

Sepulveda + Centinela Project

Historical Resources Technical Report

Prepared for:

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1. Executive Summary

1.1 Introduction

Architectural Resources Group (ARG) has prepared this Historical Resources Technical Report ("Technical Report") for the Sepulveda + Centinela Project ("the Project"). The Project is located at 6501-6521 S. Sepulveda Blvd./6502-6520 S. Arizona Ave. ("Project Site," or "Site"), in the Westchester community of the City of Los Angeles. The Site is developed with three buildings:

- Dinah's Family Restaurant building (built 1957; 6521 S. Sepulveda Blvd.; APN: 4110-001-007)
- One-story multi-tenant, industrial/mixed-use building (built 1967; 6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.; APN: 4110-001-006)
- One-story multi-tenant commercial strip mall (built 1983; 6501-6505 S. Sepulveda Blvd./6502-6506 S. Arizona Ave.; APN: 4110-001-024)

The Site also contains paved surface parking lots, four freestanding pole/pylon signs, a billboard, and a small locksmith shop (added 1986).

The Dinah's Family Restaurant building (6521 S. Sepulveda Blvd.) was identified as eligible in 2013 during the Los Angeles Citywide Survey (SurveyLA) of the Westchester-Playa del Rey Community Plan Area (CPA). The restaurant's three freestanding signs were found to contribute to the significance of the building. The industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.) was also identified in the 2013 SurveyLA survey as a contributor to a potential historic district (the Arizona Circle Industrial Historic District).[1] The commercial strip mall (6501-6505 S. Sepulveda Blvd./6502-6506 S. Arizona Ave.) was not identified through SurveyLA or any other historic resources survey.

Upon more in-depth research conducted in preparation of this Technical Report, it is ARG's professional opinion that the Dinah's Family Restaurant building is eligible for listing in the California Register under Criterion 3 and for local listing under Criteria 1 and 3. Due to changes that have been made to the building over time, Dinah's does not retain sufficient integrity for listing in the National Register. While the three signs associated with the restaurant have undergone changes over time, including relocation of one sign and replacement of copy, the signs are considered character-defining features and contribute to the significance of the building.

Furthermore, it is ARG's professional opinion that the industrial/mixed-use building is ineligible for listing, either individually or as a contributor, in the National and California Registers, or as a Los Angeles HCM/contributor to a Los Angeles HPOZ.

[1] SurveyLA findings can be viewed at www.historicplacesla.org. The SurveyLA *Historic Resources Survey Report* for the Westchester-Playa del Rey Community Plan Area can be found at https://planning.lacity.org/preservation-design/survey-la-results-westchester-playa-del-rey.

The Project includes the demolition of the one-story industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.), the one-story commercial strip mall (6501-6505 S. Sepulveda Blvd./6502-6506 S. Arizona Ave.), the small locksmith shop, and associated surface parking lots. The Project also includes the construction of an eight-story, mixed-use building and parking structure. The parking structure will extend one level below ground and three levels above ground. The Dinah's Family Restaurant building will be retained in place as part of the Project. The restaurant's pylon sign, sited closest to the building, will also be retained on site.. The "bucket" sign will be incorporated into the Project at a different location on site. The pole sign, located at the corner of Arizona and Centinela avenues, will be removed and either stored or donated to a local sign museum. See *Section 6.3: Project Description*, for a more detailed explanation of the Project.

This Technical Report has been prepared to fulfill the requirements of the California Environmental Quality Act (CEQA) as they relate to historical resources. CEQA states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment."[2] An evaluation of potential impacts under CEQA includes both a determination of whether, and the extent to which, historical resources as defined by CEQA are present on and adjacent to the site and, if so, the identification of potential impacts to historical resources caused by the project.

In summary, ARG finds that there is one building on the Project Site that meets the definition of a historical resource: Dinah's Family Restaurant building at 6521 S. Sepulveda Blvd. appears eligible for listing in the California Register and as a local Historic-Cultural Monument. There is one adjacent potential historical resource: the Arizona Circle Industrial Historic District, located to the west of the Project Site. Upon review, ARG finds that the Project will not materially impair the significance of the Dinah's Family Restaurant building. It will therefore not cause a substantial adverse change to the historical resource's significance. The historical resource will retain nearly all of its character-defining features and will continue to retain sufficient integrity to convey its significance following the completion of the Project. Implementation of Project Design Features, enumerated herein, will ensure appropriate treatment of the historical resource throughout the duration of the Project. The building will remain eligible for listing under state and local designation criteria. The Project will also not materially impair the significance of the adjacent Arizona Circle Industrial Historic District.

Therefore, the Project will not have a significant unavoidable impact on any historical resources on or adjacent to the Project Site.

[2] California Public Resources Code, Section 21084.1.

1.2 Methodology

For preparation of this report, ARG performed the following tasks for research, documentation, and analysis:

- Conducted site visits of the property on August 24, 2020 and October 26, 2021. During this time, the buildings and site were photographed and notes were taken on their physical appearance and condition.
- Conducted a search in California's Built Environment Resource Directory (BERD) and through the South Central Coastal Information Center (SCCIC) for previous surveys and evaluations of the subject property and surrounding properties.
- Reviewed state and local technical bulletins, ordinances, and other materials related to the evaluation of historical resources.
- Conducted primary and secondary source research related to the history of the restaurant building.
- Evaluated the two age-eligible buildings (Dinah's Family Restaurant and industrial/mixed-use building) on the Project Site against eligibility criteria of the National Register, California Register, and the City of Los Angeles' Cultural Heritage Ordinance.
- Analyzed the Project to determine whether it would result in any potential impacts to historical resources under CEQA.

ARG staff consulted the following archives and repositories as part of their research for this assessment: Los Angeles Public Library (multiple collections); the archives of the *Los Angeles Times* and other local periodicals; Los Angeles Department of Building and Safety Online Building Records; United States Census Records; Los Angeles City Directories; various online repositories; and ARG's in-house library collection. A complete list of references is included at the end of this report.

1.3 Preparer Qualifications

This report was prepared by Katie Horak, Principal, and Evanne St. Charles, Senior Associate, both of whom meet the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History (see Appendix B: Resumes). Project support was provided by ARG intern Krista Gelev.

2. Property Description and Development

2.1 General Setting

The Project Site is located at 6501-6521 S. Sepulveda Blvd./6502-6520 S. Arizona Ave., in the Westchester community of Los Angeles. It is at the southwest corner of Sepulveda Boulevard and Centinela Avenue, just south of Interstate 405 and approximately 15 miles southwest of downtown Los Angeles. On the opposite (east) side of Sepulveda is a large, multi-story mixed-use development (Howard Hughes Center; developed 1980s/90s); to the west of the Site is a low-scale industrial campus historically comprising the Westchester Industrial Tract (built 1950s-70s), recorded through SurveyLA as the potential Arizona Circle Industrial Historic District (see Map 1 and Appendix D).[3] A few additional commercial properties as well as single-family residential neighborhoods surround the Site to the south. The topography of the surrounding area slopes downward to the north.

The Site comprises three buildings, including the Dinah's Family Restaurant (6521 S. Sepulveda Blvd.), a one-story industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.), and a one-story commercial strip mall (6501-6505 S. Sepulveda Blvd./6502-6506 S. Arizona Ave.). The buildings are separated from one another by paved surface parking, and a small locksmith shop (added 1986) is located east of the strip mall, at the northeast corner of the Site (see Map 2).

At the northwest corner of the Site, facing Centinela Avenue, is a freestanding pole sign associated with the restaurant building ("C" on Map 3; build date unknown). The sign reads "Dinah's Fried Chicken" in dynamic backlit individual lettering; two backlit plastic boxes contain additional copy below the main signage. Originally sited equidistant between Sepulveda Boulevard and Arizona Avenue, the sign was moved further northwest to its current corner location in 1983; some of its original copy has also been replaced. At the northeast corner of the Site is a billboard ("E" on Map 3; build date unknown), and along the east edge of the Site is another free standing sign ("D" on Map 3; build date unknown). Neither the billboard nor the freestanding sign is associated with Dinah's Family Restaurant.

Two freestanding signs are located along the front of the Dinah's Family Restaurant building. Built in 1971, a pylon sign sits near the northeast corner of the building, highly visible along Sepulveda. It consists of a backlit rectangular box with lettering that reads "Dinah's Family Restaurant" ("A" on Map 3). The box is supported by a rectangular pylon, and atop the box is a red lantern bounded by metal scrolls. Near the northwest corner of the building, in front of the take-out space, is a pole supporting a backlit plastic cylinder, intended to emulate a bucket of fried chicken

[3] The SurveyLA Historic Resources Survey Report, Westchester-Playa del Rey CPA, Historic District Appendix (2013) may be found at the following link: https://planning.lacity.org/odocument/702cba44-30c8-4d80-b046-cf32ba5829dc/Westchester_Playa_Del_Rey_Districts.pdf.

("B" on Map 3). Originally installed in 1959, the current bucket replaced an older version with different copy in 2013.[4]



Map 1. *Project location map (Google Maps; adapted by ARG, 2021). The Project Site is outlined in red. Note the Arizona Circle Industrial Historic District to the west of the Project Site, shaded in yellow. The industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.) is located within the shaded yellow triangular parcel on the Project Site.*

[4] Matthew Kang, "Teri Ernst, Owner of Dinah's Family Restaurant," *Eater LA*, July 16, 2013, accessed August 2020, https://la.eater.com/2013/7/16/6401857/teri-ernst-owner-of-dinahs-family-restaurant.

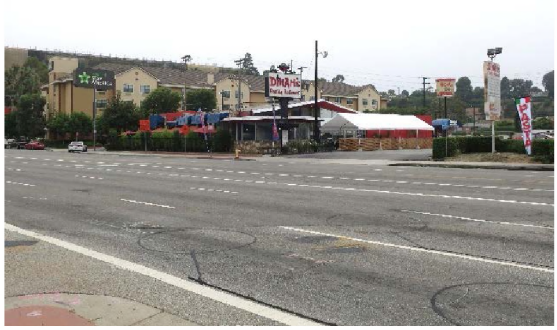


Map 2. *Project Site map (Google Maps; adapted by ARG, 2021). 1) Dinah's Family Restaurant (built 1957), 2) industrial/mixed-use building (built 1967), 3) commercial strip mall (built 1983). The red outline indicates the Project boundary.*



Map 3. *Project Site map showing location of signs and locksmith shop (Google Maps; adapted by ARG, 2021). A) "Dinah's Family Restaurant" pylon sign (added 1971), B) Bucket sign (originally built 1959; bucket replaced in 2013), C) "Dinah's Fried Chicken" pylon sign (original build date unknown; moved to its current location in 1983), D) Freestanding pylon sign (build date unknown; not associated with Dinah's), E) Billboard (build date unknown; not associated with Dinah's), F) Locksmith shop (added 1986). The red outline indicates the Project Site boundary.*

Existing Conditions Photos, Setting



View southwest of the Project Site with Dinah's Family Restaurant in the background (ARG, 2020).



View south of the Project Site towards "Dinah's Fried Chicken" pylon sign ("C" on Map 3) and 1983 commercial strip mall (ARG, 2020).



View north of the Project Site towards a freestanding sign ("D" on Map 3) and 1983 commercial strip mall (ARG, 2021).



View east of the Project Site towards the 1967 industrial/mixed-use building and parking lot (ARG, 2021).

2.2 Dinah's Family Restaurant (6521 S. Sepulveda Blvd.)

Exterior

Constructed in 1957, the one-story Dinah's Family Restaurant building is largely rectangular in plan, except at its northeast corner where a circular volume (comprising a dining area) is located. Attached to the west end of the building is a small rectangular volume (added 1959) that holds the restaurant's take-out department. The building has a combination low-pitched gable roof (east half) and flat roof (west half). The gable roof features a slightly upswept prow at the north gable end. The circular volume at the northeast corner is capped with a flat roof with wide eaves. All portions of the roof are covered in rolled asphalt, and mechanical equipment is visible on top of the roof. The exterior of the building is mostly clad in stucco with natural stone accent cladding

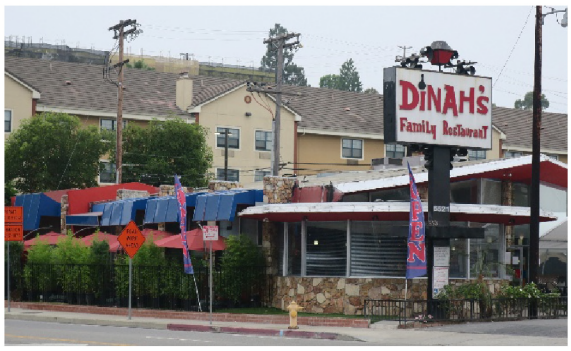
in various locations. Windows are primarily grouped, fixed, and floor-to-ceiling with aluminum frames. Primary doors are fully glazed with aluminum frames, and back-of-house doors are flush metal. Most windows and doors appear to be replacements, with thicker frames than would have existed historically.

The building's primary façade faces north towards a parking lot. The east half, underneath the gable roof, is characterized by fixed floor-to-ceiling aluminum windows. An entrance volume composed of paired fully glazed aluminum doors and fixed windows with mirrored glass is located near the east end. The entrance was remodeled in 1976 so that the doors and surrounded glazing sit at a slight angle to the rest of the façade. To the east of the entrance, at the northeast corner of the building, the circular volume is lined with grouped fixed canted aluminum windows with stone cladding below. To the west of the entrance is a stucco wall devoid of fenestration. A stone planter approximately three feet high extends most of the length of the wall. The west end of the north façade, comprising the take-out space (added 1959), is set back from the east end. It consists of floor-to-ceiling aluminum windows and a fully glazed aluminum door. It is fronted by an entrance canopy and a concrete pad and ramp surrounded by a metal railing. At the time of ARG's site visit (August 2020), the majority of the building's north façade was obscured by a freestanding open tent sheltering a temporary outdoor dining area added during the COVID-19 pandemic; it will presumably be removed after the pandemic.

The east façade is slightly set back from the sidewalk along Sepulveda Boulevard. The façade is divided into six bays, which are delineated by stone or stucco fins/wingwalls. Each of the bays contains grouped fixed aluminum windows. Vertical U-groove metal cladding lines the lower half of the three northern bays. The second and third bay from the south end contain fully glazed aluminum doors. Metal and stucco awning structures, which do not appear to be historic, are present above most of the bays. At the time of ARG's site visit, the landscaped area in front of the east façade had been enclosed with a tall metal fence, and umbrellas had been added for temporary outdoor dining during the COVID-19 pandemic; they will presumably be removed after the pandemic.

The west façade faces surface parking. The façade is primarily clad in stucco, except for at its north end where stone accent cladding and metal siding are present. The north end also has two fixed metal windows, and the center of the façade contains a recessed back-of-house entrance with a flush metal door. The south façade faces a concrete block perimeter wall. It is clad in stucco and lacks fenestration.

Existing Conditions Photos, Exterior



Dinah's Family Restaurant building, view southwest from the opposite side of Sepulveda (ARG, 2020).



View south of the north (primary) façade, east end and 1971 pylon sign ("A" on Map 3) (ARG, 2020).



View south of the north façade, west end and bucket sign ("B" on Map 3) (ARG, 2020).



Close-up of the primary entrance at the north façade (ARG, 2020).



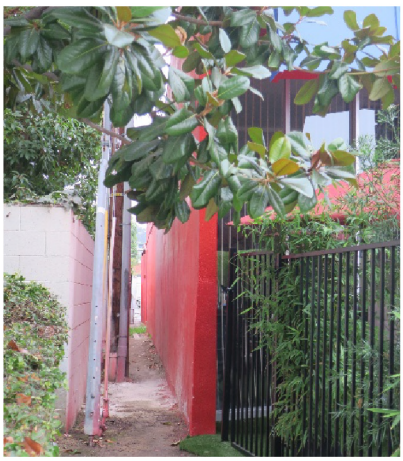
View northwest of the east façade (ARG, 2020).



View southwest of the east façade (ARG, 2020).



View southeast of the west façade (ARG, 2020).



View northwest of the south façade (ARG, 2020).

Interior

Restaurant

The interior of the restaurant consists of a large open dining area, an exhibition kitchen, a separate dining room, and a back-of-house kitchen with an employee break room to the south and restrooms to the north.

The main entrance provides access to a center open dining room. The room is filled with vinyl upholstered booths that seat two to four people and fixed tables. The stucco ceiling of the dining room is characterized by a series of dropped trapezoidal-shaped volumes terminated by round disks holding light fixtures. The fixtures are contemporary, and newspaper research indicates the color palette was previously orange and yellow rather than its current red and blue.[5] While the north and east walls of the dining room are largely glazed, the south wall, which separates the room from a smaller dining area, contains non-historic obscure glass and faux marble cladding. The center of the dining room floor, where seating is located, is covered in non-historic vinyl tile and carpet. Original terrazzo flooring is visible along the perimeter where waiter serving stations are located, as well as in the waiting area and the smaller circular dining area north of the main dining room. The terrazzo is composed of red, cream, and gray-colored flecks. Based on previous photographic documentation, the faux marble cladding, vinyl floor tile, carpet, and tables/table finishes were replaced in the last two to three years.[6]

[5] Food critic Pam Klein described its décor in 1989: a "glittered black ceiling dotted with orange and yellow clouds from which wrought-iron Mediterranean-style lights are suspended and see a sort of ingenuous, non-gimmicky '50s futurism." The article also notes the dining room featured "orange plastic booths – the overstuffed kind you can fall into…" Pam Klein et al, "Deja Food: A Blast from Repast," *LA Weekly*, Aug. 24, 1989.

[6] "Dinah's Family Restaurant," *Instagram*, accessed August 2020, https://www.instagram.com/explore/locations/513009622110575/dinahs-family-restaurant/.

The northeast and southeast ends of the dining room seating are bound by two waiter serving stations. The stations are L-shaped and feature stainless steel counters and red metal cabinets. Previous photographic documentation indicates the cabinets were replaced in the 2010s.[7]

To the north of the dining room is the waiting area, composed of vinyl upholstered seats and a cashier's station, which consists of a desk clad in non-historic faux marble (added in the last two to three years). The cashier's station is backed by a historic stone accent wall. To the northeast of the main dining room is a smaller dining area. This dining area contains vinyl upholstered semi-circular booths and fixed tables arranged in a circle. At the center of the space's floor is a red, yellow, and cream-colored terrazzo star; the rest of the floor is covered in contemporary carpet.

To the south of the main dining space is a separate dining room. This room is rectangular in plan and lined with vinyl upholstered booths and fixed tables on its north and south ends. The ceiling is plaster with can lighting, and the walls are clad in non-historic faux marble. The floor is covered in newer carpet and tile. The wall and floor finishes were replaced in the last couple of years.

To the west of the primary dining area is the exhibition kitchen. The exhibition kitchen was a common characteristic of postwar coffee shops, allowing customers to oversee the cleanliness of the restaurant's food preparation. The exposed kitchen features appliances, preparation counters, shelving, and cabinetry composed of stainless steel (the red cabinets, which match those in the service stations, appear to be replacements). A plaster canopy with canted edges and featuring keystone-shaped light sconces hovers over the exhibition kitchen. The kitchen is bordered on the east side by low counter seating with swivel chairs. Based on visual inspection during ARG's site visit, the dining counter may have been replaced or moved slightly further east, presumably to meet accessibility code requirements for the exhibition kitchen.[8] The counter tops were replaced in the last two to three years.

The back-of-house kitchen, located west of the exhibition kitchen, is a large, primarily open space with smaller storage rooms along the perimeter. The kitchen retains a plaster ceiling, quarry tile flooring, and tile wall finishes. Stainless steel counters and equipment are strategically spaced throughout to allow for foot traffic and employees cooking.

To the south of the kitchen is an employee breakroom and cashier's station. The rooms feature plaster ceilings and walls and concrete and tile flooring. To north of the kitchen are two restrooms that contain no historic finishes or fixtures.

Take-Out Space

The take-out space has a separate entrance at the west end of the north façade. The interior of the space consists of a small waiting area and an ordering/service counter (front-of-house), and a kitchen/storage area (back-of-house). The waiting area has a wood ceiling supported by exposed wood beams. A dropped ceiling with can lighting delineates the ordering/service area. The walls

[7] "Dinah's Family Restaurant from 'Modern Family,'" accessed August 2020, http://www.iamnotastalker.com/2015/06/05/dinahs-family-restaurant-from-modern-family/.

[8] A concrete strip, which appears to mark the location of the original counter footprint, is visible on the floor of the exhibition kitchen. The counter appears to have been moved east approximately one foot.

of the front-of-house space are clad in white, gray, and red tile, which does not appear to be original, and the floors have non-original vinyl tile flooring. The take-out kitchen was not accessed during ARG's site visit.

Existing Conditions Photos, Interior



View northeast of the main dining room. Note volumes projecting from ceiling with light fixtures (ARG, 2020).



View east of the main dining room. Note non-historic faux marble and obscure glass, and carpet (ARG, 2020).



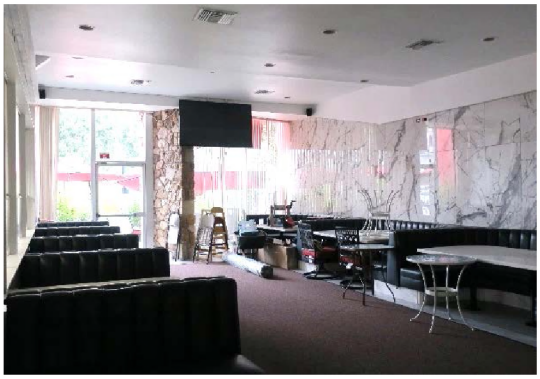
View south of the main dining room north service station (ARG, 2020).



View north of the cashier's station. Note non-historic faux marble (ARG, 2020).



View northeast of the circular dining area. Note terrazzo star, now surrounded by carpet (ARG, 2020).



View east of the smaller dining room south of the main dining space. Note non-historic ceiling, wall, and floor finishes (ARG, 2020).



View west of the exhibition kitchen. Note plaster canopy with keystone shaped sconces (ARG, 2020).



View north of the exhibition kitchen. Note concrete strip on the floor, presumably marking the historic location of the counter (ARG, 2020).



View north of the back-of-house kitchen (ARG, 2020).



View west of the employee break room (ARG, 2020).



View west of the women's restroom. Note non-historic finishes and fixtures (ARG, 2020).



View south of the take-out space. Note non-historic finishes and fixtures (ARG, 2020).

2.3 Industrial/Mixed-Use Building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.)

Constructed in 1967, the multi-tenant industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./ 6508-6520 S. Arizona Ave.) is one story in height and L-shaped in plan. It is capped with a flat roof, and its exterior walls are clad in brick. Its west façade, which fronts on Arizona Avenue, is lined with recessed entrances containing non-original fully glazed doors, some with metal security doors. Between the entrances are fixed and sliding aluminum windows. The building's south façade is similarly lined with primarily recessed entries with non-original doors and fixed and sliding aluminum windows. The east end of the south façade has been painted, and an opening appears to have been infilled where a painted mural is installed. The north façade is articulated with large rectangular openings enclosed with metal roll-up doors and multiple pedestrian entrances holding slab doors. The east façade appears to have been significantly altered with new window and door openings to accommodate a restaurant storefront, likely in the 1990s. An entrance ramp, added for accessibility, leads to a fully glazed entrance door at the north half of the façade. Large, fixed windows are located on either side of the entrance. A wood fence and shade structures have been added for temporary outdoor dining during the COVID-19 pandemic.

Existing Conditions Photos



View southeast of the west façade, along Arizona Avenue (ARG, 2021).



View northeast of the south and west façades (ARG, 2021).



View southwest of the north façade (ARG, 2021).



View west of the east façade. Note altered fenestration/window openings (ARG, 2021).

2.4 Chronology of Development and Use

Following is a chronology of development and use of Dinah's Family Restaurant and the industrial/mixed-use building on the Project Site. Source materials include online building permits from the City of Los Angeles Department of Building and Safety, historic newspaper articles, historic aerial photographs, and contemporary social media posts.

Dinah's Family Restaurant (6521 S. Sepulveda Blvd.)

Dec. 1956: Foundation laid for restaurant and store at 6521-27 Sepulveda Blvd.[9]

1957: Permit pulled for a new building – wood frame and stucco restaurant and store with composite roof. Jacob Tracht is listed as the architect, and Howard Fox and Harry Quinn as the owners.[10]

Rounded canopy on northeast part of building erected, along with roof sign (not extant) for Henn's Restaurant.[11]

Certificate of Occupancy issued to Henn's Restaurant.[12]

1959: Permit issued for the conversion of liquor store attached to the restaurant into a banquet room in May.[13]

The restaurant was rebranded, and Dinah's Pancake House opens in July.[14]

Permit issued for a one-story wood frame and stucco addition along the west end of the building (the current take-out space) in September.[15]

"Bucket" pole sign was erected on the site in October.[16]

1960s: By the mid-1960s, the owners are listed as Fred Humphreys and Roy Roberts. Humphreys owned other restaurants in the Los Angeles area, including Viva Mexican in Burbank.[17]

1971: Pylon sign was added in front of the primary entrance along Sepulveda Boulevard.[18]

[9] LADBS Permit no. 1956LA60349.
[10] LADBS Permit no. 1957LA65830.
[11] LADBS Permit no. 1957LA75487.
[12] Certificate of Occupancy 1957LA65830/68684.
[13] Certificate of Occupancy 1959LA332266.
[14] "Bites," *San Pedro News-Pilot*, San Pedro, CA, July 1, 1994; LADBS Permit no. 1959LA45759.
[15] LADBS Permit no. 1959VE21545.
[16] The permit notes the sign is "cylindrical" so it is assumed the permit was for the bucket sign. LADBS Permit no. LA45759.
[17] "Bill Bush's Boulevard Beat," *Valley Times*, Los Angeles, May 7, 1965.
[18] LADBS Permit no. 1971LA23374.

