Appendix C

Existing CASP



CASP

Cornfield Arroyo Seco Specific Plan

Los Angeles Department of City Planning

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LOS ANGELES DEPARTMENT OF CITY PLANNING

CASP

CORNFIELD**ARROYO**SECO

SPECIFIC PLAN


Photo TK
246
Metro
Metro Rail



ACKNOWLEDGEMENTS

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Chinatown-Alpine Hill Neighborhood Association
Eagle Rock Neighborhood Council
Elysian Valley Riverside Neighborhood Council
Glassell Park Neighborhood Council
Greater Cypress Park Neighborhood Council
Historic Cultural Neighborhood Council
Lincoln Heights Neighborhood Council
Silver Lake Neighborhood Council
Solano Canyon Neighborhood Council

BUSINESSES AND ORGANIZATIONS

Alpine Recreation Center
American Institute for Architects
Arroyo Seco Foundation
Audubon Society
California Endowment's Center for Healthy Communities
Center for Sustainable Cities
Chinatown Advisory Committee
Chinatown BID
Chinatown Redevelopment Commission
Chinatown Service Center
Chinese American Citizens Alliance
Chinese Chamber of Commerce
Citylife
Creative Environments
Cypress Park Recreation
Cypress Park Youth & Family Center
Downey Recreation Center
El Pueblo de Los Angeles
Farmlab
Friends of Los Angeles River (FoLAR)
Goodwill Industries
Homeboys Industries
Lincoln Heights Industrial BID
Lincoln Park Recreation Center
Los Angeles & San Gabriel Watershed Council
Natural Resources Defense Council
North East Trees
Puerta del Sol
San Antonio Winery
Santa Monica Mountains Conservancy
Southeast Asian Community Alliance (SEACA)
The City Project
The River Project
Tree People
William Mead Residents Association
Young Nak Church

SCHOOLS

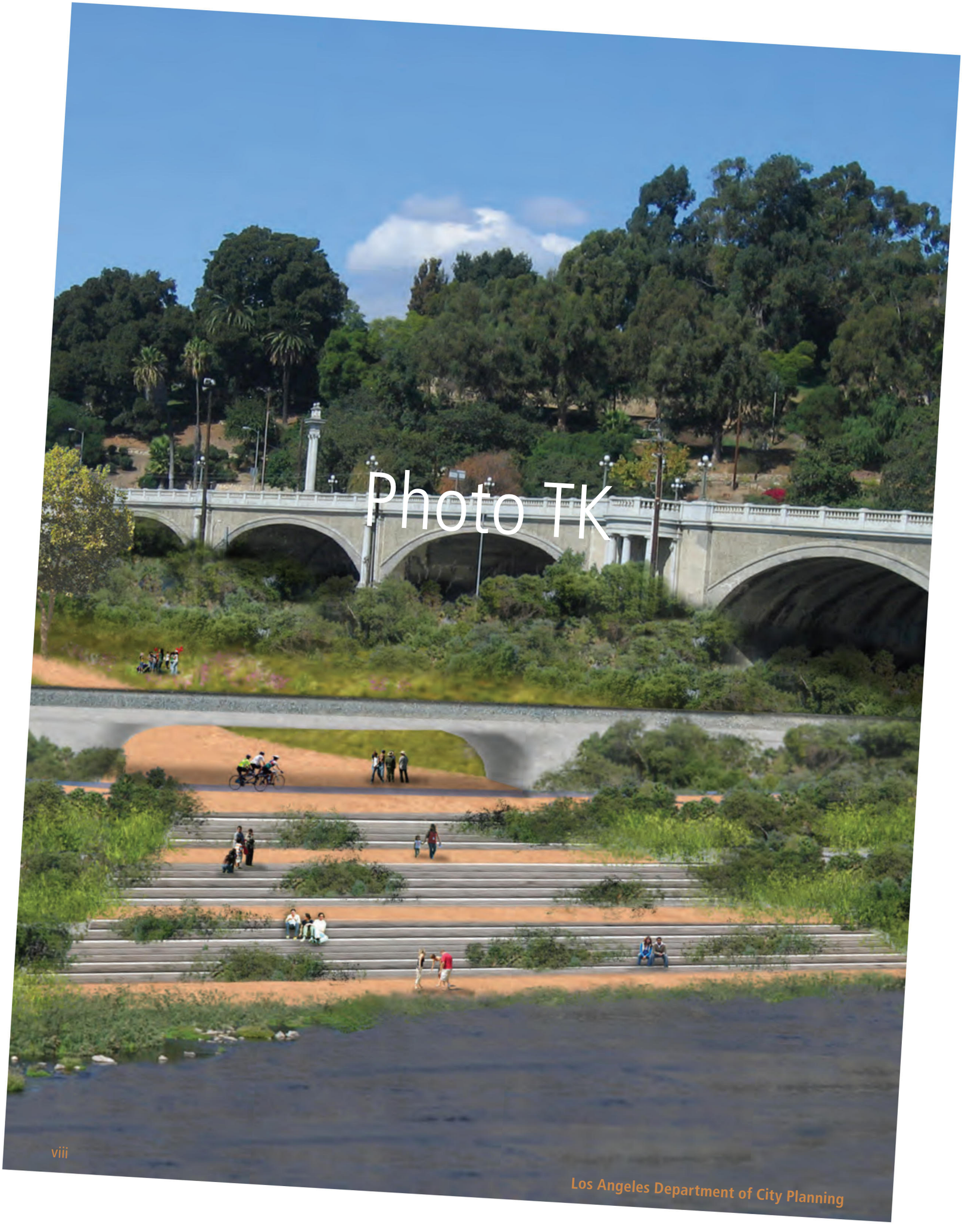
Albion Street Elementary
Ann Street Elementary School
Cal State University, Northridge
Cathedral High School
Cal Poly Pomona
Franklin High School
Occidental College- Urban Environmental Policy Institute
University of California, Los Angeles
University of Southern California
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Los Angeles Department of City Planning

TABLE OF CONTENTS

1. Process 1
- 1.1 Administration 3
  - A. Establishment 3
  - B. Purposes 3
  - C. Definitions. 5
  - D. Uses and Buildings Made Non-Conforming by this Plan 14
  - E. Interpretation 14
  - F. Severability 14
- 1.2 Application Process 17
  - A. Relationship to the Los Angeles Municipal Code 17
  - B. Prohibitions 18
  - C. Development Review Procedures 19
  - D. Administrative Procedures for Allocation of Floor Area Rights 24

2. Zoning and Standards 1
- 2.1 Zoning 3
  - A. Purposes 3
  - B. Land Use 4
  - C. Zoning Districts 6
  - D. Permitted Uses 8
  - E. Use Limitations 10
  - F. Floor Area Limitations 11
  - G. Floor Area Bonus 14
  - H. Transfer of FAR (TFAR) Program 24
- 2.2 Building Form 27
  - A. Purposes 27
  - B. Yard and Setback Regulations 28
  - C. Streetwall & Massing 30
  - D. Maximum Lot Coverage 32
  - E. Height 33
  - F. Buffers 36
- 2.3 Urban Design 39
  - A. Purposes 39
  - B. Entrance 40
  - C. Ground Floor 42
  - D. Windows and Glazing. 48
  - E. Exterior Lighting 50
  - F. Minimizing Impacts on Neighbors 52
- 2.4 Open Space 55
  - A. Purposes 55
  - B. Open Space Typologies 56
  - C. Area Requirements 59
  - F. Permitted Uses 61
  - G. Access 61
  - H. Dimensions and Boundaries 62
  - I. Seating 62
  - J. Landscape 62
  - K. Operations and Maintenance 64
  - L. Specialty Design Requirements 64
  - M. River Design Standards 65
- 2.5 Parking and Access 69
  - A. Purposes 69
  - B. Parking Regulations. 70
  - C. Parking Design Requirements 72
  - D. Vehicular Access 76
  - E. Drop-Off Zones. Drop-off Zones, when provided, shall either be located: 77
- 2.6 Conservation 79
  - A. Purposes 79
  - B. Plumbing and Plumbing Fixtures. For all projects installing or replacing plumbing or plumbing fixtures: 79
  - C. Interior Lighting Design and Operations. For all projects installing or replacing interior lighting system: 80
  - D. Energy Generation 81
  - E. Heat Island Reduction 81
  - F. Windows/Glazing 82
  - G. Pools and Jacuzzis 82
- 2.7 Performance 85
  - A. Purposes 85
  - B. Compliance 85
  - C. Maintenance and Delivery Standards 85
  - D. Recycled Materials 86
  - E. Storage 87
  - F. Utilities and Equipment 87
- 2.8 Signs 89
  - A. Purposes 89
  - B. Prohibitions 89
- 2.9 Mitigation Measures 91
  - A. Purposes 91
  - B. Mitigation Standards 91

3. Streets 1
- 3.1 Streets 3
  - A. Purposes 3
  - B. Street Definitions 4
  - C. Street Modification Summary 6
  - D. Sidewalk Regulations 8
  - E. Street Intersection Design Regulations 14
  - F. Street Standards 18

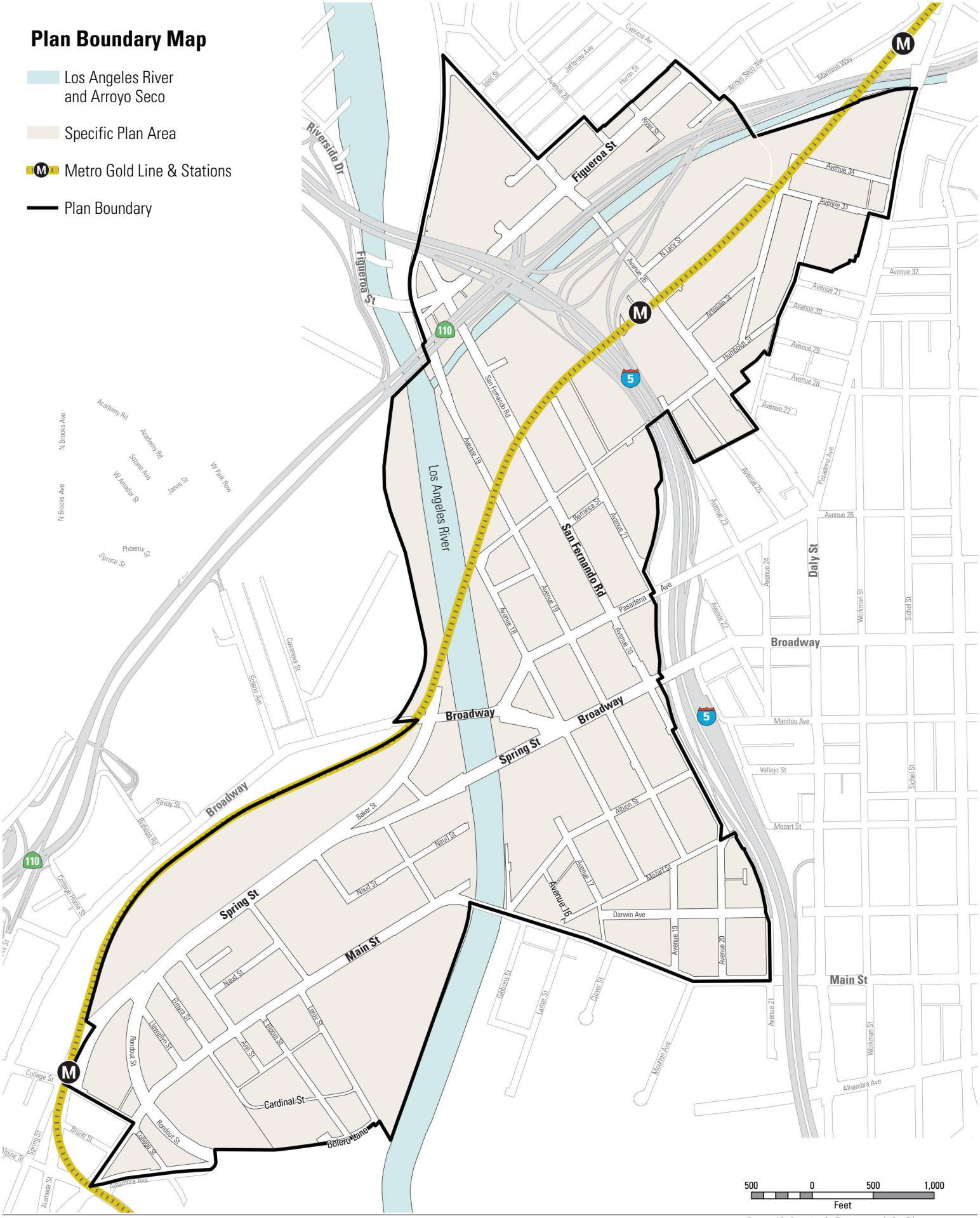
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Process

Chapter 1



Plan Boundary Map



Prepared by Los Angeles Department of City Planning
025_a: 05.2013

1.1 Administration

A. Establishment

The City Council establishes the Cornfield Arroyo Seco Specific Plan for the area within the lines on the Plan Boundary Map.

