOR FULL LEGAL DESCRIPTION  
TRACT: EXTENSION OF THE NOB HILL TRACT  
MAP REFERENCE: MR 42-56  
LOT: 146  
PARCELS: 2-5 PTR  
ASSESSOR PARCEL # (APN): 5154-020-030  
LOT SIZE: 324.73 FEET BY 94.19 FEET  
CLIMATE ZONE: 9

## TOC TIER 4 INCENTIVES

**BASE INCENTIVES:**  
A) RESIDENTIAL DENSITY: 80% INCREASE IN NUMBER OF DWELLING UNITS  
B) FLOOR AREA RATIO (FAR): 4.25: 1  
C) AUTOMOBILE PARKING: NONE REQUIRED

**ADDITIONAL INCENTIVES:**  
PROJECT IS 100% AFFORDABLE W/ LOW INCOME UNITS  
D) YARD/SETBACK: AS REQUIRED FOR RAS3 ZONE PER LAMC 12.10.5  
E) OPEN SPACE: 25% DECREASE IN REQUIRED OPEN SPACE

## ZONING INFORMATION

**ZONING:** C2-1 (LIMITED COMMERCIAL DISTRICT)  
**GENERAL PLAN LAND USE DESIGNATION:** HIGHWAY ORIENTED COMMERCIAL (COMMUNITY PLAN AREA: WESTLAKE)  
**LOT/PARCEL AREA SQUARE FOOTAGE:** 30,432 SF  
**BUILDABLE AREA:** 29,422 SF  
**FLOOR AREA SUMMARY (SEE A0.30):**  
PER TOC TIER 4 BASE INCENTIVE (I, B, IV), PROJECT USES AN INCREASED ALLOWABLE FAR FOR 100% AFFORDABLE PROJECTS.  
FLOOR AREA RATIO (FAR): 4.25 : 1  
FAR CALCULATION: 4.25 X 29,422 SF = 125,043 SF ALLOWABLE  
**NOTE:** PER LAMC 12.03, FLOOR AREA IS 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 DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.  
FLOOR AREA PROVIDED: 3:1 = 91,462 SF  
**DENSITY:**  
PER TOC TIER 4 BASE INCENTIVE (I, A, IV), 80% INCREASE IN ALLOWABLE NUMBER OF DWELLING UNITS IS PERMITTED.  
TOTAL # OF UNITS ALLOWED: 30,432 SF/400 = 76.08 = 77 UNITS X 1.8 = 139 UNITS  
TOTAL # OF UNITS PROPOSED: 135 UNITS  
TOTAL # OF AFFORDABLE UNITS: 134 LOW INCOME (1 NON-RESTRICTED MANAGER'S UNIT)

UNIT MATRIX (135 UNITS)			
TYPE OF UNIT	# OF UNITS	%	AVG. SIZE PROVIDED
STUDIOS	70	52%	470 SF
1 BEDROOM	65	48%	570 SF
2 BEDROOM	0	0%	840 SF
<b>TOTAL</b>	<b>135</b>	<b>100%</b>	

**SETBACKS (SEE SITE PLAN A1.00):**  
PER TOC ADDITIONAL INCENTIVE (A), PROJECT USES SIDE/REAR YARD REQUIREMENTS FOR THE RAS3 ZONE PER LAMC 12.10.5.  
FRONT YARD: NONE REQUIRED + 3 FEET HIGHWAY DEDICATION  
(N) YARD: 5 FEET REQUIRED (PER RAS4)  
REAR YARD: 5 FEET REQUIRED (PER RAS4)

**HEIGHT:**  
C2 ZONE: UNLIMITED HEIGHT AND STORIES PROVIDED: 87'-9" CENTER  
PER LAMC 12.03

**PARKING:**  
PER TOC BASE INCENTIVE (2 A, II), NO PARKING IS REQUIRED FOR RESIDENTIAL UNITS.  
REQUIRED AUTOMOBILE PARKING: NONE REQUIRED  
PROVIDED AUTOMOBILE PARKING: 31 SPACES (SEE A3.10 FOR PARKING PLAN)  
REQUIRED BICYCLE PARKING: PER LAMC 712.21 A.16, FOR 101 - 200 DWELLING UNITS, REQUIRED SHORT TERM SPACES = (1) SPACE PER (20) UNITS; REQUIRED LONG TERM SPACES = (1) SPACE PER (2) UNITS.  
SHORT TERM = 135 / 20 = 6.75 = 7 STALLS.  
LONG TERM = 135 / 2 = 67.5 = 68 STALLS.  
PROVIDED BICYCLE PARKING: SHORT TERM = 7 STALLS  
LONG TERM = 70 STALLS.  
OPEN SPACE (SEE A0.31 CALCULATION):  
PER TOC ADDITIONAL INCENTIVE (I, B, IV), PROJECT IS ALLOWED UP TO A 25% DECREASE IN REQUIRED OPEN SPACE.  
REQUIRED OPEN SPACE (PER LAMC 12.21 G.2): 10,125 SF (135 UNITS)  
PROVIDED OPEN SPACE: 10,626 SF > 10,125 SF  
100 SF FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS; 125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS; AND 175 SF FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS.

## BUILDING & SAFETY

**TYPE OF CONSTRUCTION:** TYPE III-A O/ CONCRETE PODIUM OF TYPE I-A & BASEMENT LEVEL FULLY SPRINKLERED NFPA 13  
**OCCUPANCY GROUP:** R-2 APARTMENTS O/ S-2 PARKING AND BASEMENT  
**HEIGHT LIMIT (PER LABC 2019 TABLE 504.4):**  
S-2 GROUP TYPE I-A = UNLIMITED  
R-2 GROUP TYPE III-A = 5 STORIES & 85 FEET  
**BUILDING HEIGHT PROVIDED:** 83'-4" FROM AVG. GRADE PLANE PER LABC 2019. "SEE SITE PLAN A1.00 FOR GRADE PLANE CALCULATION"  
**ALLOWABLE AREA CALCULATION:**  
LABC 506.3 FRONTAGE INCREASE:  
BUILDING PERIMETER (P) = 310'-11" + 56'-2" + 296'-11" + 56'-2" = 720'-2"  
25% OF PERIMETER = 720'-2" X 0.25 = 180'-0" 1/2"  
W = CALCULATED WIDTH OF PUBLIC WAY  
L1 = 310'-11"  
W1 = 30'-0"  
E = 310'-11" (180'-0" 1/2")  
W = (L1 X W1) / E  
W = (310'-11" X 30'-0") / 310'-11"  
W = 30'-0"  
If = (FP - 0.25)W0  
If = (310'-11"/720'-2" - 0.25)30'  
If = (0.43 - 0.25) 30'  
If = 0.18  
PER LABC 506.2.3 SINGLE OCCUPANCY, MULTISTORY BUILDINGS [R-2 / TYPE I-A / SM]; UNLIMITED  
PER LABC 506.2.3 SINGLE OCCUPANCY, MULTISTORY BUILDINGS [R-2 / TYPE III-A / SM]:

**Aa = ALLOWABLE AREA**  
A1 = 72,000 SF  
NS = 24,000 SF  
If = 0.18  
Sa = 2  
Aa = [A1 + (NS X If)] X Sa (EQUATION 5-2)  
Aa = [72,000 SF + (24,000 SF X 0.18)] X 2  
Aa = [72,000 SF + 4,320 SF] X 2  
**Aa = 152,640 SF**  
MAX ALLOWABLE AREA PER FLOOR = (72,000 SF + 4,320 SF) = **76,320 SF**

## PARKING

**ADA PARKING CALCULATION**

TYPE	# REQ'D	#	# OF SPACES REQUIRED
RESIDENTIAL	(2) PER CBC 2019 11B-208.2	32	(1) VAN ACC. SPACE + (1) STANDARD ACC. SPACE

**CALGREEN EVCS PARKING CALCULATION**

TYPE	# REQ'D	#	# OF SPACES REQUIRED
RESIDENTIAL	30% OF TOTAL SPACES PER LA CITY ORDINANCE 188485	32	9.6 = (9) FUTURE EVCS

\*NOTE: FOR RESIDENTIAL EVCS REQUIREMENT, PER CALGREEN 2019 SECTION 4.106.4.2, PROJECT IS ONLY REQUIRED TO DEMONSTRATE CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR US. PER CALGREEN 2019 SECTION 4.106.4.2.2, ONE IN EVERY 25 EV SPACES IS REQUIRED TO HAVE AN 8'-0" WIDE MINIMUM AISLE OR A 5'-0" WIDE MINIMUM AISLE IF THE STALL IS 12'-0" WIDE.

## SHEET INDEX

ARCHITECTURAL	
SHEET NUMBER	SHEET TITLE
A0.00	COVER SHEET
A0.02	SURVEY
A0.03	SURVEY
A0.30	ALLOWABLE AREA - FAR
A0.31	OPEN SPACE CALCULATION
A0.61	GARAGE NATURAL VENTILATION
A1.00	SITE PLAN
A3.00	BASEMENT FLOOR PLAN
A3.10	FIRST FLOOR PLAN
A3.20	SECOND FLOOR PLAN
A3.30	TYPICAL FLOOR PLAN
A3.40	ROOF PLAN
A4.00	ELEVATIONS
A4.01	ELEVATIONS
A5.00	SECTIONS
A5.01	SECTIONS
LANDSCAPE	
L0.01	EXISTING TREE - PROTECTION + REMOVAL PLAN
L1.00	LANDSCAPE - BASEMENT FLOOR PLAN
L1.10	LANDSCAPE - FIRST FLOOR PLAN
L1.20	LANDSCAPE - SECOND FLOOR PLAN

## SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(A)	GRID	(X)	ROOM NAME & NUMBER
(1/100)	GRID	(000.0)	DOOR NUMBER
(1/4.00)	ELEVATION MARKER	(000.0)	WINDOW NUMBER
(S)	ELEVATION BULLET	(S)	SMOKE DETECTOR
(FE)	ELEVATION BULLET	(FE)	FIRE EXTINGUISHER
(1/45.00)	SECTION MARKER	(EXIT)	CEILING MOUNTED EXIT SIGNAGE
(A1)	SECTION MARKER	(W)	WALL MOUNTED EXIT SIGNAGE
(A1)	SECTION MARKER	(W)	WALL MOUNTED MOTION SENSOR
(A1)	SECTION MARKER	(W)	CEILING MOUNTED MOTION SENSOR
(A1)	SECTION MARKER	(C)	SECURITY CAMERA
(A1)	SECTION MARKER	(I)	SECURITY GATED INTERCOM
(A1)	SECTION MARKER	(I)	SECURITY GATE ALARM KEYPAD
(A1)	SECTION MARKER	(AL)	ALARMED DOOR/ SECURITY GATE
(A1)	SECTION MARKER	(FD)	FLOOR DRAIN (FD)
(A1)	SECTION MARKER	(AD)	AREA DRAIN
(A1)	SECTION MARKER	(PD)	PLANTER DRAIN
(N)	NORTH ARROW (PLAN NORTH)	(E)	EXIT PATH OF TRAVEL
(N)	NORTH ARROW (PLAN NORTH)	(E)	ACCESSIBLE PATH OF TRAVEL
(12/01)	REVISION DELTA	(M)	MECHANICAL CEILING GRILLE; SEE MECH. DWGS.
(12/01)	REVISION DELTA	(HB)	HOSE BIBB- RECESSED
(T)	TUB/SHOWER		
(FLOOR)	FLOOR CLEARANCES SHOWN DOTTED		

## PARTICIPANTS

OWNER/CLIENT:	ROSE COMMUNITY DEVELOPMENT, LLC 551 FIFTH AVENUE, 23RD FLOOR NEW YORK, NY 10176 TEL: (917) 548-2618 CONTACT: NICOLE ZACCACK NZACCACK@ROSECOMPANIES.COM
ARCHITECT:	BROOKS + SCARPA ARCHITECTS, INC. 3920 W 39 STREET HAWTHORNE, CA 90250 TEL: 323-988-4702 CONTACT: ANGELA BROOKS BROOKS@BROOKSCARPA.COM
LANDSCAPE:	TINA CHEE LANDSCAPE STUDIO 1800 S BRAND BLVD, ST 212 LOS ANGELES, CA 91204 TEL: 323-891-6647 CONTACT: TINA CHEE TCHEE@TCLSTUDIO.NET
CIVIL ENGINEER:	VCA ENGINEER, INC. 1041 S. GARRFIELD AVENUE, ST #210 ALHAMBRA, CA 91801 TEL: (323)-729-6098 CONTACT: AUTUMN WAGGONER AUTUMN.WAGGONER@VCAEN.COM
STRUCTURAL ENGINEER:	JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEQUOYO, CA 90245 TEL: (213)-239-9700 CONTACT: FABIO ZANGOLI FABIO.ZANGOLI@LABIB.COM
MEP ENGINEER:	BUDLONG & ASSOCIATES 315 ARDEN AVE #23 GLENDALE, CA 91203 TEL: (818)-638-8780 CONTACT: FELIX GOMEZ FELIX@BUDLONG.COM
GEOTECHNICAL ENGINEER:	

LABS PDP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

ROSE COMMUNITY DEVELOPMENT, LLC  
1917 - 2005 1/2 W 3RD STREET  
LOS ANGELES, CA 90057  
PROJECT NUMBER: 019210

REVISIONS:	DATE	DESCRIPTION
(1)		
(2)		
(3)		

SHEET TITLE: COVER SHEET

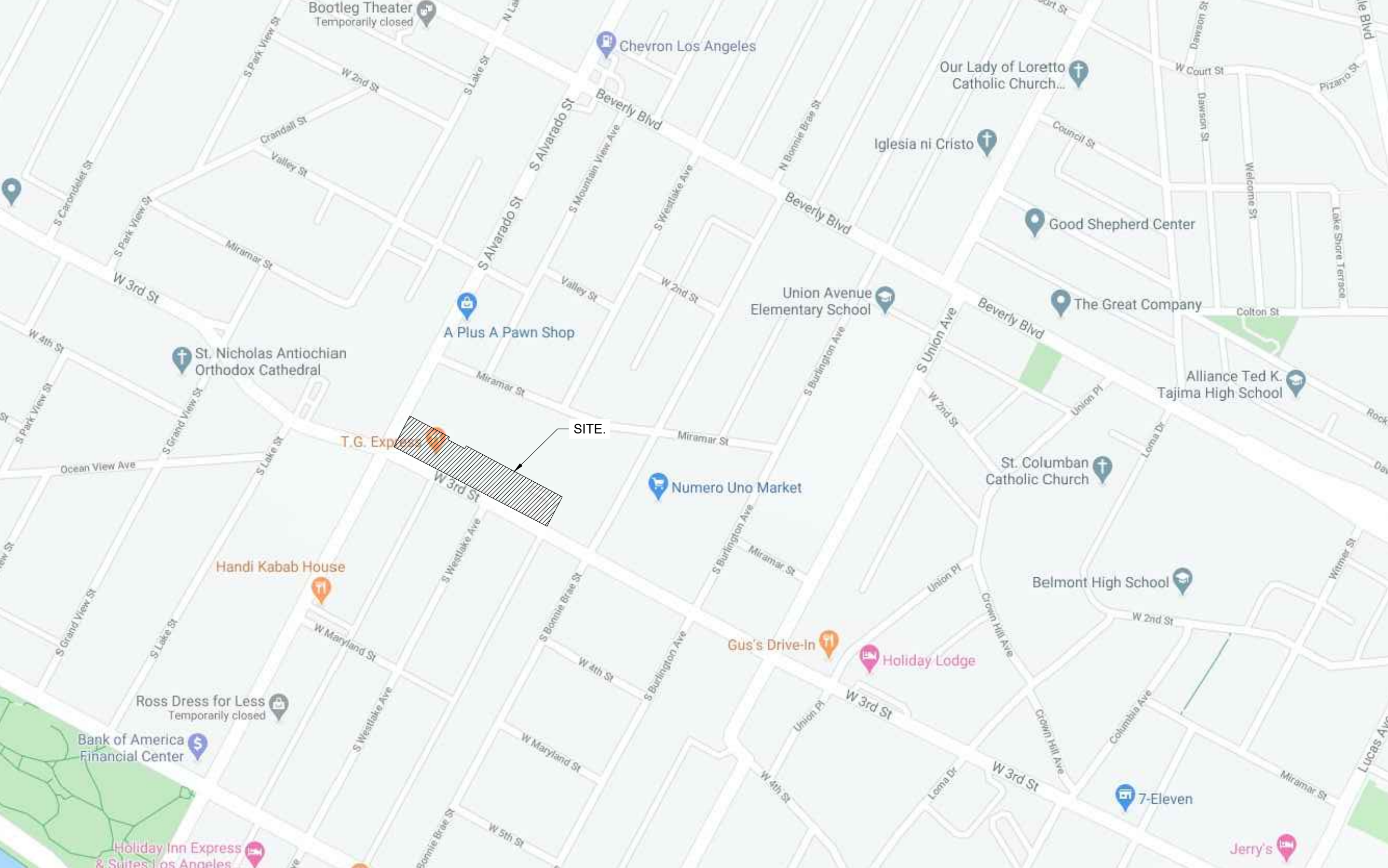
SCALE: AS INDICATED  
DATE PRINTED: 2020-05-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

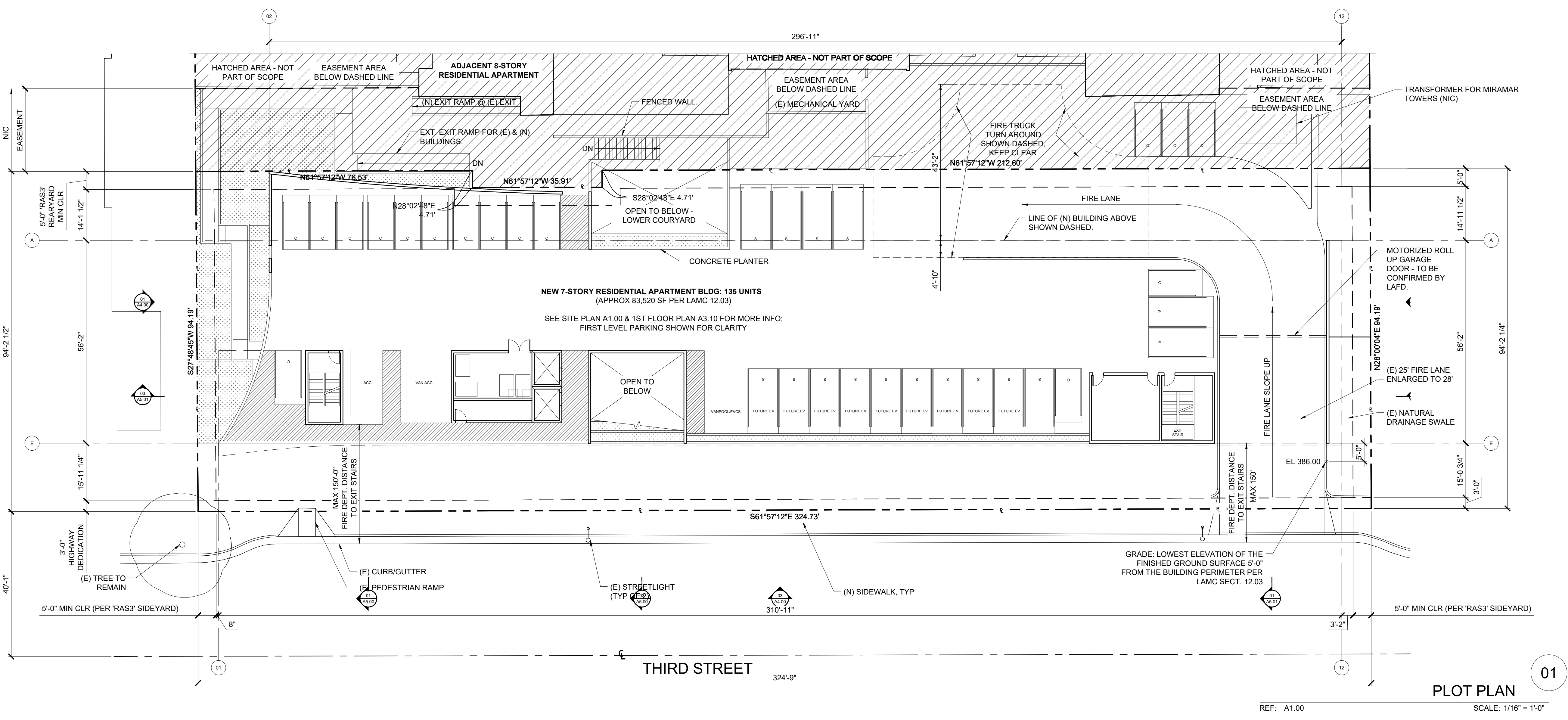
## ABBREVIATIONS

ABV	ABOVE	MECH	MECHANICAL
ACC	ACCESSIBLE	MEMB	MEMBRANE
ADJ	ADJACENT	MDF	MEDIUM DENSITY FIBERBOARD
AFB	ABOVE FINISH FLOOR	MANUF	MANUFACTURER
ALUM	ALUMINUM	MIN	MINIMUM
AT	AT	MOD	MODULE
BLDG	BUILDING	MTD	MOUNTED
BLKG	BLOCKING	MTL	METAL
BM	BEAM	N/A	NOT APPLICABLE
B.O.	BOTTOM OF	N.C.	NOT IN CONTRACT
BTWN	BETWEEN	NO	NUMBER
BUR	BUILT UP ROOF	NR	NON RATED
C	CHANNEL	O.A.E.	OR APPROVED EQUAL
CEM	CEMENT	O.C.	ON CENTER
CONTRACTOR	CONTRACTOR	OWNR	OWNER
CFCI	FURNISHED/INSTALLED	FURNISHED/CONTRACTOR	FURNISHED/CONTRACTOR
CI	CONTROL JOINT	INSTL	INSTALL
CL	CENTER LINE	OPCI	OPPOSITE
CLNG	CEILING	OPR	OPERABLE
CLR	CLEAR	OPER	OPERABLE
CMU	CONCRETE MASONRY UNIT	P.I.C.	POURED-IN-PLACE CONCRETE
COL	COLUMN	PL	PROPERTY LINE
CONC	CONCRETE	PLAS	PLASTER
CONST	CONSTRUCTION	PLAS	PLASTER
CONT'S	CONTINUOUS	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY	PLYWOOD
DBL	DOUBLE	PNL	PANEL
D.G.	DECOMPOSED GRANITE	P.O.T.	PATH OF TRAVEL
DIA	DIAMETER	PP	POWER POLE
DM	DIMENSION	PR	PAIR
DN	DOWN	PT	POINT
DR	DOOR	PTD	PAINTED
DS	DOWNSPOUT	RAD	RADIUS
DETL	DETAIL	RE	REFER TO
DWGS	DRAWINGS	REF	REFRIGERATOR
DWH	DOMESTIC HOT WATER HEATER	RES	RESISTANT
(E)	EXISTING	RESIL	RESILIENT
EA	EACH	REQD	REQUIRED
EJ	EXPANSION JOINT	RF	ROOF
EL	ELEVATION	RFG	ROOFING
(ELEV)	ELEVATION	RM	ROOM
ELEC	ELECTRICAL	R.O.	ROUGH OPENING
EQ	EQUAL/ EQUAL TO	S.C.	SOLID CORE
EQMT	EQUIPMENT	SCHED	SCHEDULE
EXP	EXPANSION	SCRN	SCREEN
EXT	EXTERIOR	SCW	SOLID CORE WOOD
F	FIXED	S.D.	STORM DRAIN
FE	FIRE EXTINGUISHER	SECT	SECTION
FEL	FINISHED FLOOR LEVEL	SHT	SHEET
FH	FIRE HYDRANT	SHWR	SHOWER
FIN	FINISH	SIM	SIMILAR
FLR	FLOOR	SP	STAND PIPE
FLRG	FLOORING	SPECS	SPECIFICATIONS
FLUOR	FLUORESCENT	SRO	SINGLE ROOM OCCUPANCY
F.O.P.	FACE OF PLYWOOD	S.S.	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	STL	STEEL
F.O.F.	FACE OF FINISH	STOR	STORAGE
F.O.S.	FACE OF STUD	STRUC	STRUCTURE
FRMG	FRAMING	STRUC	STRUCTURE
FBR	FLAME SPREAD RATING	STRUC	STRUCTURE
FURR	FURRING	T.L.	TYPICAL
GA	GALVE	TEMP	TEMPERED
GALV	GALVANIZED	THK	THICK
GEQ	GEOTECHNICAL	THRU	THROUGH
GI	GALVANIZED IRON	T.O.P.	TOP OF
GLAZ	GLAZING	TYP	TYPICAL
GYP	GYP	UNIFORM	UNIFORM
BD	GYP	ACCESSIBILITY STANDARDS	ACCESSIBILITY STANDARDS
HB	HOSE BIBB	UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	URNL	URNAL
H.M.	HOLLOW METAL	VER	VERIFY
HR	HOUR	VF	VERIFY IN FIELD
HT	HEIGHT	VNR	VENEER
HW	HOT WATER	W	WITH
INSUL	INSULATION/ INSULATED	WD	WASHER/ DRYER
INT	INTERIOR	W/O	WITHOUT
JAN	JANITOR	WD	WOOD
JT	JOINT	WNDW	WINDOW
KIT	KITCHEN	W/M	WATER METER
LAV	LAVATORY	W.P.	WATERPROOFING
LDSC	LANDSCAPE	WR	WATER RESISTANT
LOC	LOCATION		
MAX	MAXIMUM		