1974: Permit pulled for a small rear southwest addition for a walk-in refrigerator.[19]

1976: The primary entrance was remodeled and expanded. A new space was enclosed in projecting mirrored glass walls left of the primary entrance.[20]

Early 1980s: The restaurant's name was changed from "Dinah's Pancake House" to "Dinah's Family Restaurant."[21]

1983: The "Dinah's Fried Chicken" pylon sign (original build date unknown) was relocated to its current site at the intersection of Arizona and Centinela avenues.

1989-95: The orange and yellow color palette, which may have been original and was featured in ceiling finishes and the dining booths, was replaced with the current red and blue scheme.[22]

1993: Permit issued for the removal of all roofs and replacement with firestone roofing.[23]

By 1993, ownership appears to have changed back to the original families. Lorin and Mitchell Flyer, relatives of Howard M. Fox and his wife Evelyn Flyer, are listed as the owners, along with Harry J. Quinn.[24]

1996: Permit issued for restroom upgrades for accessibility.[25]

2004: Permit issued for the replacement of fire-damaged roof rafter: "No structural changes."[26]

2013: The original "bucket" sign in front of the take-out space was replaced with an updated version. Teri and Mario Ernst are the owners until at least 2017. Online news articles indicate the Ernsts are related to the original owners, though it is unknown who their exact relatives are.[27]

2018-19: Interior features and finishes, including faux marble cladding, new vinyl tile flooring, carpet, new service station cabinets/storage, and new tabletops replaced original features/finishes. Around the same time, decorative period knick-knacks along the walls were removed.[28]

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[19] LADBS Permit no. 1974WL00900.
[20] LADBS Permit no. 1976WL06451.
[21] The name change is based on historical newspaper articles from the early 1980s. The restaurant is also often referred to as "Dinah's."
[22] Klein et al, "Deja Food: A Blast from Repast;" Jonathan Gold, "Batter Up," *Los Angeles Times*, Feb. 16, 1995.
[23] LADBS Permit no. 1993VN24130.
[24] LADBS Permit no. 1993VN24130.
[25] LADBS Permit nos. 1996WL39492 and 960163000007429.
[26] LADBS Permit no. 40163000004168.
[27] Kang, "Teri Ernst, Owner of Dinah's Family Restaurant."
[28] "Dinah's Family Restaurant," *Instagram*; "Dinah's Family Restaurant from 'Modern Family.'"

2020: Temporary outdoor dining areas were added to the north and east sides of the building, obscuring views of the north and east façades.

In addition to the alterations listed above, ARG noted changes to the exterior and interior of the building that were not documented in building permits or other source materials. These alterations were identified by visual inspection of the property conducted by ARG staff on August 24, 2020. In the absence of building permits, ARG was not able to determine when these alterations occurred. Below is a list of the changes noted by ARG during visual inspection:

- New aluminum windows and entrance doors appear to have replaced original windows/doors, which would have likely had narrower frames.
- The dining counter surrounding the exhibition kitchen appears to have been replaced/relocated slightly further east to accommodate a larger kitchen space.

Industrial/Mixed-Use Building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.)[29]

1967: A one-story, multi-tenant industrial/mixed-use building is constructed northeast of the existing Dinah's Family Restaurant.[30]

Permit issued for a neon sign for Dobby's Sportswear retail store at 6519 S. Sepulveda Blvd, near the east end of the building.[31]

1968: Newspapers advertised a "New brick, beaut. ofc.," 2,000 square feet in size, at 6508 S. Arizona Ave.[32]

Artex Hobby Products, Inc., a company producing hobby embroidery paints, began occupying 5,000 square feet of office and warehouse space at 6520 S. Arizona Ave.[33]

1970: Permit issued for the addition of interior partitions at 6520 S. Arizona Ave. The building's use is listed as office/storage. The owner of the building is listed as Harry J. Quinn, who also owned Dinah's.[34]

The Shady Lady, a lamp store, occupied 6515 S. Sepulveda Blvd.[35]

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[29] While the Los Angeles County Assessor includes 6511 S. Sepulveda Blvd. as an address associated with this building, building permit records indicate 6511 S. Sepulveda Blvd. is rather associated with the commercial strip mall to the north. Thus, permit data for 6511-6511 ½ S. Sepulveda Blvd. is not included in the following chronology.
[30] "Los Angeles County Assessor Portal," *Los Angeles County Assessor*, accessed October 2021, https://portal.assessor.lacounty.gov/mapsearch?c=-118.2475364868144,34.05893544510384,11.
[31] LADBS Permit no. LA57408.
[32] Advertisement, *Los Angeles Times*, Oct. 26, 1969.
[33] "Artex Moves to New Location," *Evening Vanguard (Venice, CA)*, Jan. 30, 1968.
[34] LADBS Permit no. LA06568.
[35] Advertisement, *Los Angeles Times*, Feb. 23, 1970.

1973: A silver ingots store operated out of 6520 S. Arizona Ave.[36]

1977: A mattress factory showroom occupied 6520 S. Arizona Ave.[37]

1981: A marketing company called Rumours Ltd. occupied 6508 S. Arizona Ave.[38]

1987: A satellite store occupied 6515 S. Sepulveda Blvd.[39]

1988: A mattress factory operated out of 6519 S. Sepulveda Blvd.[40]

1990: Permit issued to change a repair shop into a church meeting space at 6519 ½ Sepulveda Blvd. Alterations included new interior partitions and accessible restrooms.[41]

1992: Permit issued to change a retail store into a restaurant at 6515 S. Sepulveda Blvd. Alterations included tenant improvements.[42] This may have been when the fenestration was altered and new window openings added at the east façade of the building.

1994: Permit issued to change an office/warehouse into a commercial kitchen at 6517 ½ S. Sepulveda Blvd. Work included remodeling the existing space for catering.[43]

2018: A plumbing permit listed Lorin Flyer, who also owned Dinah's, as the owner of 6515 S. Sepulveda Blvd.[44]

2020: A temporary outdoor dining area was added to the east side of the building, obscuring views of the east façade.

In addition to the above, ARG noted changes to the exterior of the building that were not documented in building permits or other source materials. In the absence of building permits, ARG was not able to determine when these alterations occurred. Below is a list of the changes noted by ARG during visual inspection:

- Most doors replaced.
- Door and window security bars added.
- Signage added/replaced.

[36] Advertisement, *Van Nuys News*, Sep. 14, 1973.
[37] Advertisement, "Adjust-A-Matic Bed Sale," *Los Angeles Times*, Jul. 9, 1977.
[38] Advertisement, *LA Weekly*, Nov. 19, 1981.
[39] Advertisement, *News-Pilot (San Pedro, CA)*, Dec. 29, 1987.
[40] Advertisement, *LA Weekly*, Sep. 8, 1988.
[41] LADBS Permit no. WL93551.
[42] LADBS Permit no. WL04063.
[43] LADBS Permit no. WL20790.
[44] LADBS Permit no. 18042-90000-25614.

3. Historical Background and Context

3.1 Postwar Commercial and Industrial Development of Westchester

The planned suburb of Westchester, subdivided from 1940-1944, was among the first developments of its kind in America to be conceived not as a dependent bedroom community, but as a self-sufficient neighborhood, with places to live, work, shop, and eat.[45] The ground for the development was laid as early as 1928, when the City of Los Angeles chose to site its municipal airport (eventually, LAX) in the southwestern Ballona wetlands. Thereafter, aviation-related industries became the economic linchpin of the surrounding region.[46] With the start of World War II, aircraft manufacturing plants including North American Aviation and Douglas Aircraft arose nearby, and earlier plants such as Hughes Aircraft Company facilities (established in the 1930s) expanded, attracting droves of commuting defense workers.[47] Westchester, which included tracts by Marlow-Burns and Frank H. Ayres & Sons, was planned as a subdivision of 3,230 residences to house these workers. Residency was initially restricted to those engaged in the war effort.[48]

The aviation and aerospace industries proliferated in Westchester after World War II, as companies shifted their focus to manufacturing commercial passenger planes.[49] Most postwar industrial development occurred around LAX and other previously established industrial districts. In the late 1950s through the early 1970s, developer Robert G. Harris subdivided and developed the Westchester Industrial Tract (to the west of the Project Site), less than one-half mile from the Hughes Aircraft plant. The tract comprised several low-scale brick buildings that were leased to industrial manufacturers, the majority of whom produced parts and materials for aviation-related industries.[50]

An integral component of Westchester's master plan was the construction of a low-scale commercial district to serve its residents. Now known as the Westchester Triangle, the commercial development is located to the east of Sepulveda and south of Manchester Avenue, in the southern section of the community. Construction of the district commenced shortly after the

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[45] Greg Hise, *Magnetic Los Angeles: Planning the Twentieth-Century Metropolis* (Baltimore: Johns Hopkins University Press, 1999), 146.

[46] Architectural Resources Group, "SurveyLA Historic Resources Survey Report: Westchester-Playa del Rey Community Plan Area," prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, November 2013, 10-11.

[47] City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement: Industrial Development, 1850-1980," prepared by LSA Associates for the City of Los Angeles, Department of City Planning, Office of Historic Resources (2011, rev. 2018), 177.

[48] Architectural Resources Group, "SurveyLA Historic Resources Survey Report: Westchester-Playa del Rey Community Plan Area," 11.

[49] Architectural Resources Group, "SurveyLA Historic Resources Survey Report: Westchester-Playa del Rey Community Plan Area," 11; Hise, *Magnetic Los Angeles: Planning the Twentieth-Century*, 143-144.

[50] Architectural Resources Group, "SurveyLA Historic Resources Survey Report: Westchester-Playa del Rey Community Plan Area," Historic District Appendix.

war and continued into the early 1960s. After the war, Westchester continued to expand towards neighboring Playa del Rey, where Kaiser Community Homes, an offshoot of the wartime shipbuilding company, built a massive factory for pre-assembled housing components.[51] Kaiser Community Homes' new housing project was funded by the Federal Housing Administration (FHA). As with many areas across the country, the company had in place racially restrictive housing policies, precluding Black families and other people of color from residing in Westchester's new residential neighborhoods.[52]

Commercial infrastructure followed the expansion of industrial and residential development, with the rise of new auto-oriented retail corridors to the north and west of the residential neighborhoods along Centinela Avenue and Jefferson Boulevard in the late 1950s and early '60s.[53] Dinah's Family Restaurant (built 1957 as Henn's Restaurant), located at the intersection of Sepulveda and Centinela (on the Project Site), along with nearby Pann's Coffee Shop (1958), and the original Denny's (1959) became local hubs, serving as locations for community meetings and offering inexpensive traditional American fare to local residents, commuters, and tourists alike.[54]

With the construction of the first leg of the Interstate 405 Freeway in 1961, the expanding northern commercial center of Westchester became inextricably linked to the rest of Los Angeles. This trend culminated in the 2000s, when the mixed-use Playa Vista project development to the northeast attracted a wave of new business and retail presence to the region.[55] Anchored between the nation's second-busiest airport to the south and the emerging technological hub of "Silicon Beach" to the west, Westchester remains a prominent center of industry and commerce to this day.[56]

3.2 Dinah's Chicken

Dinah's Chicken was a restaurant franchise that expanded in the late 1950s through the 1970s throughout the Western United States and Canada.[57] Dinah's arose as a competitor to Colonel Harland Sanders' Kentucky Fried Chicken franchise, which expanded nationwide in the mid-1950s, seeking to secure a part of the burgeoning hamburger-centric postwar fast food market.[58] Dinah's borrowed tactics from Sanders' restaurant chain, including granting franchise owners

[51] Ibid, 11.
[52] Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America* (New York: Liveright Publishing Corporation, 2017), 73.
[53] "Historic Aerials," *NETRONLINE*, various years, accessed August 2020, https://www.historicaerials.com/; "Frame Finder," Special Research Collections, UCSB Library, University of California Santa Barbara, various years, accessed August 2020, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
[54] Alan Hess, *Googie Redux: Ultramodern Roadside Architecture* (San Francisco: Chronicle Books, 2004), 200.
[55] Architectural Resources Group, "SurveyLA Historic Resources Survey Report: Westchester-Playa del Rey Community Plan Area," 11; "Frame Finder," Special Research Collections, UCSB Library, University of California Santa Barbara, various years, accessed August 2020, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
[56] Lucy Hood, "L.A.'s Future: 'Silicon Beach,'" *Los Angeles Times*, Jan. 9, 2013.
[57] "The Chicken to Go that Goes Over Big," *Arizona Republic*, Sept. 6, 1959; "Dinah's Finer, Tender Chicken," *Star-Phoenix (Saskatoon)*, Oct. 7, 1961; "Franchise Info: Dinah's Fried Chicken," *Los Angeles Times*, Oct. 2, 1967.
[58] William Grimes, "In Kentucky, Fried Chicken History," *New York Times*, Aug. 2012, accessed August 2020, https://www.nytimes.com/.

rights to a secret recipe for pressure-cooker fried chicken, and associating itself nostalgically with the Old South.[59] Though restaurant reviews of Dinah's Family Restaurant would speculate about the presence of the eponymous figurehead, "Dinah," unlike Colonel Sanders, Dinah was a fiction. Dinah was a racialized caricature of a Southern Black "Mammy" figure whose likeness appeared in advertisements for the franchise in the early 1960s.[60] Like Aunt Jemima, the mascot of the popular pancake syrup brand, a "Dinah" or "Aunt Dinah" had been used to promote molasses and fried chicken even before the Dinah's Chicken brand came into existence.[61] Appealing to the wave of Southern and Eastern transplants who arrived in Southern California following World War II, Dinah's sought to strike a chord of familiarity and home-style authenticity, albeit in a racially exploitative manner. Though Dinah's restaurants were family-owned, with the franchise advertising directly to married couples, none of the Dinah's franchises in Southern California appear to have been Black-owned businesses.[62]

Restaurants in the Dinah's franchise were a loosely cohesive entity that operated under various names, with only some using the brand's logo. Owners primarily bought into the franchise to have access to the fried chicken recipe. During the 1960s and '70s, for instance, in the greater Los Angeles area both a taco stand, Taco Tia in Pasadena, and a traditional sit-down restaurant, the Grist Mill in Burbank, sold Dinah's Chicken under their own auspices.[63] The Dinah's Family Restaurant on Sepulveda Boulevard, opened in 1959 by Howard Fox and Harry Quinn, was the first franchise location in Los Angeles. Alongside the Dinah's fried chicken recipe (initially claimed to be identical to Colonel Sanders' own), the restaurant also touted its affiliation with the Original Pancake House franchise.[64] This gave the Westchester location a unique identity as "pancake and chicken house," boasting an expansive, versatile menu in the California coffee shop manner that became popular in postwar Los Angeles.[65]

A Huntington Park location at 2054 E Gage Street opened around the same time as the Westchester location; the two were listed in a 1961 advertisement, though it is unknown if this other branch was also operated by Fox and Quinn. Locations in Glendale, at 4106 San Fernando Road; Hollywood, at 1552 N. Western Avenue; and Long Beach, at the intersection of Atlantic Avenue and San Antonio Drive, opened in 1967, 1969, and 1974, respectively.[66] Of all the former

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[59] "In All the World No Pancakes So Delicious," *Los Angeles Times*, Apr. 5, 1959; Alejandra Reyes-Velarde, "After more than 50 years, Dinah's Chicken remains a Glendale Icon," *Glendale News Press*, May 25, 2018, accessed August 2020, https://www.latimes.com.

[60] Research did not indicate that the Westchester location ever officially used the "Dinah" mascot. Klein et al, "Deja Food: A Blast from Repast;" "It's Our Anniversary and We're So Happy!," *Los Angeles Times*, Aug. 14, 1961; "Dinah's Finer, Tender Chicken."

[61] "'Aunt Dinah' Cooking Molasses," *Bloomfield Monitor* (Nebraska), Sep. 14, 1933; "Cutty's Café," *Rock Island Argus (Illinois)*, Aug. 29, 1952.

[62] "Franchise Info: Dinah's Fried Chicken," *Los Angeles Times*, Oct. 2, 1967; "Partner-Manager," *Los Angeles Times*, Feb. 13, 1969.

[63] "Taco Tia Tacos," *Pasadena Independent*, Pasadena, CA, Sept. 16, 1960; "Introductory Special," *Valley News*, Los Angeles, Sept. 2, 1977.

[64] "In All the World No Pancakes So Delicious," *Los Angeles Times*, Apr. 5, 1959.

[65] Alan Hess, "Historic-Cultural Monument Nomination Form – Norm's La Cienega Coffee Shop," prepared for the Los Angeles Conservancy, December 2014.

[66] "Dinah's Chicken," *Valley Times*, Los Angeles, May 16, 1969; Tedd Thomey, "Stepping Out," *Long Beach Independent*, Sept. 12, 1974.

Dinah's locations nationally, only the Dinah's Family Restaurant in Westchester and Dinah's Fried Chicken in Glendale are extant. Although both claim to use exclusive fried chicken recipes and retain the same mid-century Dinah's logo, the two restaurants have no affiliation.[67]

Since its founding in 1959, the Westchester Dinah's has become an iconic commercial entity, with strong ties to the surrounding community. Its quality comfort food and homey atmosphere have been the subject of amateur bloggers and professional food critics for decades. In addition to being the go-to breakfast joint for numerous local residents and out-of-towners traveling to and from LAX, Dinah's has served as the meeting hub for local community organizations, such as the Westchester Toastmasters Club, the Westchester YW Wives Club, and the Culver City Community Coordinating Council, as well as the location of myriad events, including the Hughes Employees Assoc. Sports Car Club (HEASCC) "Crazy Maze I" car rally pit stop, health insurance workshops and seminars, and club anniversary parties and social gatherings. In more recent years, it has proved to be one of Hollywood's favorite filming locations, serving as the backdrop for movies and television shows like *The Big Lebowski* (1998), *The Limey* (1999), *Nightcrawler* (2014), *Modern Family* (2015), *Agents of Shield* (2015), and *California Dreaming* (2016).

3.3 Googie Architecture

An architectural expression of a prosperous and optimistic postwar America, the hyper-stylized Googie idiom (referred elsewhere in the United States as "Doo-Wop" or "Populuxe), flourished in Southern California from the late 1940s to the '60s. Identifiable by its Space Age vocabulary of saucers, butterfly roofs, and parabolas; its embrace of modern materials such as stainless steel, Formica, and plastics; and its expressive graphic signage, the style proliferated in the architecture of coffee shops, bowling alleys, car washes, and drive-in theaters. Googie was as much a product of automobile culture as a symbol of it. The style was a direct successor of the roadside mimetic architecture of the 1920s and '30s, which used playful, large-scale forms to attract the attention of vehicular traffic. Googie was also derived from the sleek lines and polished chrome of Streamline Moderne's machine aesthetic—which echoed oceanliners and automobiles—updating the style for the Atomic Age, with rocket-ship finials and shiny plastics. As higher standards of living boosted car ownership, and new freeways allowed Angelenos to travel with more efficiency than ever, Googie architecture conveyed a buoyant technological optimism.[68]

The paragon of Googie architecture was the California coffee shop, a new restaurant type that offered affordable, family-friendly dining in a stylishly modernistic setting. Architectural historian and author Alan Hess credits the architect John Lautner, a student of Frank Lloyd Wright, with inventing the Googie style with his two locations of the chain Coffee Dan (neither extant), designed in collaboration with Douglas Honnold in the early 1940s. The Vine Street location of Coffee Dan exhibited what would become leitmotifs of the Googie style: a tilted, cantilevered

[67] Alejandra Reyes-Velarde, "After more than 50 years, Dinah's Chicken remains a Glendale Icon;" "The Story of Dinah's," *Dinah's Restaurant*, accessed August 2020, http://www.dinahsrestaurant.com/aboutus.html.
[68] City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement: LA Modernism, 1919-1980," prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources, October 2019, 174.

roof and a floor-to-ceiling glass façade that eluded the distinction between inside and out.[69] The idiom's very name was derived from one of Lautner's projects, Googie's (1949, not extant), a coffee shop on Sunset and Crescent Heights boulevards that Hess invokes as a series of jutting, oblique planes, topped by a red-painted "roofline propped up on rectangular fins set at an angle and cut back at the top, so that they only barely touched the roof."[70] Frank Lloyd Wright's organic architecture, transmitted directly through former students such as Lautner and Harry Harrison, was a crucial influence on the design of the California coffee shop.[71] Craggy rock walls, triangular clerestories, and projecting eaves, pioneered in the design of Taliesin West (1938), Wright's home and school in Arizona, became fixtures of Googie coffee shop architecture from the late 1940s onward.[72]

Googie coffee shops appeared all over Los Angeles during the 1950s, but became endemic along the wide arterial boulevards of West Los Angeles and the San Fernando Valley, areas that were newly populated by postwar subdivisions. The most prolific architects of California coffee shops were Armet and Davis, whose designs for a local coffee shop chain, Norm's (two of their designs are extant, on La Cienega Boulevard in Los Angeles and in Huntington Park), as well as prototypes for Bob's Big Boy and Denny's were exported regionally and nationwide. Locally, establishments such as Romeo's Times Square Coffee Shop (1956, Armet and Davis, now Johnie's Coffee Shop) in the Miracle Mile district, Dinah's Family Restaurant (built in 1957 as Henn's, Jacob Tracht) and Pann's Coffee Shop (1958, Armet and Davis) in Westchester, defined themselves with progressively more exuberant architecture and flamboyant acrylic plastic and neon signs.[73] At the same time, these Googie coffee shops entwined themselves in the expansive new suburban fabric of Los Angeles. With their jubilant aesthetic and accessible prices, they became neighborhood fixtures.

By the 1970s, Googie architecture had fallen out of fashion, its flashy novelty deemed too flamboyant by an economically and environmental conscious public. In the following decades, development pressures and evolving preferences in commercial design resulted in the mass demolition of Los Angeles' Googie building stock: over 30% (138) of Googie style commercial buildings (nationwide) identified by Alan Hess in 1984 have been demolished, with only 271 extant today.[74] Despite a revival of interest in the style heralded by postmodern historians and embraced by the general public, Southern California's few extant Googie coffee shops remain vulnerable to demolition.[75]

The character-defining features of the Googie style include:

- Horizontal form, almost always one story in height

[69] Alan Hess, *Googie: Fifties Coffee Shop Architecture* (San Francisco: Chronicle Books, 1985), 19, 64.
[70] Hess, *Googie Redux: Ultramodern Roadside Architecture*, 76.
[71] "Chips," *Los Angeles Conservancy*, accessed August 2020, https://www.laconservancy.org/locations/chips.
[72] Hess, *Googie Redux: Ultramodern Roadside Architecture*, 96, 112.
[73] City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement: Commercial Signs, 1906-1980," City of Los Angeles, Department of City Planning, Office of Historic Resources, July 2016, 18-19.
[74] Emelyn Nájera, "Preserving Los Angeles's Googie: An Analysis of a Commercial Style, Change, and Preservation" (master's thesis, University of Pennsylvania, 2020), 19.
[75] City of Los Angeles, "SurveyLA Los Angeles Citywide Historic Context Statement: LA Modernism, 1919-1980," 174.

- Prominent, exaggerated rooflines taking on a variety of shapes, such as:
    - Hyperbolic paraboloids, zig-zag folded plates, butterfly roofs, etc.
- Roofs that generally project and float over walls of plate glass
- Combined use of a variety of materials (stucco, wood, lava rock, flagstone/flagcrete, terrazzo, ceramic stile), both synthetic and natural
- Large expansive plate glass windows
- Entry canopies, often cantilevered or suspended
- Exaggerated signs, either on pylons or attached to the roofline
- Extensive landscaping, with integrated planters and exterior lighting
- Use of exaggerated design elements such as boomerang shapes and starbursts[76]

3.4 Jacob Tracht, AIA

Jacob Tracht was born in Pittsburgh, Pennsylvania in 1917, the first-born son of Russian-Jewish immigrants who had arrived in the United States seven years prior.[77] Tracht excelled academically, winning a county-wide achievement award as a high school senior, and a four-year honors scholarship to study architecture at the Carnegie Institute of Technology (now Carnegie Mellon University).[78] While still in university, Tracht won a prize for his low-cost housing design in the nationwide Productive Home Architecture Competition, impressing a jury that included Richard Neutra.[79] After graduation, Tracht worked at H.H. Robertson Industrial Building Products in Pittsburgh until he enlisted in the U.S. Army in 1943.[80] Stationed at Fort MacArthur at the end of his service, Tracht met Marcia Starr, a Los Angeles resident, whom he married in 1946.[81] By the following year, the Trachts were living in Inglewood in a newly constructed multi-family residence, possibly of Jacob's own design.[82] He became a member of the American Institute of Architects in 1953.[83]

Tracht's first major Los Angeles commissions were designed in the novel California Googie coffee shop style. The subject building and the White Front Patio Café on 7627 S. Central Avenue in South LA (now demolished), both built in 1957, featured glass and natural stone walls, jauntily

[76] Ibid, 175-176.
[77] "Abraham Trachtingerts," Pennsylvania, *Federal Naturalization Records, 1795-1931*, accessed August 2020, https://www.ancestry.com/.
[78] "County's 36 Brightest Students See Nation Forging Ahead," *Pittsburgh Press*, Jan. 20, 1935; "Awarded Scholarship," *Pittsburgh Press*, Apr. 6, 1936.
[79] "City Architects Share in Contest," *Pittsburgh Press*, Mar. 10, 1939; Heyden Estey, "The New Agrarianism," *Shelter* 3, no. 8 (April 1939): 27-29, accessed August 2020, https://archive.org/.
[80] "Jacob Tracht," Pennsylvania, *World War II Veteran Compensation Application Files, 1950-1966* and *World War II Draft Cards, Young Men, 1940-1947*, accessed August 2020, https://www.ancestry.com/.
[81] "Corp. Jacob Tracht…" *Pittsburgh Press*, July 18, 1946.
[82] "Jacob Tracht," *U.S. City Directories, 1822-1995*, accessed August 2020, https://www.ancestry.com/.
[83] "Jacob Tracht," *AIA Historical Directory of Architects*, accessed August 2020, https://aiahistoricaldirectory.atlassian.net/.

expressive roofs and stylized graphics.[84] In the late 1950s and early '60s, Tracht transitioned to the work for which he is now best known, designing residences for luxury modernist developments in Beverly Hills, including the Trousdale Estates, Brentwood Estates, and Doheny Park.[85] Tracht's most notable residential projects, including Starview (1959, heavily altered) in the Brentwood Estates and the Grigsby-Brown Residence (1961) in the Trousdale Estates shared formal qualities with the earlier coffee shop projects, including rock walls and prominent roof overhangs, and a sensuous relationship to California vernacular architecture.[86] Tracht continued to work into the 1960s and '70s, with modernist commercial projects such as the Metropolitan Office building on West 3rd Street (extant) and a showroom for Martin's of London on Melrose Place (extant). His highest profile role was as director of architectural services for the construction of Cedars-Sinai Medical Center from 1968 to 1976.[87] It is unknown when Tracht retired, and he appears to still be living as of October 2021.[88]

[84] Alan Hess, "Historical-Cultural Monument Nomination Form – Norm's La Cienega Coffee Shop;" LADBS Permit nos. 1957LA65830 and 1957LA87769; M.P. Campbell, "White Front by Jacob Tracht, A.I.A. Architects," n.d., accessed August 2020, https://www.flickr.com/photos/experiencela/4072384511.