B. Purposes

This Specific Plan is intended to:

1. Implement the Central City North, Northeast LA and Silverlake/ Echo Park/Elysian Valley Community Plans.

2. Transform an underserved and neglected vehicular-oriented industrial and public facility area into a cluster of mixed-use, pedestrian-oriented and aesthetically pleasing neighborhoods.

3. Increase access to open space.

4. Provide economic growth opportunities for emerging clean technologies.

5. Re-connect historical communities.

6. Maintain and enhance the concentration of jobs, in both the public and private sectors.

7. Provide a range of housing types and price levels that offer a full range of choices, including affordable housing opportunities, for people of diverse ages, ethnicities, household sizes and incomes.

8. Provide shops and services for everyday needs, including groceries, day care, cafes and restaurants, banks and drug stores, within an easy walk from home or work.

9. Facilitate pedestrian mobility, encourage bicycle use, provide shared and unbundled parking spaces, provide access to a variety of transit options including frequent light rail and bus connections, shared vehicles and bicycles, and taxis.

10. Lessen dependence on automobiles, and thereby reduce vehicle emissions, while enhancing the personal health of residents, employees and visitors.

11. Provide "eyes on the street" to create a safe and stable community and to encourage interaction and identity.

12. Respect historically significant buildings, including massing and scale, while at the same time encouraging innovative architectural design that expresses the identity of contemporary urban Los Angeles.

13. Reduce the use of energy and potable water, improve the ecology surrounding the Los Angeles River Watershed and Arroyo Seco, create connections from the community to the River and Arroyo Seco, and support the Los Angeles River Revitalization Master Plan (LARRMP).

14. Provide places for people to socialize, including parks, sidewalks, courtyards and plazas that are combined with shops and services.

15. Provide adequate public recreational open space within walking distance of residents and employees, integrate public art, and contribute to the civic and cultural life of the City.

C. Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in the Los Angeles Municipal Code (LAMC).

Project. The construction, erection, alteration, or addition to any building, sign or structure, on a lot located in whole or in part within the areas shown in Plan Boundary Map that requires the issuance of a demolition, grading, foundation, sign or building permit, use of land permit, or change of use permit.

Accessory Use. A use, which is customarily incidental to that of the main building or the main use of the land and which is located on the same lot with a main building or main use.

Active Street. A street where retail, cultural, office, and/or residential uses are required at the ground floor level where adjacent to street frontage.

Active Industrial Street. A street where retail, office, lobby, meeting rooms or sales areas are required at the ground floor level where adjacent to street frontage.

Affordable Housing. Rental Housing units restricted to households earning Extremely Low, Very Low or Low Incomes; Rental Housing units restricted by any LAHD or other regulatory or successor agency covenant or regulatory agreement; or For-Sale Housing units that are restricted to households earning Moderate Income or less.

Affordable Housing Floor Area Bonus. An increase in floor area greater than the otherwise maximum allowable floor area permitted that is awarded as a bonus for Projects that include a requisite number of affordable housing units per the Floor Area Bonus Option.

Allocation Plan. A plan that describes the amount of additional Floor Area that a Project is seeking through either the bonus or transfer FAR Program.

Ancillary Use. A permitted use that is limited to 10% of the Base FAR of the site. Ancillary uses may be located in a standalone building or structure separate from the principal use. More than one ancillary use is permitted on a single site.

Animal Clinic / Kennels. Uses where animals or pets are given medical or surgical treatment by an authorized licensed agent to treat injuries, illnesses and diseases of animals, including uses where small, domesticated animals and pets are cared for and boarded overnight for less than 30 days.



North Central Animal Services Center on Lacy Street

Appraisal. An economic valuation of the Receiver Site prepared by a City appraiser, but paid for by the applicant, that sets forth the fair market value of the Receiver Site (i) as of the date the application was submitted and (ii) as if the Receiver Site were vacant and used for its highest and best use under all current zoning and planning restrictions and Agency policies affecting the Receiver Site.

Architectural Feature. Those purely aesthetic elements of a building, designed pursuant to the overall style of architecture that are not habitable or otherwise counted as floor area.

Area Median Income (AMI). The median income in Los Angeles County adjusted for household size, as determined annually by the California Department of Housing and Community Development (HCD) adjusted by household size. AMI for publically subsidized units may instead be based upon income figures published by the Housing and Urban Development Department (HUD) or any regulatory or successor agency.

Automobile Fueling Stations. Uses for fueling stations and car washes.

Auto-Oriented Uses. Automobile wrecking, salvage, and tow yards.

Average Building Height. The average building height is the average height of all building and building sections on a given parcel.

Base FAR. The base floor area ratio (FAR) established for each district within the Plan area.

Block. A block is a group of lots bounded on all sides by streets or by a combination of streets, public parks, railroad rights-of-way, pier head lines or airport boundaries.

Brownfield. Abandoned or under used industrial or commercial facilities (including older gas stations and auto repair yards located on smaller sites adjacent to residential neighborhoods) that may be contaminated by hazardous waste or pollution and that have the potential to be redeveloped into other uses once environmental remediation has been performed.

Central Parking. A parking structure or surface lot accessible and available for public use.

Commercial Hotels. Housing built to accommodate the general and traveling public for a typical fee, generally limited to stays of less than 31 days.



Auto-Oriented Use





Commercial Hotel



Commercial Office

Community Facilities. Any use whose primary purpose is to provide non-profit, or not-for-profit assistance to the general public in the specific plan area. Included are government offices and services or privately funded services or charities that are provided to the public at a free, subsidized, or reduced rate. Specific examples include child care centers, libraries, schools, adult day care, and related administrative office uses; health clinics, museums, cultural centers, telecommuting centers, gyms or recreation centers; restrooms open to the general public; rooms available to the general public for community meetings; and pedestrian amenities such as covered arcades, covered promenades, showers for bicyclists, sites for purchase of transit tokens, tickets, or passes, or at which transit information is displayed.

Conservation, Environmental, and Social Service Organizations, Religious Institutions and Public Facilities. Organizations and/or institutions engaged in conservation, environmental, social service, religious or public service or support activities.

Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund. Means the certain interest-bearing Trust Account administered by the Director of Planning designated as Cornfield Arroyo Seco Specific Plan Floor Area Payment Fund, from which funds may be distributed as set forth in Sub-Section 6.E.4 of this Plan.

Corporate Headquarters. The main administrative center or centers for one or more enterprises.

Designated Historical Resource. A building, structure, landscape element or natural feature listed in or formally determined to be eligible for the National Register of Historic Places, California Register of Historical Resources, or the City's list of Historic-Cultural Monuments, or a Contributing Element located in a City Historic Preservation Overlay Zone.

Dual Pipe. A system of plumbing installations used to supply both potable and reclaimed water to a home or business through two separate pipes.

Donor Site. A site from which Floor Area Rights are transferred pursuant to the provisions of this Plan.

Drive-thru establishments. Uses, other than automobile fueling and service stations, that permit a customer to order and/or obtain a purchase without leaving the confines of his or her car.



Entertainment, Exhibits, and Multi-Purpose Cultural Facilities

Eligible Historical Resource. A building, structure, landscape element, or natural feature identified in a completed historic survey or assessment as eligible for recognition as historically or architecturally significant either individually or as part of a district at the local, State or national level.

Entertainment, Exhibits and Multi-Purpose Cultural Facilities. Uses designed to host public or private gatherings for an audience.

Floor Area Payment. The dollar sum established by the application of the formula set forth in Section 2 of this Plan.

Floor Area Rights. The right to construct additional floor area within a Project, pursuant to an approved Transfer Plan, in excess of the amount of floor area such Project would be allowed to construct based on its lot area.

Free-Standing Fast Food Establishment. A single or multiple tenant free-standing structure designed solely for restaurant use that dispenses prepared food over a counter or by way of drive through service for consumption on or off the premises. This definition does not include cafeterias.

Greenway. A new zoning district established by this Plan that provides for open space.

Heavy Manufacturing. The manufacture or compounding process of raw materials. These activities or processes necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

Hospitals, Nursing and Residential Care Facilities. Uses involved in providing medical, surgical, or assisted living care to patients and offering short and long-term overnight care.

Holiday Lighting. Seasonal displays of 60 days or less within one calendar year, using multiple low wattage bulbs (approximately 15 lumens or less) provided they do not constitute a fire hazard and are maintained in a safe condition.

Income Extremely Low (30% AMI), Very Low (50% AMI), Low (80% AMI) Moderate (120% AMI). Extremely Low Income (30% AMI) as defined by Health and Safety Code Section 50106; Very Low Income (50% AMI) as defined by Health and Safety Code Section 50105; Low Income (80% AMI) as defined by Health and Safety Code Section 50079.5; Moderate Income (120% AMI) as defined by Health and Safety Code Section 50093.



Heavy Manufacturing



Hospitals, Nursing, and Residential Care Facilities



Light Manufacturing and Assembly

Live-Work Unit. Residential and work quarters combined within a single unit provided that the "work" use is permitted in the underlying zone and that the work area does not exceed more than 40% of the floor area allocated to the unit.

Light Industrial Uses. Uses in the Classification Table defined as Manufacturing and Assembly, Repair and Maintenance Facilities, Research and Development, Publishing, Motion Picture, Broadcasting, Trucking and Transportation Terminals, Urban Agriculture, Utilities, or Warehousing, Distribution and Storage.

Light Manufacturing and Assembly. Uses that process, fabricate, assemble, treat, or package finished parts or products and/or whose noise, odor, dust, hazardous materials or other pollutants/nuisances can be contained on site.

Light Trespass. Light from any outdoor lighting that shines directly onto neighboring property.

Los Angeles River Revitalization Master Plan (LARRMP). The plan approved in 2007, which describes a vision for the revitalization of the 32 miles of the Los Angeles River that are within the City of Los Angeles's boundaries.