## VICINITY MAP



## PLOT PLAN



## TREE SUMMARY

TREE MATRIX (PER LAMC SECT. 12.21 G.2)			
# REQ'D	# OF UNITS	# REQ'D	# PROVIDED
(1) 24" BOX PER 4 DWELLING UNITS	135	33.75 = 34	34

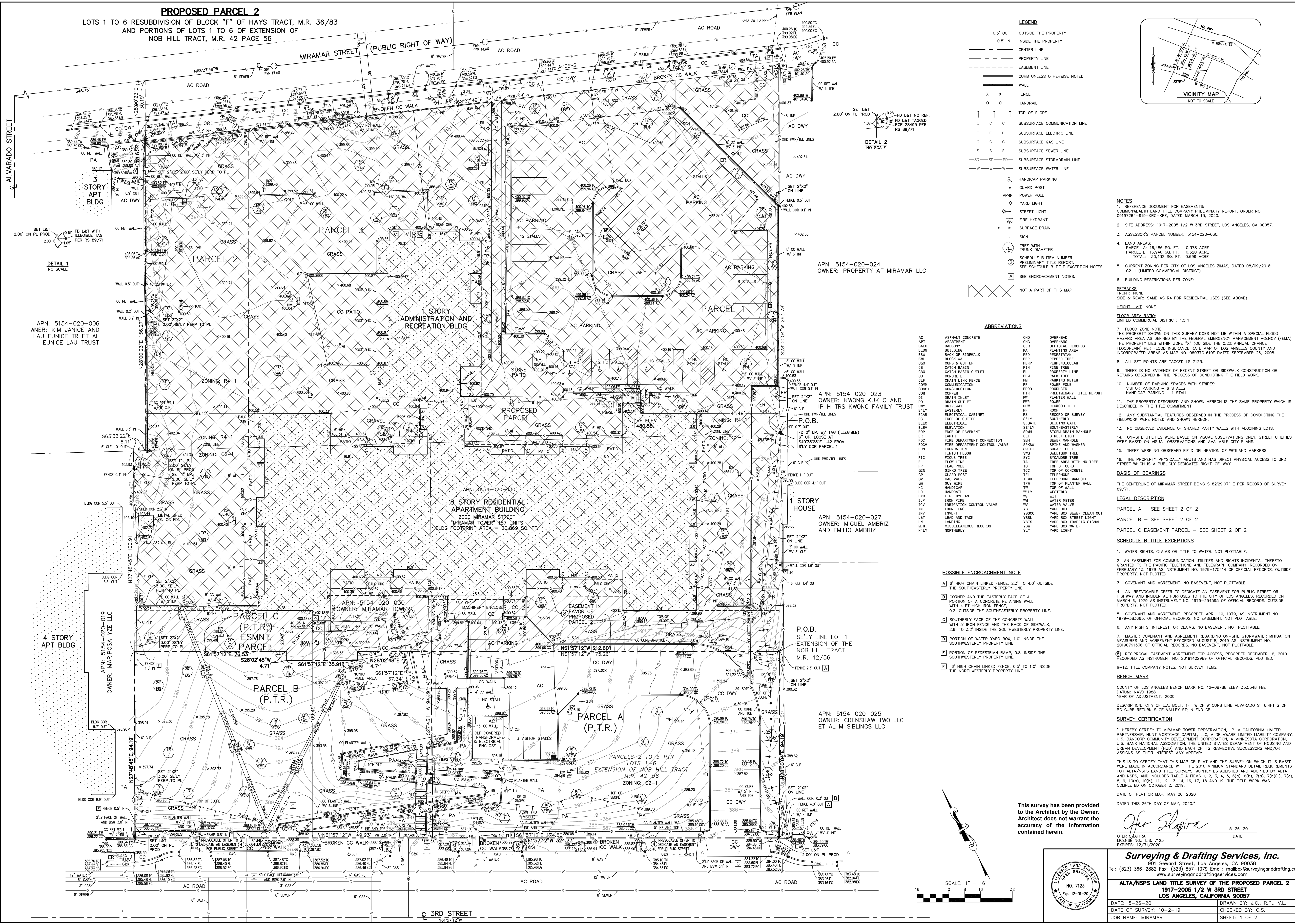
\* TOTAL TREE COUNT CURRENTLY INCLUDES THE STREET TREES.

BROOKS + SCARPA ARCHITECTS, INC.  
3920 W 39TH STREET  
HAWTHORNE, CA 90250  
T: 323.596.4700

A0.00

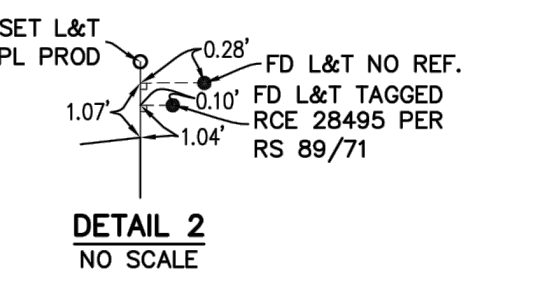
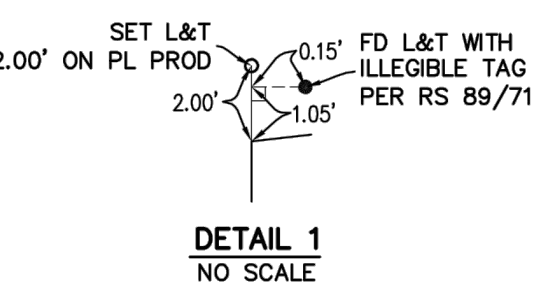
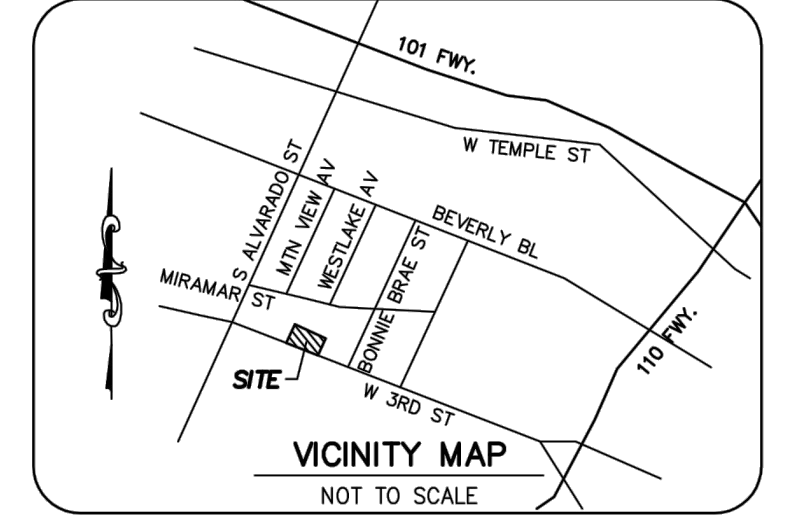
**PROPOSED PARCEL 2**

LOTS 1 TO 6 RESUBDIVISION OF BLOCK "F" OF HAYS TRACT, M.R. 36/83  
AND PORTIONS OF LOTS 1 TO 6 OF EXTENSION OF  
NOB HILL TRACT, M.R. 42 PAGE 56



**LEGEND**

- 0.5' OUT OUTSIDE THE PROPERTY
- 0.5' IN INSIDE THE PROPERTY
- SOLID LINE CENTER LINE
- DASHED LINE PROPERTY LINE
- DOTTED LINE EASEMENT LINE
- SOLID LINE CURB UNLESS OTHERWISE NOTED
- WALL
- FENCE
- HANDRAIL
- TOP OF SLOPE
- SUBSURFACE COMMUNICATION LINE
- SUBSURFACE ELECTRIC LINE
- SUBSURFACE GAS LINE
- SUBSURFACE SEWER LINE
- SUBSURFACE STORMDRAIN LINE
- SUBSURFACE WATER LINE
- HANDICAP PARKING
- GUARD POST
- YARD LIGHT
- STREET LIGHT
- FIRE HYDRANT
- SURFACE DRAIN
- SIGN
- TREE WITH TRUNK DIAMETER
- NOT A PART OF THIS MAP



**ABBREVIATIONS**

AC	ASPHALT CONCRETE
APT	APARTMENT
BALC	BALCONY
BLDG	BUILDING
BOW	BACK OF SIDEWALK
C&G	CURB & GUTTER
C&O	CATCH BASIN OUTLET
CC	CONCRETE
CLF	CHAIN LINK FENCE
COM	COMMUNICATION
CON	CONSTRUCTION
COR	CORNER
DI	DRAIN INLET
DO	DRAIN OUTLET
DVE	DRIVEWAY
E	EASTERLY
EG	EDGE OF GUTTER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ER	EARTH
FDC	FIRE DEPARTMENT CONNECTION
FF	FIRE FIGHTER CONTROL VALVE
FFV	FRESH FLOOR
FFC	FRESH FLOOR
FFV	FRESH FLOOR
FL	FLAG POLE
FLW	FLOW LINE
FP	FLAG POLE
GP	GUARD POST
GV	GUY WIRE
GW	GRASS
H	HANDICAP
HR	HANDRAIL
HY	FIRE HYDRANT
I	IRON PIPE
ICV	IRRIGATION CONTROL VALVE
INF	INVERT
INV	INVERT
LAT	LEAD AND TACK LANTERN
LN	LINE
M.R.	MISCELLANEOUS RECORDS
N/LY	NORTHERLY
OHD	OVERHEAD
OFF	OFFICIAL RECORDS
PA	PLANTING AREA
PEP	PEPPER TREE
PEP	PERENNIAL
PIN	PINE TREE
PL	PROPERTY LINE
PLT	PALM TREE
PM	PARKING METER
PP	PROPOSED
PT	PRELIMINARY TITLE REPORT
PI	PLANTER WALL
PIW	POWER
PIW	REMOVED TREE
RF	RECORD OF SURVEY
RS	RECORD OF SURVEY
S	SOUTHERLY
SG	SLOTTED GATE
SE	SOUTHEASTERLY
SE	STORM DRAIN MANHOLE
SLT	STREET LIGHT
SM	SEWER MANHOLE
SPW	SPIKE AND WASHER
SO.FT.	SQUARE FEET
ST	STREET
SYC	SYCAMORE TREE
TA	TREE AREA WITH NO TREE
TC	TOP OF CURB
TC	TOP OF CONCRETE
TEL	TELEPHONE
TEL	TELEPHONE MANHOLE
TRW	TOP OF WALL
TRW	WESTERLY
W	WITH
WM	WATER METER
WV	WATER VALVE
YB	YARD BOX SEWER CLEAN OUT
YBSL	YARD BOX STREET LIGHT
YBS	YARD BOX TRAFFIC SIGNAL
YB	YARD BOX WATER
YLT	YARD LIGHT

APN: 5154-020-006  
MNR: KIM JANICE AND LAU EUNICE TR ET AL  
EUNICE LAU TRUST

APN: 5154-020-024  
OWNER: PROPERTY AT MIRAMAR LLC

APN: 5154-020-023  
OWNER: KWONG KUK C AND IP H TRS KWONG FAMILY TRUST

APN: 5154-020-027  
OWNER: MIGUEL AMBRIZ AND EMILIO AMBRIZ

APN: 5154-020-025  
OWNER: CRENSHAW TWO LLC ET AL M SIBLINGS LLC

8 STORY RESIDENTIAL APARTMENT BUILDING  
2000 MIRAMAR STREET  
"MIRAMAR TOWER" 157 UNITS  
BLDG FOOTPRINT AREA = 20,869 SQ. FT.

APN: 5154-020-030  
OWNER: MIRAMAR TOWER

APN: 5154-020-019  
OWNER: MARIPOSA TZE LLC

- POSSIBLE ENCROACHMENT NOTE**
- 6' HIGH CHAIN LINKED FENCE, 2.3' TO 4.0' OUTSIDE THE SOUTHEASTERLY PROPERTY LINE.
  - CORNER AND THE EASTERLY FACE OF A PORTION OF A CONCRETE RETAINING WALL WITH A 4 FT HIGH IRON FENCE, 3.5' OUTSIDE THE SOUTHEASTERLY PROPERTY LINE.
  - SOUTHERLY FACE OF THE CONCRETE WALL WITH 5' IRON FENCE AND THE BACK OF SIDEWALK WITH 4 FT HIGH IRON FENCE.
  - PORTION OF WATER YARD BOX, 1.0' INSIDE THE SOUTHEASTERLY PROPERTY LINE.
  - PORTION OF PEDESTRIAN RAMP, 0.8' INSIDE THE SOUTHEASTERLY PROPERTY LINE.
  - 6' HIGH CHAIN LINKED FENCE, 0.5' TO 1.0' INSIDE THE NORTHWESTERLY PROPERTY LINE.

- NOTES**
- REFERENCE DOCUMENT FOR EASEMENTS: COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 0915724-1919-ARC-002, DATED MARCH 13, 2020
  - SITE ADDRESS: 1917-2005 1/2 W 3RD STREET, LOS ANGELES, CA 90057.
  - ASSASSOR'S PARCEL NUMBER: 5154-020-030.
  - LAND AREAS:  
PARCEL A: 16,486 SQ. FT. 0.378 ACRE  
PARCEL B: 13,946 SQ. FT. 0.320 ACRE  
TOTAL: 30,432 SQ. FT. 0.699 ACRE
  - CURRENT ZONING PER CITY OF LOS ANGELES ZIMAS, DATED 08/09/2018: C2-1 (LIMITED COMMERCIAL DISTRICT)
  - BUILDING RESTRICTIONS PER ZONE:
- SETBACKS:**  
FRONT: NONE  
SIDE & REAR: SAME AS R4 FOR RESIDENTIAL USES (SEE ABOVE)
- HEIGHT LIMIT:** NONE
- FLOOR AREA RATIO:**  
LIMITED COMMERCIAL DISTRICT: 1.5:1

- 7. FLOOD ZONE NOTE:**  
THE PROPERTY SHOWN ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE PROPERTY LIES WITHIN ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP OF LOS ANGELES COUNTY AND INCORPORATED AREAS AS MAP NO. 060276101D DATED SEPTEMBER 26, 2008.
- 8. ALL SET POINTS ARE TAGGED LS 7123.**
- 9. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.**
- 10. NUMBER OF PARKING SPACES WITH STRIPES:**  
VISITOR PARKING - 6 STALLS  
HANDICAP PARKING - 1 STALL
- 11. THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY WHICH IS DESCRIBED IN THE TITLE COMMITMENT.**
- 12. ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK WERE NOTED AND SHOWN HEREON.**
- 13. NO OBSERVED EVIDENCE OF SHARED PARTY WALLS WITH ADJOINING LOTS.**
- 14. ON-SITE UTILITIES WERE BASED ON VISUAL OBSERVATIONS ONLY. STREET UTILITIES WERE BASED ON VISUAL OBSERVATIONS AND AVAILABLE CITY PLANS.**
- 15. THERE WERE NO OBSERVED FIELD DELINEATION OF WETLAND MARKERS.**
- 16. THE PROPERTY PHYSICALLY ADJUTS AND HAS DIRECT PHYSICAL ACCESS TO 3RD STREET WHICH IS A PUBLICLY DEDICATED RIGHT-OF-WAY.**

**BASIS OF BEARINGS**  
THE CENTERLINE OF MIRAMAR STREET BEING S 82°29'07" E PER RECORD OF SURVEY 89/71.

**LEGAL DESCRIPTION**  
PARCEL A - SEE SHEET 2 OF 2  
PARCEL B - SEE SHEET 2 OF 2  
PARCEL C EASEMENT PARCEL - SEE SHEET 2 OF 2

- SCHEDULE B TITLE EXCEPTIONS**
- WATER RIGHTS, CLAIMS OR TITLE TO WATER. NOT PLOTTABLE.
  - AN EASEMENT FOR COMMUNICATION UTILITIES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED ON FEBRUARY 13, 1979 AS INSTRUMENT NO. 1979-25499 OF OFFICIAL RECORDS. OUTSIDE PROPERTY, NOT PLOTTED.
  - COVENANT AND AGREEMENT. NO EASEMENT. NOT PLOTTABLE.
  - AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET OR HIGHWAY AND INCIDENTAL PURPOSES TO THE CITY OF LOS ANGELES, RECORDED ON MARCH 1, 1979 AS INSTRUMENT NO. 1979-25499 OF OFFICIAL RECORDS. OUTSIDE PROPERTY, NOT PLOTTED.
  - COVENANT AND AGREEMENT. RECORDED APRIL 10, 1979, AS INSTRUMENT NO. 1979-383663, OF OFFICIAL RECORDS. NO EASEMENT. NOT PLOTTABLE.
  - ANY RIGHTS, INTEREST, OR CLAIMS, NO EASEMENT. NOT PLOTTABLE.
  - MASTER COVENANT AND AGREEMENT REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND AGREEMENT RECORDED AUGUST 8, 2019 AS INSTRUMENT NO. 2019071538 OF OFFICIAL RECORDS. NO EASEMENT. NOT PLOTTABLE.
  - RECIPROCAL EASEMENT AGREEMENT FOR ACCESS, RECORDED DECEMBER 16, 2019 RECORDED AS INSTRUMENT NO. 20191402989 OF OFFICIAL RECORDS. PLOTTED.
  - TITLE COMPANY NOTES. NOT SURVEY ITEMS.

**BENCH MARK**  
COUNTY OF LOS ANGELES BENCH MARK NO. 12-08788 ELEV=353.348 FEET  
DATUM: NAVD 1988  
YEAR OF ADJUSTMENT: 2000

**DESCRIPTION:** CITY OF L.A. BOLT, 1FT W OF W CURB LINE ALVARADO ST 6.4FT S OF BC CURB RETURN S OF VALLEY ST, N END CB.

**SURVEY CERTIFICATION**  
I HEREBY CERTIFY TO MIRAMAR TOWER PRESERVATION, LP, A CALIFORNIA LIMITED PARTNERSHIP, HUNT MORTGAGE CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, U.S. BANCORP COMMUNITY DEVELOPMENT CORPORATION, A MINNESOTA CORPORATION, U.S. BANK NATIONAL ASSOCIATION, THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND EACH OF ITS RESPECTIVE SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS/LAND, AND INCLUDES TABLE A ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 12, 13, 14, 16, 17, 18 AND 19. THE FIELD WORK WAS COMPLETED ON OCTOBER 2, 2019.

DATE OF PLAT OR MAP: MAY 26, 2020  
DATED THIS 26TH DAY OF MAY, 2020.

*Ofer Slapira*  
OFFER SLAPIRA  
LICENSE NO. L.S. 7123  
DATE: 5-26-20

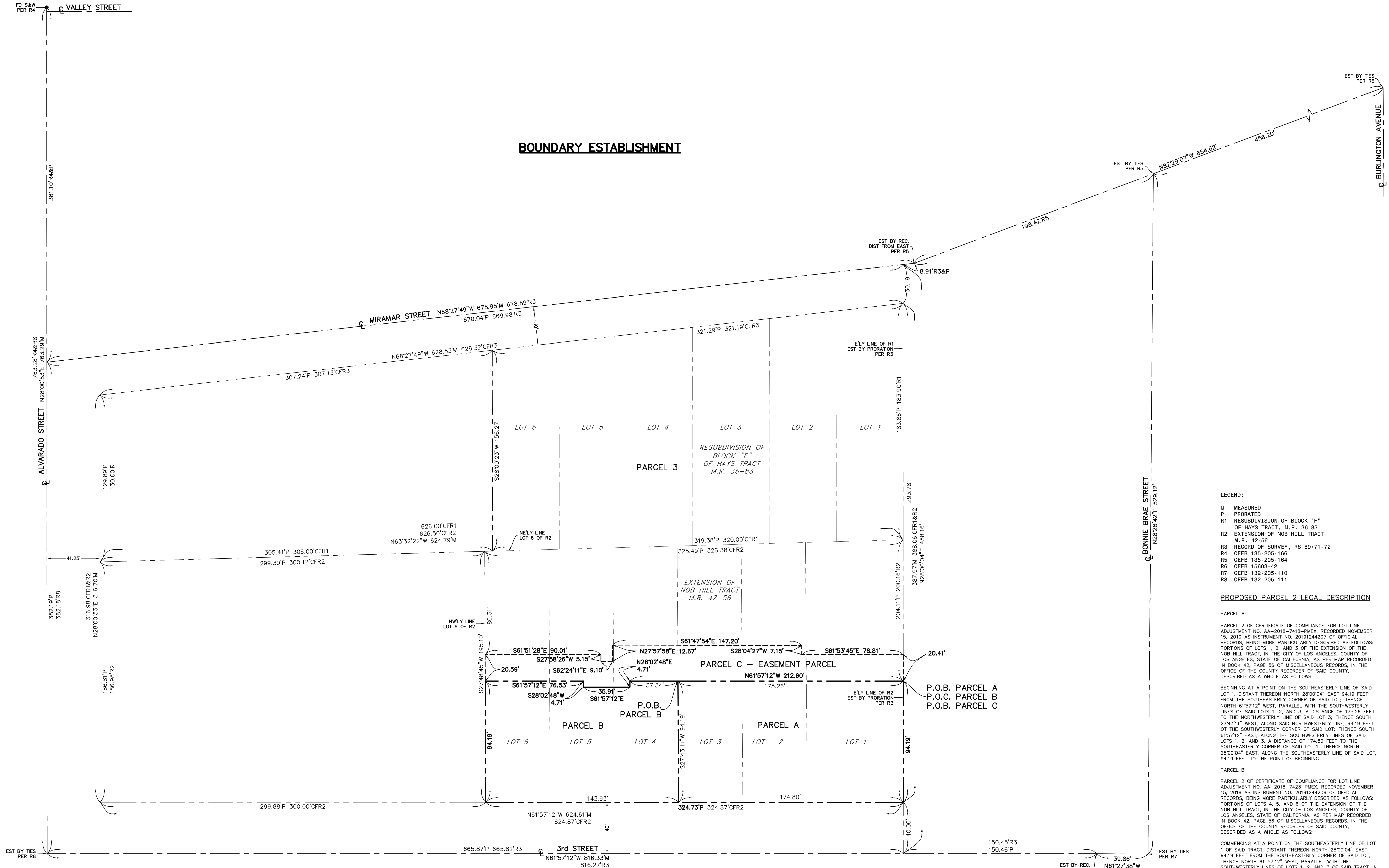
**Surveying & Drafting Services, Inc.**  
901 Seward Street, Los Angeles, CA 90038  
Tel: (323) 366-2882 Fax: (323) 857-1079 Email: msibon@suryinganddrafting.com  
www.surveyinganddraftingservices.com

**ALTA/NPS/LAND TITLE SURVEY OF THE PROPOSED PARCEL 2**  
1917-2005 1/2 W 3RD STREET  
LOS ANGELES, CALIFORNIA 90057

This survey has been provided to the Architect by the Owner. Architect does not warrant the accuracy of the information contained herein.