[85] "Dream House Tours to Help Spastic Children," *Los Angeles Times*, Jan. 21, 1959, "Panorama Views," *Los Angeles Times*, July 3, 1960.

[86] Steven M. Price, "Grigsby-Brown Residence" in *Trousdale Estates: Midcentury to Modern in Beverly Hills* (Los Angeles: Regan Arts, 2017).

[87] "In Operation," *Los Angeles Times*, Sept. 3, 1961; [No title], *Los Angeles Times*, Jan. 14, 1968; "Ground Broken for Important Firm," *Los Angeles Times*, Apr. 21, 1974.

[88] "Tracht, Joseph H.," *Pittsburgh Post-Gazette*, May 9, 2011; "Jacob Tracht," *AIA Historical Directory of Architects*.

4. Regulatory Framework

4.1 Definition of Historical Resources

Pursuant to Section 15064.5 of the California Code of Regulations (CCR), Title 14, Chapter 3, the following are considered historical resources for the purposes of CEQA:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register).

2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the California Public Resources Code (PRC), or identified as significant in an historical resource survey meeting the requirements in Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (PRC SS5024.1; Title 14 CCR, Section 4852).

4.2 Federal, State, and Local Evaluation Criteria

National Register of Historic Places

The National Register is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archeological, or cultural significance at the national, state, or local level. As described in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both (1) be significant and (2) retain sufficient integrity to convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:[89]

[89] Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of significant persons in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in prehistory or history.

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or integrity – to convey the reason(s) for its significance. Integrity is best described as a resource's "authenticity" as expressed through its physical features and extant characteristics. Whether a resource retains sufficient integrity for listing is determined by evaluating it against the seven aspects of integrity defined by the NPS:

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

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a "yes or no" determination – that is, a resource either retains sufficient integrity or it does not.[90] Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource's placement within a historic context, integrity can be assessed only after it has been established that the resource is significant, and under which criteria.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is

[90] Derived from National Register Bulletin 15, Section VIII: "How to Evaluate the Integrity of a Property."

(1) of exceptional importance or (2) is an integral component of a historic district that is eligible for the National Register.

California Register of Historical Resources

The California Register is the authoritative guide to the State's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."[91] The California Register program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.[92]

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

[91] California Public Resource (CPR) Code, Section 5024.1 (a).
[92] California Public Resources Code SS5024.1, Title 14 CCR, Section 4852.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource."[93]

Resources are automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.[94]

City of Los Angeles, Cultural Heritage Ordinance

The local designation programs for the City of Los Angeles include Historic-Cultural Monument (HCM) designation for individual resources and the adoption of Historic Preservation Overlay Zones (HPOZs) for concentrations of buildings, commonly known as historic districts. The City of Los Angeles Cultural Heritage Ordinance (Chapter 9, Section 22.171 *et seq.* of the Los Angeles Administrative Code) defines an HCM as any site (including significant trees or other plant life located thereon), building, or structure of particular historic or cultural significance to the City, meaning that it meets one or more 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, or local history;
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

The City of Los Angeles established its HPOZ ordinance in 1979. The ordinance was revised in 1997, 2000, 2004, and 2018. According to Section 12.20.3.B.17 of the Los Angeles Municipal Code (LAMC), a *Preservation Zone* is "any area of the City of Los Angeles containing buildings, structures, landscaping, natural features or lots having historic, architectural, cultural or aesthetic significance."

Local historic preservation ordinances often include standards for determining whether a resource retains sufficient integrity to merit local historic designation, and this language can vary widely from municipality to municipality. Some local ordinances do not mention integrity at all.

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[93] California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), "Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP's filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation." This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.

[94] California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

The Los Angeles Cultural Heritage Ordinance does not include language about integrity. When evaluating historical resources in municipalities where the historic preservation ordinance does not provide guidance for assessing integrity, in accordance with best professional practices it is customary to use the National Register seven aspects of integrity to assess whether or not a resource retains sufficient integrity to convey its significance at the local level. For local eligibility in the City of Los Angeles, ARG's experience utilizing Historic-Cultural Monument criteria reflects that the City considers integrity in determining whether a historical resource qualifies as an HCM, but practices greater flexibility when evaluating integrity for local designation than is the case for determining state or federal eligibility.

As with the National and California Registers, in assessing integrity at the local level, some aspects may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. For example, if a property is significant as an excellent example of an architectural style, integrity of design, workmanship, and materials may weigh more heavily than integrity of setting. In contrast, if a property is significant for its association with an important event or person, integrity of setting, feeling, and association may weigh more heavily than integrity of design.

5. Evaluation of Historical Significance

5.1 Previous Evaluations and Studies

The two age-eligible buildings on the Project Site—Dinah's Family Restaurant (6521 S. Sepulveda Blvd.) and the industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.)—are not designated as historical resources under any local, state, or federal registration program. In addition, they are not listed in the California Built Environment Resource Directory (BERD).

Both buildings were identified as potential historic resources in 2013 during the SurveyLA survey of the Westchester-Playa del Rey CPA. The survey found the Dinah's restaurant building was potentially eligible under local Criterion 1 for its association with Dinah's, an iconic long-time restaurant which has been in continuous operation at this location since 1959. It was also determined eligible for listing in the National Register, California Register, and as a Los Angeles HCM under Criteria C/3/3 as an excellent example of Googie architecture. The restaurant's three freestanding signs were also identified as contributing to the significance of the building.[95]

The industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.) was recorded through the 2013 SurveyLA survey as a potential contributor to the Arizona Circle Industrial Historic District, the boundaries of which are largely confined to the west of the Project Site. Developed between 1959 and 1973, the district encompasses a single 17-acre tract historically known as the Westchester Industrial Tract (see Map 4 and Appendix C). The Westchester Industrial Tract was established by developer Robert G. Harris, whose company owned the land and buildings within the tract and leased them to industrial manufacturers such as Hughes Tool Co., Consolidated Controls Corp., Beta Engineering, and Genistron Corp. The majority of original tenants produced parts and materials for the aviation and aerospace industries, from radio frequency interference equipment to aircraft tools and instruments. According to SurveyLA, the district is significant for the following reasons:

> The Arizona Circle Industrial Historic District is significant as an excellent example of a mid-century industrial tract in Westchester. Located in proximity to the Hughes manufacturing facilities and airport (now Playa Vista), the tract illustrates the rapid growth of the aviation, aerospace, and general manufacturing industries in this part of Los Angeles from the 1950s to the 1970s. It is significant for its strong association with these industries, which played a key role in the economic and physical development of Los Angeles at mid-century.[96]

[95] SurveyLA findings can be viewed at www.historicplacesla.org. The SurveyLA *Historic Resources Survey Report* for the Westchester-Playa del Rey Community Plan Area can be found at https://planning.lacity.org/preservation-design/survey-la-results-westchester-playa-del-rey.

[96] "Arizona Circle Industrial Historic District," *Historic Places LA*, accessed October 2021, http://historicplacesla.org/reports/3246eeb6-3f72-4efa-b6ee-d703d6b10628.

The historic district was determined eligible for listing in the National Register, California Register, and as a Los Angeles HPOZ under Criteria A/1/1 (see Map 4 and Appendix D).



Map 4. *Image illustrating the boundaries of the SurveyLA-identified Arizona Circle Industrial Historic District (outlined in red) and the original Westchester Industrial Tract boundaries (shaded in green). The industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.) is located on the triangular parcel on the opposite (right, or east) side of Arizona Avenue, outside the tract boundaries.*

The commercial strip mall (6501-6505 S. Sepulveda Blvd./6502-6506 S. Arizona Ave.), located at the north end of the Project Site, has not been designated or identified as eligible for listing under any federal, state, or local registration criteria. The building was not identified during the 2013 SurveyLA survey of the Westchester-Playa del Rey CPA, and it is not listed in the BERD.

South Central Coastal Information Center Records Search

The South Central Coastal Information Center (SCCIC) conducted a records search for the Project Site and a half-mile radius around the Site. The records search was completed in October 2020. ARG requested spreadsheets and maps for all known historic and prehistoric resources and previous studies on and within a half-mile radius of the Site.

The search did not identify any known prehistoric or historic resources on the Project Site.[97] Three prehistoric resources, five historic resources, and one site containing prehistoric and historic resources were identified within a half-mile radius of the Site. Four of the historic resources comprise the Hughes Industrial Historic District, which was determined eligible for listing in the National Register through Section 106 (assigned California Historical Resource Status Code 2S2). The district and its buildings are located at the west edge of the records search radius, more than a quarter of a mile from the Site. A fifth historic resource, assigned the Historic Resource Attribute Code AH5 (well/cistern), was identified in a 2019 survey and is located approximately a quarter of a mile northwest of the Project Site. It is unknown whether the well/cistern was assigned a Historical Resource Status Code, as the survey findings were unpublished. Information regarding the three prehistoric resources and one site with prehistoric and historic resources within the search radius cannot be disclosed due to the sensitive nature of the resources. However, none appear to be within a quarter of a mile of the Project Site.

In addition to the records search conducted by the SCCIC, ARG conducted a search of the BERD for historic resources on and within a half-mile radius of the Project Site. The resources comprising the Hughes Industrial Historic District were the only resources listed in the BERD that are within a half-mile of the Site.

5.2 Evaluation of Significance

Dinah's Family Restaurant (6521 S. Sepulveda Blvd.)

Dinah's Family Restaurant is individually eligible for listing in the California Register and as a Los Angeles HCM. Due to alterations, the building does not retain sufficient integrity to be eligible for listing in the National Register. . The restaurant building does not appear to be a contributor to a potential HPOZ.

The Dinah's Family Restaurant building's period of significance under California Register Criterion 3 has been defined as 1957, the date of its construction.

Following is an evaluation of the restaurant building against federal, state, and local eligibility criteria.

[97] SurveyLA findings have not been submitted for inclusion in the California Built Environment Resource Directory and thus did not show up in the SCCIC records search.

National and California Register

National and California Register Criteria A/1: associated with events that have made a significant contribution to the broad patterns of history.

Dinah's Family Restaurant is associated with the post-World War II commercial construction boom experienced in Westchester, Los Angeles, and throughout Southern California. Established in the 1940s as a residential community to house wartime workers, Westchester's residential population increased considerably in the years following the war. With the expansion of the area's residential neighborhoods in the 1950s and '60s came the rise of new retail along major thoroughfares such as Centinela Avenue and Sepulveda and Jefferson boulevards, as well as the expansion of the community's original commercial district to the east of Sepulveda Boulevard and south of Manchester Avenue (the Westchester Triangle). Though associated with the postwar commercial growth of Westchester, Dinah's is one of several intact commercial buildings in the area that are extant from this time period; it is not unique in its ability to convey this association.

The building is also associated with Dinah's, a long-time commercial establishment and neighborhood icon in the Westchester community. Known for its quality comfort food and warm atmosphere, Dinah's has served as the meeting place for many local clubs and organizations as well as the backdrop for several Hollywood films and television shows. However, because the building's importance stems from its close ties to the immediate surrounding community, the property does not appear to meet significance thresholds for National or California Register eligibility.

For these reasons, the building is not eligible under Criteria A/1 of the National and California Registers.

National California Register Criteria B/2: associated with the lives of persons significant in our past.

The restaurant building was originally owned by Howard M. Fox and Harry Quinn. By the mid-1960s, ownership appears to have changed hands to Roy Roberts and Fred Humphreys, who owned other Los Angeles area restaurants such as Viva Mexican in Burbank. By the 1990s, ownership had changed back to Harry Quinn and relatives of Howard Fox, Lorin and Mitchell Flyer. More recently, the owners were Teri and Mario Ernst, who may also be related to the original owners. The Ernsts have owned other restaurant establishments including Ricardo's El Ranchito in La Habra. Research did not indicate that any of the individuals associated with the building were significant to the history of the city, state, or region in a way that is directly associated with the restaurant. Therefore, the building is not eligible under Criteria B/2 of the National and California Registers.

National and California Register Criteria C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The restaurant building is a good example of the Googie style applied to a restaurant/coffee shop. It retains the distinctive features of the style, including its low-pitched gable roof with upswept prow, its expressive circular dining room volume with wide cantilevered eaves, extensive glazing, vertical fins that jut out between windows along the Sepulveda-facing side, and combined stucco and stone accent cladding. For these reasons, the restaurant is eligible for listing under California Register Criterion 3. However, as discussed in greater detail in *Section 5.3: Evaluation of Integrity*, the property has endured a series of alterations that have diminished its integrity in such a way that it does not retain sufficient integrity for listing in the National Register.

The building was designed by architect Jacob Tracht. Tracht was active in Los Angeles and neighboring cities in the late 1950s through the '70s, primarily designing Mid-Century Modern style residential properties as well as a few commercial buildings. It is unknown when he retired, though he still appears to be living as of October 2021. Research did not indicate that Jacob Tracht rises to the level of a master architect, and thus the building does not appear to be significant as a work of Tracht.

National and California Register Criteria D/4: has yielded or may likely yield information important in prehistory or history.

An archeological assessment was not within the scope of this study. As such, the property has not been evaluated for eligibility under Criterion D or 4 of the National or California Registers.

Los Angeles Historic-Cultural Monument

For the reasons stated above in its evaluation under National/California Register eligibility criteria, the Dinah's Family Restaurant building is eligible as a Los Angeles HCM under local Criterion 3. The building is also eligible under local Criterion 1 for its contributions to the social history of the Westchester community.

Local Criterion 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.

As stated in its above evaluation under National/California Register Criteria A/1, the restaurant building is associated with postwar commercial development patterns in Westchester. However, as one of numerous intact commercial properties in Westchester from this period, the building does not singularly convey this association.

Dinah's is locally significant as a long-time restaurant/coffee shop with a strong connection to the community, which has been in continuous operation in this building since 1959. Since its founding at this location, Dinah's has served as the meeting hub for myriad neighborhood groups, including the Westchester Toastmasters Club, the Westchester YW Wives Club, and the Culver City Community Coordinating Council. It has been the site of numerous events and workshops

geared towards the local community, such as Medicare seminars, car rally pit stops, and club anniversary parties. More recently, it has served as the backdrop in television shows and movies. Therefore, the property is eligible under local Criterion 1 for its contributions to the social history of Westchester.

Local Criterion 2: Is associated with the lives of historic personages important to national, state, or local history.

For the reasons stated in its evaluation under National/California Register Criteria B/2, the restaurant building does not appear eligible for listing under local Criterion 2. Research did not indicate that any of the individuals associated with the building were significant to the history of the city, state, or region in a way that is directly associated with the building.

Local Criterion 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.

As stated in its assessment under California Register Criterion 3, the building is eligible under local Criterion 3 as a good example of the Googie style as applied to a restaurant/coffee shop. The building retains all of the essential characteristics of the architectural mode.

Los Angeles Historic Preservation Overlay Zone

The surrounding neighborhood comprises primarily commercial and light industrial properties that range widely with regard to age and architectural style. No single development pattern or architectural style is represented. Therefore, Dinah's Family Restaurant is not a contributor to a potential Historic Preservation Overlay Zone (HPOZ).

Industrial/Mixed-Use Building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.)

The industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.) is not individually eligible for listing in the National Register, California Register, or as a Los Angeles HCM. Additionally, it does not appear eligible as a contributor to a potential historic district/HPOZ, including the SurveyLA-identified Arizona Circle Industrial Historic District.

Following is an assessment of the building against federal, state, and local registration criteria.

National and California Register

National and California Register Criteria A/1: associated with events that have made a significant contribution to the broad patterns of history.

Constructed in 1967, the industrial/mixed-use building on the Project Site is generally associated with post-World War II development patterns in the Westchester community. As with much of Southern California, Westchester experienced a tremendous population boom and expansion in building construction after World War II, including the growth of industrial manufacturing districts, particularly those related to the aviation industry. During the 1950s and '60s, wartime industrial developments, such as those around LAX and previously established industrial districts

like Hughes Aircraft plant (within a half-mile of the Project Site), continued to expand, and new industrial districts, such as the Westchester Industrial Tract (identified as the Arizona Circle Industrial Historic District in SurveyLA, west of the Project Site) were developed. While constructed for light industrial use, as outlined in *Section 2.3: Chronology of Development and Use*, the building at 6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave. has primarily been used for commercial purposes, holding myriad retail tenants (sportswear store, lampshade store, mattress showrooms, silver ingot store) since its completion, as well as restaurant-related tenants (catering kitchen, restaurant) and institutional occupants (church meeting spaces) more recently. The building's only apparent industrial use was as storage for a few different manufacturing companies, none of which appear to have been associated with the aviation or aerospace industries.

Thus, while generally associated with the postwar development boom in Westchester, the building is one of numerous commercial/industrial/institutional properties constructed in the area during this time period. Moreover, because the building has been utilized for commercial, and to a lesser extent, industrial purposes over the years, it does not have strong associations with any particular postwar development pattern. For these reasons, the building is not eligible under Criteria A/1 of the National and California Registers.

National California Register Criteria B/2: associated with the lives of persons significant in our past.

Though an original (1967) construction permit was not found for the building, a 1970 permit indicates an early owner of the building was Harry J. Quinn, who also owned the adjacent Dinah's Family Restaurant. More recently, the building was owned by Lorin Flyer, a relative of Howard Fox, who was the original co-owner of Dinah's with Harry Quinn. The building has been occupied by many tenants over the years, including a sportswear store, the offices and warehouse of a craft paint manufacturer, a lampshade boutique, a silver ingot store, and mattress showrooms. Research did not indicate that any of the individuals associated with the building were significant to the history of the city, state, or region in a way that is directly associated with the building. Therefore, the building is not eligible under Criteria B/2 of the National and California Registers.

National and California Register Criteria C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The industrial/mixed-use building was designed in a utilitarian, vernacular aesthetic. One story in height and made of common building materials, such as brick and concrete with aluminum fenestration, the unadorned building does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic values. The original builder and architect are unknown; however, given its modest appearance, it does not appear to represent the work of a master. For these reasons, the building is not eligible under Criteria C/3 of the National and California Registers.

National and California Register Criteria D/4: has yielded or may likely yield information important in prehistory or history.

An archeological assessment was not within the scope of this study. As such, the property has not been evaluated for eligibility under Criterion D or 4 of the National or California Registers.

Los Angeles Historic-Cultural Monument

For the reasons stated above in its evaluation under National/California Register eligibility criteria, the industrial/mixed-use building at 6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave. is not eligible for listing under any Los Angeles HCM criteria.

Local Criterion 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.

As stated in its above evaluation under National/California Register Criteria A/1, the industrial/mixed-use building is generally associated with postwar development patterns in Westchester. However, as one of numerous intact properties in the community from this period, the building does not singularly convey this association. Furthermore, while constructed for industrial use, the building has primarily been used for commercial as well as warehouse/storage and institutional purposes, and thus does not bear strong associations with any particular development pattern in Westchester. Thus, the building is not eligible for listing under local Criterion 1.

Local Criterion 2: Is associated with the lives of historic personages important to national, state, or local history.

For the reasons stated in its evaluation under National/California Register Criteria B/2, the industrial/mixed-use building is not eligible for listing under local Criterion 2. Research did not indicate that any of the owners or tenants associated with the building were significant to the history of the city, state, or region in a way that is directly associated with the building.

Local Criterion 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.

As stated in its assessment under National/California Register Criteria C/3, 6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave. is a modest, utilitarian building that does not embody the distinctive characteristics of a style, type, period or method of construction. While the original architect/builder is unknown, given its modest design, it does not appear to represent the work of a master. Thus, the building is not eligible for listing under local Criterion 3.

Historic District/Los Angeles Historic Preservation Overlay Zone (HPOZ)

The industrial/mixed-use building at 6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave. was identified through SurveyLA as a contributor to the potential Arizona Circle Industrial Historic District (locally referred to as a Historic Preservation Overlay Zone, or HPOZ). Developed between 1959 and 1973, the district encompasses a single 17-acre tract historically known as the Westchester Industrial Tract. Established by developer Robert G. Harris, the majority of original tenants of the tract produced parts and materials for the aviation and aerospace industries

Although the building is directly adjacent to the Westchester Industrial Tract, it does not have any historic associations with the subdivision or the stated reasons for the tract's significance. The building bears some visual cohesion to the other buildings in the district, including its one-story height, brick cladding, and utilitarian appearance. However, unlike the other contributing buildings within the district, the building at 6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave. is located outside of the Westchester Industrial Tract, on the opposite side of Arizona Avenue, and surrounded by commercial properties. It was never advertised as being associated with the industrial subdivision, and may have been originally owned by Harry J. Quinn, who also owned Dinah's Family Restaurant. Thus, it is unlikely the building was originally owned or developed by Robert G. Harris, who owned and constructed the other buildings within the district. Furthermore, the building does not appear to have any historic associations with the aircraft or aerospace industry, and it appears to always have been used for commercial and office/storage functions, rather than manufacturing. It does not appear that any of the tenants were long-term occupants of the building, nor do they appear to have made significant contributions to the commercial and industrial development of Westchester. Current occupants include a restaurant, church, and martial arts center.

For the above stated reasons, 6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave. does not appear eligible as a contributor to the potential Arizona Circle Industrial Historic District. It was never historically associated with the Westchester Industrial Tract; it is a geographical outlier to the potential historic district, located across the street from the rest of the tract. Unlike buildings within the historic district, original tenants of 6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave. did not include manufacturers tied to the aircraft or aerospace industry. It was likely included in the SurveyLA-identified historic district because of its adjacency and similar appearance to the buildings within the Westchester Industrial Tract; however, extensive supplemental research conducted as part of this study provides evidence that it does not bear any historic association with the tract.

In summary, because the industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.) is not eligible for federal, state, or local listing, either individually or as a contributor to a historic district/HPOZ, the building does not meet the definition of a historical resource under CEQA.

5.3 Evaluation of Integrity

Dinah's Family Restaurant (6521 S. Sepulveda Blvd.)

In order for a property to be eligible for listing in the National and California Registers, it must retain sufficient integrity to convey its historic significance. As previously discussed in its evaluation of significance, the Dinah's Family Restaurant building does not retain sufficient integrity to be eligible for listing in the National Register under any criteria. Per the discussion in *Section 4.2: Federal, State, and Local Evaluation Criteria*, integrity thresholds associated with the California Register are generally lower than those associated with the National Register, and it is possible that a resource may lack the integrity necessary for listing in the National Register but still be eligible for listing in the California Register. Similarly, the City of Los Angeles Cultural Heritage Ordinance does not include language regarding integrity, but in practice, the City

considers integrity in determining whether a historic resource qualifies as an HCM and has shown greater flexibility when evaluating integrity for local designation as an HCM than is the case for determining state or federal eligibility. Set forth below is an evaluation of the Dinah's Family Restaurant building under the seven aspects of integrity established as part of the National Register process.

Location *is the place where the historic property was constructed or the place where the historic event occurred.*

The restaurant building remains on its original site on the west side of Sepulveda Boulevard, near the intersection with Centinela Avenue, and therefore retains this aspect of integrity.

Design *is the combination of elements that create the form, plan, space, structure, and style of a property.*

The building has undergone some alterations to its original design, such as the remodeling of the primary entrance to include a floor-to-ceiling mirrored glass entrance volume, the construction of small side and rear additions to accommodate a take-out space and walk-in refrigerator, respectively, and replacement of most interior features and finishes. However, many of the building's exterior character-defining features, including its horizontal emphasis; low-pitched gable roof with slightly upswept prow at the east end; northeast circular volume with a flat roof and wide eaves; extensive fixed glazing; vertical fins that jut out from the Sepulveda-facing façade; and combined stucco and stone accent cladding are still intact. Additionally, the overall floor plan of the interior, with a central open dining room bounded by a circular dining area to the northeast and an exhibition kitchen to the west, are still present. Because its overall form, massing, and style are intact, the building retains its integrity of design.

Setting *is the physical environment of an historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space.*

The building's setting has changed since its original construction. A low-scale, 1950s-70s industrial complex and single-family residential suburbs still surround the property to the south and west. However, the land to the east of Sepulveda Boulevard, opposite the restaurant building, was left open and undeveloped until the 1980s and '90s when a large high-rise mixed-use development known as the Howard Hughes Center was constructed. Additionally, the area immediately to the north of the property was altered with the construction of a one-story commercial strip mall in 1983. Immediately south of the restaurant, a four-story hotel building replaced a smaller commercial building in the 1990s/early 2000s. Due to the significant development immediately adjacent to and surrounding the property, the building no longer retains integrity of setting.

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 an historic property.*

The building has lost some original exterior materials such as all of its windows and doors and some signage. And, most interior features (light fixtures, counters, tables) and finishes (wall cladding, booth upholstery, restroom finishes) have either been replaced or covered over. Although the building retains some of its original materials (stucco and stone cladding, terrazzo

flooring), its integrity of materials has been somewhat diminished due to the alterations listed above.