Lot Area. Means the total horizontal area within the lot lines of a lot, prior to any required public dedication.

Lot Coverage. The portion of a lot occupied by the footprint of a building(s).

Maximum FAR. The maximum floor area ratio (FAR) established for each district within the Plan area.

Modified River Buffer Area. Portions of the River Buffer Area whereby a public-right-of-way extends between the parcels and the River, as set forth in the Zoning Map.

North Facade. North facades are defined as these facades between -22.5 and +22.5° N.

Paseo or Pedestrian Walkway. A walkway that is open to the sky and that provides pedestrian passage between structures, or through landscaping, or parking lots, and that is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement.



Pedestrian Amenities. Uses, services, or features typically available within, or adjacent to, a public right-of-way that assist and enhance the pedestrian experience. Amenities may include but are not limited to street furniture, wayfinding signage, kiosks, street lighting, street trees, coffee shops, and bookstores.

Pedestrian Lighting. Freestanding lighting fixtures that illuminate the sidewalk or other pedestrian travel path.

Personal Services. Uses involved in personal service-oriented sales to the general public.

Publishing, Motion Picture, and Broadcasting. Uses engaged in film, video, audio, and other media production, but excluding movie houses and theatres.

Public Benefit. Something that serves a public purpose benefitting the Plan area, such as: providing infrastructure or amenities available for public use including, but not limited to, open space, pedestrian walkways, historic preservation, recreational, cultural, community and public facilities, new infrastructure, maintenance and improvement of existing infrastructure, job training and outreach programs, affordable housing, affordable child care, streetscape improvements, public arts programs, homeless services programs, or public transportation improvements.

Publicly Accessible Open Space. Open space that is accessible to the public for a minimum of 10 hours per day or during all daylight hours, whichever is greater.

Public Service Facilities. Uses that provide government services to the public (except health-related services such as Hospitals, Nursing and Residential Care Facilities).

Receiver Site. A site that receives additional Floor Area Rights from a Donor Site pursuant to the Plan's provisions.

Repair and Maintenance Facilities. Facilities used for the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. The repair and service of consumer goods falls into the Personal Services category.

Research and Development. Uses related to scientific and technical research leading to the development of new products and processes, including development/testing activities and prototype fabrication.



Paseo or Pedestrian Walkway



Personal Service Facilities



Publishing, Motion Picture, and Broadcasting



Repair and Maintenance Facilities



Residential-Multi-Family



Residential-Single Family



Recreation Facilities

Restricted Affordable Units. A residential unit for which rental or sale prices are restricted so as to be affordable to, and occupied by, Extremely Low, Very Low, Low, or Moderate Income households, as determined by the Family Median Income (FMI).

Retail Street. A street where a percentage of retail and community serving uses are required at the ground floor level where adjacent to street frontage.

Recreation Facilities. Facilities used for indoor and/or outdoor recreational activities.

Residential-Multi-Family. A structure or structures that provide multiple dwelling units that may have separate sleeping areas and some combination of shared bath or toilet facilities. Single Room Occupancy (SRO) residential structures, live-work units, dormitory-style apartment hotels, homeless shelters, rooming houses, small lot subdivisions, and Senior Independent Housing are also included in this category.

Residential-Single Family. A residential Project that includes no more than one dwelling unit on a lot, but which may contain an accessory unit ("granny flat") or servant's quarters. Small lot subdivisions do not fall within the Residential-Single Family category.

Restaurants and Bars. Uses involving food and beverage sales to the general public. Adult entertainment is not included in this category.

Retail. Uses involving the sale and/or lease of new or used products to the general public.

River Buffer Area. An approximately 300 foot buffer area adjacent to the Los Angeles River and Arroyo Seco, as set forth in the Zoning Map.

River Public Benefits. Amenities provided to the public such as affordable housing, public open space, historic preservation, recreational, cultural, community and public facilities, storm water management, watershed protection and preservation, habitat restoration, flood control, streetscape improvements, public arts programs, or public transportation improvements with a demonstrable connection to improvements to the Los Angeles River and its environs.

Schools, Colleges, Tutoring, and Vocational/Technical Schools or Programs. Uses that include public and private schools as well as institutions offering courses of general or specialized study leading to a degree or certificate.

Server Farms. Centers established for the exclusive purpose of providing operational facilities for, but not limited to, the storage of phone equipment, computers, and internet data.

Streetwall (or street edge). The vertical face of one or more buildings within the setback area and parallel to the public right-of-way.

Transfer. The conveyance of unused allowable Floor Area of a lot from a Donor Site to a Receiver Site, that is approved in accordance with the requirements of this Plan.

Transfer Plan. A plan that identifies and describes the Donor Site(s), Receiver Site(s), amount of Floor Area Rights to be transferred and the River Public Benefit Payment.

Transportation Amenities. Bus shelters, bus benches, bicycle lockers, showers, public restrooms, cafe, restaurant, or community serving retail uses located adjacent to, or within 150 feet of a bus and/or rail station.

Trucking and Transportation Terminals. Uses related to the dispatching , maintenance and long-term or short-term storage of large vehicles such as tractor-trailers, catering trucks, shipping vessels, helicopters, locomotives, and airplanes.

Unused FAR. FAR that a Donor Site does not need and has elected to transfer to a Receiver Site.

Urban Agriculture. The production, processing, and/or marketing of beverages and/or food.



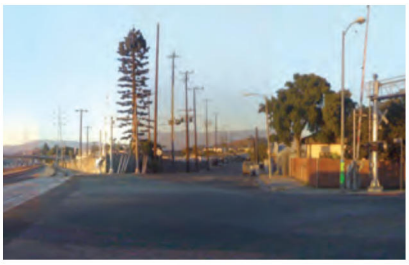
Schools, Colleges, or Tutoring



Server Farms



Trucking, and Transportation Terminals



Utilities



Warehouse Distribution and Storage



Waste Management and Remediation



Wholesale

Utilities. Uses that provide the transfer or delivery of power, water, natural gas, sewage, stormwater runoff, or telephone and related communication services.

Vocational/Technical School or Program. Uses related to the provision of vocational and/or technical training to students entering into a vocation or technical field without first obtaining higher education.

Warehousing, Distribution and Storage. Uses that package, provide, hold, and/or distribute goods in large quantities, especially to retail sales establishments. Long-term and short-term storage of commercial goods and personal items are included.

Waste Management and Remediation Services. Uses that receive solid or liquid wastes (including hazardous wastes) for on-site disposal, recycling, or transfer to another location, including uses that manufacture or produce goods or energy from the biological decomposition of organic material.

Wholesale. Uses engaged in the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses . The uses may include on-site sales or order taking and may include display areas.

D. Uses and Buildings Made Non-Conforming by this Plan

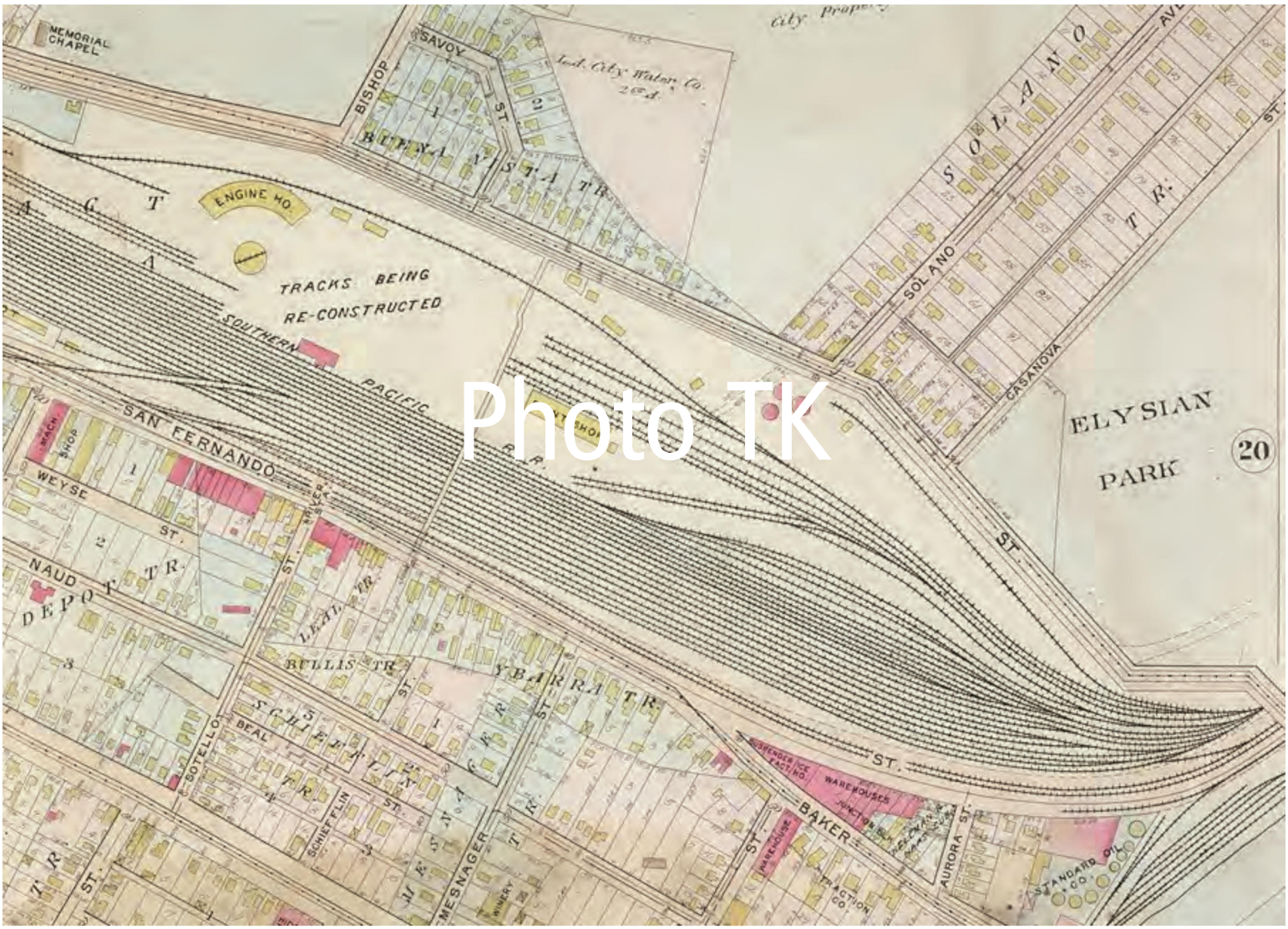
Any legally existing uses, buildings or structures that are made nonconforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses and may continue to exist without termination. Legal, nonconforming uses may not expand beyond their existing floor area.

E. Interpretation

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by an owner, operator or lessee, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan.

F. Severability

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.


MEMORIAL CHAPEL
SAVOY
BISHOP
ST.
Ind. City Water Co.
2 A.
BUENA VISTA TR.
ENGINE HO.
TRACKS BEING
RE-CONSTRUCTED
SOUTHERN PACIFIC
SOLANO AVE
SOLANO
CASANOVA
T R.
ELYSIAN
PARK
20
SAN FERNANDO
WEYSE
ST.
NAUD
DEPOT
TR.
BULLIS TR.
YBARRA TR.
BOTELLO
BEAL
SCHUFFLIN
MESNAGER
WAREHOUSE
JUNCTION
BAKER
AURORA ST.
STANDARD OIL
CO.
TRACTION
CO.