**BOUNDARY ESTABLISHMENT**



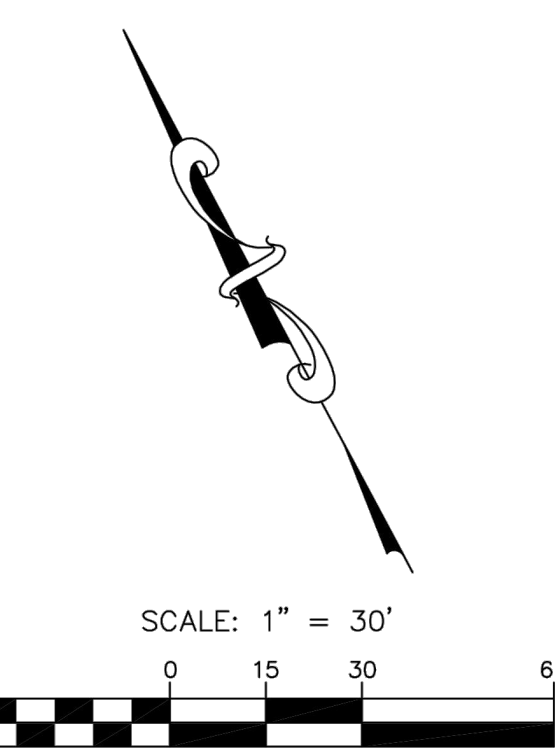
- LEGEND:**
- M MEASURED
  - P PRORATED
  - R1 RESUBDIVISION OF BLOCK "F" OF HAYS TRACT, M.R. 36-83
  - R2 EXTENSION OF NOB HILL TRACT M.R. 42-56
  - R3 RECORD OF SURVEY, RS 89/71-72
  - R4 CEFB 135-205-166
  - R5 CEFB 135-205-164
  - R6 CEFB 15603-42
  - R7 CEFB 132-205-110
  - R8 CEFB 132-205-111

**PROPOSED PARCEL 2 LEGAL DESCRIPTION**

**PARCEL A:**  
 PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. AA-2018-7418-PAEX, RECORDED NOVEMBER 15, 2019 AS INSTRUMENT NO. 20191244207 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF LOTS 1, 2, AND 3 OF THE EXTENSION OF THE NOB HILL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1, DISTANT THEREON NORTH 28°00'04" EAST 94.19 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 61°57'12" WEST, PARALLEL WITH THE SOUTHWESTERLY LINES OF SAID LOTS 1, 2, AND 3, A DISTANCE OF 175.26 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 3; THENCE SOUTH 27°43'11" WEST, ALONG SAID NORTHWESTERLY LINE, 94.19 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 61°57'12" EAST, ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 1, 2, AND 3, A DISTANCE OF 174.80 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 28°00'04" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 94.19 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**  
 PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. AA-2018-7423-PAEX, RECORDED NOVEMBER 15, 2019 AS INSTRUMENT NO. 20191244209 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF LOTS 4, 5, AND 6 OF THE EXTENSION OF THE NOB HILL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:  
 COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 1 OF SAID TRACT, DISTANT THEREON NORTH 28°00'04" EAST 94.19 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 61°57'12" WEST, PARALLEL WITH THE SOUTHWESTERLY LINES OF LOTS 1, 2, AND 3 OF SAID TRACT, A DISTANCE OF 175.26 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 27°43'11" WEST, ALONG SAID SOUTHEASTERLY LINE, 94.19 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE NORTH 61°57'12" WEST, ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 4, 5, AND 6, A DISTANCE OF 149.93 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE NORTH 27°48'45" EAST 94.19 FEET TO A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINES; THENCE SOUTH 61°57'12" EAST, ALONG SAID PARALLEL LINE, 76.53 FEET; THENCE SOUTH 28°02'48" WEST 4.71 FEET TO A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINES; THENCE SOUTH 61°57'12" EAST, ALONG SAID PARALLEL LINE, 35.91 FEET; THENCE NORTH 28°02'48" EAST 4.71 FEET TO A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINES; THENCE SOUTH 61°57'12" EAST, ALONG SAID PARALLEL LINE, 37.34 FEET TO THE POINT OF BEGINNING.

**PARCEL C, EASEMENT PARCEL:**  
 NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 16, 2019 AS INSTRUMENT NO. 20191402989 OF OFFICIAL RECORDS.



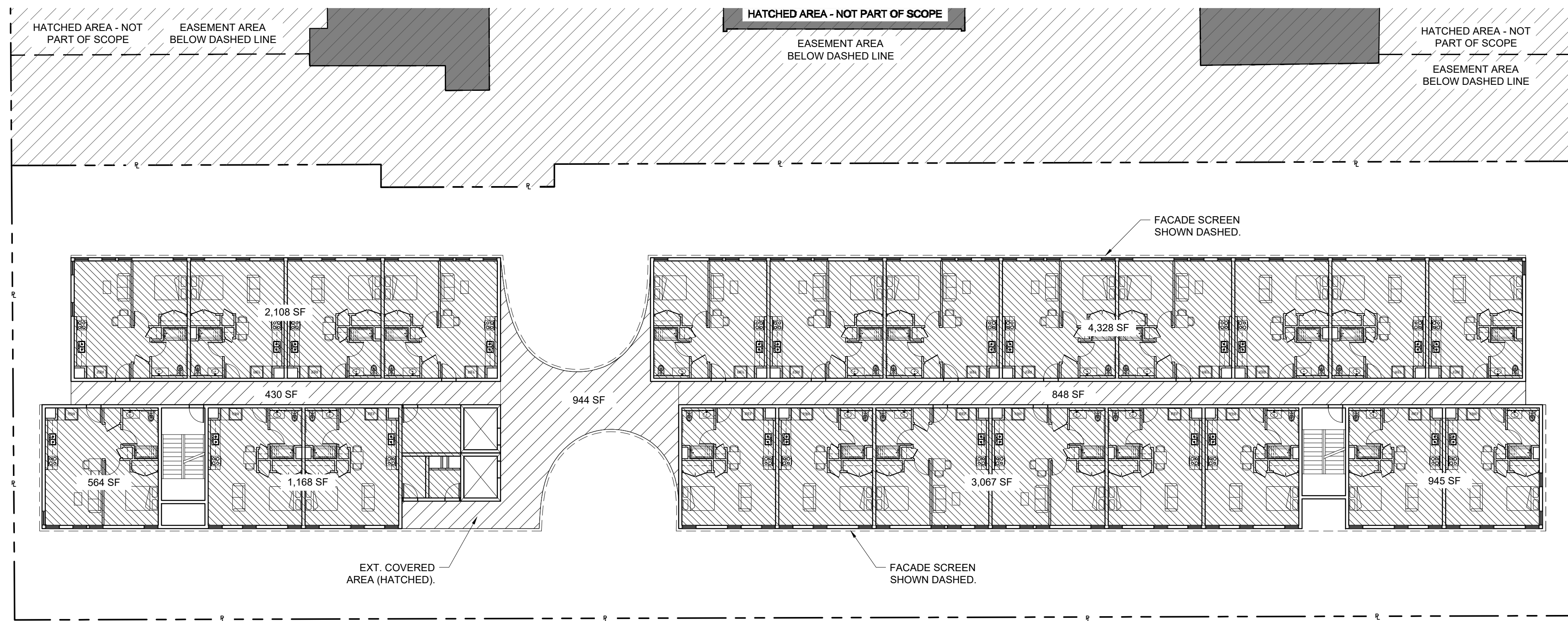
This survey has been provided to the Architect by the Owner. Architect does not warrant the accuracy of the information contained herein.

**Surveying & Drafting Services, Inc.**  
 901 Seward Street, Los Angeles, CA 90038  
 Tel: (323) 366-2882 Fax: (323) 657-1079 Email: ms@surveyingdrafting.com  
 www.surveyingdraftingservices.com

---

**ALTA/NSPS LAND TITLE SURVEY OF THE PROPOSED PARCEL 2  
 1917-2005 1/2 W 3RD STREET  
 LOS ANGELES, CALIFORNIA 90057**

DATE: 5-26-20	DRAWN BY: V.L.
DATE OF SURVEY: 10-2-19	CHECKED BY: O.S.
JOB NAME: MIRAMAR	SHEET: 2 OF 2

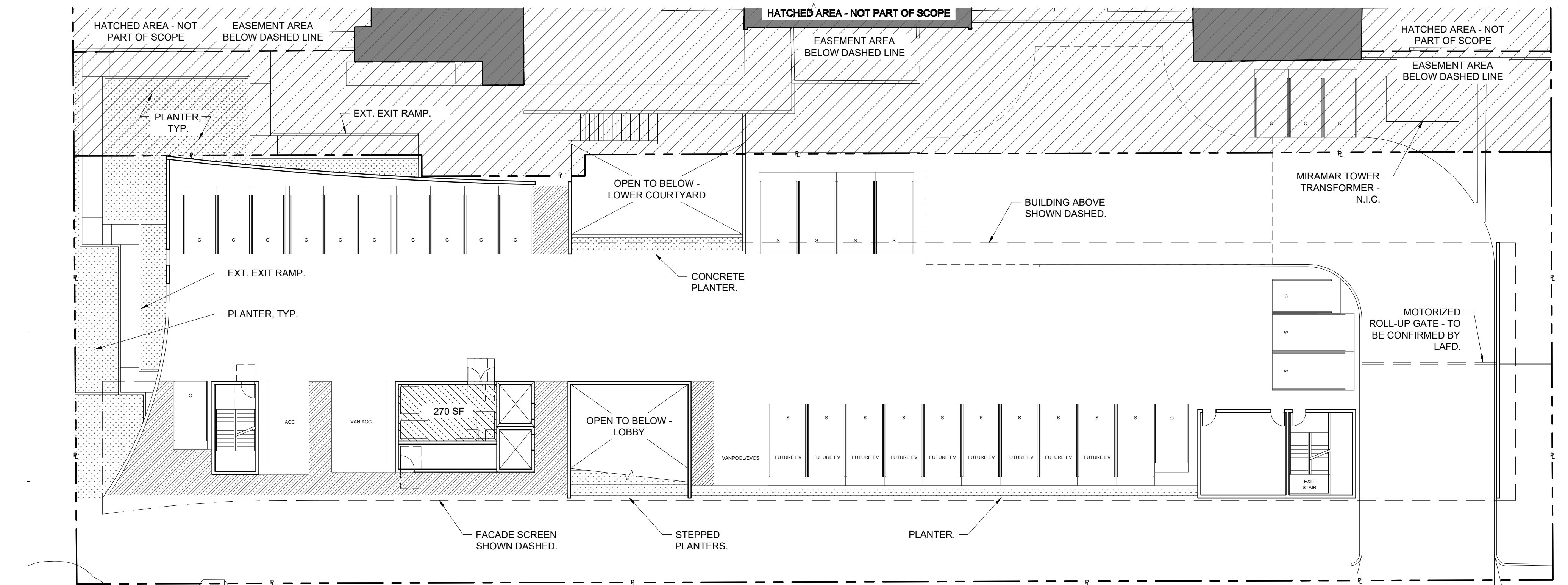


FLOOR AREA CALCULATION	
INTERIOR GROSS FLOOR AREA	12,180 SF
EXTERIOR COVERED GROSS FLOOR AREA	2,222 SF
TOTAL FLOOR AREA	14,402 SF

TYPICAL FLOOR PLAN (3RD - 7TH FLOOR)

REF: A3.30 SCALE: 1/16" = 1'-0"

04

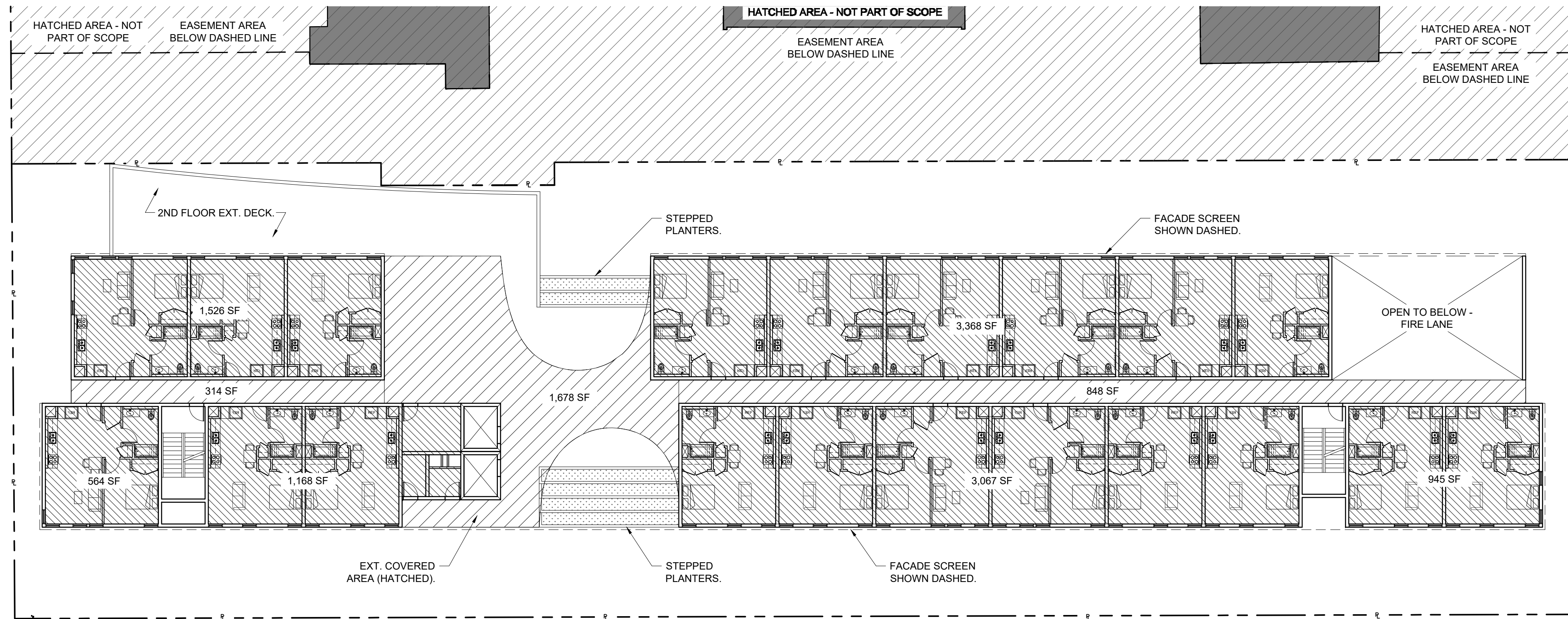


FLOOR AREA CALCULATION	
INTERIOR GROSS FLOOR AREA	270
EXTERIOR COVERED GROSS FLOOR AREA	0
TOTAL FLOOR AREA	270

FIRST FLOOR PLAN

REF: A3.10 SCALE: 1/16" = 1'-0"

02

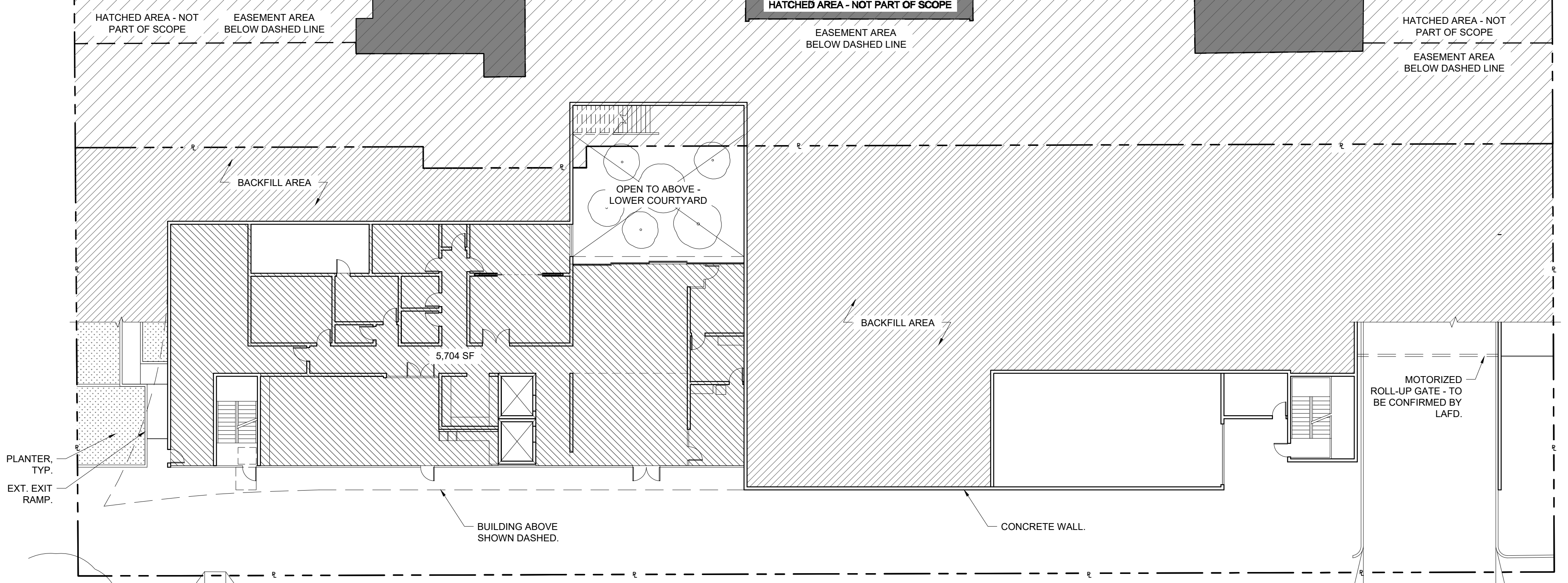


FLOOR AREA CALCULATION	
INTERIOR GROSS FLOOR AREA	10,638
EXTERIOR COVERED GROSS FLOOR AREA	2,840
TOTAL FLOOR AREA	13,478

SECOND FLOOR PLAN

REF: A3.20 SCALE: 1/16" = 1'-0"

03



FLOOR AREA CALCULATION	
INTERIOR GROSS FLOOR AREA	5,704
EXTERIOR COVERED GROSS FLOOR AREA	0
TOTAL FLOOR AREA	5,704

BASEMENT FLOOR

REF: A3.00 SCALE: 1/16" = 1'-0"

01

**ALLOWABLE FAR:**  
 LOT AREA: 30,432 SF  
 BUILDABLE AREA: 29,422 SF  
 PER TOC TIER 4 BASE INCENTIVE (I, B, V), PROJECT USES AN INCREASED ALLOWABLE FAR FOR 100% AFFORDABLE PROJECTS.  
 ALLOWABLE FLOOR AREA RATIO (FAR): 4.25 : 1  
 FAR CALCULATION: 4.25 X 29,422 SF = 125,043 SF MAX ALLOWABLE AREA  
 FLOOR AREA PROVIDED: 31 = 91,462 SF

**ALLOWABLE AREA CALCULATION:**  
 BASEMENT: 5,704 SF  
 1ST FLOOR: 270 SF  
 2ND FLOOR: 1,520 + 564 + 1,168 + 3,368 + 3,067 + 945 + 848 + 314 + 1,678 = 13,478 SF  
 3RD FLOOR: 2,108 + 564 + 1,168 + 4,328 + 3,067 + 945 + 848 + 430 + 944 = 14,402 SF  
 4TH FLOOR: 2,108 + 564 + 1,168 + 4,328 + 3,067 + 945 + 848 + 430 + 944 = 14,402 SF  
 5TH FLOOR: 2,108 + 564 + 1,168 + 4,328 + 3,067 + 945 + 848 + 430 + 944 = 14,402 SF  
 6TH FLOOR: 2,108 + 564 + 1,168 + 4,328 + 3,067 + 945 + 848 + 430 + 944 = 14,402 SF  
 7TH FLOOR: 2,108 + 564 + 1,168 + 4,328 + 3,067 + 945 + 848 + 430 + 944 = 14,402 SF  
 TOTAL: 91,462 SF

\* SEE FLOOR PLANS A3.00 - A3.30 FOR ROOM LABELS AND LOCATION ON PLAN\*

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

ROSE COMMUNITY DEVELOPMENT, LLC

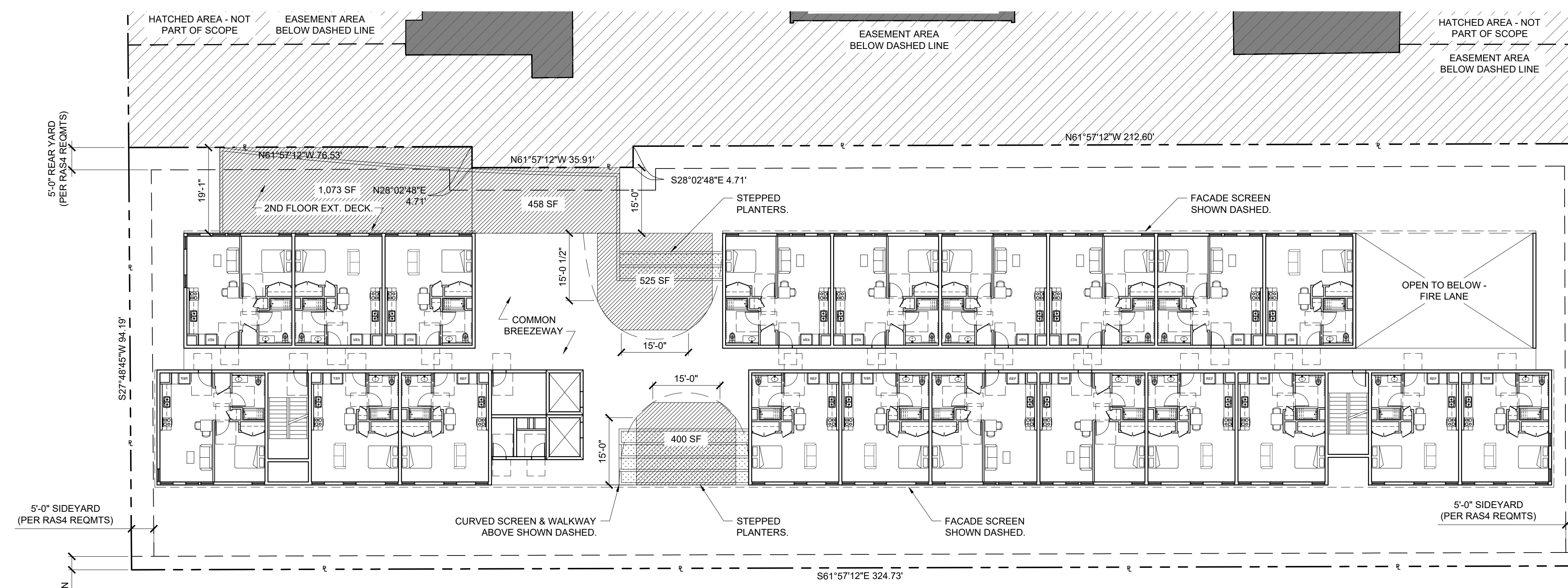
1917 - 2005 1/2 W 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0



REVISIONS:  
 1 -  
 2 -  
 3 -  
 SHEET TITLE: ALLOWABLE AREA - FAR  
 SCALE: AS INDICATED  
 DATE PRINTED: 2020-5-27  
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

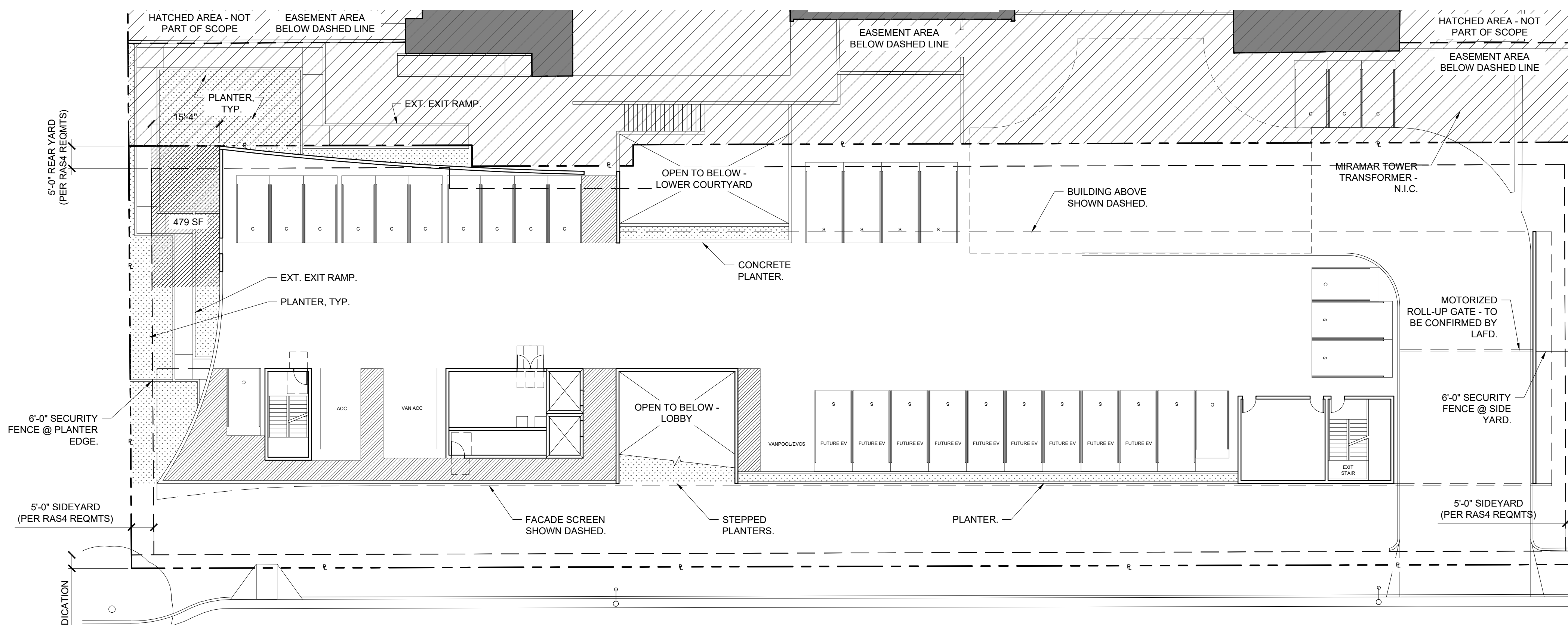
BROOKS + SCARPA ARCHITECTS, INC.  
 3920 W 139TH STREET  
 HAWTHORNE, CA 90250  
 T: 323.596.4700