Workmanship *is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history.*

Alterations to the building, including the remodeling of the main entrance and the removal of interior features/finishes, have somewhat compromised the physical evidence of its original craftsmanship. However, because the overall design of the building is intact and the property retains some of its original materials (including stucco and stone accent cladding and terrazzo flooring), the building retains its overall integrity of workmanship from its historical period.

Feeling *is a property's expression of the aesthetic or historical sense of a particular period of time.*

The building's location along a major thoroughfare and design are still intact, and it still retains some of its historic materials and the majority of its features that help to convey its original workmanship. It continues to express the feeling of a 1950s auto-oriented commercial building, and is readily recognizable as a postwar Googie style coffee shop. Thus, it retains this aspect of integrity.

Association *is the direct link between an important historic event or person and a historic property.*

The building has long been a prominent fixture of the neighborhood, and its Googie design, workmanship, and feeling as a postwar auto-oriented coffee shop are still intact. Furthermore, as the building has been in continuous operation as Dinah's since 1959, it retains its association with the long-time coffee shop.

For these reasons, and based on the greater flexibility for assessing the integrity of a historical resource for local and state designation as compared to potential listing in the National Register, the building retains sufficient integrity to qualify for listing in the California Register and as a Los Angeles HCM.

Industrial/Mixed-Use Building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.)

For a property to be eligible for listing in the National and California Registers, or as a Los Angeles HCM, it must first meet one or more eligibility criteria and also retain sufficient integrity to convey its historic significance. As stated in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, "only after significance is fully established can you proceed to the issue of integrity."[98] In accordance with best professional practices, it is customary to apply this same methodology when evaluating resources under state and local eligibility criteria. Because the industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S.

[98] National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: United States Department of the Interior, 1990, revised 1991, 1995, 1997), 45.

Arizona Ave.) is not eligible under any federal, state, or local registration criteria, the building's integrity has not been evaluated.

5.4 Character-Defining Features

Following is a list of the Dinah's Family Restaurant building's character-defining features.

Site

- Prominent street frontage along Sepulveda Boulevard, near the intersection with Centinela Avenue
- Pylon sign (added in 1971) with backlit rectangular sign box topped with a lantern and metal scrolls, near the northeast corner of the building along Sepulveda Boulevard
- Bucket pole sign near the northwest end of the building (added in 1959; bucket replaced in 2013)
- Pole sign with individual dynamic backlit letters spelling out "Dinah's" at the corner of Arizona and Centinela avenues (moved to this location in 1983; original construction date unknown)

Exterior

- Low, horizontal (one-story) profile
- Rectangular plan
- Low-pitched and flat roofs with slightly upswept prow at the (east) gable end
- Circular volume with a flat roof and wide, cantilevered eaves at the northeast corner of the building
- Stucco cladding with stone accent cladding
- Extensive use of fixed glazing with aluminum frames at the north and east façades
- Projecting stone-clad fins/wingwalls that divide the east façade into bays

Interior

- Large central open dining area
- Circular dining room open to the main dining area at the northeast end
- Exhibition kitchen along the west side of the main dining area
- Dropped trapezoidal-shaped volumes terminating in circular disks at the ceiling
- Stone accent walls to the east of the entrance (behind the cashier's station) and separating booths along the east side of the main dining area
- Terrazzo flooring, visible in areas where not covered in vinyl tile or carpet

Because the industrial/mixed-use building is not eligible for federal, state, or local designation, no character-defining features were identified as part of this report.

6. Impacts Analysis

6.1 Summary of Historical Resource Findings

The Project Site comprises three legal parcels (APNs: 4110-001-007, 4110-001-006, 4110-001-024) developed with three buildings:

- Dinah's Family Restaurant building (6521 S. Sepulveda Blvd)
- Industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.)
- Commercial strip mall (6501-6505 S. Sepulveda Blvd./6502-6506 S. Arizona Ave.)

The Site also contains paved surface parking lots, four freestanding pole/pylon signs, a billboard, and a small locksmith shop.

Upon documentary research, site analysis, the development of historical background, and an evaluation against federal, state, and local eligibility criteria, it is ARG's professional opinion that there is one building on the Project Site that meets the definition of a historical resource for the purposes of CEQA: Dinah's Family Restaurant (6521 S. Sepulveda Blvd.) appears eligible for listing in the California Register and as a local Historic-Cultural Monument. There is one adjacent potential historical resource: the Arizona Circle Industrial Historic District, located to the west of the Project Site.

6.2 Significance Threshold

According to California CEQA Guidelines, a project has the potential to impact a historical resource when the project involves a "substantial adverse change" in the resource's significance. Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." [99]

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

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

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

[99] CEQA Guidelines, Section 15064.5.

c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA.[100]

6.3 Project Description

The Project includes the demolition and clearing of a one-story, multi-tenant industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.), a one-story, multi-tenant commercial strip mall (6501-6505 S. Sepulveda Blvd./6502-6506 S. Arizona Ave.), and all associated surface parking lots, and the construction of a new mixed-use development (see Appendix A for Project drawings).

The Project will retain the majority of the Dinah's Family Restaurant building (6521 S. Sepulveda Blvd.), including nearly all of its character-defining features and materials described in *Section 5.4* of this report. The building will continue to house a restaurant program and previous alterations, including non-historic awnings on the east façade, will be removed. New mechanical, electrical, and plumbing (MEP) systems will be installed in order to minimize the need for obtrusive rooftop equipment.

A small portion at the rear of the restaurant building (comprising the take-out department, which was added in 1959 and is not character-defining) will be removed to make way for the integration of the mixed-use development. New structural columns will also be installed in the west half of the building, which consists of back-of-house space, to support the section of the new mixed-use building that cantilevers over the back portion of the restaurant.

The restaurant's pylon sign nearest building, at the northeast corner along Sepulveda Boulevard ("A" on Map 3; added 1971), will be retained in place. Due to their locations on the Project site, the other two Dinah's signs cannot be retained in their current locations. The bucket sign near the northwest end of the restaurant building ("B" on Map 3; altered/replaced 2013) will be relocated and incorporated into the Project in a different location on site. The pole sign at the corner of Arizona and Centinela avenues ("C" on Map 3; altered/relocated 1983) will be removed and either stored or donated to a local sign museum. One other freestanding sign ("D" on Map 3), a billboard ("E" on Map 3), and a locksmith shop ("F" on Map 3), none of which are associated with the restaurant or have any historical significance, will be demolished.

The Project includes the construction of an eight-story, 362-unit multi-family residential building with approximately 3,700 square-feet of ground-floor restaurant space fronting Sepulveda Boulevard (in addition to the existing Dinah's restaurant). Forty-one (41) of the multi-family residential dwelling units are proposed to be restricted to Very Low Income households. The Project will be approximately 365,528 square-feet in size with a Floor Area Ratio of 3.85. The primary building entrance will be located along Sepulveda Boulevard, and ground-floor retail tenant spaces will have individual entrances from both the sidewalk and the interior parking garage. Residential amenities are provided in the form of a dog care center on the ground floor,

[100] CEQA Guidelines, Section 15064.5

an open-air landscaped courtyard with swimming pool at the fourth floor, a fitness center at the fourth floor, recreation rooms at both the fourth and eight floors, and a roof deck.

The Project will provide 520 automobile parking spaces (including seven replacement parking spaces for the restaurant building) in one subterranean level, one at-grade level, and two above-grade levels, in addition to 182 short and long term bicycle parking spaces. Vehicular ingress and egress to the garage will be provided by two existing two-way driveway cuts, one on Sepulveda Boulevard and one on Arizona Avenue. The northern driveway cut on Arizona Avenue is proposed to be closed.

6.4 Analysis of Project Impacts

Historical Resources on the Project Site

As noted above, a project has the potential to impact a historical resource if the project would result in a "substantial adverse change" to the significance of a historical resource. Generally speaking, substantial adverse change is defined as demolition or material alteration in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register.

As discussed above, the Dinah's Family Restaurant building was found to be eligible for the California Register and as a Los Angeles HCM and thus meets the definition of a historical resource for the purposes of CEQA. No other buildings or improvements on the Project Site are historical resources under CEQA.

The Project will not demolish the Dinah's Family Restaurant building. Although the Project will result in some alterations to the historic building and site, the building will continue to retain all but one of its character-defining features, as follows:

- Prominent street frontage along Sepulveda Boulevard, near the intersection with Centinela Avenue
- Pylon sign with backlit rectangular sign box topped with a lantern and metal scrolls, near the northeast corner of the building along Sepulveda Boulevard
- Bucket pole sign near the northwest end of the building (although it will be relocated to another location on site)
- Low, horizontal (one-story) profile
- Rectangular plan
- Low-pitched and flat roofs with slightly upswept prow at the (east) gable end
- Circular volume with a flat roof and wide, cantilevered eaves at the northeast corner of the building
- Stucco cladding with stone accent cladding
- Extensive use of fixed glazing with aluminum frames at the north and east façades
- Projecting stone-clad fins/wingwalls that divide the east façade into bays
- Large central open dining area
- Circular dining room open to the main dining area at the northeast end

- Exhibition kitchen along the west side of the main dining area
- Dropped trapezoidal-shaped volumes terminating in circular disks at the ceiling
- Stone accent walls to the east of the entrance (behind the cashier's station) and separating booths along the east side of the main dining area
- Terrazzo flooring, visible in areas where not covered in vinyl tile or carpet

One of the building's character-defining features cannot be retained as part of the Project:

- Pole sign with individual dynamic backlit letters spelling out "Dinah's" at the corner of Arizona and Centinela avenues

This sign will be removed and either stored in a secure location or donated to a local sign museum.

The Project will retain the historical resource's prominent street frontage along Sepulveda Boulevard. Even though the new mixed-use development will be located directly next to the historical building, the siting of the development and recess of its driveway will ensure that the Dinah's building and its Sepulveda-fronting pylon sign will continue to have good visibility to pedestrian and auto traffic.

The Project will retain the majority of the building. While a small portion at the rear of the building will be demolished, its exterior character-defining features, enumerated above, will be preserved. The building will continue to house a restaurant program under the Project. Although the west interior space will be altered with the installation of columns to support the cantilevered section of the new construction, no distinctive characteristics exist in this portion of the building. The Project will retain all of the building's interior character-defining features, listed above.

Although two of the site's character-defining signs will be affected by the Project (one will be relocated and one will be removed), these signs are not essential to the building's ability to convey its significance. The sign that is most prominently associated with the Dinah's building itself, located directly in front of the building and facing Sepulveda Boulevard, will remain in place. This will maintain the Googie-era characteristic of a prominent sign integrated into or located directly adjacent to the building it is promoting. Although the bucket sign will be moved from its current location to another site within the development Project, it will remain on-site and will continue to convey its association with the Dinah's restaurant. The "Dinah's Fried Chicken" sign located at the corner of Sepulveda Boulevard and Centinela Avenue is not located near or even within view of the Dinah's restaurant building, and it was placed in this location in 1983. Its removal will not have an impact on the historical resource's ability to convey its significance, which is predominantly conveyed by the features of the building itself and its immediate site. Further description of the treatment of the two signs to be either relocated or removed is included under *Section 6.5: Project Design Features*, below.

Because the Project preserves all the physical characteristics of the restaurant that convey its historical significance and eligibility for listing in the California Register and as a Los Angeles HCM, the Project will not result in a substantial adverse change in the historical significance of the resource.

Following is an evaluation of the integrity of Dinah's Family Restaurant based on the planned condition of the building upon Project completion. As discussed in *Section 5.3*, the building currently retains sufficient integrity to convey its significance and eligibility for California Register and local listing. The purpose of this section is to examine whether, upon completion of the Project, the building would continue to retain sufficient integrity to be eligible for listing in the California Register and as a Los Angeles HCM, such that its significance would not be materially impaired.[101] The building's current integrity and anticipated integrity following Project completion are provided side by side for comparison.

Location *is the place where the historic property was constructed or the place where the historic event occurred.*	
Current	**Anticipated**
The building retains integrity of location.	The restaurant building will remain on its original site on the west side of Sepulveda Boulevard, near the intersection with Centinela Avenue, and therefore it will retain integrity of location under the Project.
Design *is the combination of elements that create the form, plan, space, structure, and style of a property.*	
Current	**Anticipated**
Although the building has undergone some alterations to its original design (remodeling of the primary entrance, construction of small side and rear additions, and replacement of most interior features/finishes), many of the building's exterior character-defining features, in addition to its overall form, massing, and style, are still intact. Thus, the building retains integrity of design.	The Project will result in some changes to the restaurant building's design. A portion at the rear of the restaurant, comprising the take-out department, will be demolished under the Project, and the upper stories of the new mixed-use building will cantilever above the remaining west half of the restaurant. New structural columns will also be installed in the west half of the building (back-of-house space), which will result in modifications to the interior of the space and removal of interior features/finishes. However, the take-out space was added in 1959 and is not a character-defining feature of the building's design. Similarly, the west half of the building that will remain, but that will be partially obscured from street view and altered by the cantilevered portion of the new construction, contains utilitarian spaces that do not hold any distinctive characteristics of the restaurant.

[101] Title 14 CCR, Section 15064.5.

	Two of the three freestanding signs that currently exist on the site will be removed and either relocated on-site or off-site. The sign most visually associated with the design of Dinah's (located directly adjacent to and in front of the building) will remain in place. The other two signs are less visually prominent due to their locations on site. Their removal will not have an impact on the building's form, plan, space, structure or style. For these reasons, the restaurant will retain its integrity of design following Project completion.
Setting *is the physical environment of an historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space.*	
Current	Anticipated
Due to changes in setting immediately surrounding the property, including the addition of buildings of significant height across the street in the 1980s/90s, the restaurant building no longer retains integrity of setting.	The Project will result in additional changes to the building's current setting. The Project includes construction of an eight-story, mixed-use building immediately adjacent to and cantilevering over the restaurant. However, the new construction will be set back from Sepulveda Boulevard by approximately 15' so that historical views of the restaurant's primary (east) façade will still be visible from the north and the south along Sepulveda, and its historic relationship with the boulevard will be retained. Furthermore, the restaurant is currently surrounded by much larger contemporary buildings along the east side of Sepulveda, as well as smaller non-historic development to the north and south. For these reasons, the construction of the new mixed-use building on the Site will not further materially diminish the building's integrity of setting.
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 an historic property.*	
Current	Anticipated
The building has lost original exterior materials such as all of its windows and doors and some signage. And, most interior features and finishes have either been replaced or	The Project will result in some modifications to the building's materials through the removal of the take-out space on the west end and the construction of structural

covered over. Although the building retains some of its original materials (stucco and stone cladding, terrazzo flooring), its integrity of materials has been somewhat diminished due to the alterations listed above.	columns inside the west-end back-of-house space to support the cantilevered portion of the new building. However, as previously stated in its assessment of design integrity, none of the materials that will be removed under the Project are distinctive or character-defining of the building. Therefore, although some materials will be lost, the restaurant's distinctive materials will be retained, and the Project will not further materially diminish the building's integrity of materials.
Workmanship *is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history.*	
Current	**Anticipated**
Alterations to the building, including the remodeling of the main entrance and the removal of interior features/finishes, have somewhat compromised the physical evidence of its original craftsmanship. However, because the overall design of the building is intact and the property retains some of its original materials (including stucco and stone accent cladding and terrazzo flooring), the building retains its overall integrity of workmanship.	The building's extant character-defining features and materials that represent the physical evidence of its original craftsmanship (stucco and stone cladding, terrazzo flooring) will be retained under the Project. Therefore, the building will retain its integrity of workmanship under the Project.
Feeling *is a property's expression of the aesthetic or historical sense of a particular period of time.*	
Current	**Anticipated**
The building's location along a major thoroughfare and design are still intact, and it still retains some of its historic materials and the majority of its features that help to convey its original workmanship. It continues to evoke the feeling of a 1950s auto-oriented commercial building, and is readily recognizable as a postwar Googie style coffee shop. Thus, its integrity of feeling is intact.	The Project will not further materially compromise the building's current integrity of setting, and its location, design, workmanship, and nearly all extant character-defining features and materials will be retained. Therefore, the restaurant will continue to evoke the aesthetic and historic sense of its period that it does currently, and its integrity of feeling will be retained under the Project.
Association *is the direct link between an important historic event or person and a historic property.*	
Current	**Anticipated**
The building has long been a prominent fixture of the neighborhood, and its Googie	Because the building will continue to be available for use as a restaurant, and nearly all

design, workmanship, and feeling are still intact. Furthermore, as the building has been in continuous operation as Dinah's since 1959, it retains its association with the long-time coffee shop.	of the building's character-defining features will be preserved, the building's integrity of association will be retained under the Project.

Based on a review of all Project plans and other documents, ARG has determined that the Project will not significantly impact the restaurant building's integrity of location, design, workmanship, feeling, and association, and it will not further materially compromise the building's integrity of setting and materials, which have previously been diminished due to prior alterations. Therefore, it is ARG's professional opinion that the development of the Project will not materially impair Dinah's Family Restaurant because it will retain sufficient integrity to convey its historic significance and will remain eligible for listing in the California Register and designation as a Los Angeles HCM.

Summary of Continued Eligibility

The Dinah's Family Restaurant building currently retains sufficient integrity to be eligible for listing in the California Register and as a Los Angeles HCM under Criteria 3/3 for embodying the distinctive characteristics of the Googie style. It is also eligible for designation as a Los Angeles HCM under Criterion 1 for its contributions to the social history of the Westchester community.

This Technical Report has analyzed the Project's potential impact on historical resources, which will involve (1) the demolition of two non-historic buildings, non-historic signs, non-historic locksmith shop, and parking lots on the Site, (2) the retention of Dinah's Family Restaurant for continued use as a restaurant, and (3) the construction of a new eight-story mixed-use building and parking structure. The restaurant building has been determined eligible under California Register/Los Angeles HCM Criteria 3/3 for its physical qualities related to its architectural design as well as under Los Angeles HCM Criterion 1 for its contributions to the social history of Westchester. An objective of the Project is to retain the majority of the restaurant building in a manner that will not materially impair the significance of the historical resource.

The Project satisfies this objective because the building will continue to be eligible for listing in the California Register and designation as a Los Angeles HCM. Although some original materials and features will be lost to accommodate the new development, its overall design and nearly all of its extant character-defining features described in *Section 5.4* will be retained.

Historical Resources Adjacent to the Project Site

The Project will not have an impact on any historical resources adjacent to the Project Site. For the purposes of this study, "adjacent" is defined as located on any neighboring parcels either next to or across the street from the Project Site.

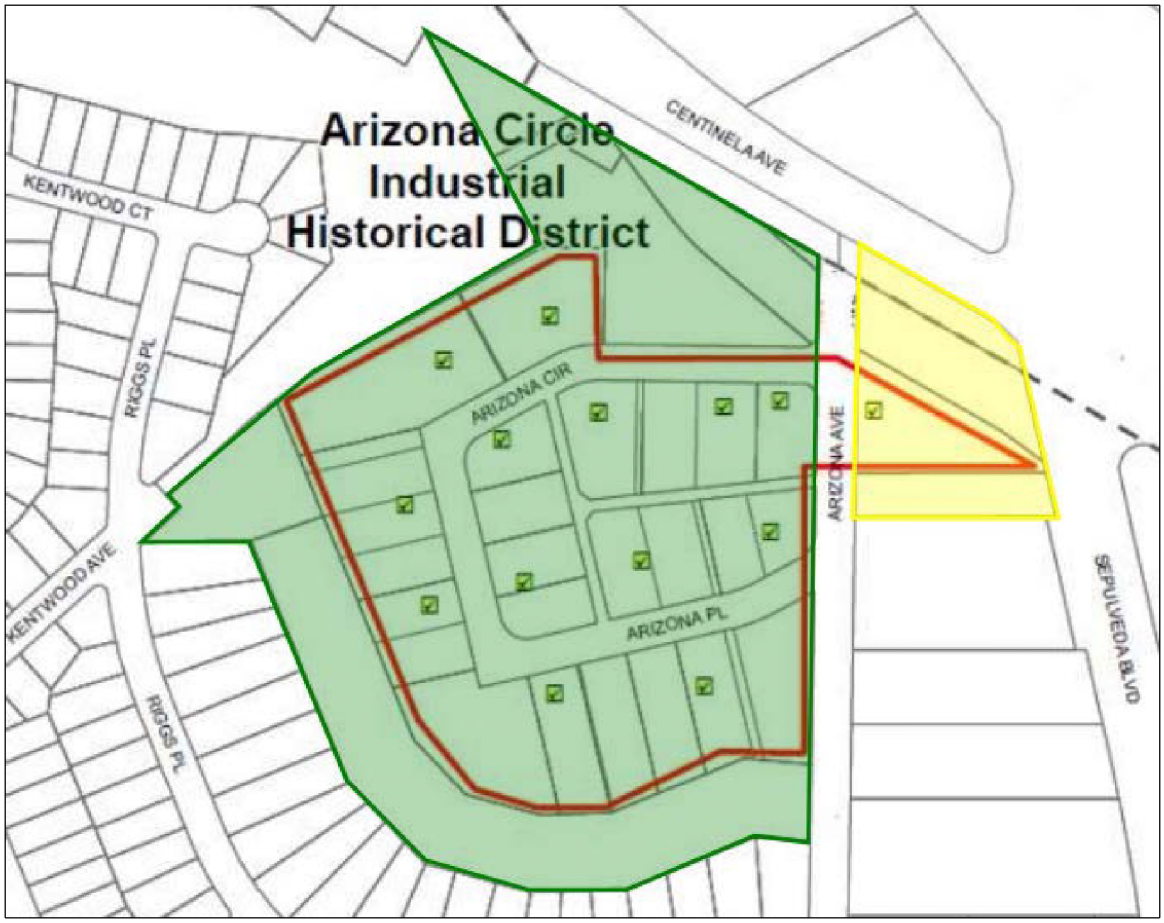
As described in *Section 5.1: Previous Evaluations and Studies*, ARG conducted a records search of the BERD and through the SCCIC, which included a review of all previously recorded cultural resources within a half-mile radius of the Project Site. While nine resources were identified within

a half-mile of the proposed development, no resources recorded in the BERD are located within a quarter-mile of the Site and none in its immediate vicinity.

Also described in *Section 5.1*, the Project Site is located adjacent to (west of) the SurveyLA-identified Arizona Circle Industrial Historic District. Sited across Arizona Avenue from the Site and extending to the west, the potential historic district is well contained within its original tract boundaries. The majority of buildings within the district front on Arizona Circle and Arizona Place, and do not have any significant viewsheds to or from the east that would be blocked by the Project.

Although the SurveyLA findings extended the boundary into the Project Site to include the multi-tenant industrial/mixed-use building (6511-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave.), supplemental research conducted as part of this Technical Report confirmed that this building does not bear any direct association with the Westchester Industrial Tract that comprises the historic district. Furthermore, located on the opposite side of Arizona Avenue from the rest of the district's contributors, it is a visual outlier to the historic district (see Map 5).

Although the Project will be larger in scale and different in visual character than the SurveyLA-identified Arizona Circle Industrial Historic District, due to its location across Arizona Avenue and separate from the potential historic district, it will remain visually separate and distinct from the potential historic district, which is oriented away from the Project Site. The potential historic district will continue to convey all of its physical characteristics and overall district setting upon completion of the Project. For these reasons, the Project will not cause an indirect impact on the adjacent potential Arizona Circle Industrial Historic District.



Map 5. *Image illustrating the boundaries of the SurveyLA-identified Arizona Circle Industrial Historic District (outlined in red) and the original Westchester Industrial Tract boundaries (shaded in green), in relationship to the Project Site (shaded in yellow).*

6.5 Project Design Features

Although the Project will not have a significant and unavoidable impact on historical resources as described above, the following Project Design Features will ensure appropriate treatment of the building and its historic character throughout the Project.

PD1. Oversight of Rehabilitation of Dinah's Building

The rehabilitation of Dinah's Family Restaurant, and the treatment of all of its materials, features, and immediate site, shall be overseen by a Historic Architect meeting the Secretary of the Interior's Professional Qualification Standards in Architecture and/or Historic Architecture.[102]

[102] National Park Service, Code of Federal Regulations, 36 CFR Part 61, https://www.nps.gov/articles/sec-standards-prof-quals.htm.

PD2. Treatment of Dinah's Restaurant Signs

PD2a. Bucket Sign

The Dinah's restaurant bucket sign, located near the rear of the Dinah's building, will be removed from its current location and relocated within the Project Site. The bucket portion of the sign will either be preserved and integrated somewhere in the Project's open space areas as an art piece, or the bucket sign or a portion thereof will be relocated in front of the Dinah's building at the southeast corner of the Project Site.

PD2b. Pylon Sign at the Corner of Sepulveda Boulevard and Centinela Avenue

The Dinah's Fried Chicken sign, located at the corner of Sepulveda Boulevard and Centinela Avenue, will be removed from its current location and either stored at an appropriate and secure location or donated to a local sign museum.

7. Conclusion

In summary, the Project will not have a significant impact on the Dinah's Family Restaurant building, the only historical resource on the Project Site.

While the industrial/mixed-use building at 6501-6511 S. Sepulveda Blvd./6502-6506 S. Arizona Ave. was identified through SurveyLA as a contributor to the potential Arizona Circle Industrial Historic District, upon further research, ARG determined the building has no direct historical associations with the historic district and is thus not eligible as a contributor to the district. Additionally, the building is not eligible for individual listing under any federal, state, or local criteria. The commercial strip mall at 6505-6519 S. Sepulveda Blvd./6508-6520 S. Arizona Ave. was not identified through SurveyLA or any other previous historic resources surveys. It was constructed in 1983 and does not meet the age thresholds for historic eligibility. As neither the industrial/mixed-use building nor the commercial strip mall meet the definition of a historical resource per CEQA, their proposed demolition under the Project would not result in any impacts to historical resources.

The property at 6521 S. Sepulveda Blvd. (Dinah's Family Restaurant building) is eligible for the California Register and as a Los Angeles HCM, and therefore meets the definition of a historical resource for the purposes of CEQA.