1.2 Application Process

A. Relationship to the Los Angeles Municipal Code

1. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the LAMC as amended, and any other relevant ordinance, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as specifically provided for here.

2. Wherever this Specific Plan contains provisions that establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, signage, open space, and landscape requirements), that are different from, more restrictive or more permissive than would be allowed or required pursuant to the provisions contained in the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.

3. **Site Plan Review Ordinance.** Approvals pursuant to LAMC Sections 16.05 are not required for Projects within this Specific Plan area.

4. **Commercial Corner and Mini-Shopping Centers Ordinance.** Approvals pursuant to LAMC Sections 12.22 A 23, and 12.24 W 27 are not required for Projects within this Specific Plan.

5. **Development Combining Residential and Commercial Uses.** Approvals pursuant to LAMC Sections 12.22 A 18 and 12.24 V are not required for Projects within this Specific Plan area.

6. **Hotels.** Approvals pursuant to LAMC Section 12.24 W 24 are not required for Projects within this Specific Plan area.

7. **Landscape Ordinance.** Compliance with the provisions of this Specific Plan shall be considered compliance with the requirements of LAMC Sections 12.40, 12.41, 12.42 and 12.43.

8. **Major Projects.** Approvals pursuant to 12.24U.14 are not required for Projects within this Specific Plan area

9. If there is any conflict between the written provisions of this Plan and the charts, graphs, or figures provided herein, the written language shall control.

B. Prohibitions

1. No demolition permit, grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within this Specific Plan area and no work shall be conducted in the public right of way, unless the Project complies with all applicable provisions of this Specific Plan, as determined by the Director.

2. The provisions of this Specific Plan shall not apply to:

   a. Any Project that has obtained a still-valid discretionary land use approval from the City prior to the operative date of this Specific Plan;

   b. Underground tank removal/remediation, and/ or seismic reinforcement/retrofitting;

   c. Projects with vested rights pursuant to LAMC Section 12.26 A 3;

   d. Any Project complying with an order issued by the Department of Building and Safety for the repair of an unsafe or substandard condition; or

   e. Any Project that has an application that is deemed complete by the Department of City Planning prior to the adoption of this Specific Plan.

3. Land area subject to easements granted pursuant to this Specific Plan shall be counted as buildable area for the purposes of determining the maximum floor area ratio.

C. Development Review Procedures

1. Application.

   a. All Projects proposed within the Plan area, except Projects eligible for an Administrative Clearance, shall file an application with the Department of City Planning on a form provided by the Department, and include all information required by the instructions on the application and the guidelines adopted by the Director of Planning. Prior to deeming the application complete, the Director shall determine, and if necessary, advise the applicant of the processes to be followed, materials to be submitted, and fees to be paid.

   b. This Plan's regulations shall apply to Projects only as set forth in the Project Table on the following page.

2. **Administrative Clearance.** A permit for a Project may be issued with an Adminstrative Clearance from the Director if the Project's FAR does not exceed 4.0:1, and if the Project complies with all of this Specific Plan's requirements.

3. **Director's Determination of Alternative Design.** If a proposed Project fails to meet the urban design regulations contained in either Section 2.2 and/or Section 2.3 of this Plan, the applicant may apply to the Director of Planning for a Director's Determination of Alternative Design. Such application shall be processed in accordance with the procedures specified in LAMC 11.5.7 C and E.1. The limitations specified in LAMC 11.5.7 E.2 shall not apply. The Director shall only approve a Project upon making all of the following written findings in the affirmative:

   a. The Project's location, size, height, operations and other significant features shall be compatible with and shall not adversely affect or further degrade adjacent properties, the surrounding nieghborhood, or the public health, welfare, and safety;

   b. The Project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood; and

   c. The Project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.

   The Director's Determination shall only address the requested deviations from the building form and urban design standards set forth in Sections 2.2 and 2.3 herein. The remainder of the Project shall be reviewed through the Administrative Clearance Process.

PROJECT TABLE

Section No.	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3
Standards	Zoning	Building Mass	Urban Design	Open Space	Parking	Conservation	Performance	Sign	MMP	Streets
Project Type										
Building										
Change of Use	x			x	x[1]		x	x		
Use of Land	x			x			x	x	x	x
New Construction	x	x	x	x	x	x	x	x	x	x
Addition >50% building value	x	x	x		x	x[5]	x	x	x	
Exterior Alteration>50% building value									x	
• Street Facing Facade			x[2]			x[5]				
• River-Arroyo Facing Facade			x[2]			x[5]				
• Plaza or park facing Facade			x[2]			x[5]				
Interior Alteration >50% building value						x[5]				
Eligible or Designated Historic Resource	x			x[4]	x	x[3]	x	x	x[6]	x
Demolition*									x	
Pool/Spa										
Signs- New/Alterations								x		

PROJECT TABLE

Section No.	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3
Standards	Zoning	Building Mass	Urban Design	Open Space	Parking	Conservation	Performance	Sign	MMP	Streets
Site Grading									x	
Fences and Block Walls										
Underground Tank Removal/ Remediation										
Seismic Reinforcement/ Retrofit										
Division of Land										
Parcel Map	x	x	x	x	x	x	x	x		x
Tract Map	x	x	x	x	x	x	x	x		x
Lot Line Adjustment	x									
Public Works Permit										
A Permit						x		x		x
B Permit								x		x

Footnotes:

1. Existing parking located along a street frontage is not required to be relocated, but the design of the parking area shall be modified to conform to the applicable design and parking standards.
2. Existing ground floor space is not required to be redesigned to accommodate the active uses described in Section 2.3 C.1a-c; however, the entrance location and transparency standards shall still apply.
3. Projects identified as potential historic resources shall comply with Section 2.6.C of this Plan.
4. Applied to extent feasible as determined by the Office of Historic Resources.
5. Applicable only to the area being altered and to applicable construction activities.
6. Subject to only Historic Resource Mitigations.

* Eligible or Designated Historic Resources seeking a demolition permit shall contact the Office of Historic Resources. See Section 1.2.C.2.b.

4. Allocation of Floor Area Rights for Transfer of FAR.

   a. **Application for Transfer of FAR.** An Applicant seeking an Allocation of Floor Area Rights for a Transfer FAR shall file an application with the Department on a form prescribed by the Director. The application shall be accompanied by a proposed Allocation Plan. For Projects with a FAR less than 4.0:1, the Director shall approve the Transfer ministerially, provided that the Allocation Plan complies with the requirements of this Specific Plan.

   b. **Action by Director.** For applications requesting a Project with a FAR in excess of a 4.0:1, the Director may approve, approve with conditions or disapprove the request for Allocation, including the Floor Area Payment to be provided, based upon the following findings:

      i. Will the Project's location, size, height, operations and other significant features be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety, and

      ii. Does the Project substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and this Specific Plan?

   c. **Floor Area Payment.** A Floor Area Payment shall be provided as part of an Allocation Plan when a Project receives density from a site owned by the City of Los Angeles. Prior to approving an Allocation Plan, the Director shall determine that the Floor Area Payment proposed in the Allocation Plan will result in public benefits or improvements with an economic value equal to the sum of the Floor Area Payment set forth in Subsection (1.2.C.5.c.ii) below.

      i. A Floor Area Payment may be provided by any combination of the payment of monies to the Cornfield Arroyo Seco Floor Area Payment Trust Fund (a Public Benefit Trust Fund) or by the direct provision of Public Benefits by the Applicant; provided, at least 50% of the Floor Area Payment must consist of a cash payment made by the Applicant to the Cornfield Arroyo Seco Floor Area Payment Trust Fund.

      ii. The Payment under any Allocation Plan when a Project receives density from a site owned by the City of Los Angeles shall equal (a) the sale price of the Receiver Site, if it has been purchased through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of the Transfer, or the value of an Appraisal, if it has not, (b) divided by the Lot Area (prior to any dedications) of

the Receiver Site, (c) further divided by the Base Floor Area Ratio, (d) multiplied by 40%, and (e) further multiplied by the number of square feet of Floor Area Rights to be transferred to the Receiver Site.

iii. Example: If a Receiver Site with a Lot Area of 50,000 square feet (before any dedications) was purchased for $2,500,000 (through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of the Transfer), the Floor Area Payment under an Allocation Plan transferring 25,000 square feet of Floor Area Rights would equal: (a) $2,500,000 (the purchase price), (b) divided by 50,000 (the Lot Area of the Receiver Site), (c) divided by the base FAR, for example, 3 (the Floor Area Ratio Factor), (d) multiplied by 40%, and (e) multiplied by 25,000 (the number of square feet of Floor Area Rights to be transferred) = $166,666.67 (or $6.66 for each square foot of transferred Floor Area Rights).

iv. The non-cash portion of the Payment, which shall not exceed 50% of the overall Payment, shall be provided as set forth in the Allocation Plan to the satisfaction of the Director.

d. **Payments and Vesting.** Any Floor Area Payment (when applicable) shall be provided as set forth in the Allocation Plan and as set forth below in this subsection:

i. If the Project specifies a single-phase Project on the Receiver Site, then the owner of the Receiver Site shall pay the Floor Area Payment (when applicable) on or before the issuance of the building permit for the Project.

ii. If the Project is a multi-phased Project on the Receiver Site, then the owner of the Receiver Site may elect to pay the the Floor Area Payment (when applicable) in any one of the three manners set forth below,

a) In total for all phases of the Project, on or before the earlier of (i) the issuance of the building permit for the first phase of the Project or (ii) 24 months after the final approval of the Allocation, the expiration of any appeals or appeals period for all phases of the Project and recordation of the document running with the land described below in Paragraph A.2 of subsection 1.6.7 of this Plan; or

b) Incrementally by each phase of the Project, proportionate to the Floor Area Rights utilized in each such phase, on or before the issuance of the building permit for each such phase, with the amount of each payment being recalculated as of the date that the building permit for each phase is issued in accordance with an Appraisal establishing the fair market value of the Receiver Site within six months prior to the issuance of the building permit for that phase.

c) Upon the Applicant's payment to the City of all of the Floor Area Payment (when applicable) required under an approved Allocation, all Floor Area Rights allocated to the Receiver Site pursuant to the Allocation Plan shall vest in the Receiver Site and thereafter run with the land.

D. Administrative Procedures for Allocation of Floor Area Rights

1. **General Requirement.** Any Allocation of Floor Area Rights approved pursuant to this Specific Plan shall be recorded by covenant, or similar instrument, to the satisfaction of the Director of Planning. This document shall clearly set forth the amount of Floor Area Rights allocated to the Receiver Site from the Donor Site.

2. **Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund.** Funds held in the Cornfield Arroyo Seco Specific Plan Floor Area Payment Trust Fund shall be disbursed in accordance with the provisions of Los Angeles Administrative Code Division 5, Chapter 160; and

   a. As determined by a committee comprised of one representative from each of the following: the City Council Office for the City Council District in which the Receiver Site is located, the Chair of the Ad Hoc Committee on the Los Angeles River (unless they are the same), the City Engineer, the Mayor's Office, the Chief Administrative Officer and the Chief Legislative Analyst, the Department of City Planning, the Los Angeles Housing Department and the Los Angeles River Revitalization Corporation in accordance with the procedure previously established for the Public Benefit Trust Fund, and

   b. For the purposes of providing community benefits including, but not limited to, improving river access, overall river enhancements, non-vehicular transportation improvements, removing visual blight, improving public safety and affordable housing.