A0.30



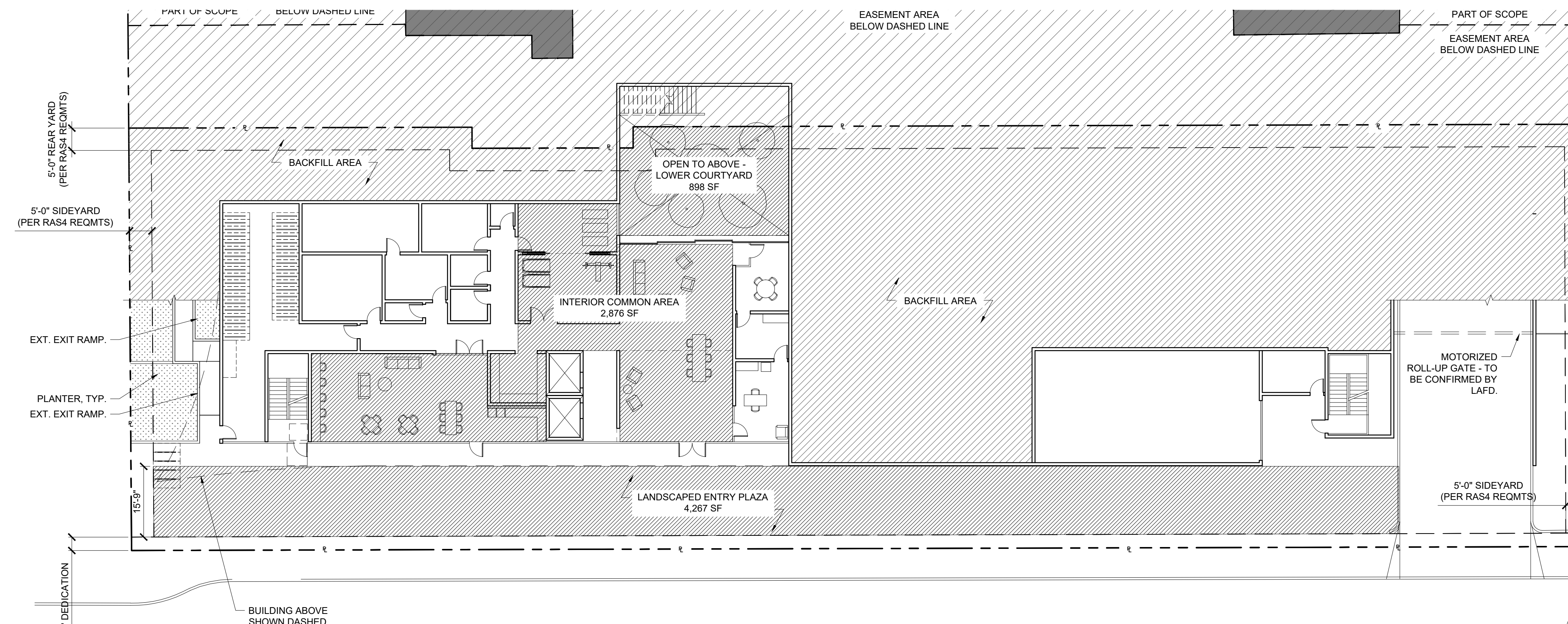
**SECOND FLOOR PLAN** 03

REF: A3.20 SCALE: 1/16" = 1'-0"



**FIRST FLOOR PLAN** 02

REF: A3.10 SCALE: 1/16" = 1'-0"



**BASEMENT LEVEL** 01

REF: A3.00 SCALE: 1/16" = 1'-0"

**OPEN SPACE CALCULATION:**  
 PER TOC ADDITIONAL INCENTIVE [1.B.I], PROJECT IS ALLOWED UP TO A 25% DECREASE IN REQUIRED OPEN SPACE.  
 REQUIRED OPEN SPACE (PER LAMC 12.21.G.2): **10,125 SF** (135 UNITS)  
 PROVIDED OPEN SPACE: **10,626 SF**  
 100 SF FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS, 125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS, AND 175 SF FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS.

OPEN SPACE MATRIX (135 UNITS)			
TYPE OF UNIT	# OF UNITS	REQ'D SF	REQ'D SF PER TYPE
STUDIOS	76	100	7,600 SF
1 BEDROOM	59	100	5,900 SF
2 BEDROOM	0	125	0 SF
<b>TOTAL</b>	<b>135</b>		<b>13,500 SF</b>
<b>TOTAL (25% REDUCTION)</b>		<b>13,500 SF X 0.75</b>	<b>10,125 SF</b>
MAXIMUM OPEN SPACE @ REC. ROOM (25% OF REQ'D)		<b>10,125 SF X 0.25</b>	<b>2,531 SF</b>

**OPEN SPACE PER FLOOR:**  
 BASEMENT FLOOR (EXTERIOR AREA): 4,267 SF + 888 SF = **5,155 SF TOTAL**  
 BASEMENT FLOOR (COMMUNITY RECREATION ROOMS): **2,876 SF TOTAL** (2,531 SF MAX)  
 \*CAPPED @ 25% MAX OF REQ'D SF\*  
 FIRST FLOOR: **479 SF TOTAL**  
 SECOND FLOOR: 1,073 SF + 458 SF + 525 SF + 395 SF = **2,451 SF TOTAL**  
 \*NO PRIVATE OPEN SPACE IS REQUIRED OR PROVIDED\*  
**TOTAL OPEN SPACE PROVIDED: 10,626 SF**

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

**ROSE COMMUNITY DEVELOPMENT, LLC**  
 1917 - 2005 1/2 W 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

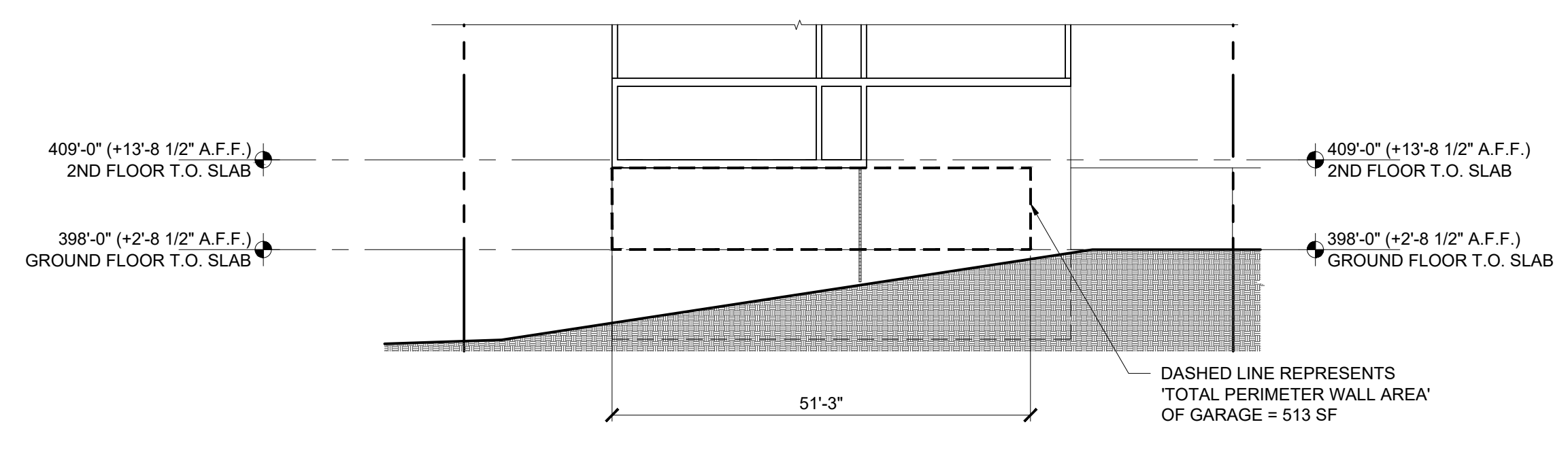
**BROOKS + SCARPA**

REVISIONS:  
 1 -  
 2 -  
 3 -

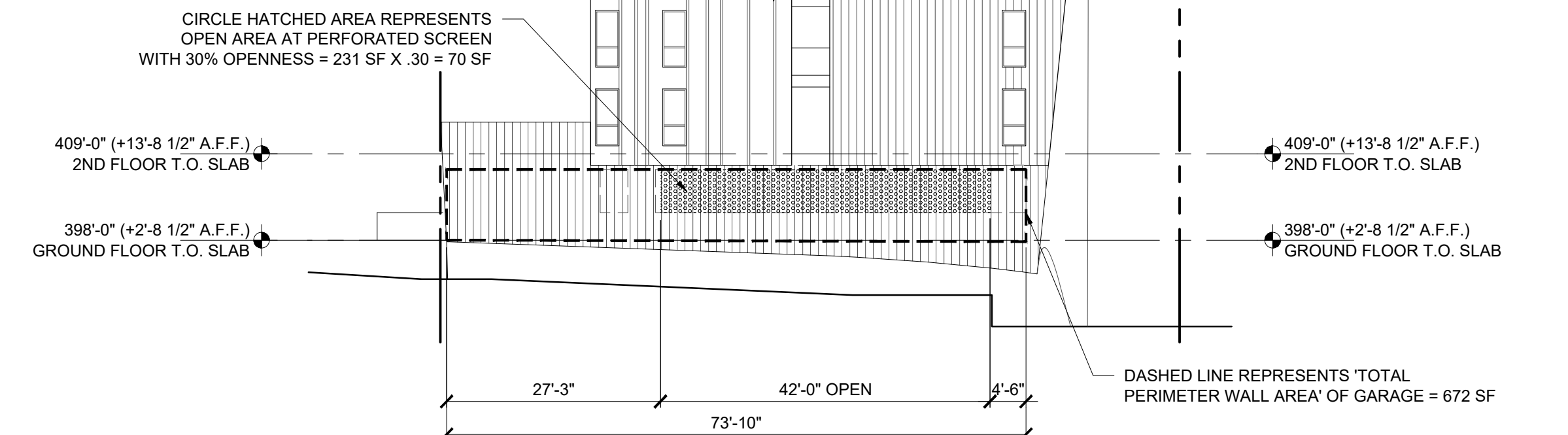
SHEET TITLE: **OPEN SPACE CALCULATION**

SCALE: AS INDICATED  
 DATE PRINTED: 2020-5-27

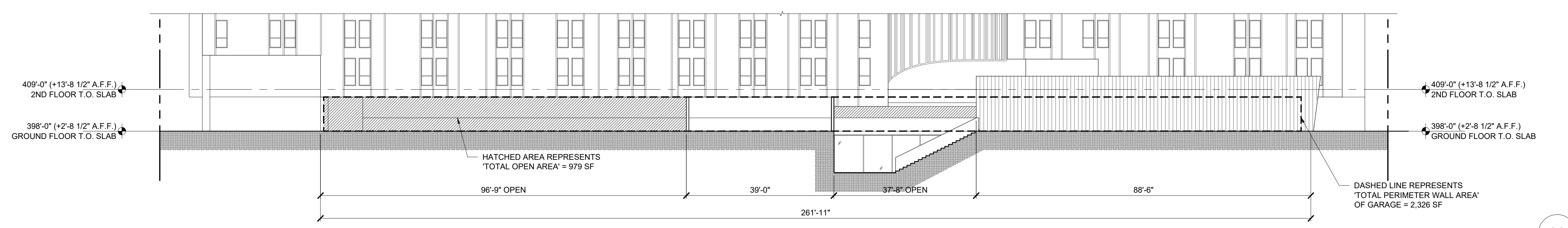
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



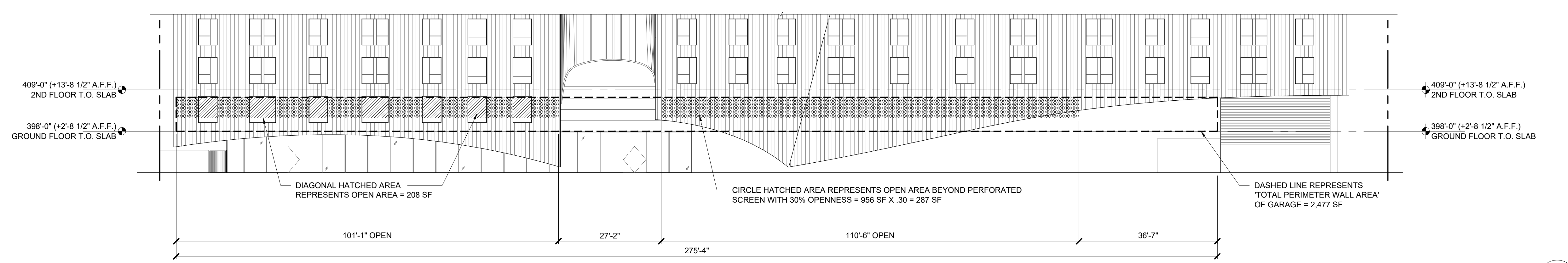
EAST ELEVATION - PARKING GARAGE VENTILATION DIAGRAM  
REF: A4.02 SCALE: 1/16" = 1'-0"



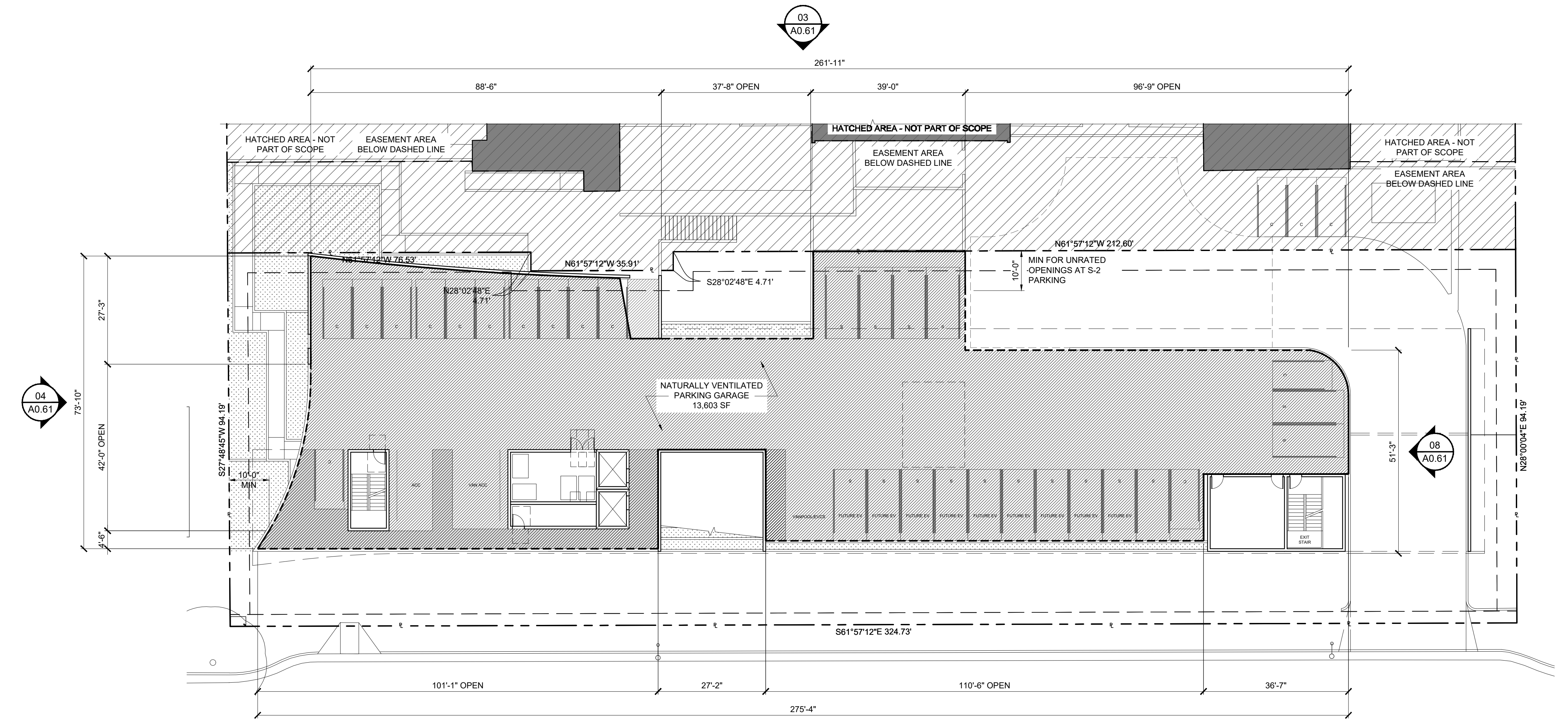
WEST ELEVATION - PARKING GARAGE VENTILATION DIAGRAM  
REF: A4.02 SCALE: 1/16" = 1'-0"



NORTH ELEVATION - PARKING GARAGE VENTILATION DIAGRAM  
REF: A4.01 SCALE: 1/16" = 1'-0"



SOUTH ELEVATION - PARKING GARAGE VENTILATION DIAGRAM  
REF: A4.00 SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN - PARKING GARAGE NATURAL VENTILATION PLAN DIAGRAM  
REF: A3.00 SCALE: 1/16" = 1'-0"

**NATURAL VENTILATION AT GARAGE:**

PER CBC 406.5.2 FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20% OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40% OF THE PERIMETER OF THE TIER.

OPEN AREA AT GARAGE WALL			
	TOTAL PERIMETER WALL AREA	TOTAL OPENINGS PROVIDED	% OPEN
SOUTH ELEVATION	2,477 SF	208 SF + 287 SF = 495	47%
NORTH ELEVATION	2,326 SF	979 SF	21%
WEST ELEVATION	672 SF	70 SF	10%
EAST ELEVATION	513 SF	0 SF	0%
<b>TOTAL</b>	<b>5,988 SF</b>	<b>1,544 SF</b>	<b>25%</b>

MINIMUM OPEN AREA PER CBC 406.5.2 = 20%  
PROVIDED OPEN AREA = 25%

OPEN PERIMETER WALL AT GARAGE			
	TOTAL PERIMETER LENGTH	OPEN LENGTH PROVIDED	% OPEN
SOUTH ELEVATION	275'-4"	211'-7"	77%
NORTH ELEVATION	261'-11"	134'-5"	51%
WEST ELEVATION	73'-10"	42'-0"	56%
EAST ELEVATION	51'-3"	0'-0"	0%
<b>TOTAL</b>	<b>656'-11"</b>	<b>388'-0"</b>	<b>59%</b>

MINIMUM OPEN PERIMETER PER CBC 406.5.2 = 40%  
PROVIDED OPEN PERIMETER = 59%

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

ROSE COMMUNITY DEVELOPMENT, LLC

1917 - 2005 1/2 W 3RD STREET  
LOS ANGELES, CA 90057  
PROJECT NUMBER: 01921.0

**BROOKS SCARPA**

REVISIONS:

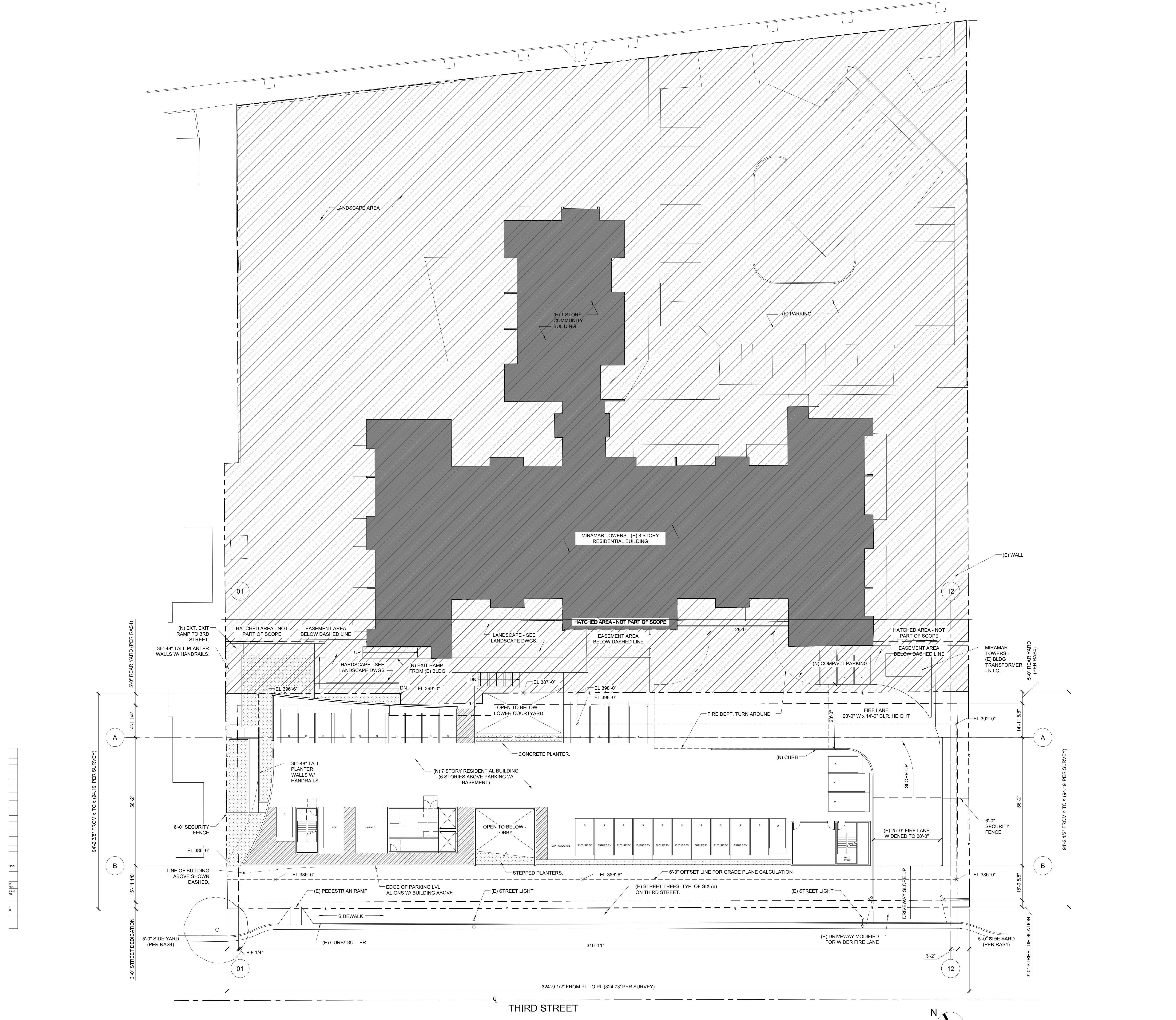
1	-	1	-
2	-	2	-
3	-	3	-

SHEET TITLE: GARAGE NATURAL VENTILATION

SCALE: AS INDICATED  
DATE PRINTED: 2020-5-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

AVERAGE GRADE PLANE:		
$[(386'-6" + 386'-0") / 2]$	X 319'-2"	= 123,278.1'
$[(386'-0" + 392'-0") / 2]$	X 68'-2"	= 26,516.8'
$[(392'-0" + 398'-0") / 2]$	X 165'-11"	= 65,537'
[398'-0"]	X 13'-6"	= 5,373'
[387'-0"]	X 41'-6"	= 16,060.5'
[399'-0"]	X 31'-11"	= 12,734.7'
$[(399'-0" + 396'-6") / 2]$	X 62'-2"	= 24,726.8'
$[(396'-6" + 386'-6") / 2]$	X 73'-0"	= 28,579.5'
TOTAL PERIMETER	775'-4"	302,806.4
AVERAGE GRADE PLANE = 302,806.4 / 775'-4" = 390.55'		



LABS PDP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

**ROSE COMMUNITY DEVELOPMENT, LLC**

1917 - 2005 1/2 W 3RD STREET  
LOS ANGELES, CA 90057  
PROJECT NUMBER: 01921.0

REVISIONS:

1	-	△	-
2	-	△	-
3	-	△	-

SHEET TITLE: **SITE PLAN**

SCALE: AS INDICATED

DATE PRINTED: 2020-5-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

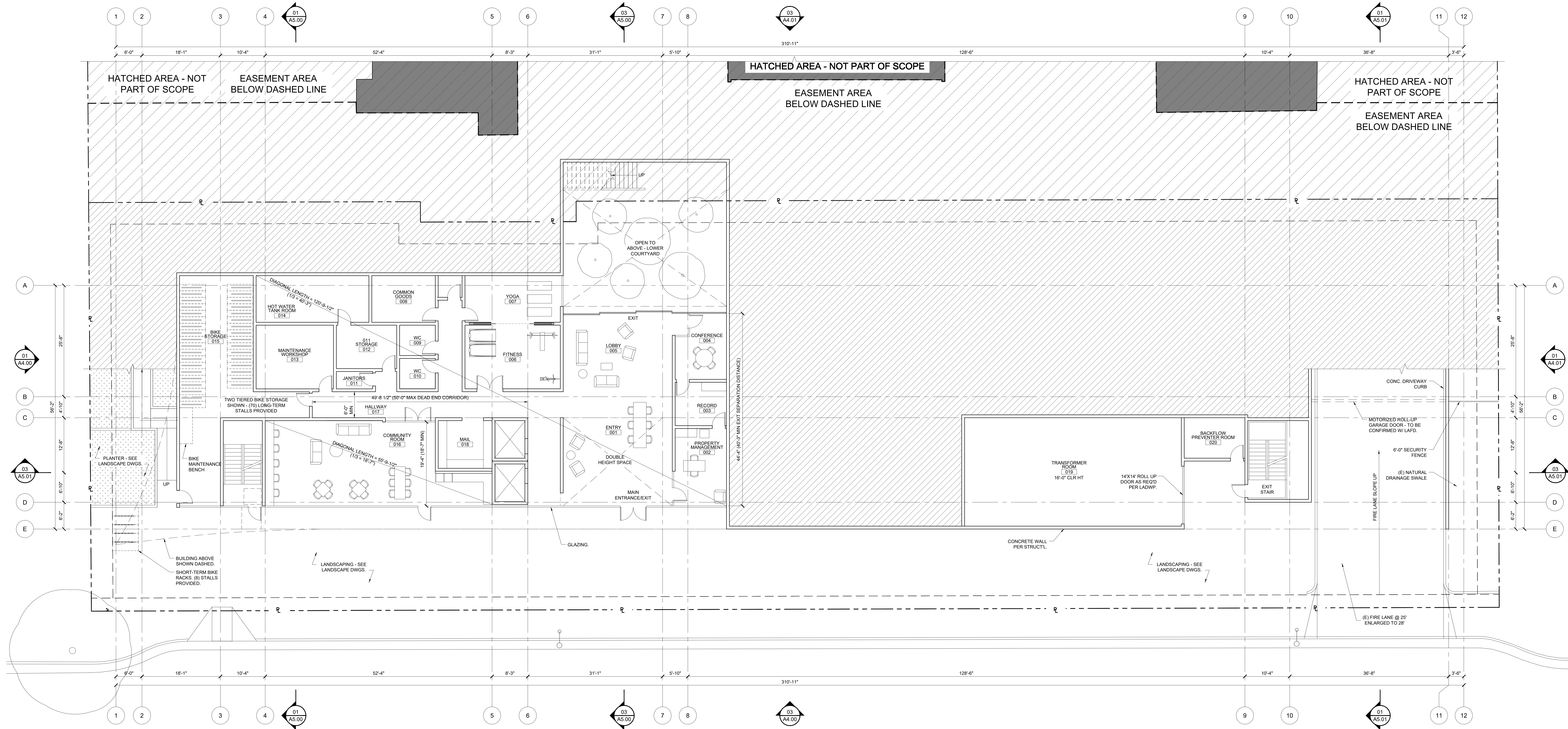


BROOKS + SCARPA ARCHITECTS, INC.  
3920 W 139TH STREET  
HAWTHORNE, CA 90250  
t. 323.596.4700

**A1.00**

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

01



BASEMENT FLOOR AREA PER LAMC 12.03

ROOM #	NAME	OCC. TYPE	SF (GROSS)	INCLUDED IN FAR (Y/N)
1	ENTRY	R-2	511	Y
2	PROPERTY MANAGEMENT	R-2	214	Y
3	RECORD ROOM	S-2	118	Y
4	CONFERENCE ROOM	R-2	161	Y
5	LOBBY	R-2	617	Y
6	FITNESS	R-2	312	Y
7	YOGA	R-2	236	Y
8	COMMON GOODS	S-2	157	Y
9	WC	R-2	57	Y
10	WC	R-2	57	Y
11	JANITORS	S-2	33	Y
12	STORAGE	S-2	139	Y
13	SHOP	S-2	261	Y
14	HOT WATER TANK ROOM	S-2	279	N
15	BIKE STORAGE ROOM	S-2	826	Y
16	COMMUNITY ROOM	A-3	863	Y
17	HALLWAY	R-2	665	Y
18	MAIL	R-2	136	Y
19	TRANSFORMER ROOM	S-2	1,250	N
20	BFP ROOM	S-2	130	N
TOTAL			5,642	

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT 05/28/2020  
 SCHEMATIC DESIGN 06/30/2020  
 DESIGN DEVELOPMENT 50% 08/31/2020  
 DESIGN DEVELOPMENT 100% 10/30/2020  
 CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL) 03/15/2021  
 CONSTRUCTION DOCUMENTS 100% 05/31/2021  
 PERMIT SET -  
 CONSTRUCTION SET -

ROSE COMMUNITY DEVELOPMENT, LLC

1917 - 2005 1/2 W 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0



REVISIONS:  
 1 -  
 2 -  
 3 -  
 SHEET TITLE: BASEMENT FLOOR PLAN

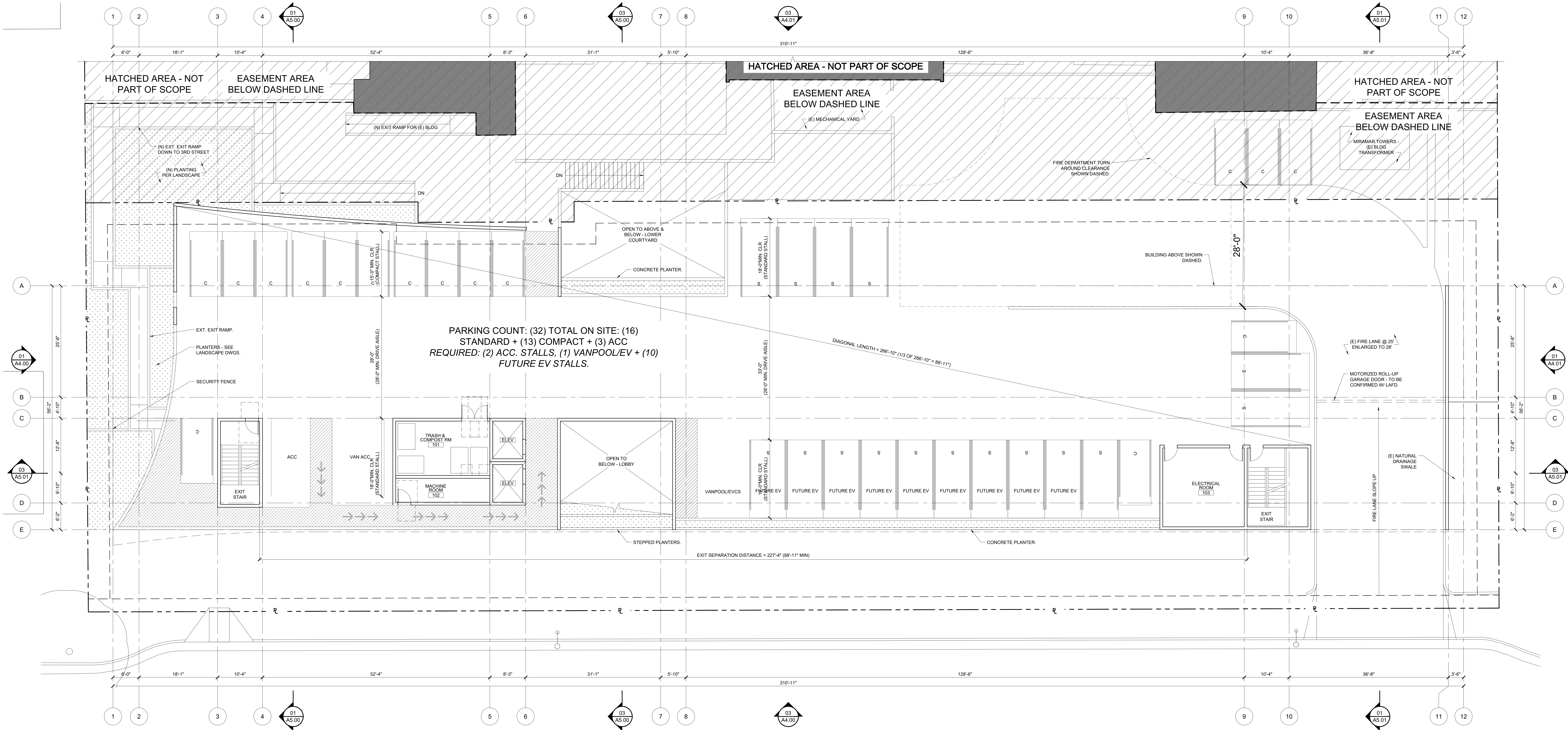
SCALE: AS INDICATED  
 DATE PRINTED: 2020-5-27  
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BROOKS + SCARPA ARCHITECTS, INC.  
 3920 W 139TH STREET  
 HAWTHORNE, CA 90250  
 T. 323.596.4700

BASEMENT FLOOR PLAN

REF: A1.00, ELEVATIONS, SECTIONS SCALE: 1/8" = 1'-0"

A3.00



PARKING COUNT: (32) TOTAL ON SITE: (16)  
 STANDARD + (13) COMPACT + (3) ACC  
 REQUIRED: (2) ACC. STALLS, (1) VANPOOL/EV + (10)  
 FUTURE EV STALLS.

FIRST FLOOR AREA PER LAMC 12.03				
ROOM #	NAME	OCC. TYPE	SF (GROSS)	INCLUDED IN FAR (Y/N)
301	TRASH & COMPOST ROOM	S-2	570	Y
302	MACHINE ROOM	S-2	470	N
303	ELECTRICAL ROOM	S-2	470	N
TOTAL			1,510	

LADBS PPPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

ROSE COMMUNITY DEVELOPMENT, LLC

1917 - 2005 1/2 W 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

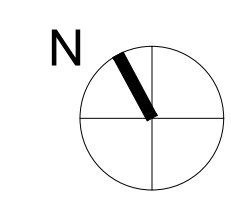


REVISIONS:  
 1 -  
 2 -  
 3 -

SHEET TITLE: FIRST FLOOR PLAN

SCALE: AS INDICATED  
 DATE PRINTED: 2020-5-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



FIRST FLOOR PLAN

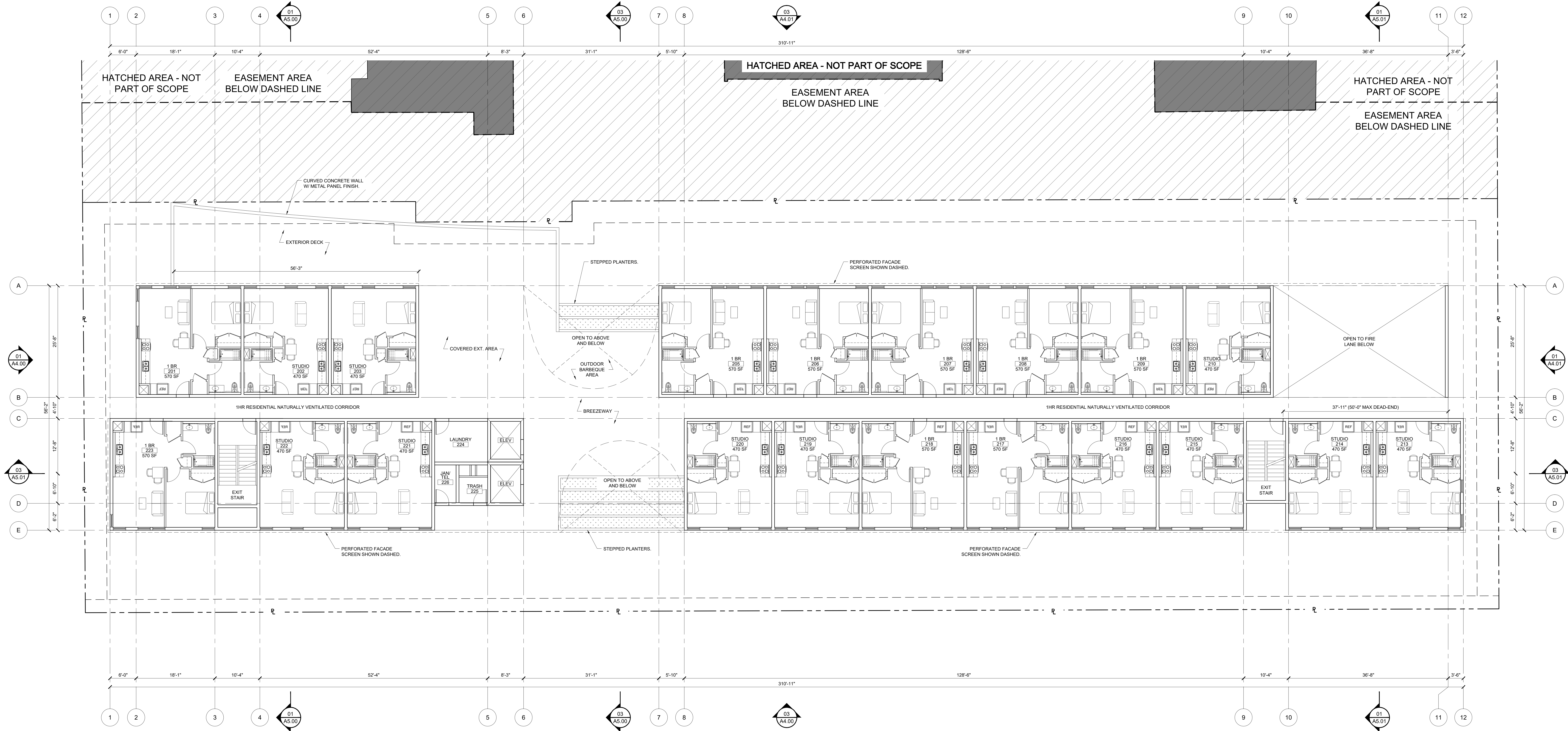
01

BROOKS + SCARPA ARCHITECTS, INC.  
 3920 W 139TH STREET  
 HAWTHORNE, CA 90250  
 T: 323.596.4700

A3.10

REF: A1.00

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



SECOND FLOOR AREA PER LAMC 12.03				
ROOM #	NAME	OCC. TYPE	SF (GROSS)	INCLUDED IN FAR (Y/N)
201	1 BEDROOM	R-2	570	Y
202	STUDIO	R-2	470	Y
203	STUDIO	R-2	470	Y
205	1 BEDROOM	R-2	570	Y
206	1 BEDROOM	R-2	570	Y
207	1 BEDROOM	R-2	570	Y
208	1 BEDROOM	R-2	570	Y
209	1 BEDROOM	R-2	570	Y
210	STUDIO	R-2	470	Y
213	STUDIO	R-2	470	Y
214	STUDIO	R-2	470	Y
215	STUDIO	R-2	470	Y
216	STUDIO	R-2	470	Y
217	1 BEDROOM	R-2	570	Y
218	1 BEDROOM	R-2	570	Y
219	STUDIO	R-2	470	Y
220	STUDIO	R-2	470	Y
221	STUDIO	R-2	470	Y
222	STUDIO	R-2	470	Y
223	STUDIO	R-2	470	Y
224	LAUNDRY	B	114	Y
225	TRASH	S-2	38	Y
226	JANITOR / TELECOM	S-2	43	Y
TOTAL			10,395	

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

ROSE COMMUNITY DEVELOPMENT, LLC  
 1917 - 2005 1/2 W 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

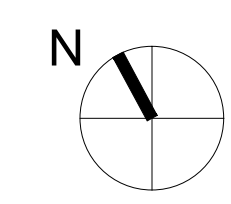
**BROOKS SCARPA**

REVISIONS:  
 1 -  
 2 -  
 3 -

SHEET TITLE: SECOND FLOOR PLAN

SCALE: AS INDICATED  
 DATE PRINTED: 2020-5-27

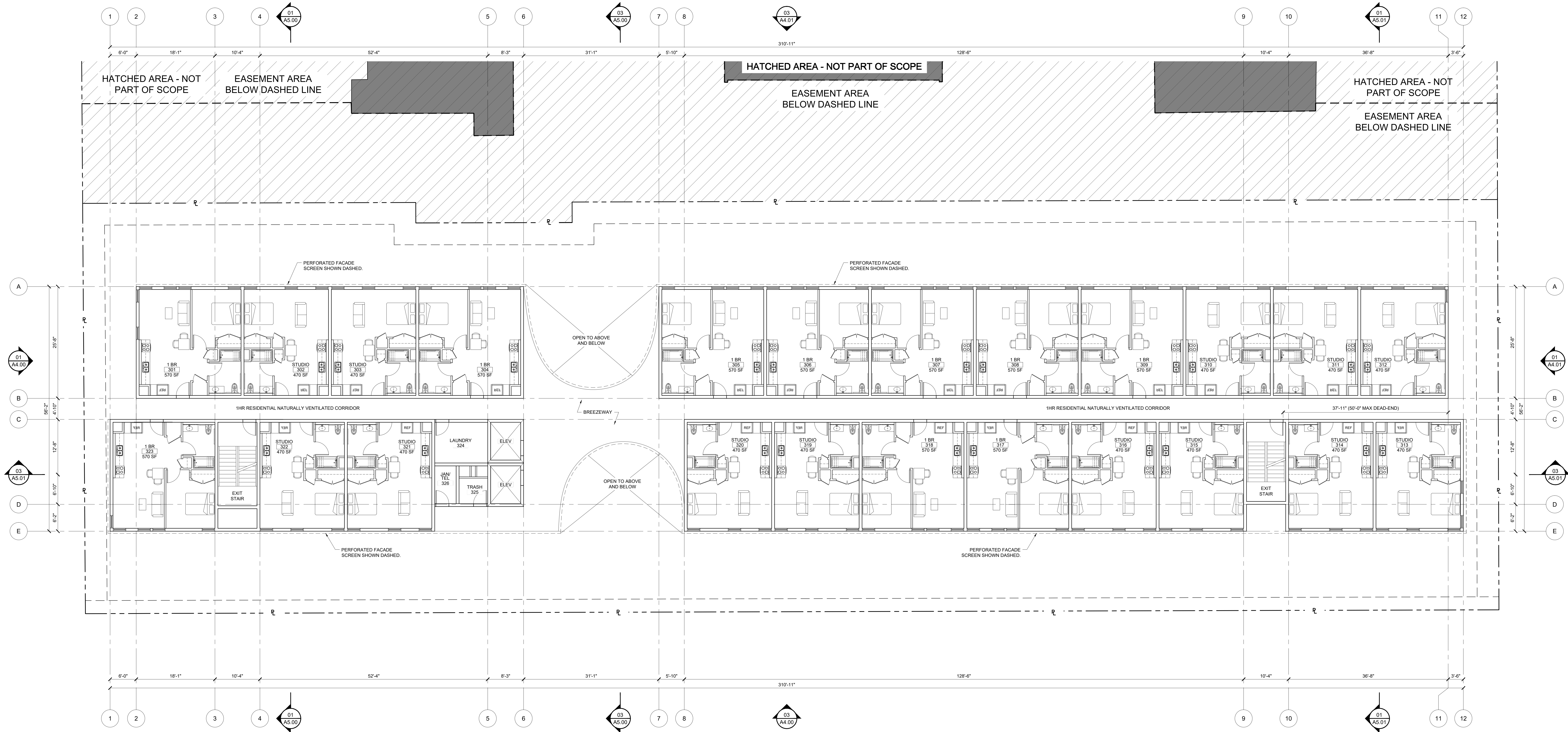
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



SECOND FLOOR PLAN  
 REF: A1.00, ELEVATIONS, SECTIONS  
 SCALE: 1/8" = 1'-0"

BROOKS + SCARPA ARCHITECTS, INC.  
 3920 W 139TH STREET  
 HAWTHORNE, CA 90250  
 T: 323.596.4700

**A3.20**



TYPICAL (3RD - 7TH) FLOOR AREA PER LAMC 12.03

FLOOR	SF (GROSS)
3RD FLOOR	11,905
4TH FLOOR	11,905
5TH FLOOR	11,905
6TH FLOOR	11,905
7TH FLOOR	11,905
<b>TOTAL</b>	<b>59,525</b>

TYPICAL (3RD - 7TH) FLOOR AREA PER LAMC 12.03

ROOM #	NAME	OCC. TYPE	SF (GROSS)	INCLUDED IN FAR (Y/N)
301	1 BEDROOM	R-2	570	Y
302	STUDIO	R-2	470	Y
303	STUDIO	R-2	470	Y
304	1 BEDROOM	R-2	570	Y
305	1 BEDROOM	R-2	570	Y
306	1 BEDROOM	R-2	570	Y
307	1 BEDROOM	R-2	570	Y
308	1 BEDROOM	R-2	570	Y
309	1 BEDROOM	R-2	570	Y
310	STUDIO	R-2	470	Y
311	STUDIO	R-2	470	Y
312	STUDIO	R-2	470	Y
313	STUDIO	R-2	470	Y
314	STUDIO	R-2	470	Y
315	STUDIO	R-2	470	Y
316	STUDIO	R-2	470	Y
317	1 BEDROOM	R-2	570	Y
318	1 BEDROOM	R-2	570	Y
319	STUDIO	R-2	470	Y
320	STUDIO	R-2	470	Y
321	STUDIO	R-2	470	Y
322	STUDIO	R-2	470	Y
323	STUDIO	R-2	470	Y
324	LAUNDRY	B	114	Y
325	TRASH	S-2	38	Y
326	JANITOR / TELECOM	S-2	43	Y
<b>TOTAL</b>			<b>11,905</b>	

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT

PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

**ROSE COMMUNITY DEVELOPMENT, LLC**

1917 - 2005 1/2 W 3RD STREET  
LOS ANGELES, CA 90057  
PROJECT NUMBER: 01921.0

**BROOKS SCARPA**

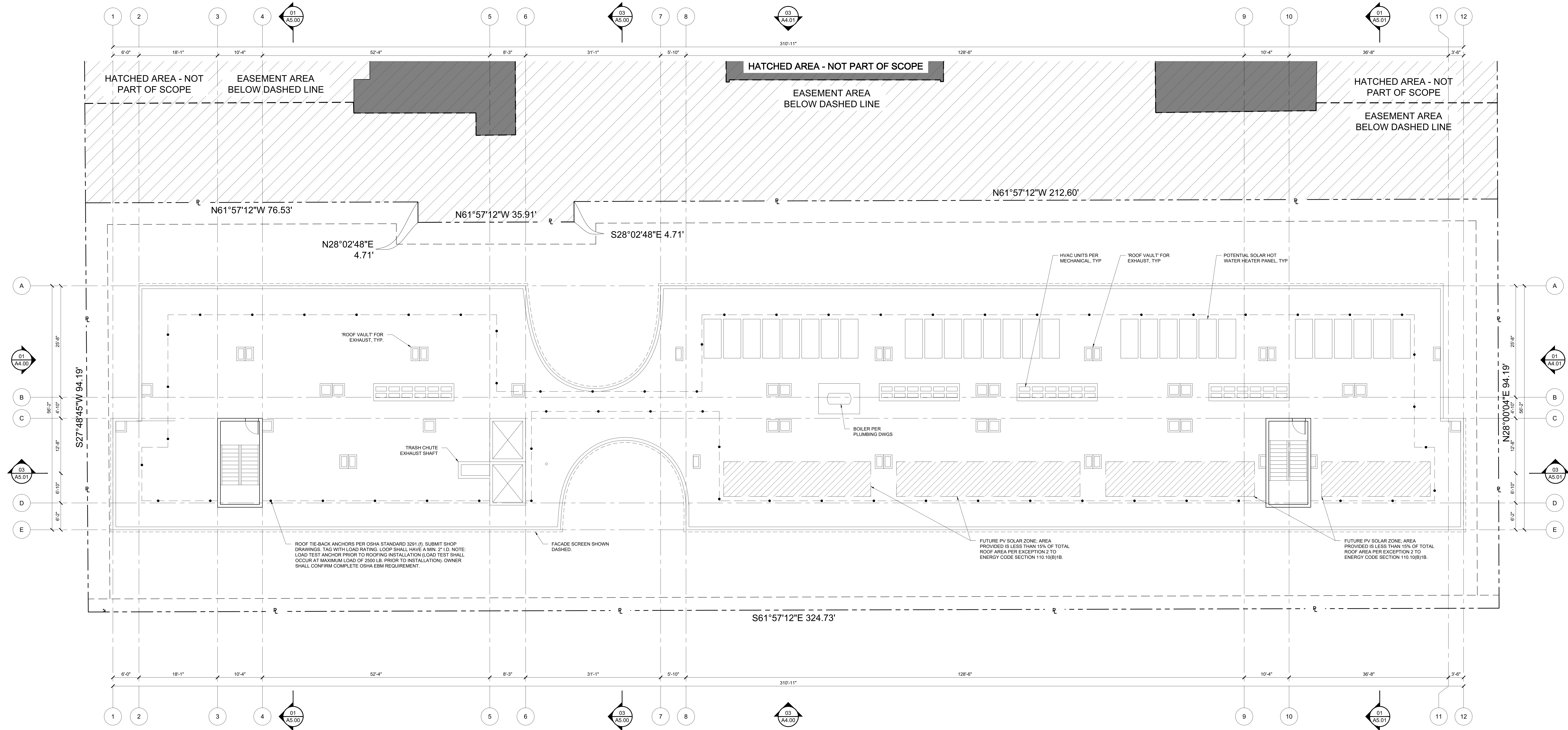
REVISIONS:

1	-	1	-
2	-	2	-
3	-	3	-

SHEET TITLE: TYPICAL FLOOR PLAN

SCALE: AS INDICATED  
DATE PRINTED: 2020-5-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

ROSE COMMUNITY DEVELOPMENT, LLC  
 1917 - 2005 1/2 W 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

**BROOKS SCARPA**

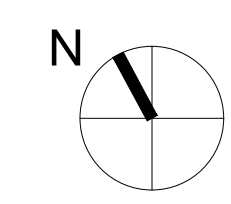
REVISIONS:  
 1 -  
 2 -  
 3 -

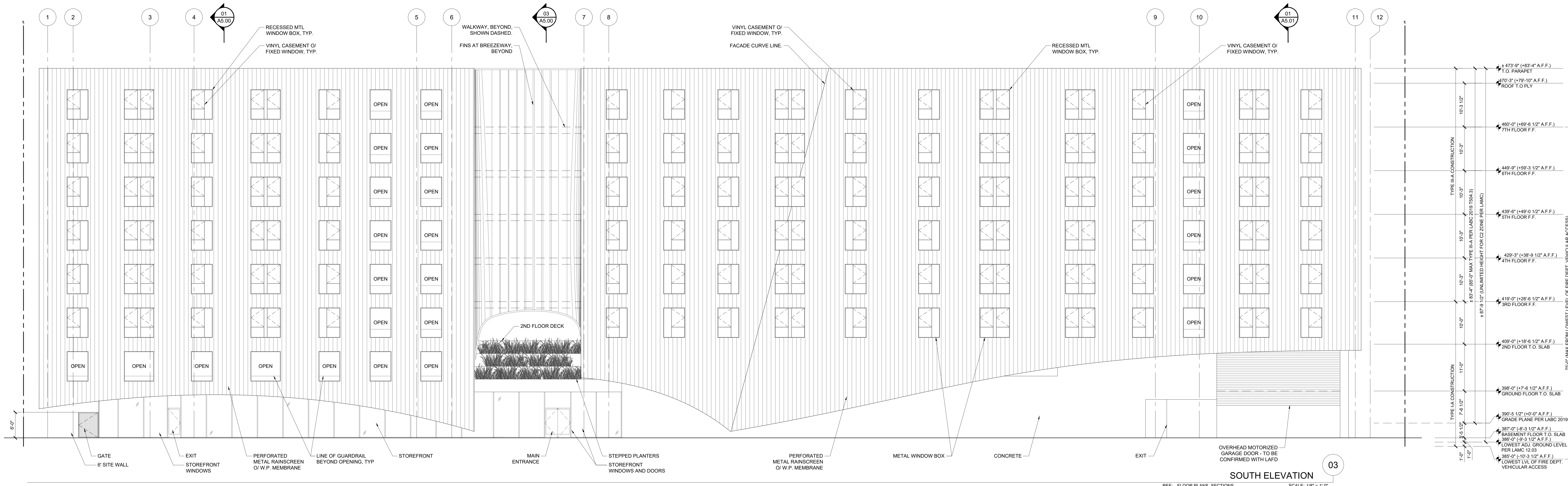
SHEET TITLE: **ROOF PLAN**

SCALE: AS INDICATED  
 DATE PRINTED: 2020-5-27

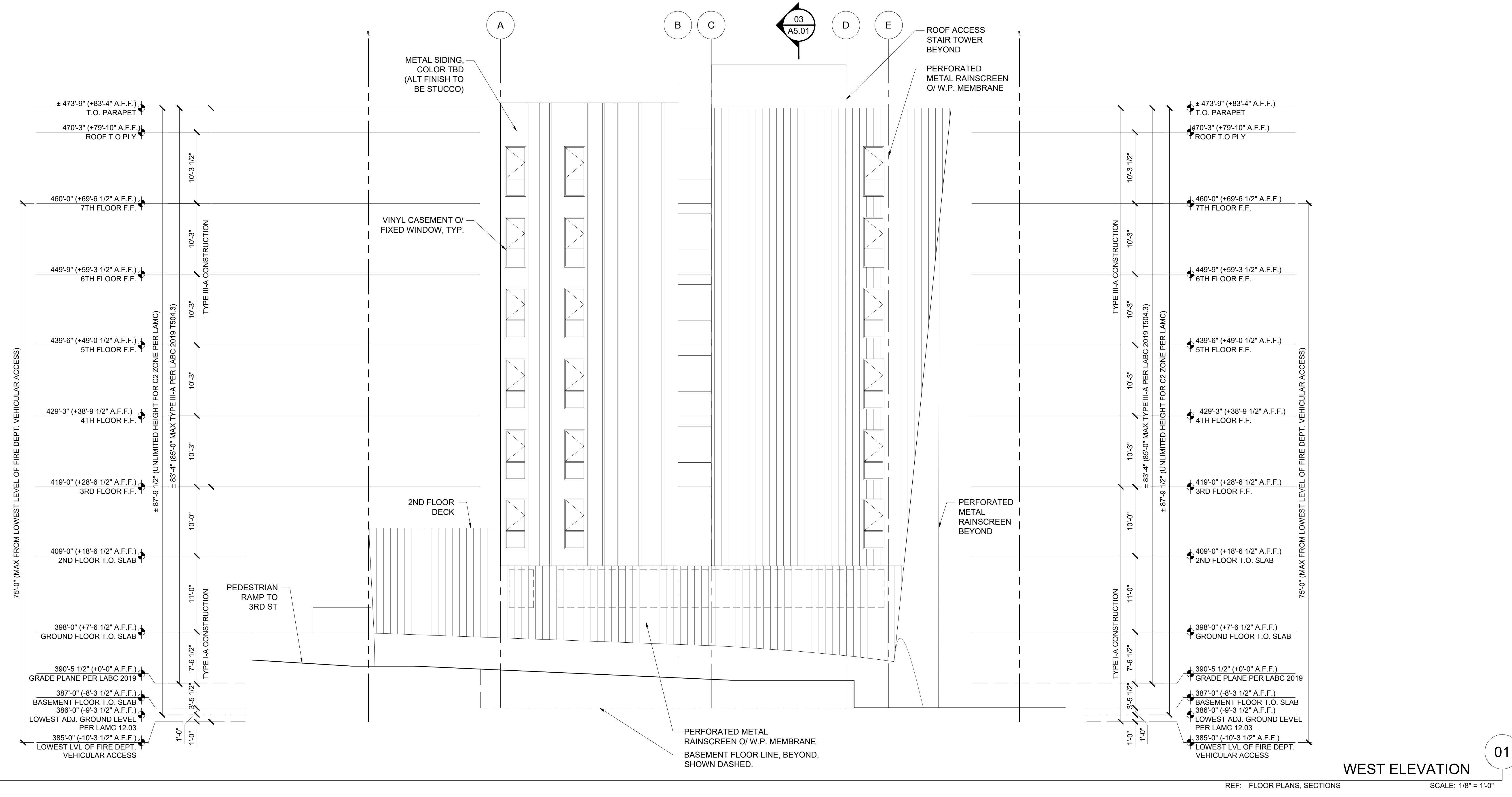
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BROOKS + SCARPA ARCHITECTS, INC.  
 3929 W 139TH STREET  
 HAWTHORNE, CA 90250  
 T: 323.596.4700





**SOUTH ELEVATION** 03  
 REF: FLOOR PLANS, SECTIONS  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION** 01  
 REF: FLOOR PLANS, SECTIONS  
 SCALE: 1/8" = 1'-0"

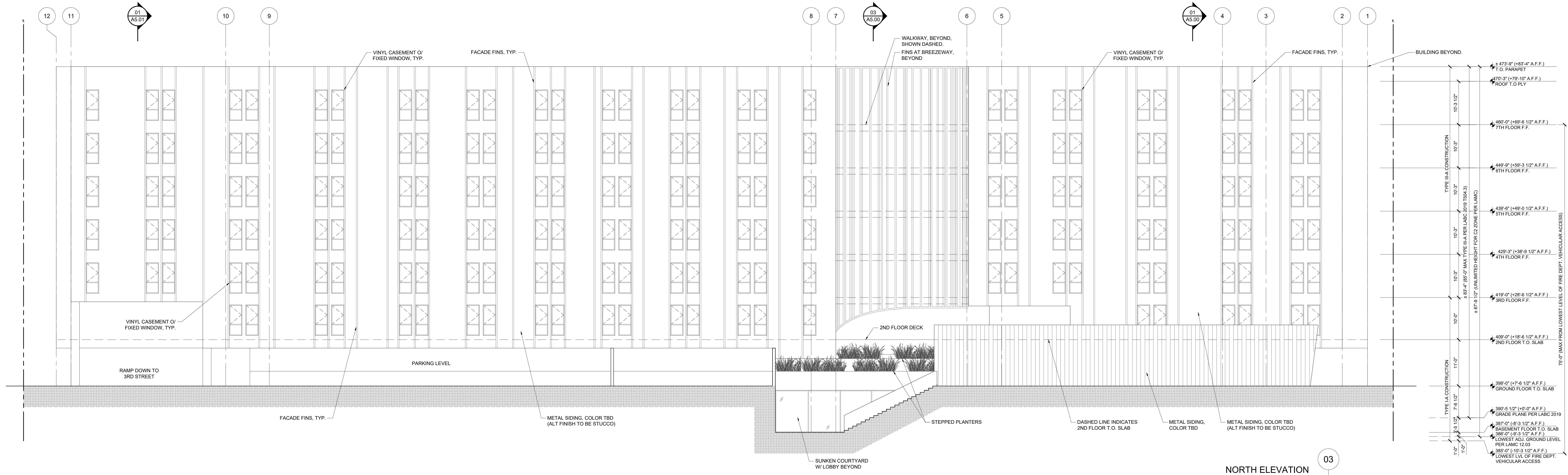
LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

**ROSE COMMUNITY DEVELOPMENT, LLC**  
 1917 - 2005 1/2 W 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

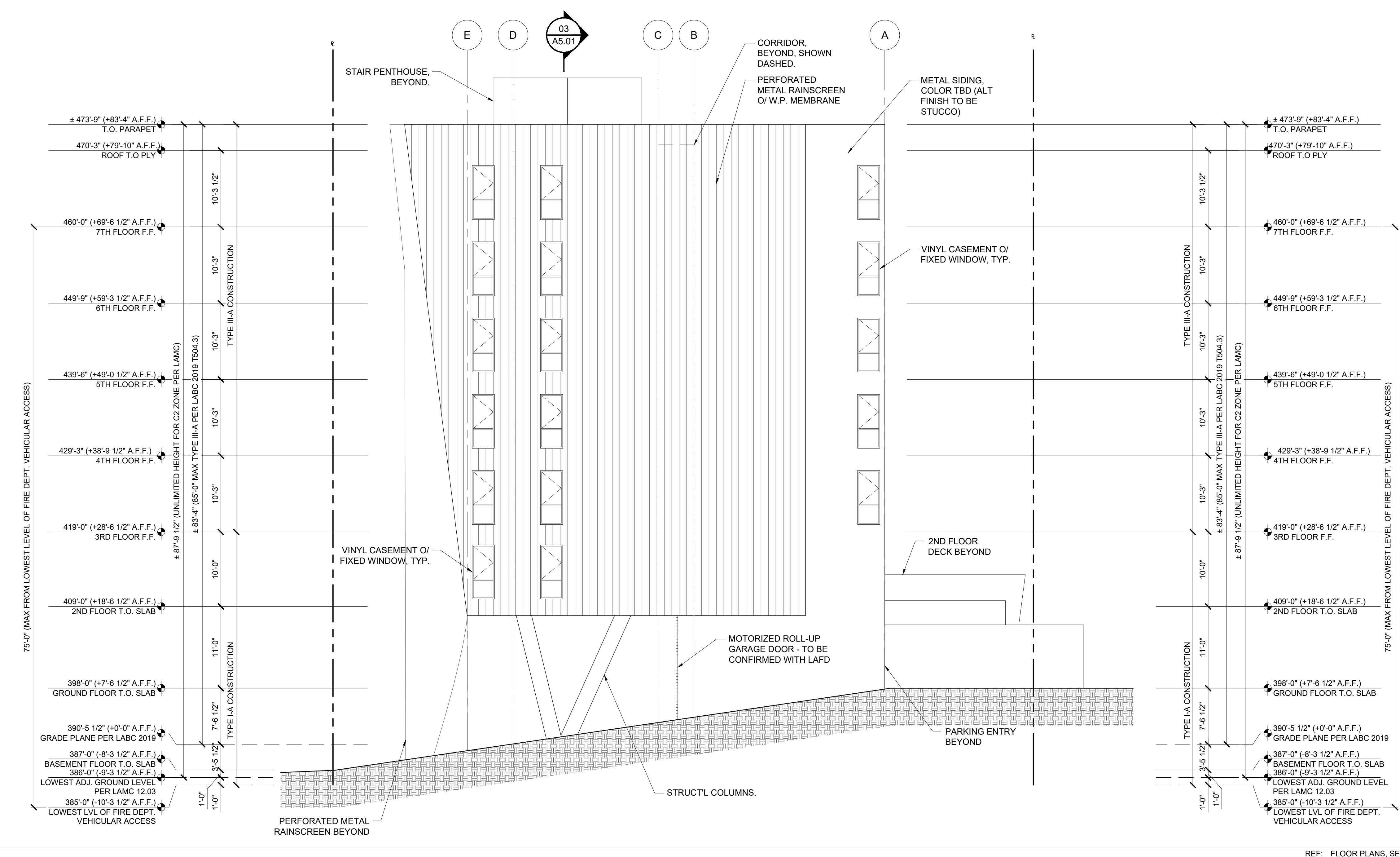
<b>BROOKS SCARPA</b>	REVISIONS:	AS INDICATED
	1 -	2020-05-27
	2 -	
	3 -	
SHEET TITLE:	ELEVATIONS	
SCALE:	AS INDICATED	
DATE PRINTED:	2020-05-27	
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.		

**BROOKS + SCARPA ARCHITECTS, INC.**  
 3820 W 139TH STREET  
 HAWTHORNE, CA 90250  
 t. 323.596.4700

**A4.00**



NORTH ELEVATION 03  
 REF: FLOOR PLANS, SECTIONS  
 SCALE: 1/8" = 1'-0"



EAST ELEVATION 01  
 REF: FLOOR PLANS, SECTIONS  
 SCALE: 1/8" = 1'-0"

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

ROSE COMMUNITY DEVELOPMENT, LLC

1917 - 2005 1/2 W 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

**BROOKS SCARPA**

REVISIONS:

1	-	1	-
2	-	2	-
3	-	3	-

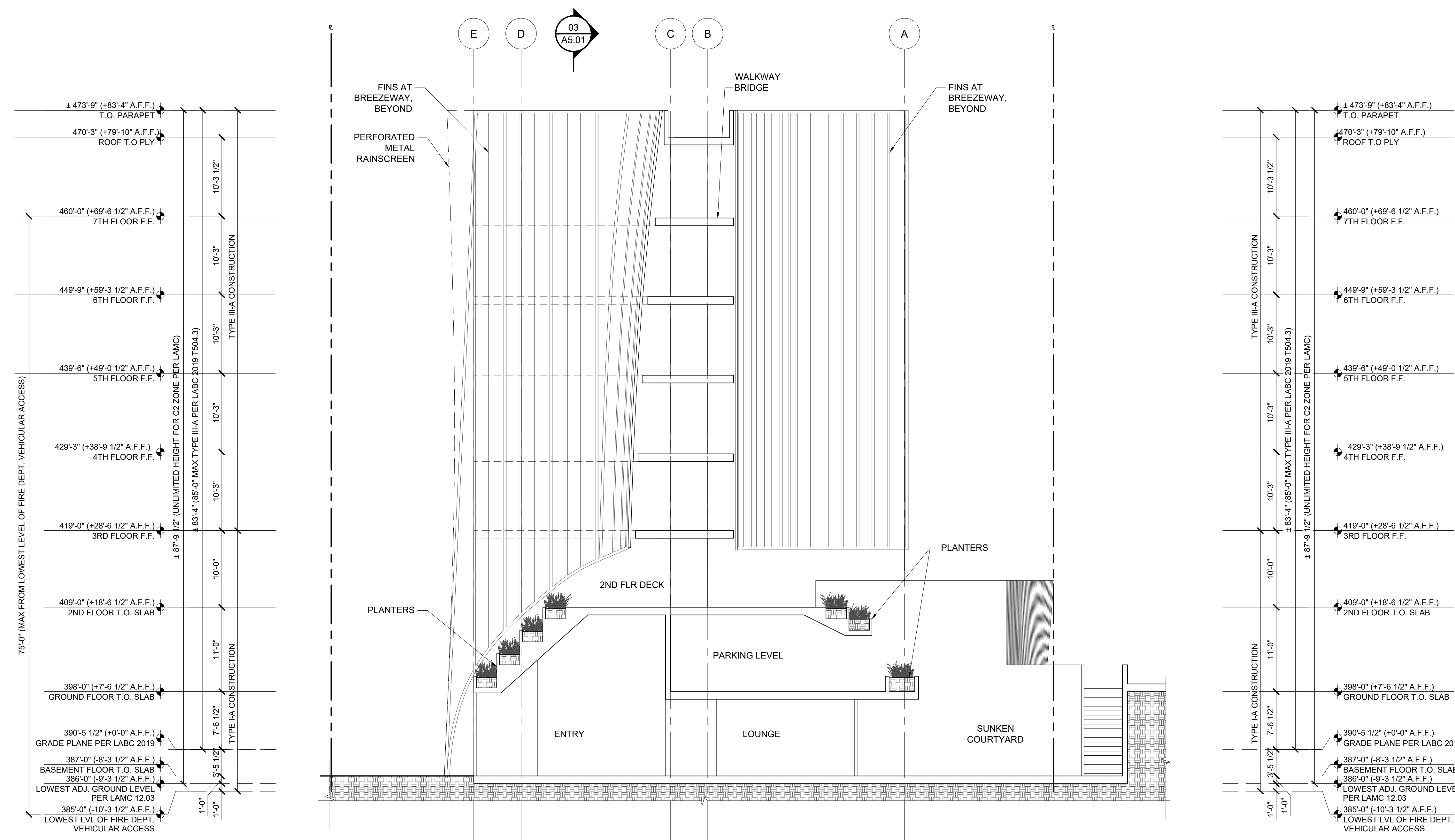
SHEET TITLE: ELEVATIONS

SCALE: AS INDICATED  
 DATE PRINTED: 2020-05-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

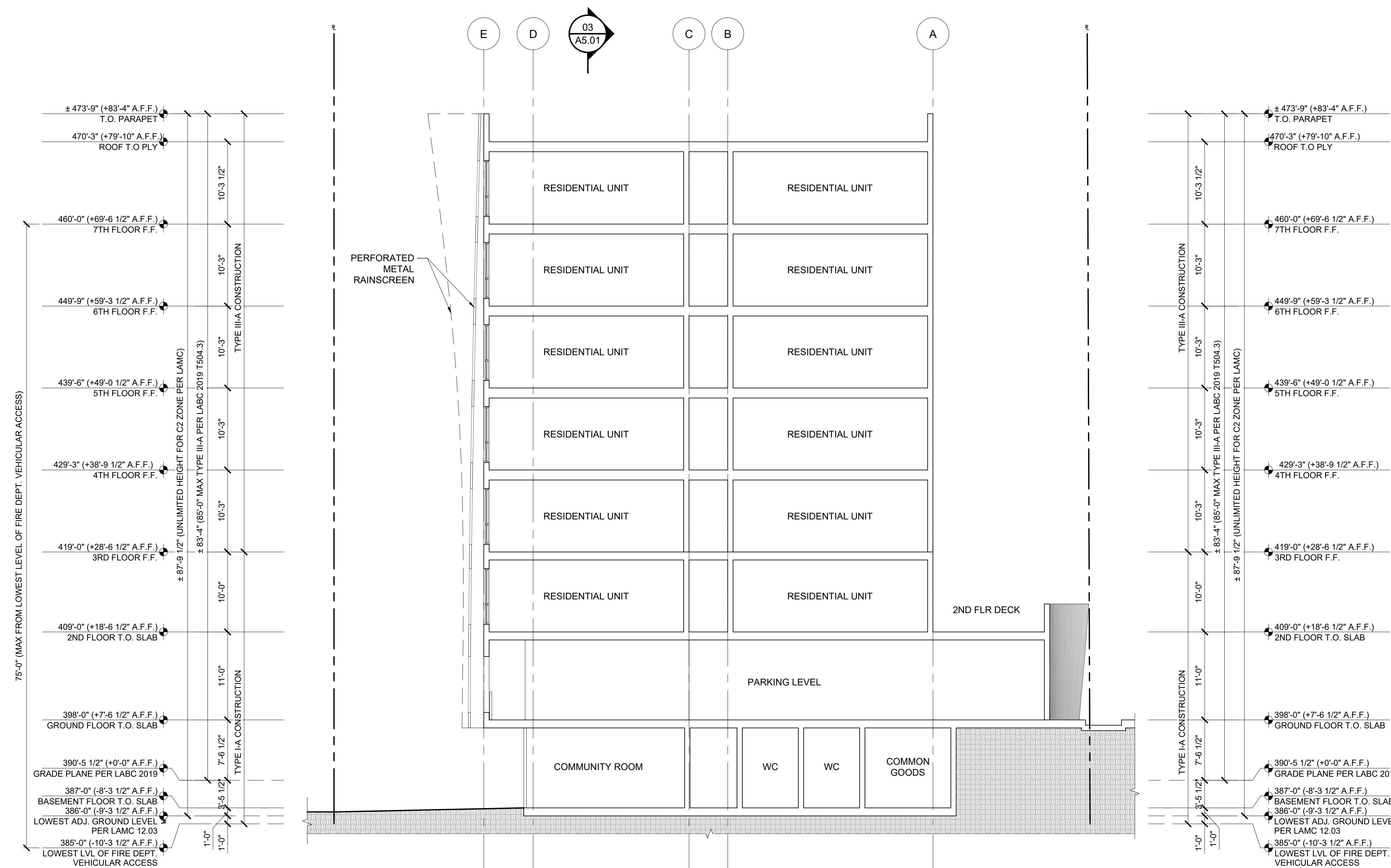
BROOKS + SCARPA ARCHITECTS, INC.  
 3920 W 139TH STREET  
 HAWTHORNE, CA 90250  
 T. 323.596.4700

**A4.01**



SECTION 03

REF: FLOOR PLANS  
SCALE: 1/8" = 1'-0"



SECTION 01

REF: FLOOR PLANS  
SCALE: 1/8" = 1'-0"

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/12/2021
PERMIT SET	-
CONSTRUCTION SET	-

ROSE COMMUNITY DEVELOPMENT, LLC

1917 - 2005 1/2 W 3RD STREET  
LOS ANGELES, CA 90057  
PROJECT NUMBER: 01921.0

**BROOKS SCARPA**

REVISIONS:

1	-	△	-
2	-	△	-
3	-	△	-

SHEET TITLE: \_\_\_\_\_

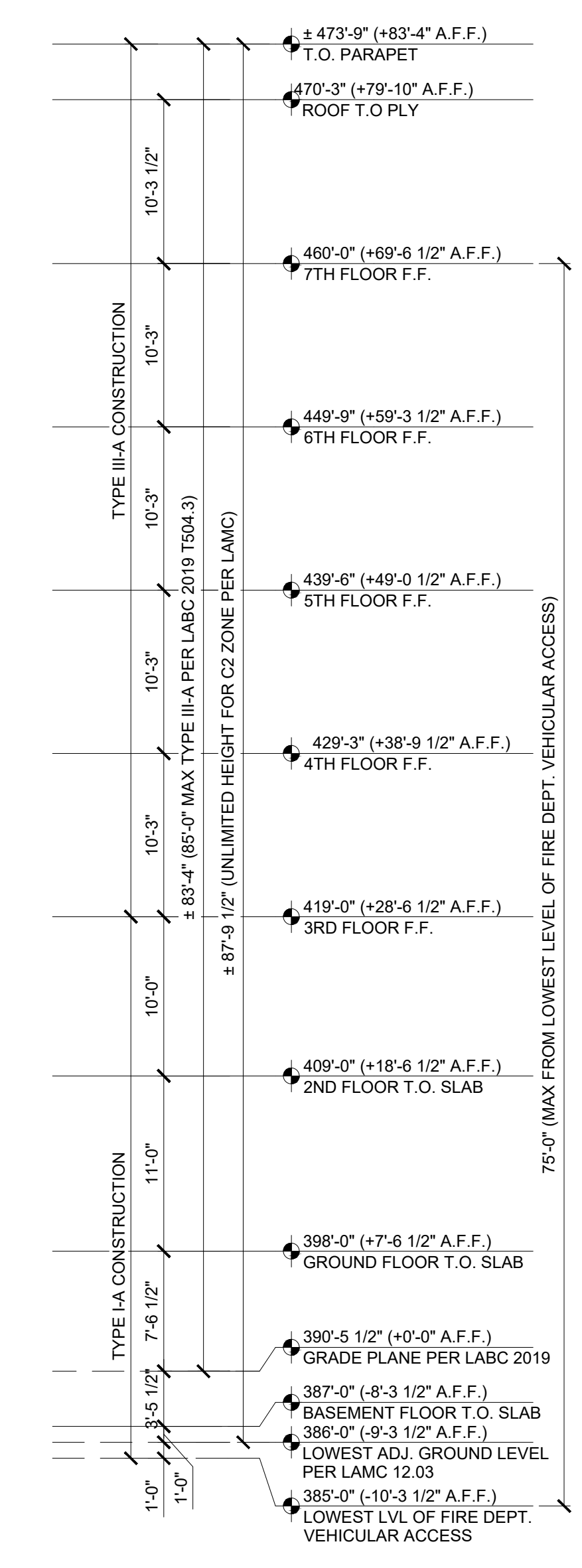
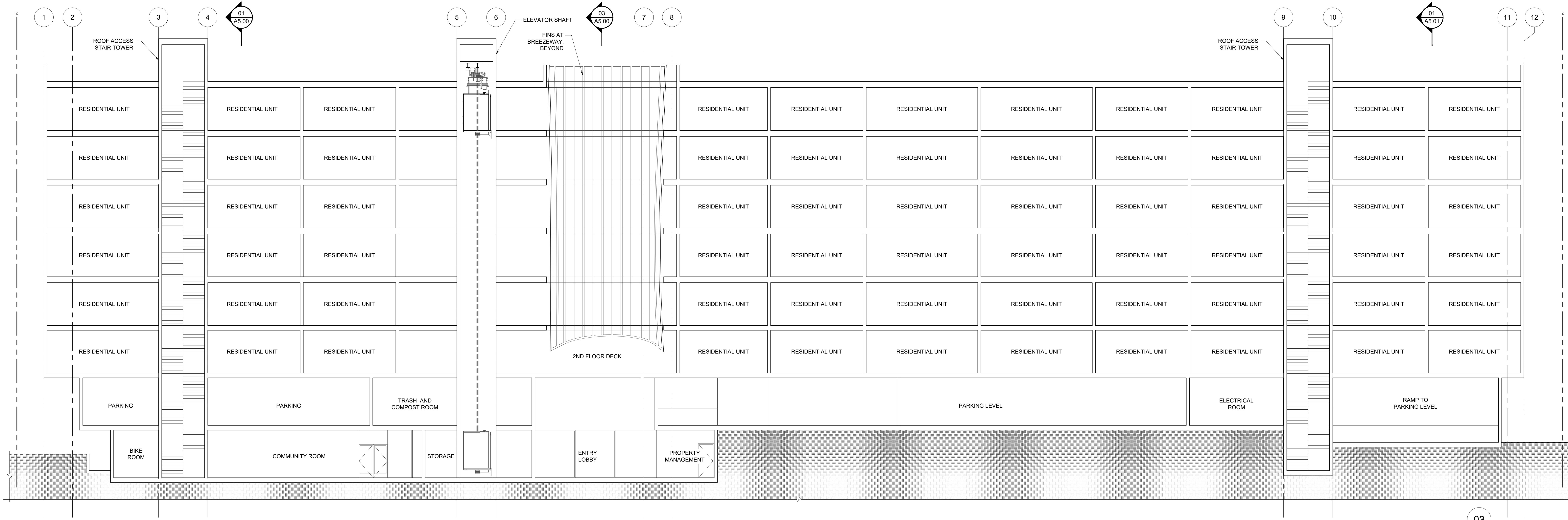
SCALE: AS INDICATED

DATE PRINTED: 2020-5-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

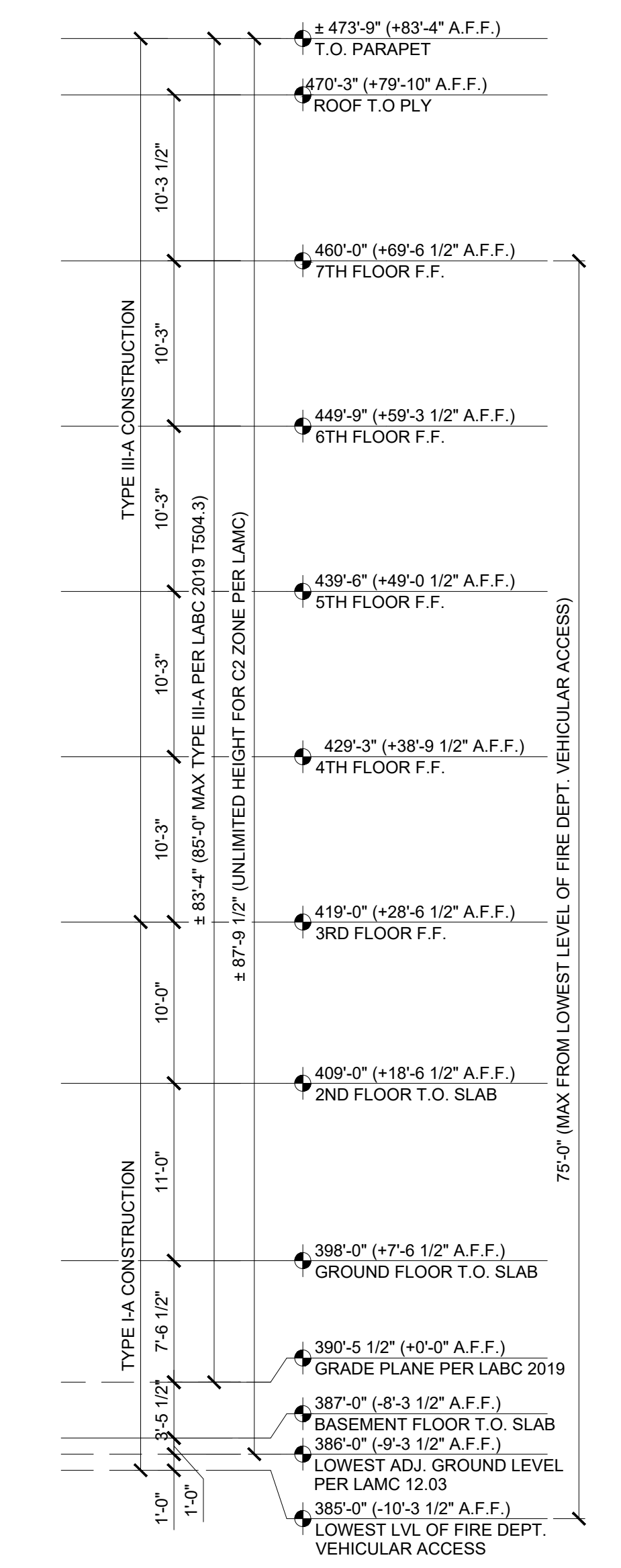
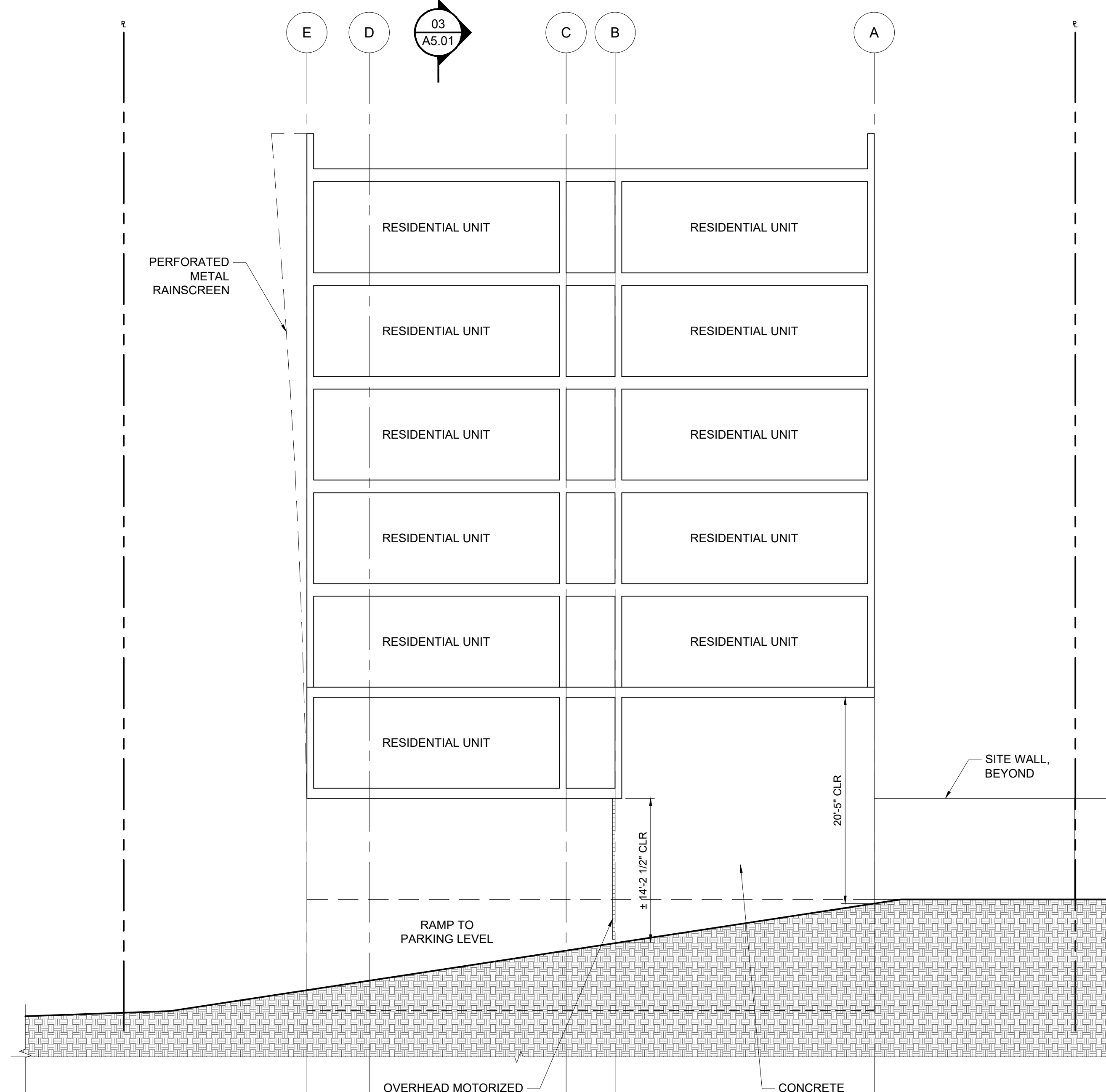
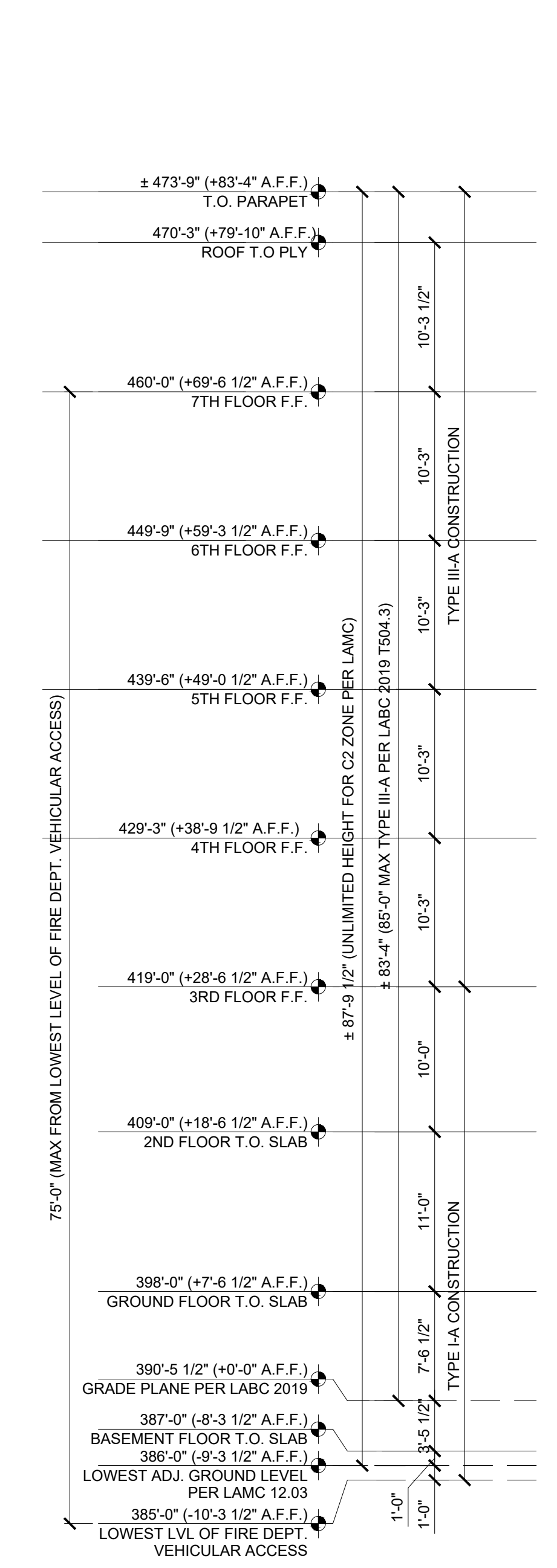
BROOKS + SCARPA ARCHITECTS, INC.  
3920 W 139TH STREET  
HAWTHORNE, CA 90250  
t. 323.596.4700

**A5.00**



SECTION 03  
SCALE: 1/8" = 1'-0"

REF: FLOOR PLANS



SECTION 01  
SCALE: 1/8" = 1'-0"

REF: FLOOR PLANS

LADBS PDPP SUBMITTAL & PLANNING ENTITLEMENT	05/28/2020
SCHEMATIC DESIGN	06/30/2020
DESIGN DEVELOPMENT 50%	08/31/2020
DESIGN DEVELOPMENT 100%	10/30/2020
CONSTRUCTION DOCUMENTS 80% (PLAN CHECK SUBMITTAL)	03/15/2021
CONSTRUCTION DOCUMENTS 100%	05/31/2021
PERMIT SET	-
CONSTRUCTION SET	-

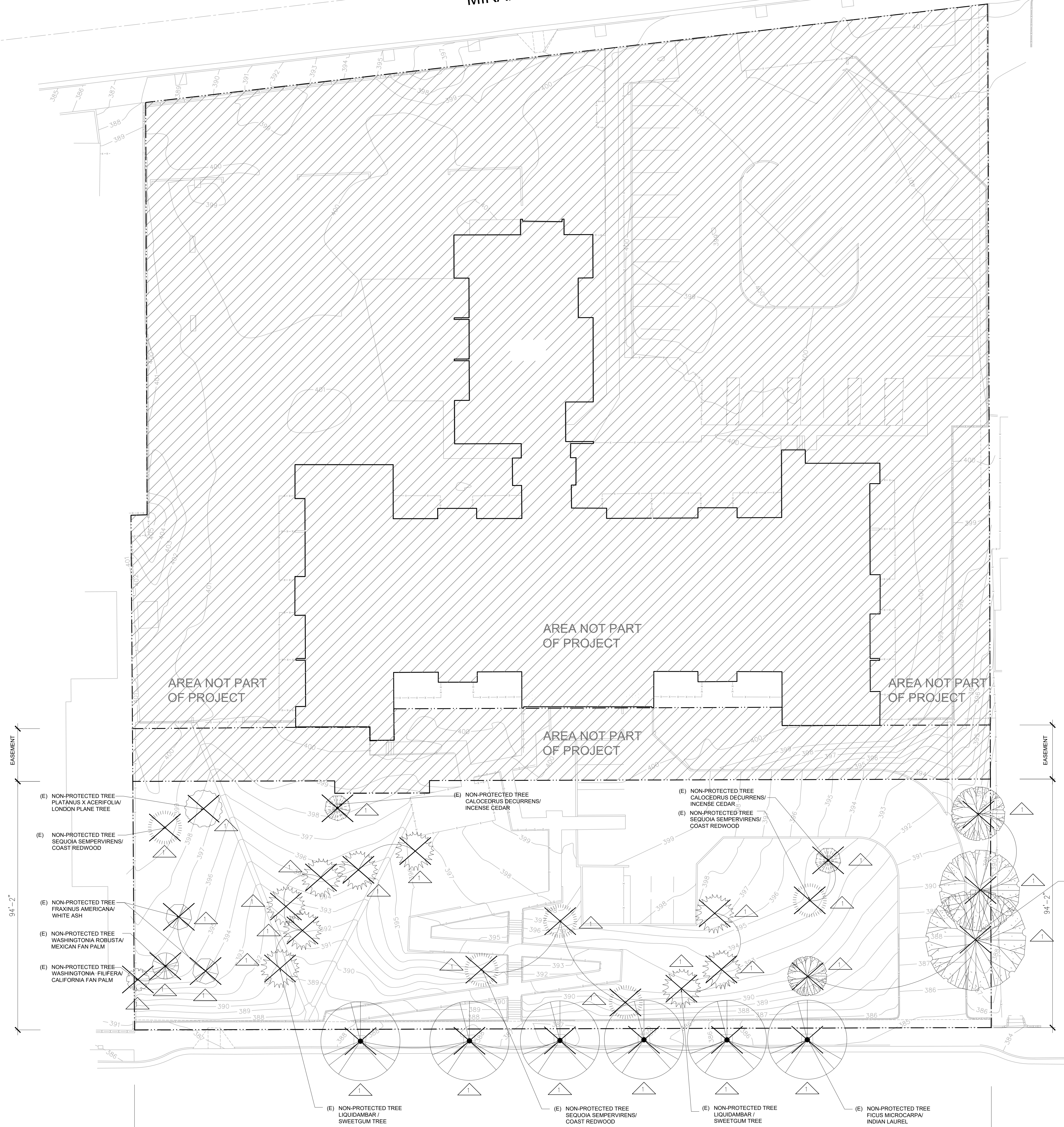
ROSE COMMUNITY DEVELOPMENT, LLC  
1917 - 2005 1/2 W 3RD STREET  
LOS ANGELES, CA 90057  
PROJECT NUMBER: 01921.0

REVISIONS:	
1 -	
2 -	
3 -	
SHEET TITLE:	SECTIONS
SCALE:	AS INDICATED
DATE PRINTED:	2020-05-27
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	

BROOKS + SCARPA ARCHITECTS, INC.  
3920 W 139TH STREET  
HAWTHORNE, CA 90250  
t. 323.596.4700

A5.01

MIRAMAR STREET



TREE REMOVAL LEGEND					
		EXISTING TREE TO BE REMOVED			
EXISTING TREE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	REMAIN	REMOVE	PROTECTED/NOT PROTECTED
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	0	5	NOT PROTECTED
	CALOCEDRUS DECURRENS	INCENSE CEDAR	0	2	NOT PROTECTED
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	0	1	NOT PROTECTED
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	0	1	NOT PROTECTED
	LIQUIDAMBAR	SWEETGUM TREE	0	6	NOT PROTECTED
	FRAXINUS AMERICANA	WHITE ASH	0	2	NOT PROTECTED
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	0	1	NOT PROTECTED
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	0	4	NOT PROTECTED
	FICUS MICROCARPA	INDIAN LAUREL	0	6	NOT PROTECTED
TOTAL				28	

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

EASEMENT  
94'-2"

EASEMENT  
94'-2"

- (E) NON-PROTECTED TREE PLATANUS X ACERIFOLIA / LONDON PLANE TREE
- (E) NON-PROTECTED TREE SEQUOIA SEMPERVIRENS / COAST REDWOOD
- (E) NON-PROTECTED TREE FRAXINUS AMERICANA / WHITE ASH
- (E) NON-PROTECTED TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
- (E) NON-PROTECTED TREE WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM

(E) NON-PROTECTED TREE CALOCEDRUS DECURRENS / INCENSE CEDAR

(E) NON-PROTECTED TREE CALOCEDRUS DECURRENS / INCENSE CEDAR  
(E) NON-PROTECTED TREE SEQUOIA SEMPERVIRENS / COAST REDWOOD

(E) NON-PROTECTED TREE SCHINUS TEREBINTHIFOLIUS / BRAZILIAN PEPPER TREE

(E) NON-PROTECTED TREE LIQUIDAMBAR / SWEETGUM TREE

(E) NON-PROTECTED TREE SEQUOIA SEMPERVIRENS / COAST REDWOOD

(E) NON-PROTECTED TREE LIQUIDAMBAR / SWEETGUM TREE

(E) NON-PROTECTED TREE FICUS MICROCARPA / INDIAN LAUREL

W. 3RD STREET

- ENTITLEMENT SUBMITTAL --
- LADBS PDPP SUBMITTAL 05/28/2020
- DESIGN DEVELOPMENT --
- CONSTRUCTION DOCUMENTS --
- PLAN CHECK SUBMITTAL --
- PERMIT SET --
- CONSTRUCTION SET --

ROSE COMMUNITY DEVELOPMENT COMPANY (RCD)

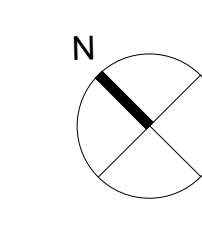
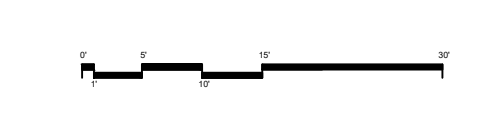
2000 3RD STREET  
LOS ANGELES, CA 900  
PROJECT NUMBER: 01821

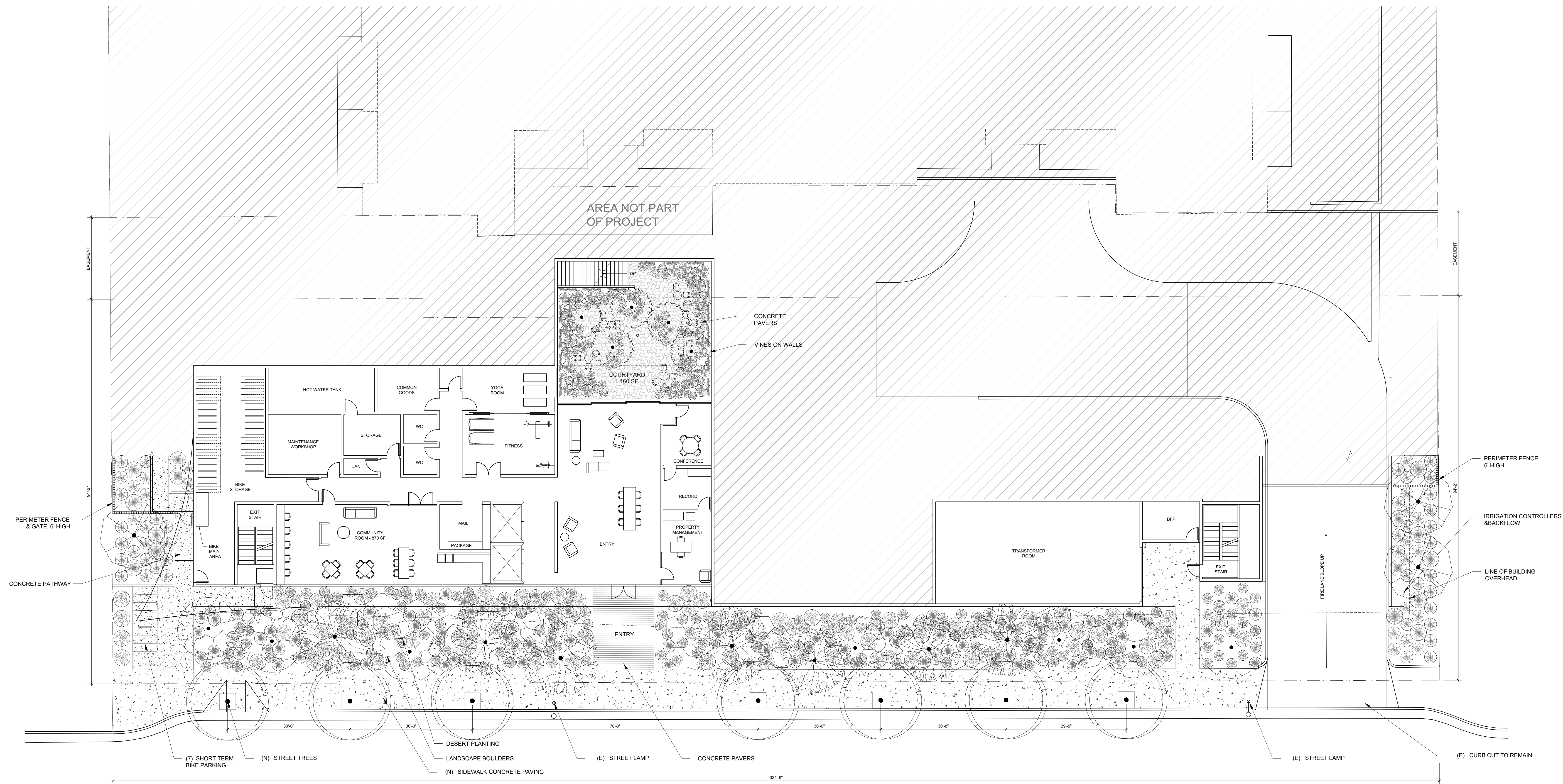


REVISIONS:  
  