The Project will not materially impair the significance of the Dinah's Family Restaurant building. It will therefore not cause a substantial adverse change to the historical resource's significance. The historical resource will retain nearly all of its character-defining features and will continue to retain sufficient integrity to convey its significance following the completion of the Project. Implementation of Project Design Features, enumerated herein, will ensure appropriate treatment of the historical resource throughout the duration of the Project. Therefore, it will remain eligible for listing under state and local designation criteria.

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Appendix A. Sepulveda + Centinela Project Drawings

FAIRFIELD.

carrierjohnson + CULTURE

City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Rodolfo Arias
Date: 05/27/2021
Application No.: 21010 - 10000 - 01336



S+C SEPULVEDA + CENTINELA

6501 S. SEPULVEDA BLVD
05.27.2021

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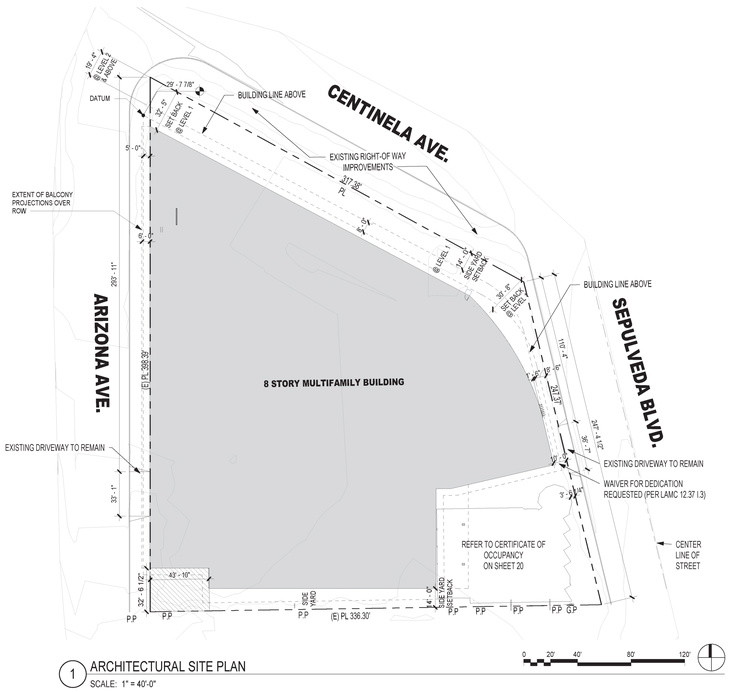
SEPULVEDA & CENTINELA

6501 S. SEPULVEDA BLVD., LOS ANGELES, CA 90045





1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

ZONING SUMMARY

ZONE: C4-1
LOS ANGELES COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
WESCHESTER - PLAYA DEL REY COMMUNITY PLAN
TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES

HEIGHT SUMMARY:
ALLOWABLE HEIGHT: PER LAMC UNLIMITED
376' ABOVE SEA LEVEL PER AIRPORT HAZARD ZONE
PROPOSED HEIGHT: 96' OVERALL HEIGHT + 10-FT ELEVATORS & STAIRS
94' FROM AVERAGE GRADE PLANE

DENSITY SUMMARY:
ALLOWABLE DENSITY: 1 UNIT PER 400 SF
SITE AREA: 96,030 SF
96,030 SF/400 = 241 UNITS BASE DENSITY
ALLOWABLE INCREASE TO 50% UNDER ORDINANCE: No. 185373

DENSITY BONUS: PER LAMC 12.22.A.25 AND 12.24 U.26(a)(1) THROUGH (5)
50% DENSITY BONUS WITH 17% VERY LOW INCOME SET ASIDE (41 VERY LOW INCOME UNITS)

PROPOSED DENSITY:

STUDIO	126 UNITS
ONE BEDROOM	110 UNITS
TWO BEDROOM	126 UNITS
	362 UNITS TOTAL

FLOOR AREA SUMMARY:
ALLOWABLE FAR PER LAMC: 1.5
ALLOWABLE BUILDING AREA: 144,045 SF (96,030SF X 1.5)
ALLOWED FAR (WITH DENSITY BONUS INCENTIVE): 3.0
ALLOWABLE BUILDING AREA : 288,090 SF (96,030SF X 3.0)

PROPOSED BUILDING AREA: 3.85 FAR (OFF-MENU DENSITY BONUS INCENTIVE)

LEVEL B1	326 SF
LEVEL 01	28,935 SF
LEVEL 02	9,438 SF
LEVEL 03	40,857 SF
LEVEL 04	57,424 SF
LEVEL 05	57,424 SF
LEVEL 06	57,424 SF
LEVEL 07	57,424 SF
LEVEL 08	56,371 SF
TOTAL GROSS AREA	**365,623 SF**

OTHER FLOOR AREA:

LEVEL B1	PARKING, UTILITY, STORAGE	66,486 SF
LEVEL 01	PARKING, UTILITY	52,241 SF
LEVEL 02	PARKING, STAIRWAYS, SHAFTS	56,866 SF
LEVEL 03	PARKING, STAIRWAYS, SHAFTS	34,612 SF
LEVEL 04	STAIRWAYS, SHAFTS	18,044 SF
LEVEL 05	STAIRWAYS, SHAFTS	1,534 SF
LEVEL 06	STAIRWAYS, SHAFTS	1,534 SF
LEVEL 07	STAIRWAYS, SHAFTS	1,534 SF
LEVEL 08	STAIRWAYS, SHAFTS	2,582 SF
TOTAL		**235,439 SF**

SETBACKS:
REQUIRED:
FRONT YARD (S. SEPULVEDA BLVD.) - NONE
FRONT YARD (ARIZONA AVE.) - NONE (THROUGH LOT)
SIDE YARD (W CENTINELA AVE.) 5' + 1' FOR EACH STORY ABOVE 2ND, NOT TO EXCEED 16'
SIDE YARD (SOUTH FRONTAGE) 5' + 1' FOR EACH STORY ABOVE 2ND, NOT TO EXCEED 16'
PROVIDED:
FRONT YARD (S. SEPULVEDA BLVD.) - 10'
FRONT YARD (ARIZONA AVE.) - 0'
SIDE YARD (W. CENTINELA AVE.) - 14'
SIDE YARD (SOUTH FRONTAGE / AT INTERIOR P.L) - 14'

RESIDENTIAL PARKING SUMMARY:
SB1818 & AB2345 RESIDENTIAL PARKING REQUIRED:

0 - 1 BEDROOM : 236 X 1.0 =	236 SPACES
2 BEDROOM : 126 X 1.5 =	189 SPACES
	425 SPACES REQUIRED

RESIDENTIAL PARKING PROVIDED:

LEVEL B1	190 SPACES (116 STANDARD, 35 TANDEM,39 COMPACT)
LEVEL 01	71 SPACES (53 STANDARD, 5 TANDEM, 5 COMPACT, 8 ACCESIBLE)
LEVEL 02	147 SPACES (123 STANDARD, 5 TANDEM, 17 COMPACT, 2 ACCESIBLE)
LEVEL 03	72 SPACES (45 STANDARD, 13 TANDEM, 14 COMPACT)
TOTAL	**480 SPACES** (337 STANDARD, 58 TANDEM, 75 COMPACT, 10 ACCESSIBLE) OF THE ABOVE 96 SPACES SHALL BE EV CAPABLE AND 48 SHALL HAVE EVCS PER LAMC.

LONG TERM BICYCLE PARKING

1-25 UNITS = 1 PER UNIT	25 SPACES
26-100 UNITS -= 1 PER 1.5 UNITS	50 SPACES
101-200 UNITS = 1 PER 2 UNITS	50 SPACES
200+ UNITS = 1 PER 4 UNITS	40.5 SPACES
TOTAL LONG TERM BICYCLE PARKING	**165 SPACES REQUIRED**

SHORT TERM BICYCLE PARKING

1-25 UNITS = 1 PER 10 UNITS	2.5 SPACES
26-100 UNITS -= 1 PER 15 UNITS	5.0 SPACES
101-200 UNITS = 1 PER 20 UNITS	5.0 SPACES
200+ UNITS = 1 PER 40 UNITS	4.05 SPACES
TOTAL SHORT TERM BICYCLE PARKING	**17 SPACES REQUIRED**

NON-RESIDENTIAL PARKING SUMMARY:
LAMC COMMERCIAL PARKING REQUIRED:

EXISTING RESTAURANT / 1 SPACE PER 100 SF	7 SPACES - EXISTING GRANDFATHERED UNDER
71 SPACES (7,083 SF / 100)	CERTIFICATE OF OCCUPANCY
NEW RESTAURANT - 1 SPACE PER 100 SF	37 SPACES (3,700 SF / 100) - NEW
15% BICYCLE REDUCTION APPLIED TO NEW	-5 SPACES (= 20 ADDITIONAL BIKE PARKING)
	39 SPACES REQUIRED

NON-RESIDENTIAL PARKING PROVIDED:

LEVEL 01	**40 SPACES** (37 STANDARD, 2 COMPACT,1 ACCESSIBLE) OF THE ABOVE 8 SPACES SHALL BE EV CAPABLE AND 4 SHALL HAVE EVCS PER LAMC.
OVERALL TOTAL PARKING SPACES PROVIDED:	**520 SPACES** (374 STANDARD, 58 TANDEM, 77 COMPACT, 11 ACCESSIBLE) OF THE ABOVE 104 SPACES SHALL BE EV CAPABLE AND 52 SHALL HAVE EVCS PER LAMC.

NOTE: PARKING MAY FLUCTUATE DUE TO COLUMN LOCATIONS & GARAGE INFRASTRUCTURE

LONG TERM BICYCLE PARKING
1 PER 2,000 SF — 2 SPACES
TOTAL LONG TERM BICYCLE PARKING **6 SPACES REQUIRED**

15% BICYCLE REDUCTION — 20 SPACES REQUIRED
- REQUIRED LONG TERM — **10 SPACES REQUIRED**
- REQUIRED SHORT TERM — **10 SPACES REQUIRED**
- PROVIDED LONG TERM — **10 SPACES PROVIDED**
- PROVIDED SHORT TERM — **10 SPACES PROVIDED**

SHORT TERM BICYCLE PARKING
1 PER 2,000 SF — 2 SPACES
TOTAL SHORT TERM BICYCLE PARKING **6 SPACES REQUIRED**

TOTAL BICYCLE PARKING REQUIRED

LONG TERM BICYCLE PARKING — 181 SPACES
SHORT TERM BICYCLE PARKING — 33 SPACES

TOTAL BICYCLE PARKING PROVIDED

LONG TERM BICYCLE PARKING — 181 SPACES
SHORT TERM BICYCLE PARKING — 33 SPACES

OPEN SPACE SUMMARY:
REQUIRED OPEN SPACE CALCULATIONS

< 3 HABITABLE ROOMS	236 UNITS	100 SF/UNT	23,600 SF
= 3 HABITABLE ROOMS	126 UNITS	125 SF/UNT	15,750 SF
SUBTOTAL	362 UNITS		39,350 SF
26% OFF-MENU INCENTIVE REDUCTION			-10,231 SF
			29,119 SF REQD OPEN SPACE
			(25% = 7,280SF MAX. COVERED OPEN SPACE)

COMMON OPEN SPACE PROVIDED (15 FT MIN. DIMENSION, 400 SF MIN. AREA)

LEVEL 4 COURTYARD	14,519 SF (OPEN TO SKY)
LEVEL 4 CLUBHOUSE & FITNESS AMENITIES	2,409 SF (RECREATION ROOM)
LEVEL 5 CLUBHOUSE & FITNESS AMENITIES	1,201 SF (RECREATION ROOM)
LEVEL 8 CLUBHOUSE	2,145 SF (RECREATION ROOM)
LEVEL 8 ROOF DECK	1,084 SF (OPEN TO SKY)
SUBTOTAL	21,358 SF COMMON OPEN SPACE

TOTAL RECREATION ROOM AREA 5,755 SF IS LESS THAN 25% OF THE TOTAL REQUIRED 29,119 SF OPEN SPACE.

PRIVATE OPEN SPACE PROVIDED (6 FT MIN. DIMENSION, 50 SF MIN. AREA)

LEVEL 01	400 SF
LEVEL 04	1,300 SF
LEVEL 05	1,350 SF
LEVEL 06	1,700 SF
LEVEL 07	1,550 SF
LEVEL 08	1,600 SF
SUBTOTAL	7,900 SF PRIVATE OPEN SPACE

OVERALL TOTAL OPEN SPACE PROVIDED: 29,258 SF
AT LEAST 25% OF REQUIRED OPEN SPACE SHALL BE PLANTED WITH GROUND COVER SHRUBS OR TREES. AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLINGS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY.
1 TREE PER 4 UNITS @ 362 UNITS = 91 TREES

PROJECT & SITE DATA

SCOPE OF WORK:
NEW CONSTRUCTION OF A 8-STORY, 362 UNIT MIXED-USE BUILDING OVER 1 LEVEL BELOW GRADE PARKING UTILIZING THE CALIFORNIA STATE DENSITY BONUS ON-MENU AND OFF-MENU INCENTIVES.

PROPOSED PROJECT INCLUDES 126 STUDIOS, 110 ONE BEDROOMS, 126 TWO BEDROOMS, 10,783 SF RESTAURANT SPACE (INCLUDES 7,083 SF EXISTING HISTORIC RESOURCE TO REMAIN), COMMON AREAS, AND PARKING AREAS.

PROJECT SITE:	6501 S. SEPULVEDA BLVD., LOS ANGELES, CA 90045
ASSESSOR NOS:	4110-001-006 4110-001-007 4110-001-024
TRACT:	RANCHO SAUSAL REDONDO
MAP REFERENCE:	PAT 1-507/508
BLOCK	NONE
LOTS:	PT LT 38 T2S R14W
COMBINED LOT SIZE:	2.205 AC; 96,030 SF

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

THAT PORTION OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 507 AND 508 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID SECTION IS SHOWN ON THE MAP FILED IN CASE NO. 11629 SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1890, A COPY OF SAID MAP APPEARS IN THE FILES OF THE COUNTY SURVEYORS OF SAID COUNTY AS CLERK'S FILED MAP NO. 218, CONVEYED TO HARRY J. QUINN ET AL, BY DEEDS RECORDED JUNE 21, 1956 AS INSTRUMENT NO. 1895, IN BOOK 51523 PAGE RECORDS, LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND 100 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF A STRIP OF LAND 50 FEET WIDE, DESCRIBED IN DEED TO CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 486 PAGE 12 OF DEEDS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING THE WESTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET WIDE THE CENTER LINE OF SAID BOULEVARD BEING SHOWN IN THE COUNTY SURVEYOR'S FILED MAP BOOK 522 PAGES 14, 21 AND 31 ON FILE IN THE OFFICE OF THE ENGINEER OF SAID COUNTY, DISTANT ALONG SAID WESTERLY LINE SOUTH 12°38'35" EAST, 152 FEET FROM SAID SOUTHWESTERLY LINE; THENCE NORTH 12°38'35" WEST, 66 FEET; THENCE SOUTH 77°21'25" WEST TO SAID PARALLEL LINE; THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBONS AND MINERALS, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID LAND, AS RESERVED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, IN DEED RECORDED MARCH 17, 1975 IN BOOK D-6588 PAGE 680 OF OFFICIAL RECORDS.

PARCEL 2: (APN 4110-001-006 AND 4110-001-007)

THAT PORTION OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 507 AND 508 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID SECTION IS SHOWN ON THE MAP FILED IN CASE NO. 11629 SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1890, A COPY OF SAID MAP APPEARS IN THE FILES OF THE COUNTY SURVEYORS OF SAID COUNTY AS CLERK'S FILED MAP NO. 218 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND DISTANT 2092.11 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY FROM THE SOUTHERLY LINE OF SAID SECTION 19, WITH A LINE PARALLEL TO AND DISTANT 33.00 FEET, MEASURED AT RIGHT ANGLES, EASTERLY FROM THE WESTERLY LINE OF SAID SECTION 19; THENCE NORTH 00°46'40" EAST, 397.96 FEET, MORE OR LESS, ALONG SAID LINE PARALLEL TO SAID WESTERLY LINE, TO A POINT IN THE SOUTHWESTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY RIGHT OF WAY (50 FEET WIDE) WHICH LIES IMMEDIATELY ADJACENT TO AND SOUTHWESTERLY OF CENTINELA AVENUE (60 FEET WIDE) AS SHOWN ON MAP NO. 8521 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID LOS ANGELES COUNTY; THENCE SOUTH 60°30'20" EAST, 317.29 FEET, ALONG SAID SOUTHWESTERLY LINE, TO A POINT IN THE SOTUHWESTERLY LINE OF SEPULVEDA BOULEVARD (100 FEET WIDE) AS SHOWN ON MAP NO. 80914-2 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, THENCE SOUTH 12°46'15" EAST, 247.06 FEET, MORE OR LESS, ALONG SAID SEPULVEDA BOULEVARD, TO AN INTERSECTION WITH A LINE PARALLEL TO AND DISTANT 2092.11 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY FROM THE SOUTHERLY LINE OF SAID SECTION 19, THENCE SOUTH 89°52'10" WEST, 336.18 FEET ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SEPULVEDA BOULEVARD, DISTANT THEREON SOUTH 12°46'15" EAST, 86.00 FEET, FROM THE SOUTHWESTERLY LINE OF THAT STRIP OF LAND 50 FEET WIDE AS DESCRIBED IN DEED TO CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 486 PAGE 12 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 77°29'05" WEST, TO A LINE WHICH IS PARALLEL WITH AND 100 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID SOUTHWESTERLY LINE OF THE 50 FOOT STRIP OF LAND; THENCE ALONG SAID PARALLEL LINE, NORTH 60°30'20" WEST TO THE WESTERLY LINE OF SAID LAND.

SHEET INDEX

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04 - LEVEL 1 FLOOR PLAN
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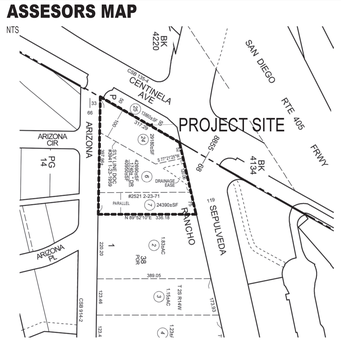
17 - FAR DIAGRAMS
18 - OPEN SPACE DIAGRAMS
19 - ALTA SURVEY
20 - EXISTING BUILDING RECORDS

REQUESTED ENTITLEMENT ACTIONS:

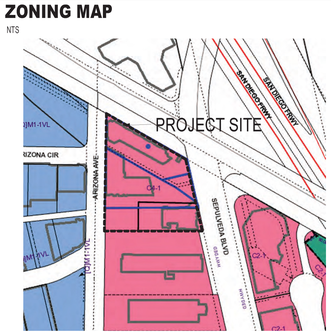
A Conditional Use (CU) pursuant to Section 12.24 U.26 of the LAMC for a Density Bonus of fifty percent (50%) in lieu of the otherwise allowed 35 percent (35%) identified in Section 12.22 A.25 of the LAMC; Density Bonus (DB) pursuant to Section 12.22 A.25 of the LAMC for a project with the following three (3) Off-Menu Incentives: 1) Reduced Space between Buildings–0-feet in lieu of 32-feet, 2) 26-percent reduction in Open Space (29,195sf in lieu of 39,950sf), and 3)Floor Area Ratio increase from 1.5 to 3.85; Site Plan Review (SPR) pursuant to Section 16.05 of the LAMC for a project that results in the creation of greater than fifty net new residential dwelling units; Waiver of Dedication and Improvement (WDI) pursuant to Section 12.37 I.3 of the LAMC to waive the 18-foot dedication requirement and 8 -foot roadway widening improvement requirement along Sepulveda Boulevard; and to waive the 1-foot roadway widening improvement requirement along Arizona Avenue, and a Sustainable Communities Environmental Assessment (SCEA), pursuant to CEQA Guidelines 15162 and 15164 to determine, based on the whole of the administrative record, that no subsequent SCEA, environmental impact report, or negative declaration is required for the Project.

NOTE:
- METHANE ZONE
- SPECIAL GRADING AREA
- LIQUEFACTION ZONE

ASSESORS MAP



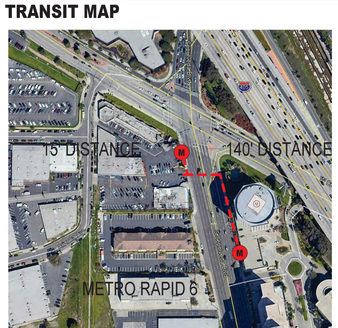
ZONING MAP



VICINITY MAP



TRANSIT MAP



PROJECT TEAM

OWNER:	FAIRFIELD RESIDENTIAL 5355 MIRA SORRENTO PLACE, SUITE 100 SAN DIEGO, CA 92121 858.457.2123
ARCHITECT:	CARRIERJOHNSON+CULTURE 185 W F STREET #500 SAN DIEGO, CA 92101 619.239.2353
CIVIL ENGINEER:	FUSCOE ENGINEERING, INC. 600 WILSHIRE BOULEVARD, SUITE 1470 LOS ANGELES, CA 90017 213.988.8802

City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Rodolfo Arias
Date: 05/27/2021
Application No.: 21010 - 10000 - 01338

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

SEPULVEDA & CENTINELA
6501 S. SEPULVEDA BLVD.

ISSUES:

PROJECT NO: 5989.00
FILE NAME: BIM 360://5989.00-Fairfield Sepulveda/5989.00-Fairfield-Sepulveda_ARCH_v2020.rvt
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 5/27/2021 11:44:54 AM
TITLE: PROJECT SUMMARY
DRAWING NO: 001

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VIEW FROM SEPULVEDA BLVD



CORNER OF SEPULVEDA AND CENTINELA



VIEW FROM CENTINELA AVE



VIEW FROM CENTINELA AVE



CORNER OF CENTINELA AND ARIZONA



VIEW FROM ARIZONA AVE

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

SEPULVEDA & CENTINELA

6501 S. SEPULVEDA BLVD.

City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Rodolfo Arias
Date: 05/27/2021
Application No.: 21010 - 10000 - 01338

ISSUES:

PROJECT NO:
5989.00

FILE NAME:
BIM 360://5989.00-Fairfield Sepulveda/5989.00-Fairfield-Sepulveda_ARCH_v2020.rvt

CHKD BY:
Author Checker

PLOT DATE:
5/27/2021 11:45:24 AM

TITLE:

PERSPECTIVES

DRAWING NO:

002

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SEPULVEDA & CENTINELA

6501 S. SEPULVEDA BLVD.

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

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FLOOR B1 AREA CALCULATION

GROSS FLOOR AREA 66,550 SF

FLOOR B1 PARKING PROVIDED 190 SPACES

RESIDENTIAL STANDARD SPACES	116
RESIDENTIAL TANDEM SPACES	36
RESIDENTIAL COMPACT SPACES	39

ISSUES:

PROJECT NO:	5989.00
FILE NAME:	BIM 360://5989.00 #-#shield Skarlinda.Sabado@carrierjohnson.com/Documents/Revit Models/5989.00 #-#shield_ARCH_v2020_Architect.rvt
PLOT DATE:	5/27/2021 11:46:45 AM
TITLE:	LEVEL B1 FLOOR PLAN
DRAWING NO:	003

1 LEVEL B1 - ENTITLEMENT
SCALE: 1/16" = 1'-0"

0 4' 8' 16' 32' 48'

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1 LEVEL 1 - ENTITLEMENT
SCALE: 1/16" = 1'-0"

FLOOR 01 SUMMARY

RESIDENTIAL AREA	8,387 SF
COMMERCIAL AREA	10,783 SF
PARKING, UTILITY, STORAGE	56,021.6 SF
GROUND FLOOR PLAZA	3,417 SF (OPEN TO SKY)
GROUND FLOOR AMENITIES	1,231 SF (INTERIOR)

FLOOR 01 PARKING PROVIDED 111 SPACES

RESIDENTIAL STANDARD SPACES	53
RESIDENTIAL TANDEM SPACES	5
RESIDENTIAL COMPACT SPACES	5
RESIDENTIAL ACCESSIBLE SPACES	8
COMMERCIAL STANDARD SPACES	37
COMMERCIAL COMPACT SPACES	2
COMMERCIAL ACCESIBLE SPACES	1

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By: Rodolfo Arias
Date: 05/27/2021
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architecture + environments + brand strategy + graphics

SEPULVEDA & CENTINELA
6501 S. SEPULVEDA BLVD.