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Zoning and Standards

Chapter 2

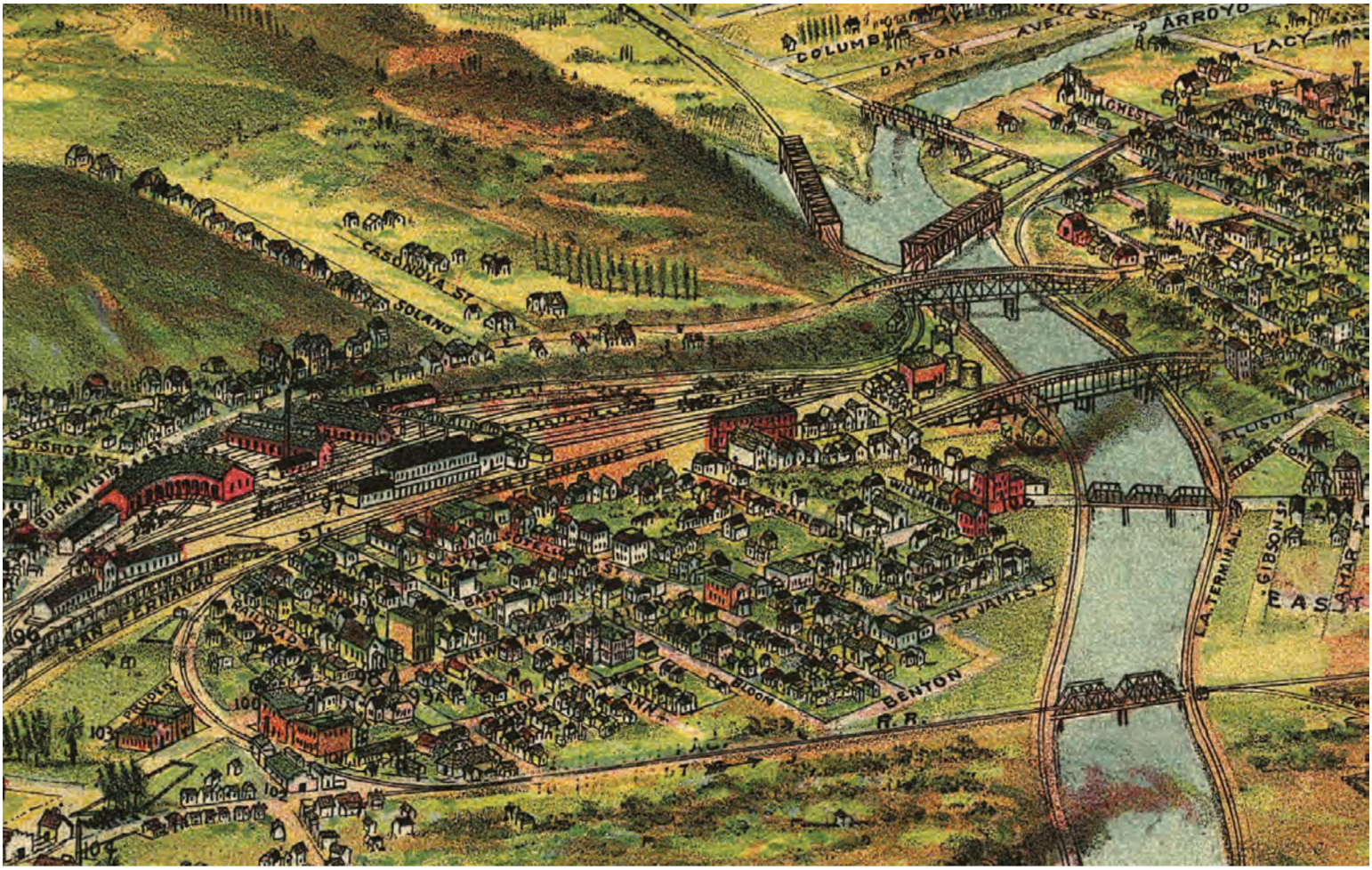



Photo TK

2.1 Zoning

A. Purposes

These zoning regulations are intended to:

1. Protect existing light industrial areas from residential encroachment.
2. Provide areas where residential, commercial, and light industrial uses can co-locate horizontally and/or vertically.
3. Facilitate the development of mixed-use and affordable housing projects.
4. Ensure the continued provision of housing for extremely low and very low income populations.
5. Encourage the inclusion of affordable housing in the future redevelopment of city owned properties, especially those located within the Urban Village zone.

B. Land Use

1. The Plan is divided into the following four land use categories:

   a. Public Facility

   b. Open Space

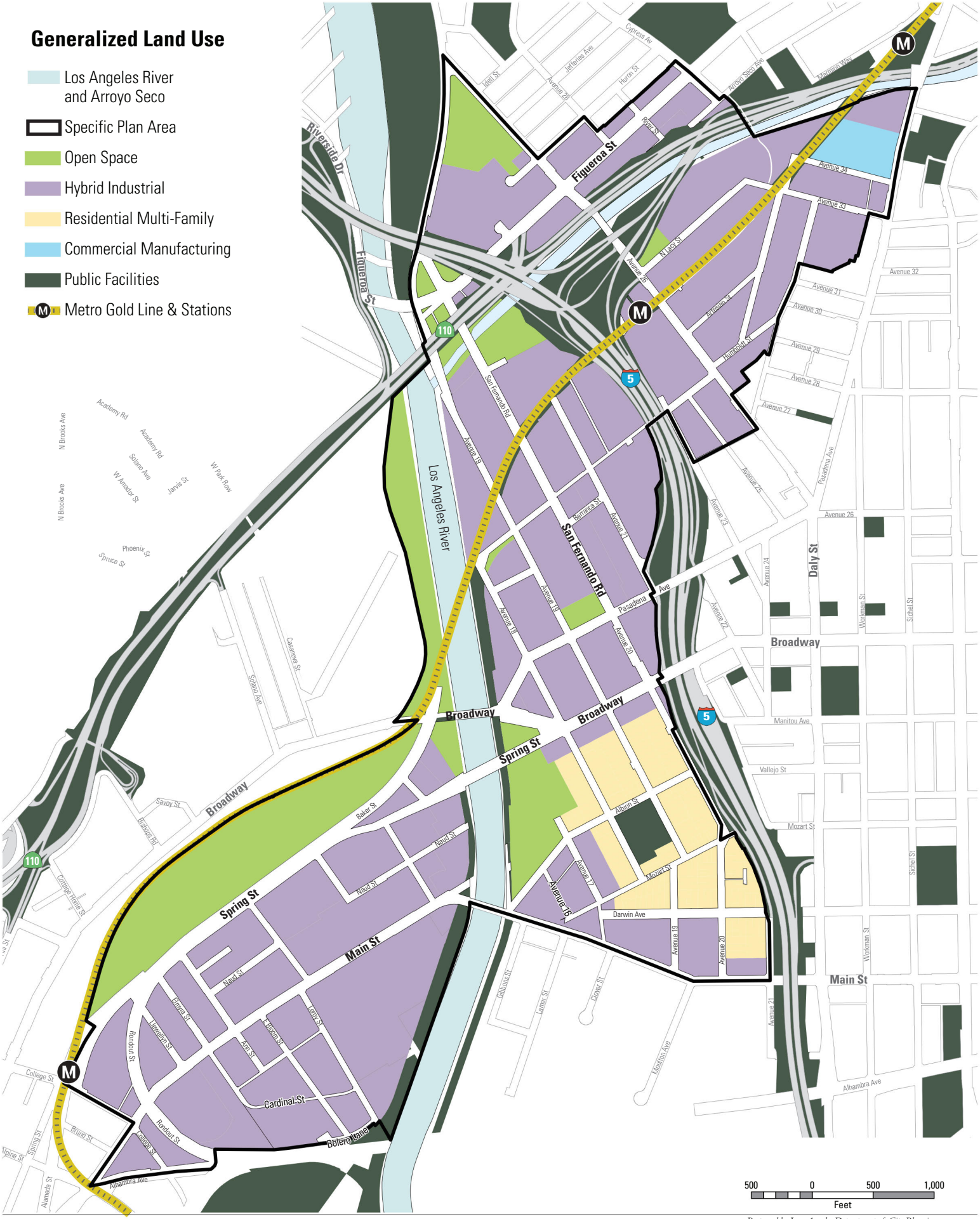
   c. Residential Multi-Family

   d. Hybrid Industrial

2. The boundaries of each land use category are illustrated on the Generalized Land Use Map.

Generalized Land Use

- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Open Space
- Hybrid Industrial
- Residential Multi-Family
- Commercial Manufacturing
- Public Facilities
- Metro Gold Line & Stations



Prepared by Los Angeles Department of City Planning
025_ k : 05.2013

C. Zoning Districts

1. The Plan is divided into the following zones:

   a. Greenway (CASP)

   b. Urban Village (CASP)

   c. Urban Innovation (CASP)

   d. Urban Center (CASP)