 SHEET TITLE: EXISTING TREE REMOVAL PLAN  
 SCALE: 1/16"=1'-0"  
 DATE PRINTED: 2020-5-

TINA CHEE LANDSCAPE STUDIO  
1800 SOUTH BRAND BLVD, #212  
GLENDALE, CA 91204  
T: 323.691.6647  
E: TCHEE@TCLSTUDIO.NET

L0.01





THIRD STREET

PLANTING LEGEND												
IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS	
		UNDERSTORY							TREE			
	ME	MUHLENBERGIA RIGENS	DEER GRASS	216	LOW		PLATANUS RACEMOSA	CA SYCAMORE	(8) 36" BOX	MED		
	EN	ERIOPHYLLUM NEVENII	WOOLY SUNFLOWER	46	LOW		PARKINSONIA X DESERT MUSEUM	PALO VERDE X DESERT MUSEUM	(3) 36" BOX	LOW		
	AM	ACHILLEA MILLEFOLIUM	CA YARROW	26	LOW		PROSOPIS GLANDULOSA TORREYANA	HONEY MESQUITE TREE	(4) 36" BOX	LOW		
	AM	PENSTEMON SPECIOSUS	ROYAL PENSTEMON	30	LOW		ENCELIA FARINOSA	BRITTLE BUSH	(4) 48" BOX	LOW		
	EF	ERIOGONUM FASCICULATUM	CA BUCKWHEAT	16	LOW		AGAVE DESMETIANA	SMOOTH AGAVE	(4) 36" BOX	LOW		
	EF	ENCELIA FARINOSA	BRITTLE BUSH	119	LOW		PINUS TORREYANA	TORREY PINE	(3) 48" BOX	LOW		
	AD	AGAVE DESMETIANA	SMOOTH AGAVE	67	LOW		PINUS TORREYANA	TORREY PINE	(5) 60" BOX	MED/LOW		
	HW	HESPERODYCICA WHIPPLEI	OUR LORD'S CANDLE	64	LOW		STREET TREES PER URBAN FORESTRY		(7) 36" BOX			
	PC	POLYPODIUM CALIFORNICUM 'SARAH LYMAN'	CALIFORNIA POLYPODY FERN	132	MED							
	WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	121	MED							
	PM	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MADENHAIR FERN	44	MED							

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'AA' WATER MANAGEMENT POINT SYSTEM		CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'O' LANDSCAPE POINTS	
<b>TOTAL LOT AREA</b>	30,432 SF	<b>TOTAL LOT AREA</b>	30,432 SF
<b>TOTAL NUMBER OF POINTS REQUIRED</b>	300	<b>TOTAL NUMBER OF POINTS REQUIRED</b>	20
<b>FEATURES/TECHNIQUES</b>	<b>POINTS PROVIDED</b>	<b>FEATURES/TECHNIQUE</b>	<b>POINTS CLAIMED</b>
DRIP/MICRO IRRIGATION HEADS WITH FLOW-CONTROL DEVICE (5 PTS/CIRCUIT)	75	25' ON CENTER MAXIMUM 2 POINTS PER TREE	7 TREE X 2 POINTS = 14
AUTOMATIC CONTROLLER	5	STREET TREES 24" BOX 1 POINT PER TREE	7 TREE X 1 POINTS = 7
0-15% LAWN AREA	10		
SOIL MOISTURE SENSOR DEVICE	2		
PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER (2 PTS/PLANT)	133	<b>TOTAL POINTS PROVIDED</b>	21
LANDSCAPE WATER METER (25% OF POINTS)	75	<b>TREES REQUIRED 1 PER 4 UNITS</b>	135 UNITS / 4 = 33.75 34 TREES PROVIDED
<b>TOTAL POINTS PROVIDED</b>	300		

TABLE OF AREAS	
<b>TOTAL LOT AREA</b>	30,432 SF
<b>LEVEL 1 FOOTPRINT AREA</b>	16,317 SF
<b>PLANTING</b>	
TOTAL TREES REQUIRED FOR 135 UNITS (1 TREE PER 4 UNITS)	34
TREES PROVIDED	34
BASEMENT LEVEL PLANTING AREA	5,761 SF
LEVEL 1 PLANTING AREA	1,899 SF
LEVEL 2 PLANTING AREA	1,299 SF
<b>TOTAL PLANTING AREA</b>	8,959 SF
<b>HARDSCAPE AREA (INCLUDING DRIVEWAY AND STREET DEDICATION)</b>	8,298 SF
<b>OPEN SPACE</b>	
REQUIRED OPEN SPACE (PER LAMC 12.21.G.2): 10,125 SF (135 UNITS)	10,125 SF
PROVIDED OPEN SPACE	10,626 SF
25% OF OPEN SPACE VEGETATED REQUIRED	2,531 SF
OPEN SPACE VEGETATED PROVIDED	8,959 SF

ENTITLEMENT SUBMITTAL --  
 LABS PDP SUBMITTAL 05/28/2020 --  
 DESIGN DEVELOPMENT --  
 CONSTRUCTION DOCUMENTS --  
 PLAN CHECK SUBMITTAL --  
 PERMIT SET --  
 CONSTRUCTION SET --

ROSE COMMUNITY DEVELOPMENT COMPANY (RCDC)  
 2000 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

REVISIONS:  
 1 -  
 2 -  
 3 -

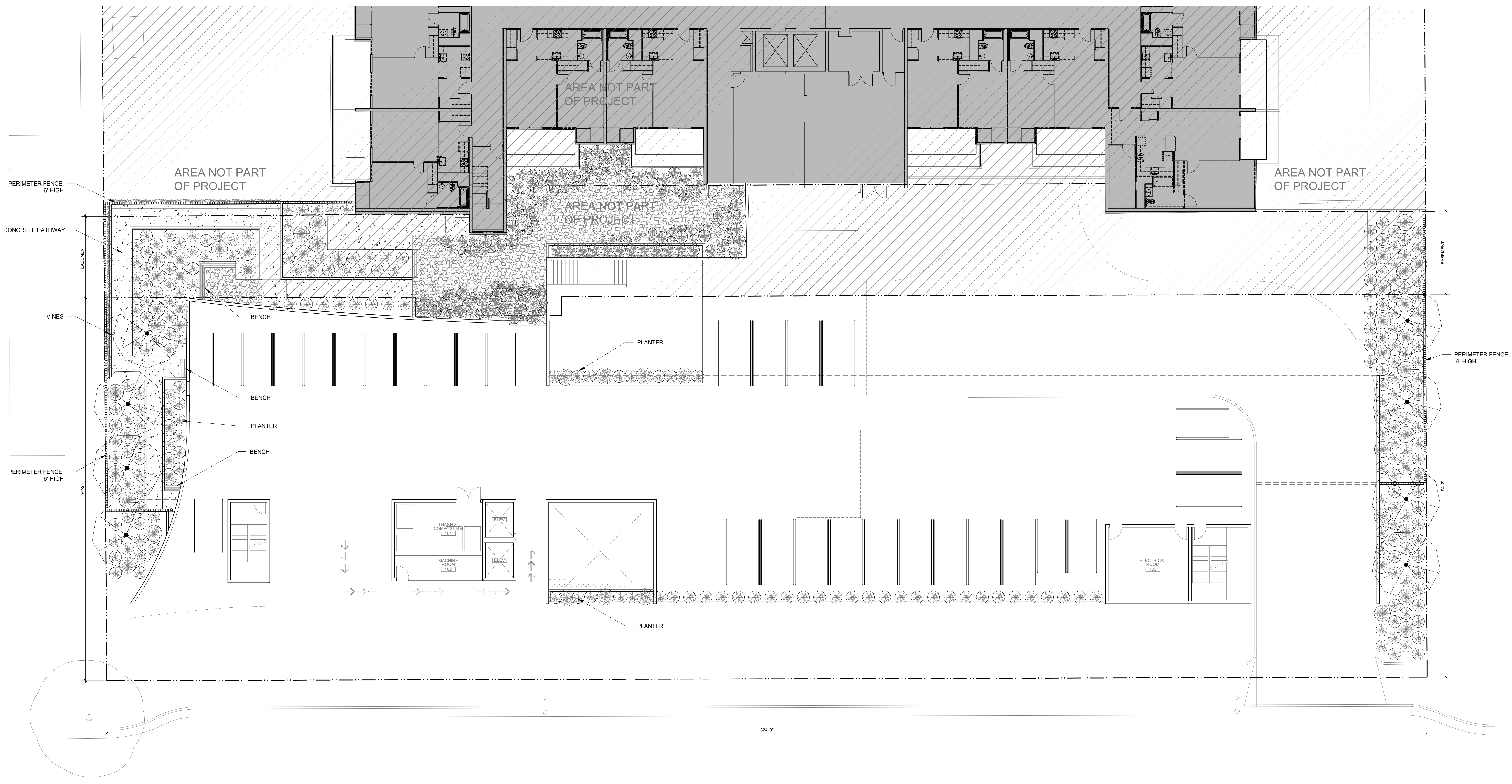
SHEET TITLE: LANDSCAPE LEVEL 0 - BASEMENT LEVEL

SCALE: 3/32"=1'-0"  
 DATE PRINTED: 2020-5-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TINA CHEE LANDSCAPE STUDIO  
 1800 SOUTH BRAND BLVD, #212  
 GLENDALE, CA 91204  
 T. 323.691.6647  
 E. TCHEE@TCLSTUDIO.NET

**L1.00**



## W. 3RD STREET

PLANTING LEGEND											
IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS
		UNDERSTORY									
	ME	MUHLENBERGIA RIGENS	DEER GRASS	216	LOW						
	EN	ERIOPHYLLUM NEVENII	WOOLY SUNFLOWER	46	LOW			PLATANUS RACEMOSA	CA SYCAMORE	(8) 36" BOX	MED
	AM	ACHILLEA MILLEFOLIUM	CA YARROW	26	LOW			PARKINSONIA X DESERT MUSEUM	PALO VERDE X DESERT MUSEUM	(3) 36" BOX (4) 48" BOX	LOW
	AM	PENSTEMON SPECIOSUS	ROYAL PENSTEMON	30	LOW			PROSOPIS GLANDULOSA TORREYANA	HONEY MESQUITE TREE	(4) 36" BOX (3) 48" BOX	LOW
	EF	ERIOGONUM FASCICULATUM	CA BUCKWHEAT	16	LOW			PINUS TORREYANA	TORREY PINE	(5) 60" BOX	MED/ LOW
	EF	ENCELIA FARINOSA	BRITTLE BUSH	119	LOW						
	AD	AGAVE DESMETIANA	SMOOTH AGAVE	67	LOW						
	HW	HESPEROYUCCA WHIPPLEI	OUR LORD'S CANDLE	64	LOW						
	PC	POLYPODIUM CALIFORNICUM 'SARAH LYMAN'	CALIFORNIA POLYPODY FERN	132	MED					(7) 36" BOX	
	WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	121	MED						
	PM	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MADENHAIR FERN	44	MED						

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'AA' WATER MANAGEMENT POINT SYSTEM		CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'O' LANDSCAPE POINTS		TABLE OF AREAS	
<b>TOTAL LOT AREA</b>	30,432 SF	<b>TOTAL LOT AREA</b>	30,432 SF	<b>TOTAL LOT AREA</b>	30,432 SF
<b>TOTAL NUMBER OF POINTS REQUIRED</b>	300	<b>TOTAL NUMBER OF POINTS REQUIRED</b>	20	<b>LEVEL 1 FOOTPRINT AREA</b>	16,317 SF
<b>FEATURES/TECHNIQUES</b>	<b>POINTS PROVIDED</b>	<b>FEATURES/TECHNIQUE</b>	<b>POINTS CLAIMED</b>	<b>PLANTING</b>	
DRIP/MICRO IRRIGATION HEADS WITH FLOW-CONTROL DEVICE (5 PTS/CIRCUIT)	75	25' ON CENTER MAXIMUM	7 TREE X 2 POINTS = 14	TOTAL TREES REQUIRED FOR 135 UNITS (1 TREE PER 4 UNITS)	34
AUTOMATIC CONTROLLER	5	STREET TREES 24" BOX	7 TREE X 1 POINTS = 7	TREES PROVIDED	34
0-15% LAWN AREA	10	1 POINT PER TREE		BASEMENT LEVEL PLANTING AREA	5,761 SF
SOIL MOISTURE SENSOR DEVICE	2			LEVEL 1 PLANTING AREA	1,899 SF
PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER (2 PTS/PLANT)	133			LEVEL 2 PLANTING AREA	1,299 SF
LANDSCAPE WATER METER (25% OF POINTS)	75	<b>TOTAL POINTS PROVIDED</b>	21	<b>TOTAL PLANTING AREA</b>	8,959 SF
<b>TOTAL POINTS PROVIDED</b>	300	<b>TREES REQUIRED</b>	135 UNITS / 4 = 33.75	<b>HARDSCAPE AREA (INCLUDING DRIVEWAY AND STREET DEDICATION)</b>	8,298 SF
		<b>1 PER 4 UNITS</b>	34 TREES PROVIDED	<b>OPEN SPACE</b>	
				REQUIRED OPEN SPACE (PER LAMC 12.21.G.2): 10,125 SF (135 UNITS)	10,125 SF
				PROVIDED OPEN SPACE	10,626 SF
				25% OF OPEN SPACE VEGETATED REQUIRED	2,531 SF
				OPEN SPACE VEGETATED PROVIDED	8,959 SF

ENTITLEMENT SUBMITTAL --  
 LADBS PDPP SUBMITTAL 05/28/2020  
 DESIGN DEVELOPMENT --  
 CONSTRUCTION DOCUMENTS --  
 PLAN CHECK SUBMITTAL --  
 PERMIT SET --  
 CONSTRUCTION SET --

**ROSE COMMUNITY DEVELOPMENT COMPANY (RCDC)**  
 2000 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

REVISIONS:

1	2	3	4
5	6	7	8

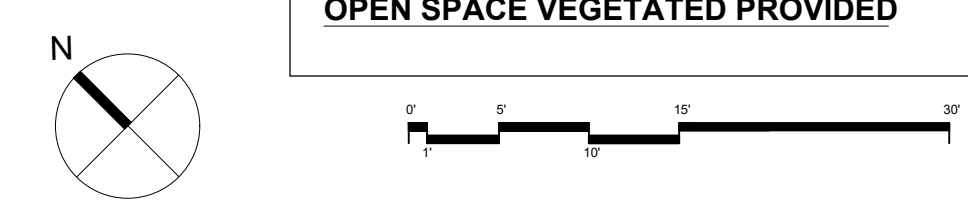
SHEET TITLE: **LANDSCAPE**  
LEVEL 1 - FIRST FLOOR PLAN

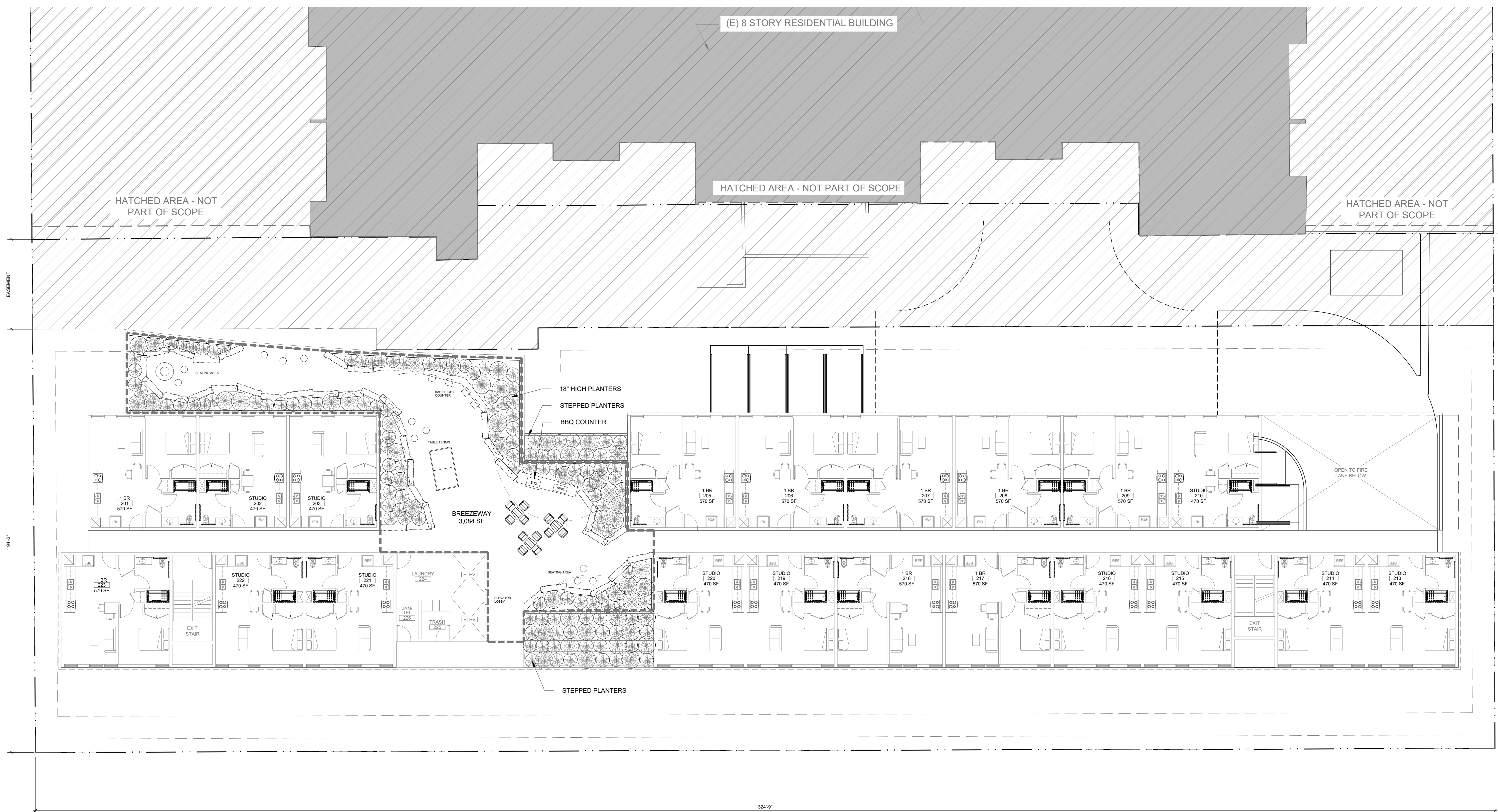
SCALE: 3/32"=1'-0"  
DATE PRINTED: 2020-5-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TINA CHEE LANDSCAPE STUDIO  
 1800 SOUTH BRAND BLVD, #212  
 GLENDALE, CA. 91204  
 T. 323.691.6647  
 E. TCHEE@TCLSTUDIO.NET

# L1.10





PLANTING LEGEND											
IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS
UNDERSTORY						TREE					
	ME	MUHLENBERGIA RIGENS	DEER GRASS	216	LOW			PLATANUS RACEMOSA	CA SYCAMORE	(8) 36" BOX	MED
	EN	ERIOPHYLLUM NEVENI	WOOLY SUNFLOWER	46	LOW			PLATANUS RACEMOSA	CA SYCAMORE	(8) 36" BOX	MED
	AM	ACHILLEA MILLEFOLIUM	CA YARROW	26	LOW			PARKINSONIA X DESERT MUSEUM	PALO VERDE X DESERT MUSEUM	(3) 36" BOX	LOW
	AM	PENSTEMON SPECIOSUS	ROYAL PENSTEMON	30	LOW			PARKINSONIA X DESERT MUSEUM	PALO VERDE X DESERT MUSEUM	(4) 48" BOX	LOW
	EF	ERIOGONUM FASCICULATUM	CA BUCKWHEAT	16	LOW			PROSOPIS GLANDULOSA TORREYANA	HONEY MESQUITE TREE	(4) 36" BOX	LOW
	EF	ENCELIA FARINOSA	BRITTLE BUSH	119	LOW			PROSOPIS GLANDULOSA TORREYANA	HONEY MESQUITE TREE	(3) 48" BOX	LOW
	AD	AGAVE DESMETTIANA	SMOOTH AGAVE	67	LOW			PINUS TORREYANA	TORREY PINE	(5) 60" BOX	MED/LOW
	HW	HESPEROYUCCA WHIPPLEI	OUR LORD'S CANDLE	64	LOW			PINUS TORREYANA	TORREY PINE	(5) 60" BOX	MED/LOW
	PC	POLYPODIUM CALIFORNICUM 'SARAH LYMAN'	CALIFORNIA POLYPODY FERN	132	MED			STREET TREES PER URBAN FORESTRY		(7) 36" BOX	
	WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	121	MED						
	PM	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MADENHAIR FERN	44	MED						

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'AA' WATER MANAGEMENT POINT SYSTEM	
TOTAL LOT AREA	30,432 SF
TOTAL NUMBER OF POINTS REQUIRED	300
FEATURES/TECHNIQUES	POINTS PROVIDED
DRIP/MICRO IRRIGATION HEADS WITH FLOW-CONTROL DEVICE (5 PTS/CIRCUIT)	75
AUTOMATIC CONTROLLER	5
0-15% LAWN AREA	10
SOIL MOISTURE SENSOR DEVICE	2
PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER (2 PTS/PLANT)	133
LANDSCAPE WATER METER (25% OF POINTS)	75
<b>TOTAL POINTS PROVIDED</b>	<b>300</b>

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'O' LANDSCAPE POINTS	
TOTAL LOT AREA	30,432 SF
TOTAL NUMBER OF POINTS REQUIRED	20
FEATURES/TECHNIQUE	POINTS CLAIMED
25' ON CENTER MAXIMUM 2 POINTS PER TREE	7 TREE X 2 POINTS = 14
STREET TREES 24" BOX 1 POINT PER TREE	7 TREE X 1 POINTS = 7
<b>TOTAL POINTS PROVIDED</b>	<b>21</b>
TREES REQUIRED 1 PER 4 UNITS	135 UNITS / 4 = 33.75 34 TREES PROVIDED

TABLE OF AREAS	
TOTAL LOT AREA	30,432 SF
LEVEL 1 FOOTPRINT AREA	16,317 SF
PLANTING	
TOTAL TREES REQUIRED FOR 135 UNITS (1 TREE PER 4 UNITS)	34
TREES PROVIDED	34
BASEMENT LEVEL PLANTING AREA	5,761 SF
LEVEL 1 PLANTING AREA	1,899 SF
LEVEL 2 PLANTING AREA	1,299 SF
<b>TOTAL PLANTING AREA</b>	<b>8,959 SF</b>
HARDSCAPE AREA (INCLUDING DRIVEWAY AND STREET DEDICATION)	8,298 SF
OPEN SPACE	
REQUIRED OPEN SPACE (PER LAMC 12.21.G.2): 10,125 SF (135 UNITS)	10,125 SF
PROVIDED OPEN SPACE	10,626 SF
25% OF OPEN SPACE VEGETATED REQUIRED	2,531 SF
OPEN SPACE VEGETATED PROVIDED	8,959 SF

ENTITLEMENT SUBMITTAL --  
 LABDS PDPP SUBMITTAL 05/28/2020  
 DESIGN DEVELOPMENT --  
 CONSTRUCTION DOCUMENTS --  
 PLAN CHECK SUBMITTAL --  
 PERMIT SET --  
 CONSTRUCTION SET --

ROSE COMMUNITY DEVELOPMENT COMPANY (RCDC)

2000 3RD STREET  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 01921.0

REVISIONS:

1	2	3	4
△	△	△	△
△	△	△	△
△	△	△	△

SHEET TITLE: LANDSCAPE LEVEL 2 - SECOND FLOOR PLAN

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

DATE PRINTED: 2020-5-27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TINA CHEE LANDSCAPE STUDIO  
 1800 SOUTH BRAND BLVD, #212  
 GLENDALE, CA 91204  
 T. 323.691.6647  
 E. TCHEE@TCLSTUDIO.NET

L1.2