ISSUES:

PROJECT NO:
5989.00

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CAD BY:
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PLOT DATE:
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TITLE:
LEVEL 1
FLOOR PLAN

DRAWING NO:
004

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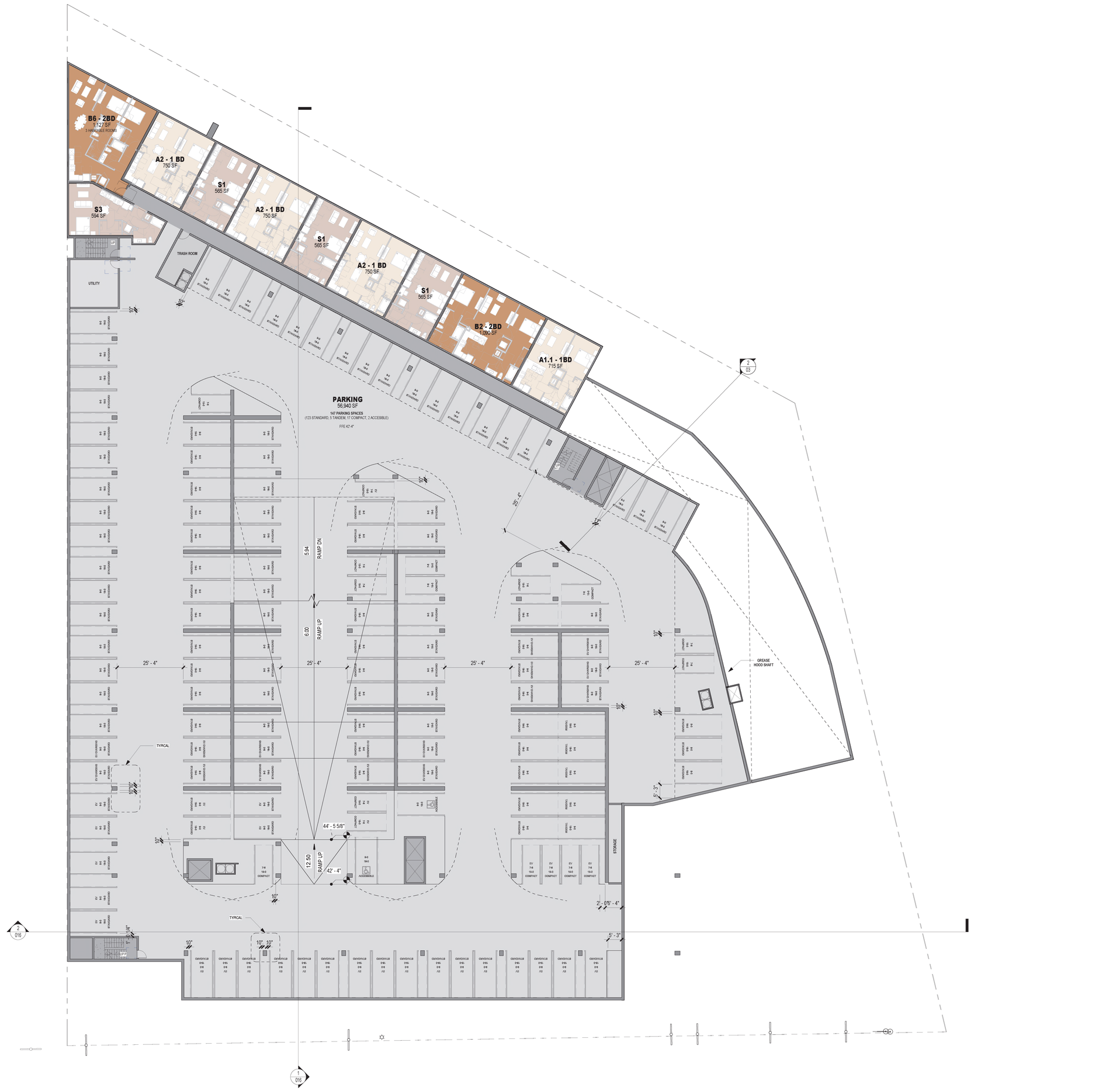
B6 - 2BD
1,127 SF
A2 - 1 BD
750 SF
S1
565 SF
S3
594 SF
A2 - 1 BD
750 SF
S1
565 SF
A2 - 1 BD
750 SF
S1
565 SF
B2 - 2BD
1,090 SF
A1.1 - 1BD
715 SF
TRASH ROOM
UTILITY
PARKING
56,940 SF
147 PARKING SPACES
(123 STANDARD, 5 TANDEM, 17 COMPACT, 2 ACCESIBLE)
FFE 42'-4"
RAMP DN
RAMP UP
RAMP UP
25' - 4"
25' - 4"
25' - 4"
25' - 4"
44' - 5 5/8"
42' - 4"
12.50
5.44
8.00
GREASE HOOD SHAFT
STORAGE
TYPICAL
TYPICAL
10'
10'
10'

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1 LEVEL 3 - ENTITLEMENT
SCALE: 1/16" = 1'-0"

0 4' 8' 16' 32' 48'

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FLOOR 03 SUMMARY

RESIDENTIAL UNITS (35)	
RESIDENTIAL AREA	36,131 SF

FLOOR 03 PARKING PROVIDED 72 SPACES

RESIDENTIAL STANDARD SPACES	45
RESIDENTIAL TANDEM SPACES	13
RESIDENTIAL COMPACT SPACES	14

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TITLE:

LEVEL 3
FLOOR PLAN

DRAWING NO:
006

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1 LEVEL 4 - ENTITLEMENT
SCALE: 1/16" = 1'-0"

0 4' 8' 16' 32' 48'

FLOOR 04 SUMMARY

RESIDENTIAL UNITS (60)	
RESIDENTIAL AREA	54,902 SF
RESIDENTIAL AMENITIES	2,409 SF (INTERIOR)
PRIVATE OPEN SPACE (17)	1300 SF
PRIVATE OPEN SPACE (COURTYARD)	14,519 SF

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TITLE:

LEVEL 4
FLOOR PLAN

DRAWING NO:
007

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1 LEVEL 5 - ENTITLEMENT
SCALE: 1/16" = 1'-0"

0 4' 8' 16' 32' 48'

FLOOR 05 SUMMARY

RESIDENTIAL UNITS (60)	
RESIDENTIAL AREA	56,110 SF
RESIDENTIAL AMENITIES	1,201 SF (INTERIOR)
PRIVATE OPEN SPACE (27)	1,350 SF

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TITLE:

LEVEL 5
FLOOR PLAN

DRAWING NO:
008

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1 LEVEL 6 - ENTITLEMENT
SCALE: 1/16" = 1'-0"

0 4' 8' 16' 32' 48'

FLOOR 06 SUMMARY

RESIDENTIAL UNITS (64)	
RESIDENTIAL AREA	57,311 SF
PRIVATE OPEN SPACE (34)	1,700 SF

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TITLE:
LEVEL 6
FLOOR PLAN

DRAWING NO:
009

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1 LEVEL 7 - ENTITLEMENT
SCALE: 1/16" = 1'-0"

0 4' 8' 16' 32' 48'

FLOOR 07 SUMMARY

RESIDENTIAL UNITS (64)	
RESIDENTIAL AREA	57,311 SF
PRIVATE OPEN SPACE (31)	1,550 SF

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LEVEL 7
FLOOR PLAN

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010

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1 LEVEL 8 - ENTITLEMENT
SCALE: 1/16" = 1'-0"

0 4' 8' 16' 32' 48'

FLOOR 08 SUMMARY

RESIDENTIAL UNITS (62)	
RESIDENTIAL AREA	55,543 SF
RESIDENTIAL AMENITES	715 SF
PRIVATE OPEN SPACE (32)	1,600 SF
PRIVATE OPEN SPACE (ROOF RECREATION AREA)	1,084 SF

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TITLE:

LEVEL 8
FLOOR PLAN

DRAWING NO:
011

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PLOT DATE:
5/27/2021 11:57:14 AM

TITLE:
LEVEL 9 ROOF PLAN

DRAWING NO:
012

ROOF AREA CALCULATION

UPPER ROOF AREA	543 SF
MAIN ROOF AREA	59,575 SF
TOTAL ROOF AREA	60,118 SF



1 LEVEL 9 ROOF - ENTITLEMENT
SCALE: 1/16" = 1'-0"

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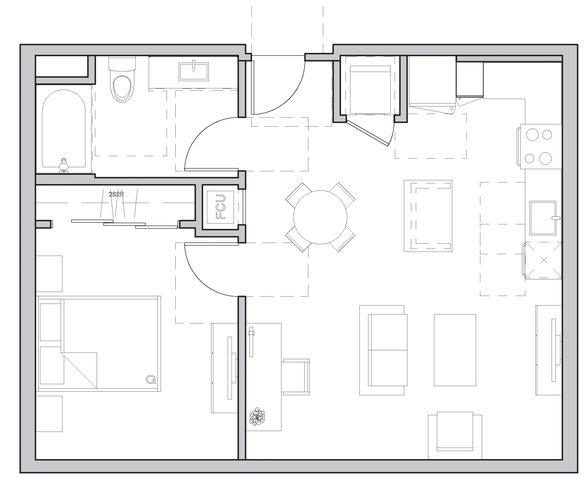
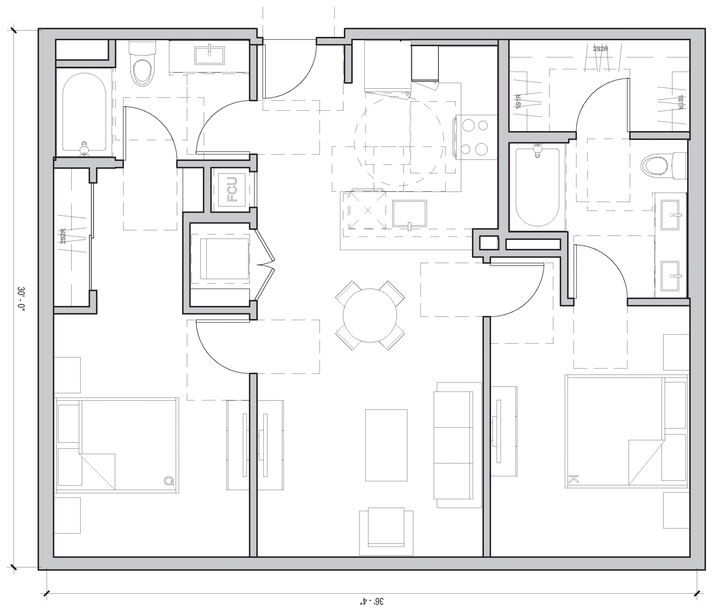
ONE BEDROOM - A1.2



TWO BEDROOM - B2



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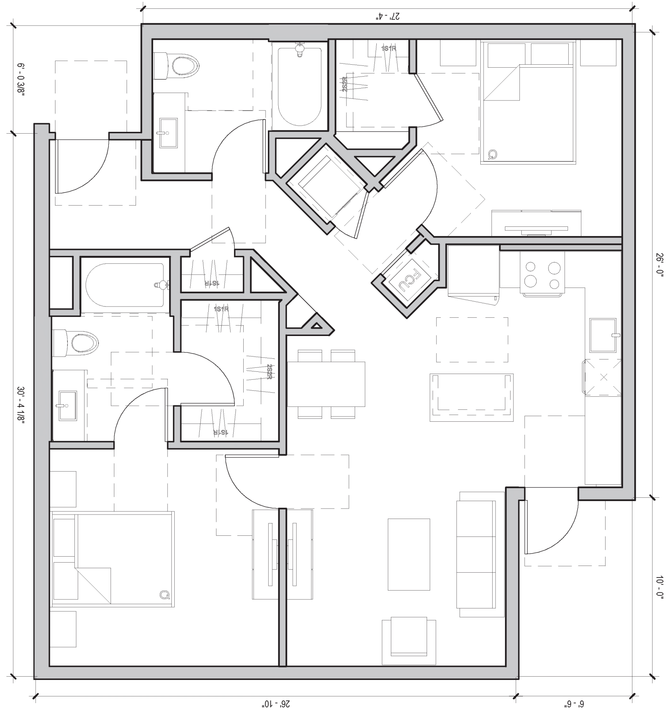

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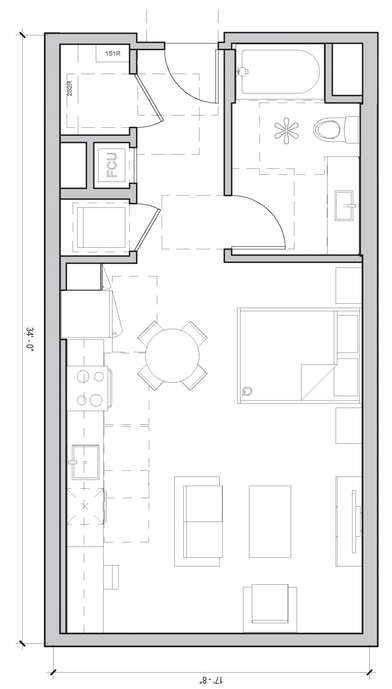

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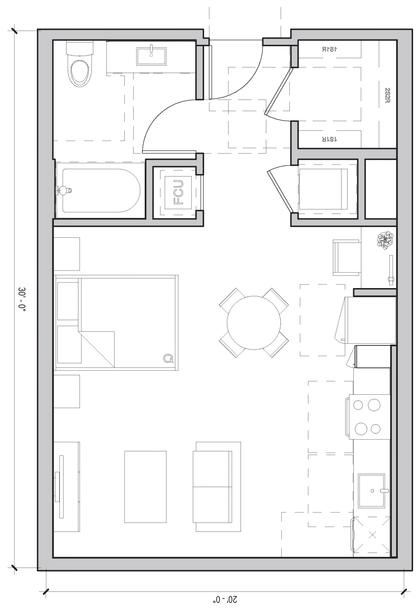
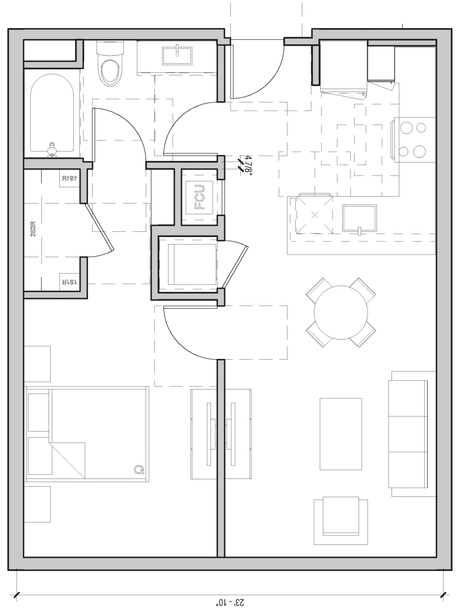


ONE BEDROOM - A1



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Date: 05/27/2021
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PROJECT NO: 5989.00

FILE NAME: BIM 360://5989.00 Fairfield Sepulveda/5989.00 Fairfield_CO20_rvt_Sepulveda_ARCH_v2020 MODIFIED BY: Author Checker

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TITLE: STANDARD UNIT PLANS

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1 ELEVATION NORTH

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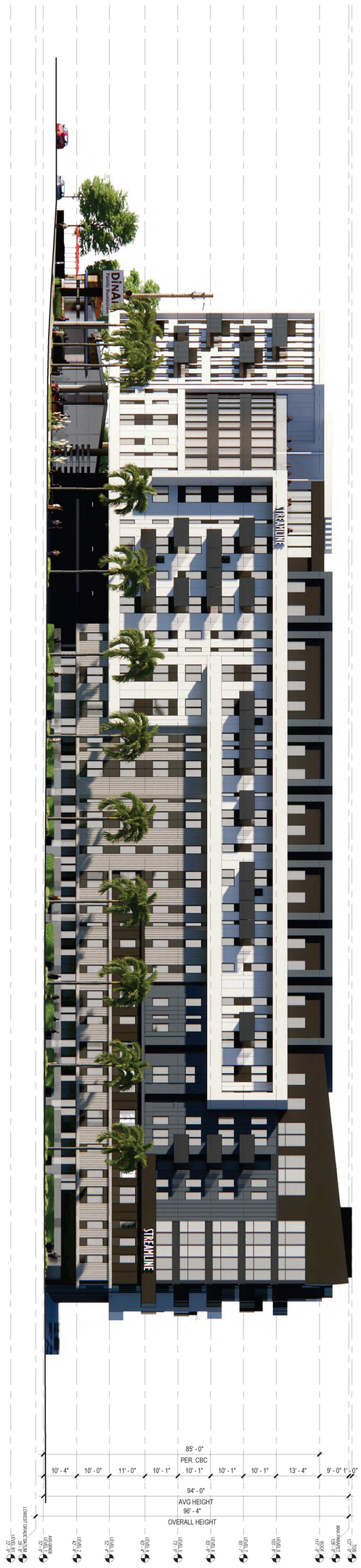

2 ELEVATION WEST

SCALE: 1/16" = 1'-0"



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Author

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ELEVATIONS

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014

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1 ELEVATION SOUTH
SCALE: 1/16" = 1'-0"



2 ELEVATION EAST
SCALE: 1/16" = 1'-0"

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ELEVATIONS

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015

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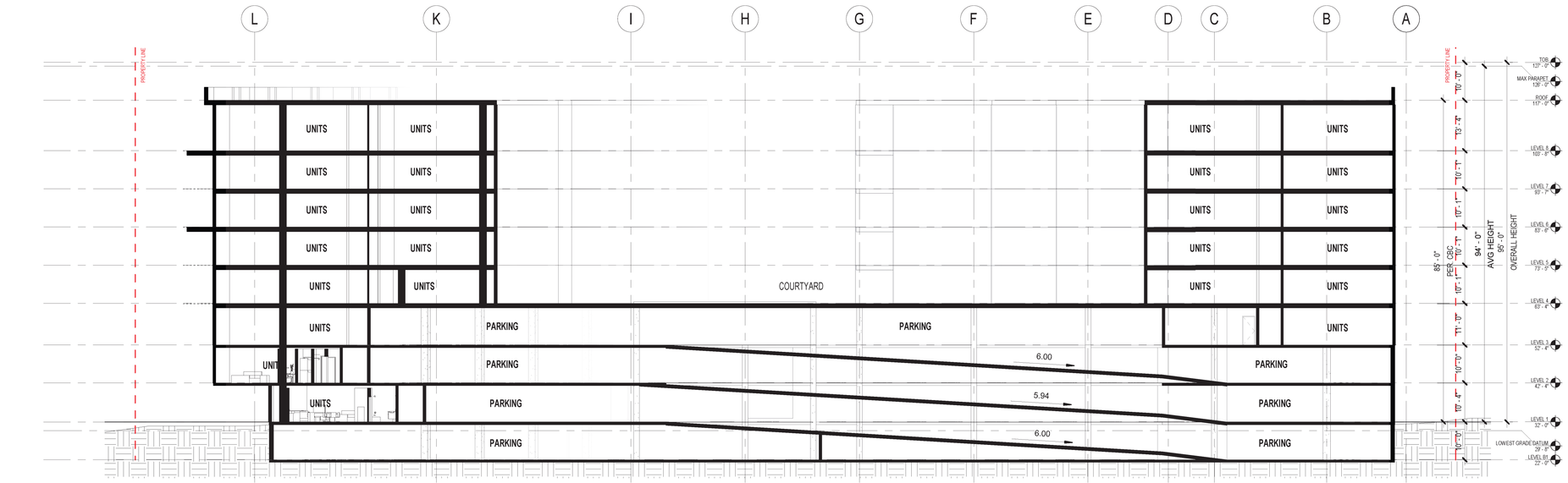

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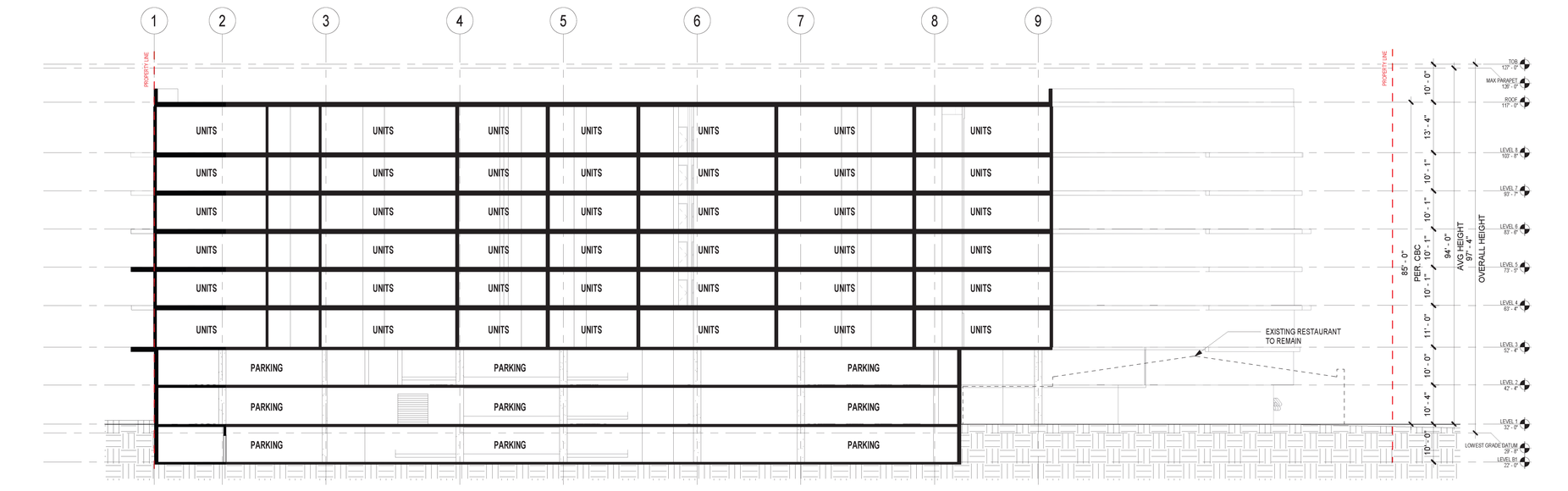

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SCALE: 1/16" = 1'-0"

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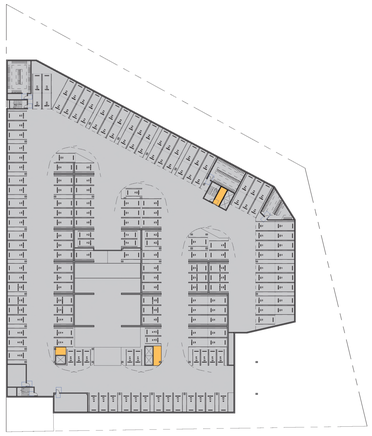
SECTIONS

DRAWING NO:

016

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF CARRIER JOHNSON + CULTURE, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CARRIER JOHNSON + CULTURE. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CARRIER JOHNSON



9 LEVEL B1
SCALE: 1" = 50'-0"



1 LEVEL 1
SCALE: 1" = 50'-0"



2 LEVEL 2
SCALE: 1" = 50'-0"



3 LEVEL 3
SCALE: 1" = 50'-0"



4 LEVEL 4
SCALE: 1" = 50'-0"



5 LEVEL 5
SCALE: 1" = 50'-0"



6 LEVEL 6
SCALE: 1" = 50'-0"



7 LEVEL 7
SCALE: 1" = 50'-0"



8 LEVEL 8
SCALE: 1" = 50'-0"

FAR
NON FAR

GROSS BUILDING AREA

Level	Name	Area
LEVEL B1	FAR	326 SF
LEVEL B1	NON FAR	66,486 SF
		66,812 SF
LEVEL 1	FAR	28,935 SF
LEVEL 1	NON FAR	52,241 SF
		81,176 SF
LEVEL 2	FAR	9,438 SF
LEVEL 2	NON FAR	56,866 SF
		66,305 SF
LEVEL 3	FAR	40,857 SF
LEVEL 3	NON FAR	34,612 SF
		75,468 SF
LEVEL 4	FAR	57,424 SF
LEVEL 4	NON FAR	18,044 SF
		75,468 SF
LEVEL 5	FAR	57,424 SF
LEVEL 5	NON FAR	1,534 SF
		58,958 SF
LEVEL 6	FAR	57,424 SF
LEVEL 6	NON FAR	1,534 SF
		58,958 SF
LEVEL 7	FAR	57,424 SF
LEVEL 7	NON FAR	1,534 SF
		58,958 SF
LEVEL 8	FAR	56,371 SF
LEVEL 8	NON FAR	2,587 SF
		58,958 SF

TOTAL GROSS AREA (F.A.R): 365,623 SF

TOTAL GROSS AREA (NON F.A.R): 235,439 SF

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

SEPULVEDA & CENTINELA
6501 S. SEPULVEDA BLVD.