2. The boundaries of each zone are indicated on the Zoning District Map.



Greenway



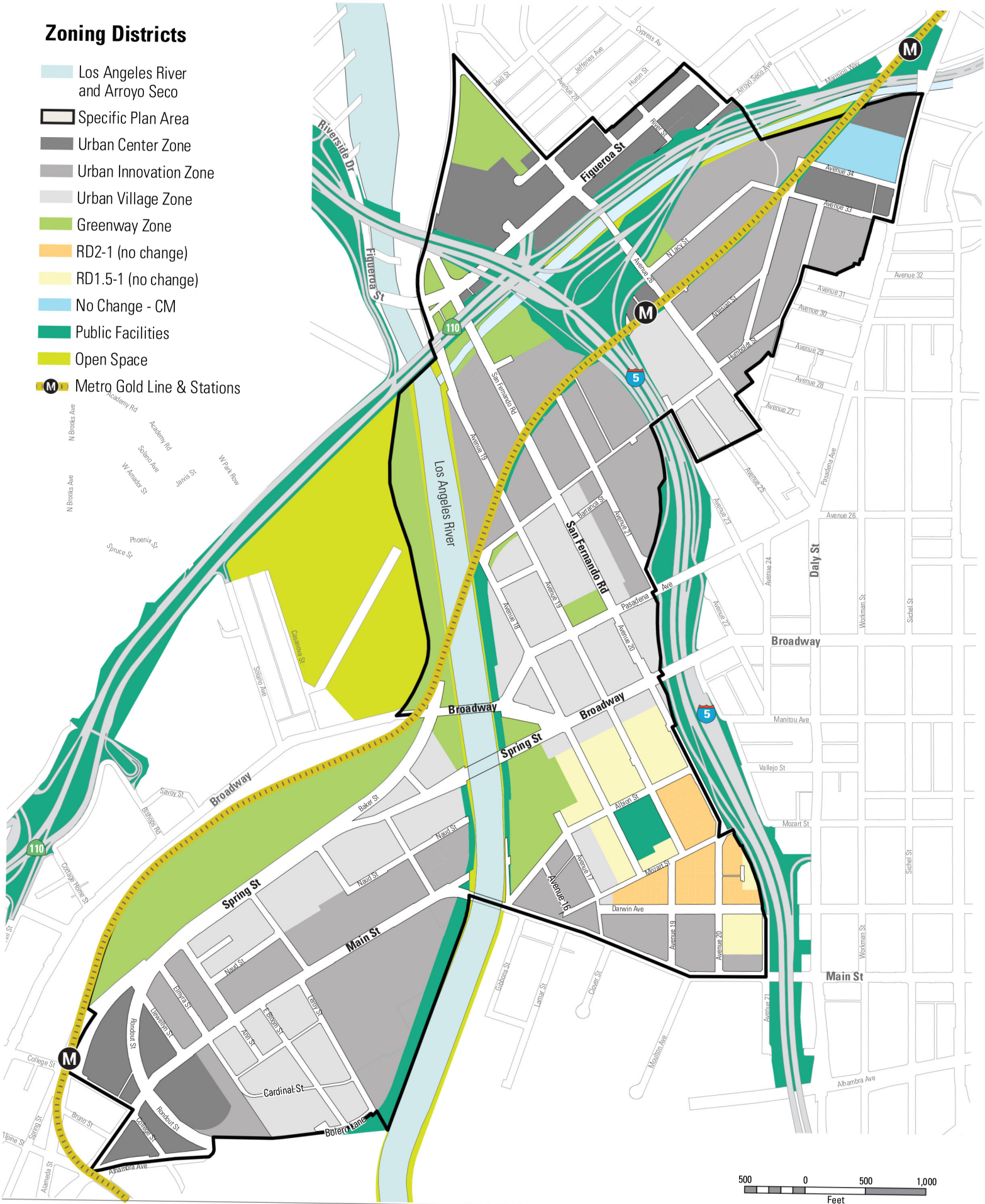
Urban Village



Urban Innovation



Urban Center


Zoning Districts
Los Angeles River and Arroyo Seco
Specific Plan Area
Urban Center Zone
Urban Innovation Zone
Urban Village Zone
Greenway Zone
RD2-1 (no change)
RD1.5-1 (no change)
No Change - CM
Public Facilities
Open Space
Metro Gold Line & Stations
Los Angeles River
Broadway
Spring St
Main St
San Fernando Rd
Figueroa St
Riverside Dr
Daly St
Pasadena Ave
Avenue 26
Avenue 21
Avenue 20
Avenue 19
Avenue 17
Avenue 16
Mozart St
Naud St
Darwin Ave
Albion St
Vallejo St
Manitou Ave
Cardinal St
Bolero Lane
Alhambra Ave
College St
Workman St
Sichel St
Mission Rd
Arroyo Seco Ave
Avenue 34
Avenue 33
Avenue 32
Avenue 31
Avenue 30
Avenue 29
Avenue 28
Avenue 27
Avenue 24
Avenue 23
Avenue 22
Avenue 18
Avenue 15
Barranca St
Pasadena Ave
Humboldt St
Arbesett St
N Avey St
Riggin St
Huron St
Jefferies Ave
Cypress Av
Idell St
Academy Rd
Solano Ave
W Amador St
Jarvis St
W Park Row
N Brooks Ave
Phoenix St
Spruce St
Courage Home St
Brooks Rd
Savoy St
Baker St
Elmyra St
Llewellyn St
Rondout St
Ann St
E Bloom St
Leroy St
Gibbons St
Lamar St
Clover St
Moulton Ave
Bruno St
Alameda St
500 0 500 1,000
Feet
Prepared by Los Angeles Department of City Planning
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D. Permitted Uses

The permitted uses for each zone are set forth in the following Use Classification Table. All other uses are prohibited, except as follows:

1. Accessory Uses that are customarily incidental to the main building or use of land and that are located on the same lot are permitted, even if not listed in the Use Classification Table. There is no maximum lot area that may be occupied by an Accessory Use.

2. Outdoor Eating Areas. Outdoor eating areas are permitted on all building floors, sidewalk easements and public sidewalk areas, when in compliance with all other applicable local, state and federal requirements. Outdoor eating areas shall be designed in accordance with the applicable urban design standards.

USE CLASSIFICATION TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Heavy Manufacturing	No	No	No	No
Corporate Headquarters	No	Yes	Yes	Yes
Light Manufacturing and Assembly	No	Yes	Yes	Yes
Repair and Maintenance Facilities	No	Yes[2]	Yes	Yes
Research and Development	No	Yes	Yes	Yes
Publishing, Motion Picture, Broadcasting	No	Yes	Yes	Yes
Trucking and Transportation Terminals	No	No	No	CUP
Urban Agriculture	No	Yes	Yes	Yes
Utilities	Yes	Yes	Yes	Yes
Warehousing, Distribution, and Storage	No	Ancillary[4]	Yes[4]	Yes[4]
Waste Management and Remediation Services	No	CUP	CUP	CUP
Wholesale (including showrooms)	No	Yes	Yes	Yes
Automobile Fueling Stations	No	CUP	CUP	CUP
Commercial Office	No	Yes[1]	Ancillary	Yes[1]

USE CLASSIFICATION TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Commercial Hotels	No	Yes[1]	Yes[1]	Yes[1]
Public Parking	Yes[6]	Yes[6]	Yes[6]	Yes[6]
Restaurants and Bars	Yes[1,3]	Ancillary[3,9]	Ancillary[3,9]	Ancillary[3,9]
Retail and Personal Services	Ancillary	Ancillary[1]	Ancillary[1]	Ancillary[1]
Server Farms	No	Ancillary	No	Ancillary
Residential-Multi-Family, Small Lot Subdivisions and Senior Independent Housing	No	Yes[1]	Yes[1]	Yes[1]
Residential-Single Family	No	No	No	No
Hospitals, Nursing and Residential Care Facilities	No	CUP	No	No
Entertainment, Exhibit & Cultural Facilities	Yes	Yes	Ancillary[8]	Yes
Recreation Facilities and Spectator Sports	Yes	Yes	Ancillary	Yes
Conservation, Environmental and Social Service Organizations, Religious Institutions, and Public Facilities	Yes[7]	Yes	Yes	Yes
Schools, Colleges, Tutoring, and Vocational Technical Training Programs	No	Yes	Yes[5]	Yes

Footnotes for Use Classification Table

1. See Limits Table for area, FAR, and square footage limits.
2. Truck repair uses are not permitted in the Urban Village zone.
3. Free Standing Fast Food establishments are permitted with a Conditional Use Permit pursuant to Section 12.24.W.17., except that the finding set forth in Section 12.24.W.17 (a) shall not apply.
4. Self storage uses are limited to 50% of the Base FAR.
5. Schools, Colleges, Tutoring, and Technical Training Programs in the Urban Innovation zone are limited to Vocational Technical Training Schools or Programs.
6. Parking uses must be combined with the development of other uses, and such other uses must equal no less than a 1:1 FAR for the project site.
7. Conservation, Environmental, and Social Services uses are limited to Block 70 in the Block Numbers Map on page 3-23.
8. These uses are limited to Block 52 in the Block Numbers Map on page 3-23.
9. If the parcel is 30,000 square feet in area or less, then the Ancillary Use is permitted up to a 1:1 FAR.

E. Use Limitations

1. The following uses shall be prohibited within the Plan area:

   a. Auto wrecking, salvage and tow yards, except as Accessory Uses.

   b. Drive-through establishments.

2. As set forth below, the following uses are further limited as to a percentage of the applicable FAR, maximum square footage, or maximum number of rooms.

3. **Density.** There is no limit on the number of dwelling units or guest rooms permitted on any lot located within the Plan area.

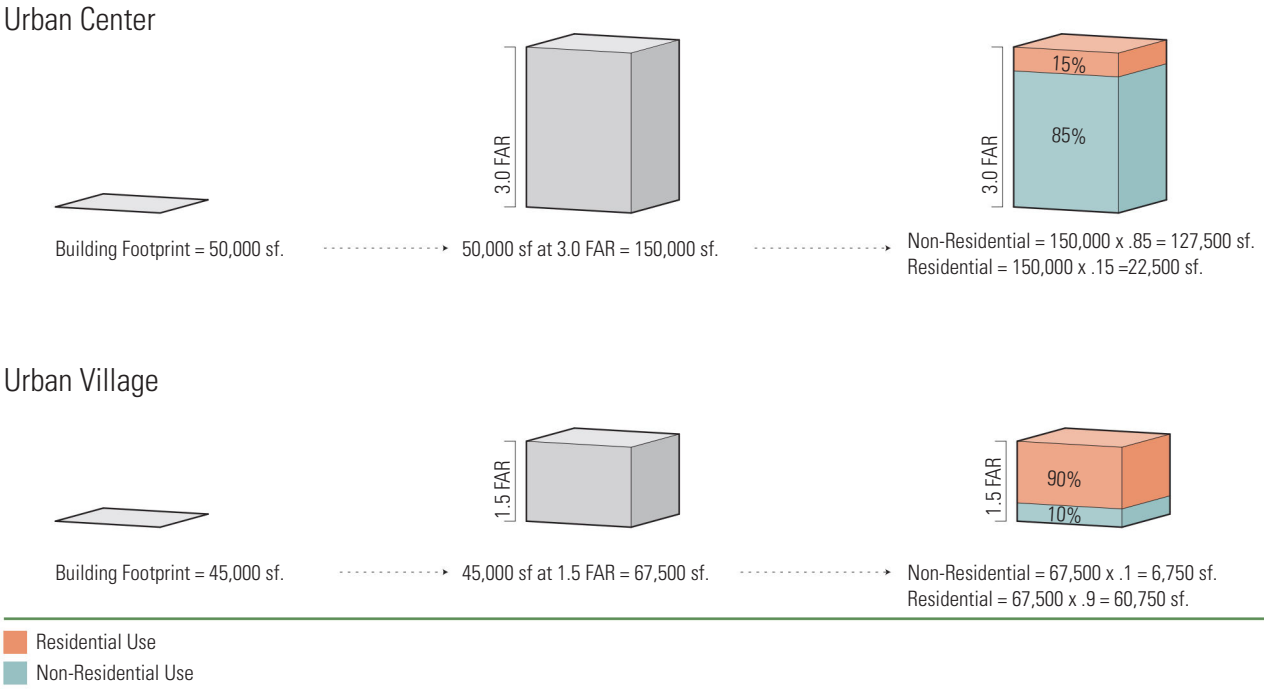
LIMITS TABLE

Use Classifications	Greenway	Urban Village	Urban Innovation	Urban Center
Commercial Office	N/A	65%[a]	Ancillary-(10%)[a]	65%[a]
Retail square footage limit	1,200 sf [b]	15,000 sf [b]	5,000 sf [b]	50,000 sf [b]
Retail and/or Personal Services	Only Retail uses are permitted, and they are subject to a 10% FAR limitation.[a]	20%[a]	20%[a]	20%[a]
Residential Multi-Family	N/A	90%[c,d]	15% [c,d]	15% [c,d]
Commercial Hotels	N/A	150 rooms	100 rooms	200 rooms

Footnote for Limits Table

a. The floor area for the use shall not exceed the allowable percentage of the site's Base FAR set forth in the Limits Table. For example, a 100,000 square foot site with a permitted 3:1 Base FAR may not be developed with a Commercial Office project that exceeds 195,000 square feet (i.e., 65% of 300,000 sf) of commercial use. The same project could include other permitted uses to maximize the permitted total floor area if desired. If a Project applicant obtains a FAR in excess of their Base FAR as a result of a Bonus Option or TFAR, then the floor area for the use shall not exceed the allowable percentage of the site's total FAR.
b. The square footage provided is the maximum square footage permitted for each Retail establishment on the lot.
c. The maximum floor area of Residential Multi-Family uses shall not exceed the stated percentage of the total gross floor area of all principal and Ancillary Uses combined.
d. Only the "living" portion of a joint living and work quarter that is designed for residential purposes shall count towards the residential square footage limitation.

Figure 2.1
Residential Use Limits



F. Floor Area Limitations

1. A Base FAR and a Maximum FAR is established for each parcel as set forth in the FAR Table below and further illustrated in the FAR Map.

2. Where applicable, the Base FAR can be increased up to the Maximum FAR, through the Bonus FAR and/or Transfer of Floor Area (TFAR) Programs described in Section 2.1.I of this Plan.

3. Residential projects with more than 15 units must utilize the Bonus FAR Program to be eligible for the TFAR Program, except for projects purchasing Unused FAR from a Donor Site that participated in the Bonus FAR Program (See 2.1.1.4).

FAR TABLE

	Greenway	Urban Village	Urban Innovation	Urban Center
Base FAR	1.5:1	1.5:1 or 3:1[a]	3.0:1	3.0:1
Base FAR within River Buffer Areas	1.5:1	1.5:1	1.5:1	1.5:1
Max FAR	1.5:1	3:1 to 5:1[b]	3:1 to 4:1[b]	3:1 to 6:1[b]
Max FAR within River Buffer Areas	1.5:1	1.5:1[c]	1.5:1[c]	1.5:1
Max FAR within River Buffer Areas with Affordable Housing Bonus Option	NA	2:1	1.8:1	1.8:1

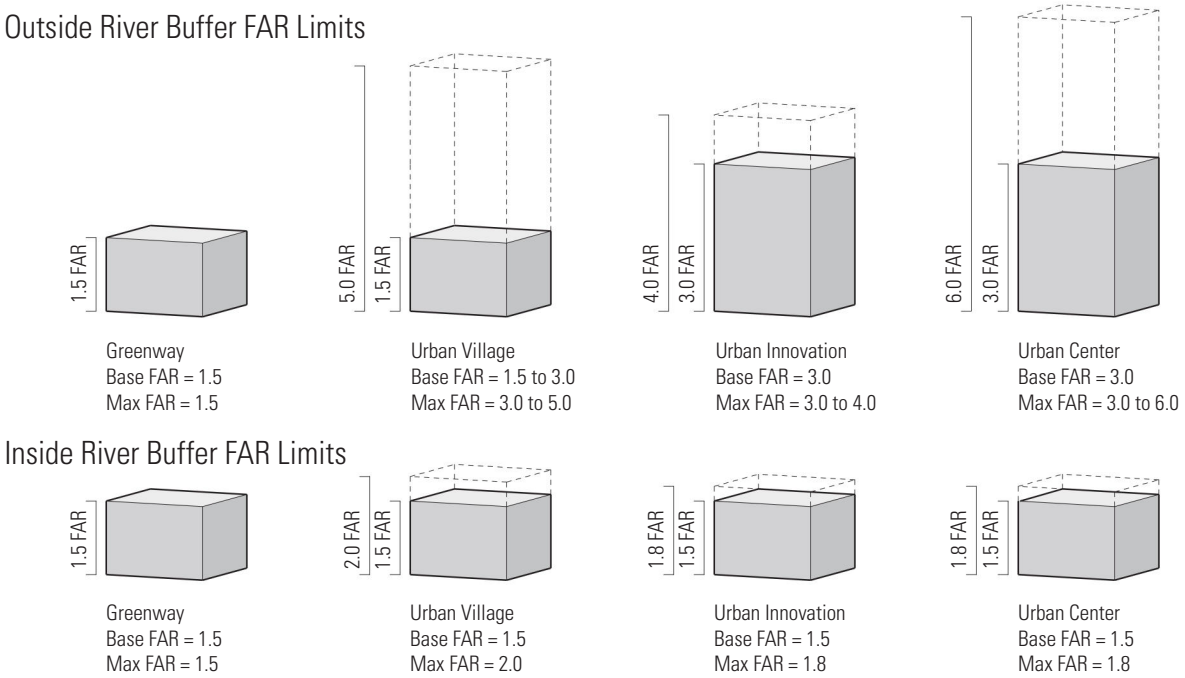
FAR Table Footnotes

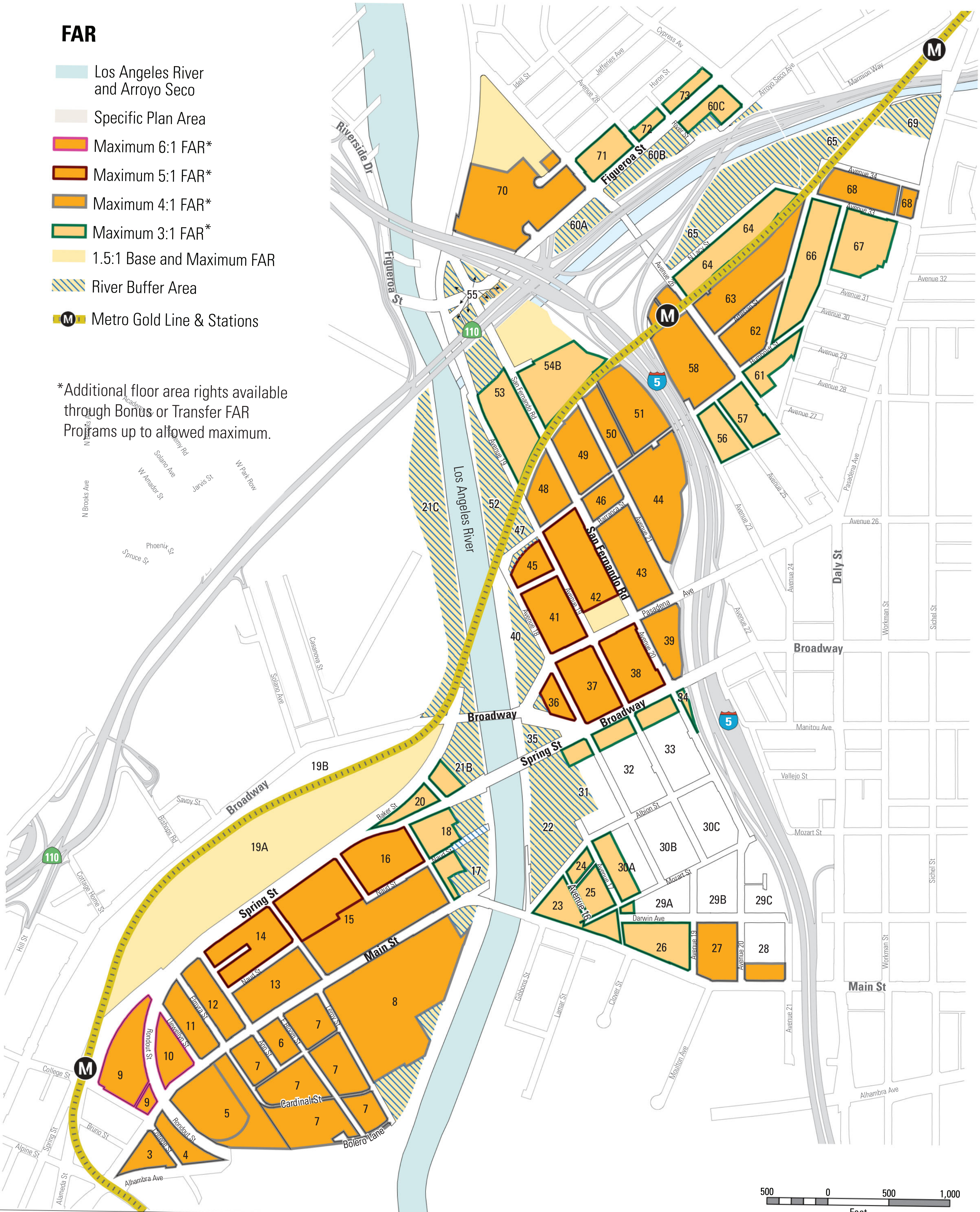
a. Projects with more than 15 residential units are limited to a 1.5:1 Base FAR unless the residential portion of the project is equal to or less than 75% of the FAR or the Project pursues the Affordable Housing Bonus Option in Section 2.1 G 1. All other Projects are limited to a 3.0:1 Base FAR. As set forth in the Limits Table, the residential component of a Project is limited to 90% of the Project's FAR.

b. The Maximum FAR for each parcel varies depending on its location, as set forth in the FAR Map.

c. Parcels located entirely within the River Buffer Area are limited to a Maximum 1.5:1 FAR. If a Parcel is located both inside and outside of the River Buffer Area, then the Maximum 1.5:1 FAR shall only apply to the portion of the parcel inside the River Buffer Area, unless restricted elsewhere in the FAR Table. The Base FAR for projects that straddle the River Buffer Area shall be calculated by multiplying the lot square footage within the River Buffer Area by 1.5 and multiplying the lot square footage outside the River Buffer Area by the Base FAR. The sum of these two totals represents the total Base FAR of the project. Example: (10,000 sf x 1.5) + (10,000 sf x 3.0) = 45,000 sf. Any portion of a project can be built within the River Buffer Area as long as the project does not exceed the average maximum height and maximum lot coverage established for the area within the River Buffer Area.

Figure 2.2
FAR Limits





Prepared by Los Angeles Department of City Planning
025_ i : 05.2013

G. Floor Area Bonus

Project applicants may obtain additional floor area rights by complying with the Affordable Housing Bonus Option and/or the Community Benefit Bonus Options as described below.

1. **Affordable Housing Bonus Option.** Projects in the Urban Village, Urban Innovation, or Urban Center Zones that include Residential uses may participate in the Affordable Housing Bonus Option. Projects may pursue, as appropriate, either of the two Affordable Housing Bonus Strategies- Strategy A or Strategy B.

   a. **Certificate of Occupancy.** If an applicant elects to pursue the Affordable Housing Bonus Option, then no certificate of occupancy may be issued for the Project unless a certificate of occupancy is concurrently issued for, or has already been issued for, the restricted affordable residential units.

   b. **Strategy A.** If an applicant agrees to set aside a portion of the Residential units in a Project for affordable housing, then the Project shall be granted a Floor Area Bonus as set forth in the following table.