City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Rodolfo Arias
Date: 05/27/2021
Application No. 21010 - 10000 - 01338

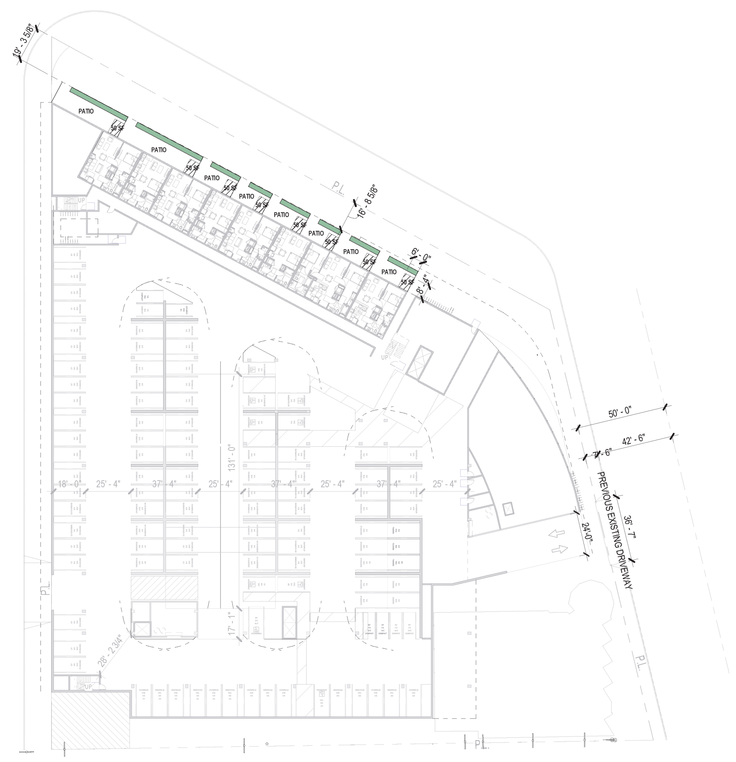
ISSUES:

PROJECT NO:
5989.00
FILE NAME:
BIM 360://5989.00-Fairfield Sepulveda/5989.00-Fairfield_Sepulveda_ARCH_v2020.rvt
PLOT DATE:
5/27/2021 11:59:46 AM
TITLE:

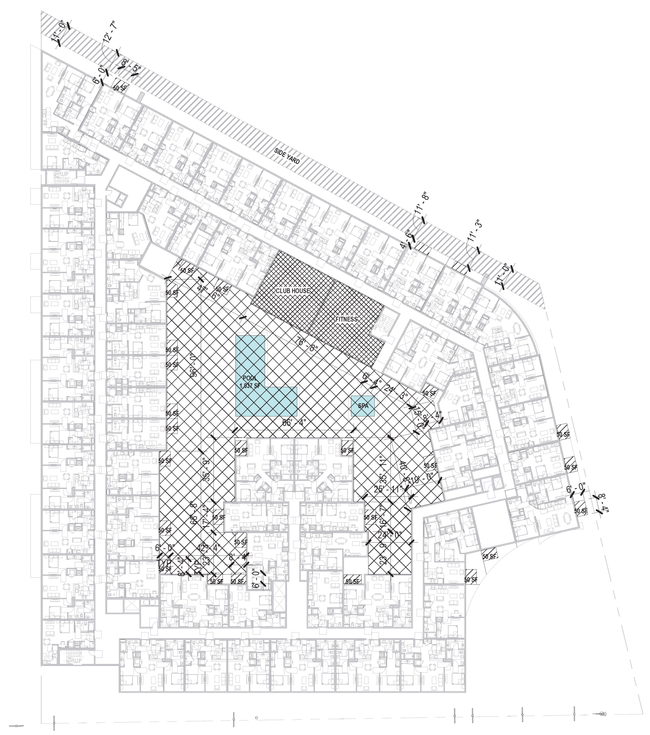
GROSS AREA

DRAWING NO:
017

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF CARRIER JOHNSON + CULTURE, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CARRIER JOHNSON + CULTURE. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CARRIER JOHNSON



1 LEVEL 1 - OPEN SPACE
SCALE: 1" = 40'-0"


PATIO
PATIO
11' - 5"
11' - 5"
LOW ROOF
ROOF
ROOF

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF CARRIER JOHNSON + CULTURE, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CARRIER JOHNSON + CULTURE. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CARRIER JOHNSON

ALTA/NSPS LAND TITLE SURVEY

ASSESSOR PARCEL NUMBER:

APN 4110-001-006; 4110-01-007 AND 4110-001-024

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER COMMITMENT FOR TITLE INSURANCE ORDER NO. NCS-984543-SA1, DATED JULY 31, 2020, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, IRVINE, CA. (TITLE OFFICER: KRISTEN HUETER, TELEPHONE: (949)885-2472). NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER:

ARTHUR J. QUINN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 4.16%; ALAN D. COHEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 6.25%; STEVEN I. COHEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 6.25%; HRO INVESTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 33.333% INTEREST; LORIN B. FLYER, TRUSTEE OF THE LORIN FLYER TRUST UNDER THE WILL OF HOWARD M. FOX, AS TO AN UNDIVIDED 13.33% AND LORIN B. FLYER, TRUSTEE OF THE LORIN FLYER TRUST DATED 5/14/1992, AS TO AN UNDIVIDED 36.68%, AS TO THE REMAINDER OF PARCEL 1

LORIN B. FLYER, TRUSTEE OF THE LORIN FLYER TRUST UNDER THE WILL OF HOWARD M. FOX, AS TO AN UNDIVIDED 50% INTEREST, AS TO PARCEL 2 AND HRO NVESTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 50% INTEREST, AS TO PARCEL 2

LEGAL DESCRIPTION:

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

THAT PORTION OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 507 AND 508 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID SECTION IS SHOWN ON THE MAP FILED IN CASE NO. 11629 SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1890, A COPY OF SAID MAP APPEARS IN THE FILES OF THE COUNTY SURVEYORS OF SAID COUNTY AS CLERK'S FILED MAP NO. 218, CONVEYED TO HARRY J. QUINN ET AL, BY DEEDS RECORDED JUNE 21, 1956 AS INSTRUMENT NO. 1895, IN BOOK 51523 PAGE 236 AND AS INSTRUMENT NO. 1894, IN BOOK 51523 PAGE 290, BOTH OF OFFICIAL RECORDS, LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND 100 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF A STRIP OF LAND 50 FEET WIDE, DESCRIBED IN DEED TO CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 486 PAGE 12 OF DEEDS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING THE WESTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET WIDE THE CENTER LINE OF SAID BOULEVARD BEING SHOWN IN THE COUNTY SURVEYOR'S FILED MAP BOOK 522 PAGES 14, 21 AND 31 ON FILE IN THE OFFICE OF THE ENGINEER OF SAID COUNTY, DISTANT ALONG SAID WESTERLY LINE SOUTH 12°38'35" EAST, 152 FEET FROM SAID SOUTHWESTERLY LINE; THENCE NORTH 12°38'35" WEST, 66 FEET; THENCE SOUTH 77°21'25" WEST, TO SAID PARALLEL LINE; THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBONS AND MINERALS, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID LAND, AS RESERVED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTICT, A BODY CORPORATE AND POLITIC, IN DEED RECORDED MARCH 17, 1975 IN BOOK D-6588 PAGE 880 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 4110-001-006 AND 4110-001-007)

THAT PORTION OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 507 AND 508 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID SECTION IS SHOWN ON THE MAP FILED IN CASE NO. 11629 SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1890, A COPY OF SAID MAP APPEARS IN THE FILES OF THE COUNTY SURVEYORS OF SAID COUNTY AS CLERK'S FILED MAP NO. 218, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND DISTANT 2092.11 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY FROM THE SOUTHERLY LINE OF SAID SECTION 19, WITH A LINE PARALLEL TO AND DISTANT 33.00 FEET, MEASURED AT RIGHT ANGLES, EASTERLY FROM THE WESTERLY LINE OF SAID SECTION 19; THENCE NORTH 00°46'40" EAST, 397.96 FEET, MORE OR LESS, ALONG SAID LINE PARALLEL TO SAID WESTERLY LINE, TO A POINT IN THE SOUTHWESTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY RIGHT OF WAY (50 FEET WIDE) WHICH LIES IMMEDIATELY ADJACENT TO AND SOUTHWESTERLY OF CENTINELA AVENUE (60 FEET WIDE) AS SOWN ON MAP NO. 8521 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID LOS ANGELES COUNTY; THENCE SOUTH 60°30'20" EAST, 317.29 FEET, ALONG SAID SOUTHWESTERLY LINE, TO A POINT IN THE SOUTHWESTERLY LINE OF SEPULVEDA BOULEVARD (100 FEET WIDE) AS SHOWN ON MAP NO. B0914-2 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR; THENCE SOUTH 12°46'15" EAST, 247.06 FEET, MORE OR LESS, ALONG SAID SEPULVEDA BOULEVARD, TO AN INTERSECTION WITH A LINE PARALLEL TO AND DISTANT 2092.11 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY FROM THE SOUTHERLY LINE OF SAID SECTION 19, THENCE SOUTH 89°52'10" WEST, 336.18 FEET ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SEPULVEDA BOULEVARD, DISTANT THEREON SOUTH 12°46'15" EAST, 86.00 FEET, FROM THE SOUTHWESTERLY LINE OF THAT STRIP OF LAND 50 FEET WIDE AS DESCRIBED IN DEED TO CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 486 PAGE 12 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 77°29'05" WEST, TO A LINE WHICH IS PARALLEL WITH AND 100 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID SOUTHWESTERLY LINE OF THE 50 FOOT STRIP OF LAND; THENCE ALONG SAID PARALLEL LINE, NORTH 60°30'20" WEST TO THE WESTERLY LINE OF SAID LAND.

VICINITY MAP
NOT TO SCALE



TITLE EXCEPTIONS:

ITEMS SHOWN AS (1) HAVE BEEN PLOTTED ON THE SURVEY.

1. – 6. TITLE COMPANY NOTES

7. – 11. TAXES

12. WATER RIGHTS

13. AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, FOR ROADS AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1936 AS INSTRUMENT NO. 1042, IN BOOK 14325 PAGE 77 OF OFFICIAL RECORDS.
(DOCUMENT DESCRIBES SEPULVEDA BOULEVARD, 100 FEET WIDE)

14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 14, 1950 AS INSTRUMENT NO. 3182, IN BOOK 32261 PAGE 350 OF OFFICIAL RECORDS.
(NOTHING TO PLOT)

15. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JUNE 21, 1956 AS INSTRUMENT NO. 1893, IN BOOK 51523 PAGE 349 OF OFFICIAL RECORDS.
(NOTHING TO PLOT)

(16) AN EASEMENT IN FAVOR OF LOS ANGELES COUNTY FLOOD CONTROL, FOR FLOOD, STORM AND OTHER WASTE WATER AND INCIDENTAL PURPOSES, RECORDED JANUARY 23, 1959 AS INSTRUMENT NO. 3941 OF OFFICIAL RECORDS.
(PLOTTED HEREON)

(17) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 02, 1965 AS INSTRUMENT NO. 3436 OF OFFICIAL RECORDS.
(PLOTTED HEREON)

(18) AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES FOR SANITARY SEWERS AND INCIDENTAL PURPOSES, RECORDED JULY 08, 1970 AS INSTRUMENT NO. 1866 OF OFFICIAL RECORDS.
(PLOTTED HEREON)

(19) AN EASEMENT IN FAVOR OF SHELL OIL COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 1973 AS INSTRUMENT NO. 3285 OF OFFICIAL RECORDS.
(PLOTTED HEREON)

20. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

21. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GENERAL COVENANT AND AGREEMENT" RECORDED NOVEMBER 14, 1990 AS INSTRUMENT NO. 90-1912467 OF OFFICIAL RECORDS.
(NOTHING TO PLOT)

22. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND AGREEMENTS COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN ORDINANCE NO. 160,394" RECORDED NOVEMBER 20, 1990 AS INSTRUMENT NO. 90-1941632 OF OFFICIAL RECORDS.
(NOTHING TO PLOT)

23. RIGHTS OF PARTIES IN POSSESSION.

MONUMENT AND ESTABLISHMENT NOTES:

● INDICATES FOUND MONUMENT AS NOTED BELOW

10003 FOUND MAG NAIL AND WASHER "LA CITY SURVEYOR", FLUSH, NO REFERENCE, ACCEPTED AS B.C.

10004 FOUND 2" I.P. WITH TAG "L.S. 4574", FLUSH, NO REFERENCE, ACCEPTED AS POINT ON THE S'LY LINE OF FRACTIONAL SECTION 19 T2S, R14W IN THE RANCHO SAUSAL REDONDO.

10005 FOUND 2" I.P. WITH SCREW AND TAG, R.C.E. 29108 IN WELL MONUMENT PER R2.

10006 FOUND 2" I.P. WITH TAG "L.S. 5000" PER P.W.F.B. 1016/579, DN. 0.5'

10008 LEAD, TACK AND TAG, R.C.E. 29108 AT E.C. PER R2.

10014 FOUND HEX BAR IN S.S.M. PER CEFB 105-165/168, DN. 1.3'.

10016 FOUND SPIKE AND WASHER "LA CITY ENGINEER" PER CEFB 105-165/168, FLUSH.

10017 FOUND 1" I.P. "L.S. 2304" PER CEFB 105-165/168, FLUSH.

10019 FOUND LEAD AND TACK PER CEFB 105-165/168.

10020 FOUND MAG NAIL AND WASHER "LA CITY SURVEYOR", FLUSH, PER CEFB 105-165/109.

RECORD REFERENCES:

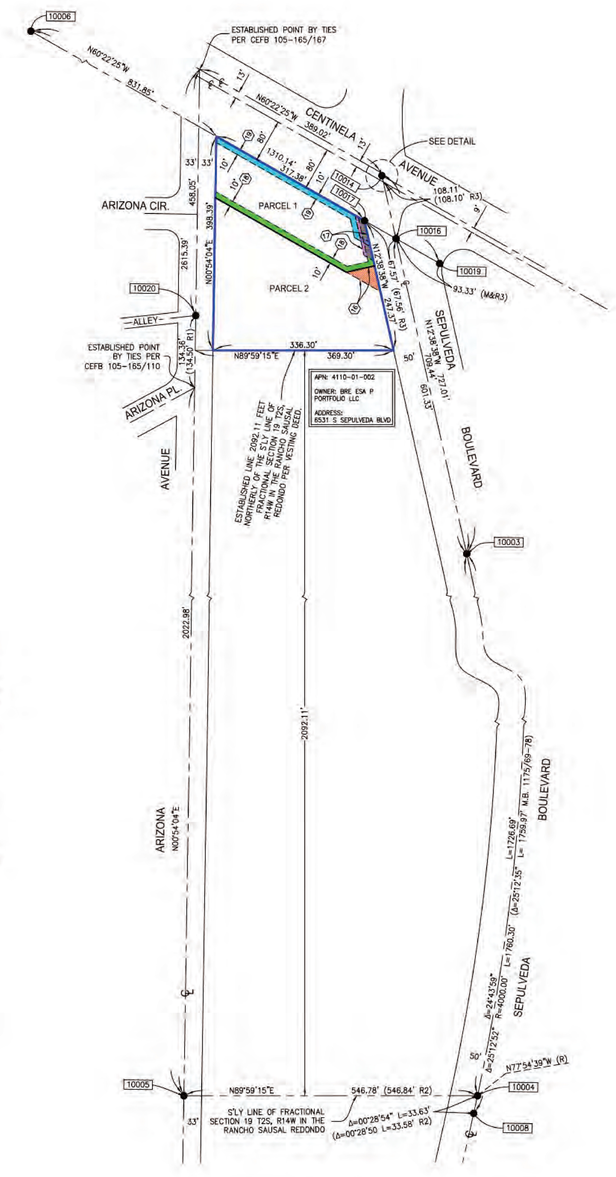
R1 TRACT NO. 22262, M.B. 632/28-29

R2 TRACT NO. 63486, M.B. 1366/25-26

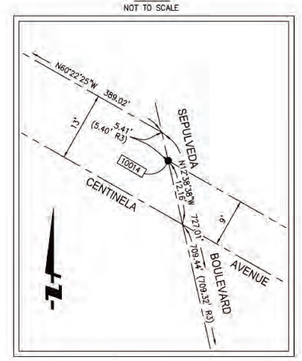
R3 CEFB 105-165/168

BASIS OF BEARINGS:

THE BEARING NORTH 12°38'38" WEST OF THE CENTERLINE OF SEPULVEDA BOULEVARD, AS SHOWN AS NORTH 12°50'05" WEST ON TRACT NO. 49299, M.B. 1175/69-78, RECORDS OF LOS ANGELES COUNTY.

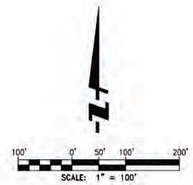


DETAIL
NOT TO SCALE



LINE LEGEND:

SUBJECT PROPERTY LINES
CENTERLINES
EASEMENT LINES
PTR PARCEL LINE
SECTION LINE



ALTA/NSPS TABLE A ITEMS:

ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: 6501 AND 8521 S. SEPULVEDA BOULEVARD, AND 6520 ARIZONA AVENUE, LOS ANGELES, CA.

ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" (UNSHADED) BEING DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06037C1760F, EFFECTIVE DATE: SEPTEMBER 26, 2008.

ITEM 4 THE GROSS LAND AREA IS: 96,030 SF / 2.205 ACRES

ITEM 5 THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:

BM No.: 17-03391 ELEV.: 30.474' (CITY OF LOS ANGELES BENCH MARK)

DATUM: NAVD 88

DESCRIPTION: USC&GS DISC "STMPD W-776 RESET 1962" AT N'LY END HANDRAIL 8FT W/O W CURB SEPULVEDA BLVD; 41FT S/O BCR S/O CENTINELA AVE; FORMER BRIDGE + RESET 1962 +

CONTOUR INTERVAL=1'

ITEM 6(a) AND 6(b) A ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR.

ITEM 7(a) SEE THE SURVEY PLAT FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

ITEM 7(b)(1) SEE THE SURVEY PLAT FOR THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL.

ITEM 7(c) SEE THE SURVEY PLAT FOR THE MEASURED HEIGHT ABOVE GRADE OF BUILDINGS.

ITEM 8 SEE THE SURVEY PLAT FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 9 SEE THE SURVEY PLAT FOR PARKING STRIPING AND TYPE OF PARKING SPACE. THE PARKING COUNT IS AS FOLLOWS:

REGULAR SPACES	102
HANDICAP SPACES	7
TOTAL SPACES	109

ITEM 10(a)(b) THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.

ITEM 11 (INFORMATION PENDING)

ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

ITEM 15 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL DRONE PHOTOGRAPHY DATED 9/21/2020 AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN SEPTEMBER, 2020.

ITEM 16 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS.

ITEM 17 (INFORMATION PENDING)

ITEM 18 THE SURVEYOR DID NOT OBSERVE DELINEATION MARKERS FOR WET LAND AREAS ON THE SUBJECT PROPERTY.

ITEM 19 THE COMMITMENT DID NOT LIST OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.

ITEM 20 A PROFESSIONAL LIABILITY INSURANCE POLICY IS IN EFFECT THROUGHOUT THE CONTRACT TERM.

SURVEYOR'S CERTIFICATE:

TO: XXXXXXXXXXXX, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 10(b), 13, 14, 15, 16, 17, 18, 19, 20, AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 22, 2020.

KURT R. TROXELL, L.S. 7854 DATE
EMAIL: ktroxell@fuscoe.com

NO.	DATE	REVISION

FEI REFERENCE:

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 ♦ fax 949.474.5315
www.fuscoe.com

ALTA/NSPS LAND TITLE SURVEY
of: 6501, 6503, 6505, 6507, 6511, 6515, 6521 S. SEPULVEDA BLVD. AND 6504, 6508, 6212 6520 ARIZONA AVENUE, LOS ANGELES, CA.
for: FRH REALTY
SAN DIEGO, CA

DATE: 9/17/2020
FN: 1481-004 ALTA
JN: 1481-004-01
DRAWN BY: GTS
CHECKED BY: KRT
SHEET 1 OF 2

M:\MAPPING\1481\004\ALTA\1481-004 ALTA.DWG [10-06-20]

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

SEPULVEDA & CENTINELA
6501 S. SEPULVEDA BLVD.

City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Rodolfo Arias
Date: 05/27/2021
Application No.: 21010 - 10000 - 01338

ISSUES:

PROJECT NO: 5989.00
FILE NAME: BIM 360:\5989.00-Fairfield Sepulveda\5989.00-FairfieldSepulveda_ARCH_v2020.rvt
CAD BY: Author
Checker
PLOT DATE: 5/27/2021 12:05:40 PM
TITLE: ALTA SURVEY
DRAWING NO: 019

Form B-95a

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued: Dec. 30, 1957

Address of Building: 6521-27 Sepulveda Blvd.

Permit No. and Year: LA65830/68684-1957 and LA60349/1956

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

One-story, Type V, 100'x86' (irregular) Restaurant and Storre Building - 187 Occupants, 6 required parking spaces; B-2/G Occupancy

G. E. MORRIS,
Superintendent of Building

By H.H. GROVERMAN

Form B-95a

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued

Address of Building: 6521-27 Sepulveda Blvd.

Permit No. and Year: Henn's Restaurant

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Occupancy Load Sign Delivered: 10-8-57

Dining Room: 187 Persons

G. E. MORRIS,
Superintendent of Building

By Mittenzwei

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL ~~LOT~~ — ~~BLK.~~ — TRACT: Sant ~~Bard~~ Base Merid. — DIST. MAP: 7929
Portion of Sec. 19, Twnshp 2 S., Range 14 W — APPROVED: R.J.A.
JOB ADDRESS: 6521-27 Sepulveda Blvd. — ZONE: M-1
2. BETWEEN CROSS STREETS: Centinela Ave. AND 74 th St. — FIRE DIST.: T. 400'
3. PURPOSE OF BUILDING: Restaurant & Store Bldg. — INSIDE
4. OWNER: Howard Fox & Harry Quinn — PHONE — COR. LOT
5. OWNER'S ADDRESS: 601 N. Alpine Dr. Bev. Hills — P.O. — ZONE: Cr. 61278 — REV. COR.
6. CERT. ARCH.: Jacob Tracht — STATE LICENSE: C-1017 — PHONE: Ol. 23888 — LOT SIZE: ACREAGE
7. LIC. ENGR.: Joe Solomon — STATE LICENSE: CE 7283 — PHONE: Ho. 70760 — REAR ALLEY
8. CONTRACTOR: owner — STATE LICENSE — PHONE — SIDE ALLEY — BLDG. LINE
9. CONTRACTOR'S ADDRESS — P.O. — ZONE — AFFIDAVITS

10. SIZE OF NEW BLDG.: 70'x100' — STORIES: 1 — HEIGHT: 17' — NO. OF EXISTING BUILDINGS ON LOT AND USE: none — BLDG. AREA: 5970 sq'
11. MATERIAL EXT. WALLS: ☑ WOOD ☐ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE — ROOF CONST.: ☒ WOOD ☐ CONC. ☐ STEEL ☐ OTHER — ROOFING: comp. — SPRINKLERS REQ'D. SPECIFIED: X
6521 & 27 Sepulveda Blvd. — DISTRICT OFFICE: VENICE

VALIDATION: LA65830 — DEC-18-56 9262 — CASHIER'S USE ONLY: A — 2 CK 60.00
TYPE: V — GROUP: B-2FG — MAX. OCC.: 187 — MAR-11-57 13392 — B — 1 CK 107.00
C. OF O. ISSUED: DEC 30 1957
INSPECTOR: BROWN — P.C.: Good — S.P.C. — S.P.: 10728 — I.F. — O.S. — C/O

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ $42,000.00 — DWELL. UNITS: X

VALUATION APPROVED — PARKING SPACES: 6 regd
APPLICATION CHECKED — GUEST ROOMS: X
PLANS CHECKED — FILE WITH
CORRECTIONS VERIFIED — CONT. INSP.: Welding
PLANS APPROVED
APPLICATION APPROVED

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

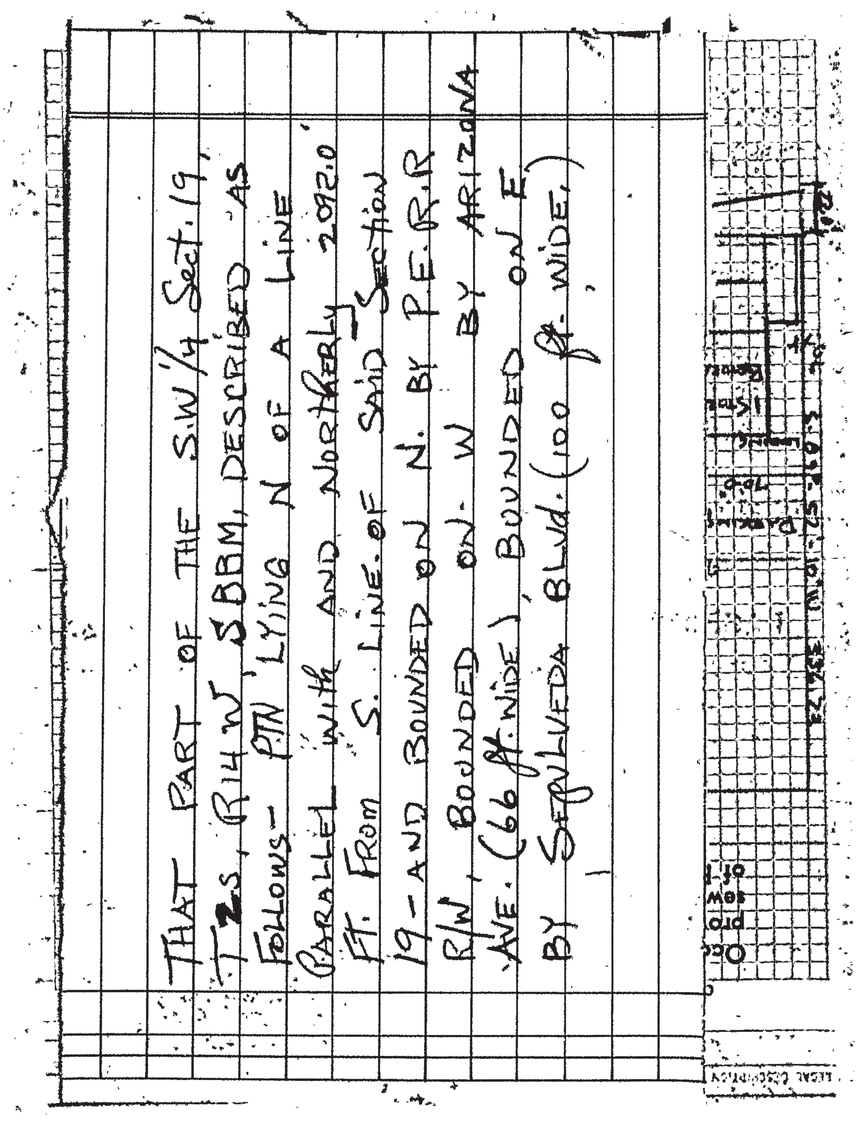
Jacob Tracht
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described. VOID FOR 180 DAYS FROM DATE ISSUED

CHECKED BY: [illegible] — ISSUED BY: [illegible]

Form B-1 M-6018

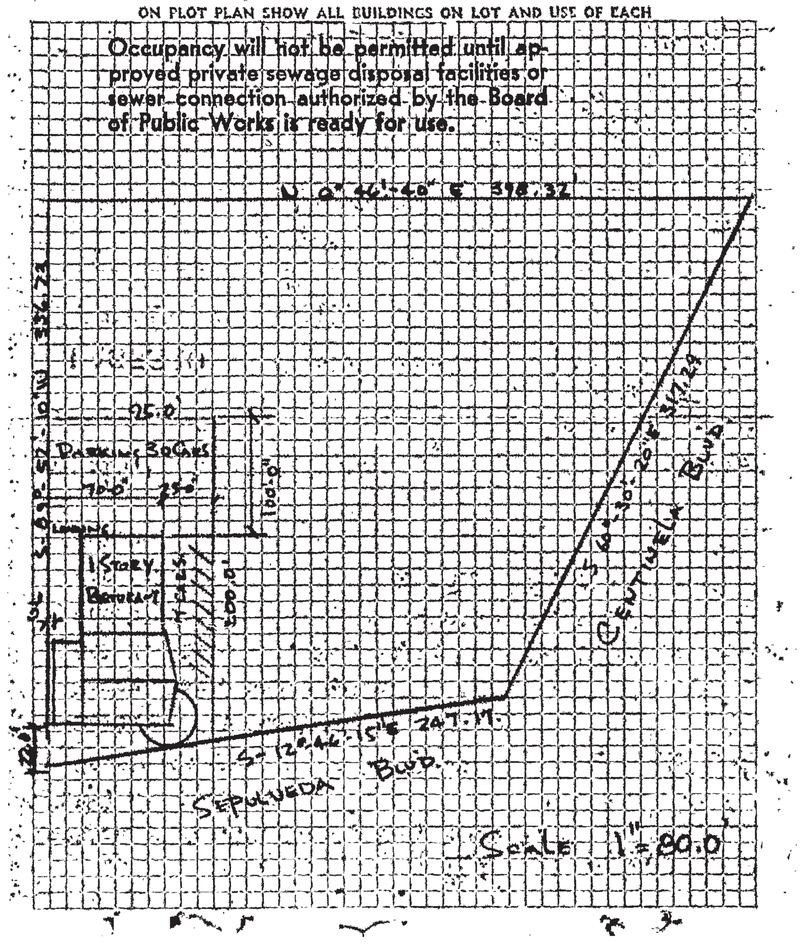
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.



LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.



City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Rodolfo Arias
Date: 05/27/2021
Application No.: 21010 - 10000 - 01336

carrierjohnson + CULTURE
architecture • environments • brand strategy • graphics

SEPULVEDA & CENTINELA
6501 S. SEPULVEDA BLVD.

ISSUES:

PROJECT NO: 5989.00
FILE NAME: BIM 360://5989.00-Fairfield 'Sepulveda/5989.00-Fairfield_ARCH_v2020.rvt
PLOT DATE: 5/27/2021 12:05:45 PM
TITLE:

EXISTING BUILDING RECORDS

DRAWING NO: 020

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Appendix B. Resumes

Resume

KATIE E. HORAK

Principal | Architectural Historian & Preservation Planner

Katie is a Los Angeles-area native and Principal in ARG's Los Angeles office. She has eighteen years experience in the field of historic resource management in both the public and private sectors. Katie is a recognized leader in the industry, bringing creative and innovative solutions to complex issues related to historic site documentation, management, and adaptive re-use. Katie brings additional experience with California Environmental Quality Act (CEQA) compliance documentation, historic structure reports, determinations of eligibility, design review, and Mills Act Property Tax Abatement Program administration.

Relevant Project Experience

- The Trust Building, 433 S. Spring St, Rehabilitation and Seismic Upgrade, Los Angeles, CA
- Lucas Museum of Narrative Art EIR, Historical Resources Technical Report, Los Angeles, CA
- California State University Long Beach, Historic Preservation Consulting, Long Beach, CA
- The Factory at Robertson Lane, Historic Preservation Consulting and Technical Report under CEQA, West Hollywood, CA
- Founders Church of Religious Science, Paul R. Williams, National Register Nomination and HSR, Los Angeles, CA
- Former MCA Headquarters, Paul R. Williams, Beverly Hills Landmark Application, Beverly Hills, CA
- Beverly Fairfax Historic District Historic Resources Survey and National Register Nomination, Los Angeles, CA
- Claremont McKenna College, Historical Resources Technical Report under CEQA, Claremont, CA
- CBS Television City, Historic Consulting, Los Angeles, CA
- The Barker Bros 722 S. Broadway Rehabilitation, Los Angeles, CA
- Pomona College Master Plan EIR, Historical Resources Technical Report under CEQA, Claremont, CA
- Century Plaza Hotel, Historical Resources Technical Report under CEQA, Los Angeles, CA
- 1800 Stewart Street, Historic Resource Evaluation under CEQA, Santa Monica, CA
- 710 Wilshire, Historical Resources Technical Report under CEQA, Santa Monica, CA
- 86 S. Fair Oaks, Central Park Apartments, Pasadena, CA
- Los Angeles Union Station, Historic Structures Report and on-going Historic Preservation Consultation, Los Angeles, CA
- First Congregational Church, Adaptive Re-Use Study, Pasadena, CA



Education

Master of Heritage Conservation, University of Southern California

University of Oregon, Eugene Historic Preservation Field School in Canova, Italy

Bachelor of Arts, Art (Painting/ Drawing), Whitworth College, Spokane, Washington

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History

Memberships

Secretary, Docomomo US

Founding President, Docomomo US, Southern California Chapter

Los Angeles Conservancy

National Trust for Historic Preservation

Society of Architectural Historians, Southern California Chapter

Academic Involvement

Leadership Council, USC Alumni Real Estate Network

Adjunct Assistant Professor, University of Southern California.

Current courses taught: *Introduction to Historic Site Documentation*, and *Advanced Documentation: Historic Resources Surveys*

Resume

EVANNE ST. CHARLES, LEED AP O+M

Senior Associate | Architectural Historian & Preservation Planner

Evanne is an Architectural Historian and Preservation Planner in ARG's Los Angeles office with academic and professional training in historic preservation planning. Evanne has worked with ARG since 2013, first as a planning intern and later hired as a full-time staff member. Her experience includes historic structure reports, historic resource evaluations, landmark nominations, historic resources surveys, California Environmental Quality Act (CEQA) compliance documentation, Mills Act Property Tax Abatement Program administration, and federal historic preservation tax credit applications. Evanne is also actively involved with the Association for Preservation Technology International (APT) Technical Committee on Sustainable Preservation.

Relevant Project Experience

- City of South Pasadena, ADUs Design Standards and Guidelines for Historic Properties, South Pasadena, CA (On-going)
- Santa Fe Railway Depot, Historic Preservation Certification Application for Federal Historic Tax Credits, Redlands, CA
- City Transfer and Storage Company Warehouse, Historic Preservation Certification Application for Federal Historic Tax Credits, Redlands, CA
- Harrower Laboratory and Clinic, Rehabilitation Study, Glendale, CA
- Echo Bay Developed Area, National Register Nomination, Lake Mead National Recreation Area, NV
- Katherine Landing Mission 66 Historic District, National Register Nomination, Lake Mead National Recreation Area, AZ
- Willow Beach Developed Area, Determination of Eligibility, Lake Mead National Recreation Area, AZ
- Pioneer Yosemite History Center, National Register Nomination, Yosemite National Park, CA
- Tioga Road Historic District, National Register Nomination, Yosemite National Park, CA
- "Yosemite Mission 66/Parkscape USA History (1956-1973)" Historic Context, Yosemite National Park, CA
- Big Oak Flat Entrance Station, Determination of Eligibility, Yosemite National Park, CA
- Hodgdon Meadow Campground, Determination of Eligibility, Yosemite National Park, CA
- Wawona Campground, Determination of Eligibility, Yosemite National Park, CA
- Pleasance House, Historic-Cultural Monument Nomination, Los Angeles, CA
- MCA/Litton Headquarters Complex, Historic Landmark Application, Beverly Hills, CA
- City of Anaheim, On-Call Historic Resources Consulting, Anaheim, CA



Education

Master of Science, Historic Preservation, University of Oregon, Eugene

Bachelor of Arts, Art History with Architecture and Environment Emphasis; Bachelor of Arts, Geography, University of California, Santa Barbara

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History and History

Memberships/Conferences

Association for Preservation Technology International (APT), Member

APT Technical Committee on Sustainable Preservation, OSCAR Focus Group, Co-Chair

Los Angeles Conservancy, Member

California Higher Education Sustainability Conference, University of California Student Keynote Speaker, 2011

California Higher Education Sustainability Conference, Speaker, LEED EBOM Track, 2010

Appendix C. Westchester Industrial Tract Map

BOOK 632 PAGE 28

SHEET 1 OF 3 SHEETS

SCALE 1" = 60'

Tract No. 22262

IN THE CITY OF LOS ANGELES

BEING A SUBDIVISION OF A PORTION OF THE EAST ONE-HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 15 WEST, IN THE RANCHO SAUSAL REDONDO AS RECORDED IN BOOK 1, PAGES 507 AND 508 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

RECORDED
AT REQUEST OF OWNER
June 26 1958
AT 38 MIN PAST 3 P.M.
IN BOOK 632
AT PAGE 28
L. Walters
900

THIS TRACING WAS WATER SOILED PRIOR TO DESENSITIZATION TO THE COUNTY ENGINEER'S

SURVEYED BY ENGINEERING SERVICE CORPORATION

The BEARING (N. 0°46'40" E.) OF THE CENTER LINE OF ARIZONA AVENUE AS SHOWN ON MAP OF TRACT Nº 16424, AS RECORDED IN BOOK 387, PAGES 36 TO 42, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

ALL 2" IRON PIPES SHOWN HEREON AS SET ARE 6" BELOW SURFACE OF GROUND

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES.

AND WE HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

AND WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES THOSE CERTAIN STRIPS OF LAND DESIGNATED AS FUTURE STREETS ON SAID MAP WITHIN SAID SUBDIVISION, RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND SUCCESSIVE OWNERS OF SAID STRIPS OF LAND, ANY AND ALL ORDINARY USES OF SAID STRIPS OF LAND EXCEPT FOR THE ERECTION OR CONSTRUCTION OF BUILDINGS THEREON AND EXCEPT FOR ACCESS PURPOSES OVER SAID STRIPS OF LAND UNTIL SUCH TIME AS THE LEGISLATIVE BODY SHALL ACCEPT SAME FOR STREET PURPOSES. INCLUDING THE LIGHTING OF STREETS AND ENGINEERING STRUCTURES THEREIN

AND WE HEREBY DEDICATE FOR PUBLIC USE FOR ALLEY PURPOSES THOSE CERTAIN STRIPS OF LAND DESIGNATED AS FUTURE ALLEY, ON SAID MAP WITHIN SAID SUBDIVISION, RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND SUCCESSIVE OWNERS OF SAID STRIPS OF LAND, ANY AND ALL ORDINARY USES OF SAID STRIPS OF LAND EXCEPT FOR THE ERECTION OR CONSTRUCTION OF BUILDINGS THEREON AND EXCEPT FOR ACCESS PURPOSES OVER SAID STRIPS UNTIL SUCH TIME AS THE LEGISLATIVE BODY SHALL ACCEPT SAME FOR ALLEY PURPOSES.

AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES, THE EASEMENT AND RIGHT OF WAY FOR THE EXTENSION OF CERTAIN SLOPES OF FILLS AND/OR CUTS OVER LOTS 27 & 34 TO CONSTRUCT, MAINTAIN, AND LATERALLY SUPPORT FUTURE ALLEY AT REAR OF LOTS 3 TO 14 INCLUSIVE.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF KENTWOOD AVENUE ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC HIGHWAY, AND FOR SUCH TIME ONLY, WE HEREBY ABANDON ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM LOT 34 TO THE SAID AVENUE, SO THAT THE OWNERS OF SAID LOT 34 ABUTTING THIS HIGHWAY DURING SUCH TIME AS SAID LOT REMAINS IN A RESIDENTIAL ZONE WILL HAVE NO RIGHT OF VEHICULAR ACCESS WHATEVER IN THE HIGHWAY AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC. IF ANY CHANGE OF ALIGNMENT OR WIDTH OF SUCH HIGHWAY RESULTS IN THE VACATION OF ANY PART THEREOF ADJOINING THIS SUBDIVISION, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

We hereby dedicate in fee to the City of Los Angeles the strip of land designated as Lot 30, subject to and reserving to ourselves for the use of ourselves and our assignees an Easement for ingress and egress over, along and across said Lot 30, with the use of said easement for ingress and egress being subject to the approval of the City of Los Angeles because of said City's prior rights for the operation, construction, repair, maintenance, removal and replacement at any time of the north outfall sewer. And we hereby dedicate Lot 29 shown on said map within said subdivision, in fee simple to the City of Los Angeles.

And we hereby dedicate to the Los Angeles County Flood Control District an easement over lot 32 for Flood Control purposes, as designated on said map.

And we hereby grant and dedicate to the City of Los Angeles, easements for ingress and egress, sanitary sewer and drainage purposes over the strips of land so designated on said map.

Milton L. Raymond — MILTON L. RAYMOND

Rudolph S. Wilson — RUDOLPH S. WILSON

Leonard N. Gilbert — LEONARD N. GILBERT

DOING BUSINESS AS WESTCHESTER INDUSTRIAL TRACT, A JOINT VENTURE, OWNERS

I, J. R. NEWVILLE, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN AUGUST 1956. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE BY JULY 31, 1959, THAT THEIR POSITIONS AND CHARACTER ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

J. R. Newville
R. E. NO. 5335

THE SIGNATURE OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, OWNER OF EASEMENTS AS PER DEEDS RECORDED IN BOOK 43213 PAGE 387, IN BOOK 3032 PAGE 170 AND BOOK 36448 PAGE 325, ALL OF OFFICIAL RECORDS OF LOS ANGELES COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 11587, SUBSECTION (a) OF THE SUBDIVISION MAP ACT, ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

State of California } ss
County of Los Angeles }

On this 19th day of August 1957 before me W. M. E. HARRIS *a Notary Public in and for said County and State, personally appeared Milton L. Raymond, Rudolph S. Wilson and Leonard N. Gilbert, individually, and as joint adventurers of Westchester Industrial Tract, a joint venture, and known to me to be the persons and all of the adventurers of the venture that executed the within instrument and acknowledged to me that they executed the same as individuals and as adventurers of the joint venture and that such joint venture executed the same.*

Wm. E. Harris
Notary Public
My Commission Expires: MAR. 29, 1960

In re Acceptance of Interests in Land on Map of Tract No. 22262 } On motion approved by the Board of Supervisors, it is ordered that an easement over lot 32 offered for dedication be and the same is (are) accepted as such.

The Clerk of this Board is directed to endorse on the face of said map a copy of this order authenticated by the seal of the Board of Supervisors.

I hereby certify that the foregoing order was adopted by the Board of Supervisors at a meeting of said Board held June 4, 1958

Harold J. Ostly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the Los Angeles County Flood Control District of the County of Los Angeles, State of California.

By Evelyn Fodor Deputy

I hereby certify that a good and sufficient bond in the sum of $3900.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 22262 as required by law.

Harold J. Ostly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California

By Cora Frisbee Deputy

Approved June 26, 1958
JOHN A. LAMBIE, County Engineer
By Ralph K. Kennedy Deputy

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH I AM IN CHARGE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DIRECTOR, BUREAU OF ASSESSMENTS, ROBERT E. MACY

Date JUNE 10, 1958 Deputy

I HEREBY CERTIFY THAT THERE IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, A CERTIFICATE MADE BY THE Title Insurance and Trust Company OF SAID CITY, ORDER NO. 4373592 DATED June 11, 1958 CERTIFYING THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT Westchester Industrial Tract

, (ARE) THE ONLY PERSONS WHOSE CONSENT IS REQUIRED FOR THE RECORDING OF THIS MAP BY LAW.

CITY ENGINEER Lyall A. Pardee

DATE June 17, 1958 Lyall A. Pardee Deputy

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE STREETS, ROADS, ALLEYS, HIGHWAYS, EASEMENTS AND ABANDONMENT OF INGRESS AND EGRESS RIGHTS SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION EXCEPT THOSE MARKED "FUTURE STREET" AND "FUTURE ALLEY" PROVIDED THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY OR EASEMENT SHOWN ON THIS MAP. LOTS 29 AND 30

DATE June 25th 1958

WALTER S. PETERSON, City Clerk

By M. B. Wilson Deputy

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 128 STATUTES OF 1943 AS AMENDED STATE OF CALIFORNIA AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN EFFECT AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER Lyall A. Pardee

DATE June 17, 1958 Lyall A. Pardee Deputy

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE STREETS ROADS, ALLEYS, HIGHWAYS AND EASEMENTS SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION EXCEPT THOSE STRIPS MARKED "FUTURE STREET" AND "FUTURE ALLEY" PROVIDED THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY OR EASEMENT SHOWN ON THIS MAP.

..... 19 CITY CLERK Walter S. Peterson

By ..... Deputy

SHEET 2 OF 3 SHEETS

RECORDED
at request of owner
June 26, 1958
38 3 P.M.
632
29

D Masters

THIS TRACING WAS WATER SOILED PRIOR TO PRESENTATION TO THE COUNTY ENGINEER'S

Tract No. 22262

IN THE CITY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

SCALE 1" = 60'

ARIZONA AVENUE

PLACE

RIGGS PLACE

ALLEY

CIRCLE

FUTURE

SEE SHEET

LOT 27 SLOPE EASEMENT TO THE CITY OF LOS ANGELES

3.328 Acres

.96 Acres

N'ly Lines of Tract No 16424 M.B. 387-36/42

Set S.&T.

Set S.&T.

Set 2"I.P.

Fd 1½"I.P. L.S. 2568

Fd. 1½"I.P.-L.S. 2568

Fd 1½"I.P. LS. 2568

Fd 1½"I.P. L.S. 2568

Fd 1½"I.P. L.S. 2568

Set S.&T.

Set S.&T.

Set S.&T.

632 30

SHEET 3 OF 3 SHEETS

Tract No. 22262

IN THE CITY OF LOS ANGELES

SURVEYED BY ENGINEERING SERVICE CORPORATION

SCALE 1"=60'

1079 B.M. 3

RECORDED AT REQUEST OF OWNER
June 26, 1958
38 min past 3 PM
632
30

L. Walters

THIS TRACING WAS WATER SOILED PRIOR TO PRESENTATION TO THE COUNTY ENGINEERS.

SEE SHEET 2

Appendix D. SurveyLA Historic Resources Survey Report, Westchester-Playa del Rey CPA, Historic District Appendix, Arizona Circle Industrial District



Description:

The Arizona Circle Industrial Historic District is located in the Westchester area of Los Angeles, in a fully developed area just southwest of the intersection of Sepulveda Boulevard and Centinela Avenue. It is a discrete 17-acre tract of 26 parcels containing industrial buildings constructed between 1959 and 1973. The original tenants were primarily associated with designing and producing components for the aviation/aerospace industry. The district is oriented around a loop formed by Arizona Circle and Arizona Place, accessed from Arizona Avenue. Its layout is partially determined by topography, as it lies at the base of a small range of hills. All of the district's 14 buildings are contributors to the historic district.

District features include parking lots, alleys, sidewalks with curb cuts, and landscaping including shrubs and strips of lawn between the sidewalk and the street. The parcels are fairly large and the buildings are even larger, extending across more than one parcel; most buildings directly abut the sidewalk, with a few exhibiting modest setbacks.

The district's buildings are one story in height, horizontally oriented, and built in a minimal industrial utilitarian interpretation of the Mid-Century Modern style. They were designed to accommodate manufacturing and transportation as well as office activities, and have rear or side loading docks and roll-up garage doors accessed by wide driveways and/or parking lots. Most have flat roofs and are clad in brick with little ornamentation, but some feature slightly more ornate entryways with adornments like mosaic or pebbled tile and floating stairways. The buildings located on corners have angled or curved corner-oriented entryways.

Significance:

The Arizona Circle Industrial Historic District is significant as an excellent example of a mid-century industrial tract in Westchester. Located in proximity to the Hughes manufacturing facilities and airport (now Playa Vista), the tract illustrates the rapid growth of the aviation, aerospace, and general manufacturing industries in this part of Los Angeles from the 1950s to the 1970s. It is significant for its strong association with these industries, which played a key role in the economic and physical development of Los Angeles at mid-century. The district's period of significance is 1959-1973, corresponding with its period of development. All of the 14 buildings within its boundary are contributors.

Common alterations to the contributors of the Arizona Circle Industrial Historic District include window and door replacements, addition of security doors, and sign replacement. Contributors retain their original plans, massing, scale, style, and character-defining features.

The Westchester Industrial Tract, as it was referred to in some newspaper articles, was established by industrial developer Robert G. Harris. His development company owned the land and buildings and leased them to industrial tenants including Hughes Tool Co., ITT Kellogg, Consolidated Controls Corp., Genistron Corp., and Beta Engineering. The majority of these tenants engineered and produced components for aviation and aerospace, from navigation equipment to airplane bathroom fixtures. Some, if not all, of the buildings were designed and constructed with specific occupants in mind.

As time went on, some of the original tenants decamped to other locations and their buildings were occupied by a more varied range of commercial light industrial interests, including a wig wholesaler. Today the district's buildings are fully occupied by a mix of commercial and industrial tenants, and remain a remarkably intact collection of industrial buildings dating to Westchester's most dramatic period of development.

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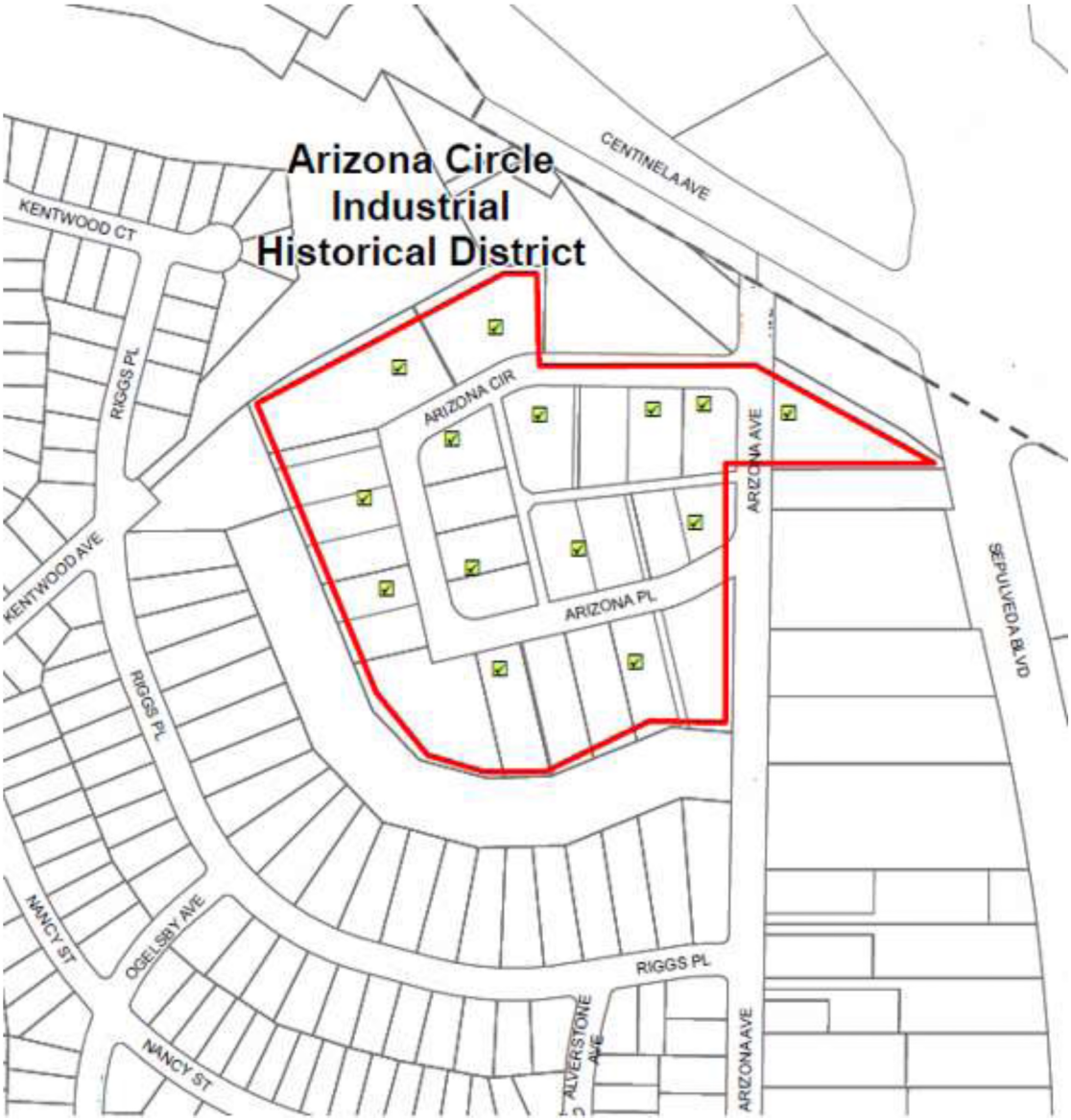

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	Manufacturing for the Masses, 1883-1989
Theme:	Factories, 1887-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	Manufacturing District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a small industrial district located adjacent to the former Hughes Airport and Los Angeles International Airport. A unified concentration of small factory buildings originally associated with various aspects of the aircraft industry.

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Contributors/Non-Contributors:



Address: 6508 S ARIZONA AVE
Type: Contributor
Year built: 1967
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6821 S ARIZONA AVE
Type: Contributor
Year built: 1967
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6361 S ARIZONA CIR
Type: Contributor
Year built: 1969
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6374 S ARIZONA CIR
Type: Contributor
Year built: 1959
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6300 W ARIZONA CIR
Type: Contributor
Year built: 1959
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6320 W ARIZONA CIR
Type: Contributor
Year built: 1959
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian

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Address: 6330 W ARIZONA CIR
Type: Contributor
Year built: 1960
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6341 W ARIZONA CIR
Type: Contributor
Year built: 1961
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6344 W ARIZONA CIR
Type: Contributor
Year built: 1959
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6357 W ARIZONA CIR
Type: Contributor
Year built: 1965
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6387 W ARIZONA CIR
Type: Contributor
Year built: 1971
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian



Address: 6305 W ARIZONA PL
Type: Contributor
Year built: 1961
Property type/sub type: Industrial-Manufacturing; Factory
Architectural style: Modern, Mid-Century; Industrial, Utilitarian

Copyright © 2011



Address:	6315 W ARIZONA PL
Type:	Contributor
Year built:	1962
Property type/sub type:	Industrial-Manufacturing; Factory
Architectural style:	Modern, Mid-Century; Industrial, Utilitarian



Address:	6334 W ARIZONA PL
Type:	Contributor
Year built:	1973
Property type/sub type:	Industrial-Manufacturing; Factory
Architectural style:	Modern, Late; Industrial, Utilitarian

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