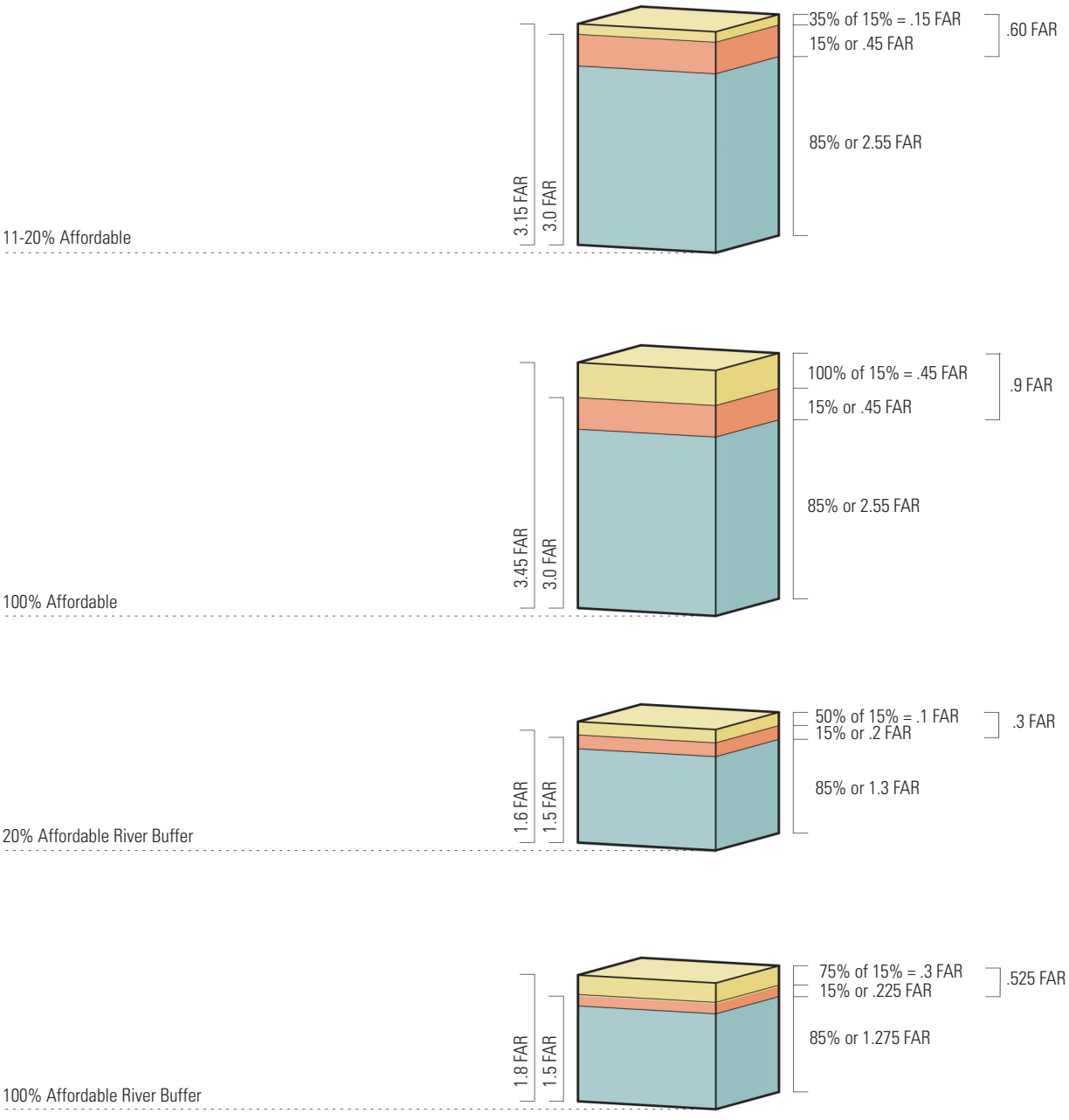
FLOOR AREA BONUS TABLE- STRATEGY A*

Affordability Level/Location	Greenway	Urban Village	Urban Innovation	Urban Center
11% of units set aside for households earning 50% of AMI or less, or 20% of units set aside for households earning 80% of AMI or less	NA	3:1	3.15:1 (The Residential portion of the Project is subject to a .6:1 FAR)	3.15:1 (The Residential portion of the Project is subject to a .6:1 FAR)
100% of units set aside for households earning 80% of AMI or less	NA	4:1	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)
11% of units located in the River Buffer set aside for households earning 50% of AMI or less, or 20% of units located in the River Buffer set aside for households earning 80% of AMI or less	NA	2:1	1.6:1 (The residential portion of the Project is subject to a .3:1 FAR)	1.6:1 (The residential portion of the Project is subject to a .3:1 FAR)
100% of units located in the River Buffer set aside for households earning 80% of AMI or less	NA	2:1	1.8:1 (The residential portion of the Project is subject to a .525:1 FAR)	1.8:1 (The residential portion of the Project is subject to a .525:1 FAR)

Floor Area Bonus Strategy A Footnote
*Projects located in an area with a Maximum FAR of 3:1, as shown on the FAR Map, shall be limited to a 3.375:1 FAR.

Figure 2.3
Affordable Housing Bonus Option; Strategy A

Urban Innovation/Center



Residential Use
Non-Residential Use
Affordable Housing Bonus Option

c. **Strategy B.** As an alternative to Strategy A, if an applicant agrees to set aside a portion of the Residential units in a Project for affordable housing, then for each square foot of affordable housing constructed, the applicant shall be granted the right to construct additional floor area above the Base FAR for the Project, as set forth in the Bonus Square Footage Table below. One additional square foot shall be added to the bonus numbers set forth below for square footage that is used to construct affordable units containing three or more bedrooms.

BONUS SQUARE FOOTAGE TABLE- UNTIL FIVE YEARS FOLLOWING PLAN ADOPTION*

Affordability	Affordable SF	Market SF	Total Bonus SF
Extremely-Low - Units set aside for households earning 30% of AMI or less	1	18	19
Very Low - Units set aside for households earning 50% of AMI or less	1	13	14
Low - Units set aside for households earning 80% of AMI or less	1	5	6

Bonus Square Footage Table Footnote
*Five Years After Plan Adoption the market square value footage is reduced by half unless the City Council legislatively acts to modify the current market square footage. The revised numbers shall not apply to Projects for which the application is deemed complete by the Department of City Planning prior to the termination of the five year period following Plan adoption.

d. **Floor Area Bonus.** The Floor Area Bonus in Strategy B is limited to the Maximum FAR set forth in the following table.

FLOOR AREA BONUS LIMITS- STRATEGY B TABLE*

Location	Greenway	Urban Village	Urban Innovation	Urban Center
Outside of the River Buffer Area	NA	4:1	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)	3.45:1 (The Residential portion of the Project is subject to a .9:1 FAR)
Within the River Buffer Area	NA	2:1	1.8:1 (The Residential portion of the Project is subject to a .525:1 FAR)	1.8:1 (The Residential portion of the Project is subject to a .525:1 FAR)

Floor Area Bonus- Strategy B Footnote
*Projects located in an area with a Maximum FAR of 3:1, as shown on the FAR Map, shall be limited to a 3.375:1 FAR.

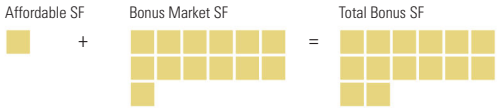
Figure 2.4
Affordable Housing Bonus Option; Strategy B

Extremely Low



Affordable Unit SF at 30% AMI + 18 Bonus Market SF = 19 Total Bonus SF
Ex. 1,000 + 18,000 = 19,000

Very Low



Affordable Unit SF at 50% AMI + 13 Bonus Market SF = 14 Total Bonus SF
Ex. 2,000 + 26,000 = 28,000

Low



Affordable Unit SF at 80% AMI + 5 Bonus Market SF = 6 Total Bonus SF
Ex. 1,000 + 5,000 = 6,000

e. **Incentives.** Applicants who participate in the Affordable Housing Bonus Option (either Strategy A or B) are eligible for up to three on or off-menu incentives either based upon the requirements set forth in Government Code Section 65915 (d)(2) (or any successor mandatory state statue), or as set forth below, whichever results in the greater number of incentives.

i. Strategy A. A Strategy A Project:

a) With at least 11% very-low income or 20% low-income affordable units is eligible for two incentives.

b) With 100% units set aside for households earning 80% of AMI or less is eligible for three incentives.

ii. Strategy B. A Strategy B Project that achieves:

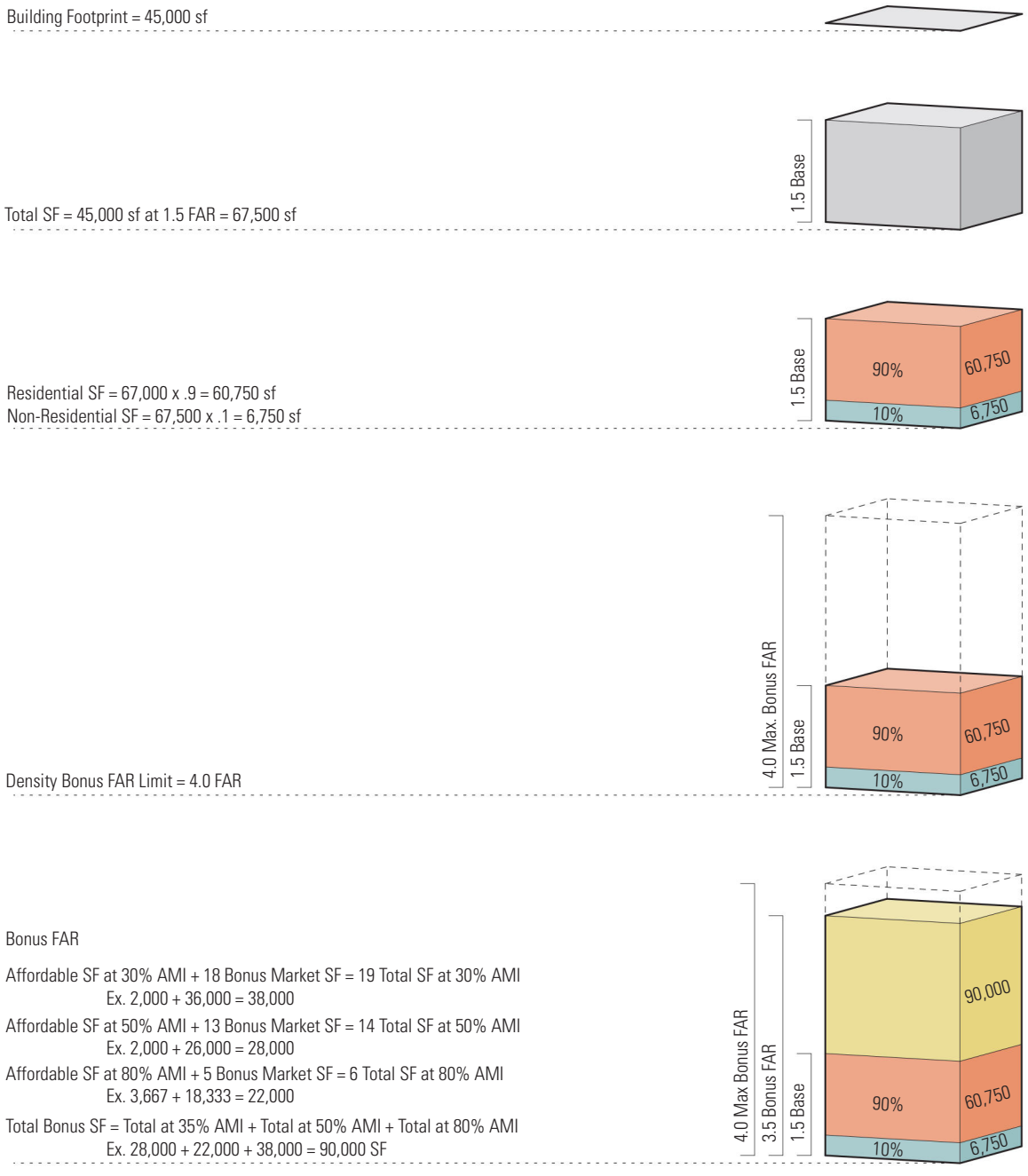
a) A 3.0:1 FAR, or greater, shall be eligible for one incentive

b) A 3.5:1 FAR, or greater, shall be eligible for two incentives

c) A 4.0:1 FAR, or greater, shall be eligible for three incentives.

Figure 2.5
Affordable Housing Bonus Option; Strategy B

Urban Village



iii. On-Menu Incentives.

a) For Projects in the Urban Village Zone, the portion of square footage developed for residential uses may be increased from 90% to 95% of the maximum permitted floor area.

b) For Projects in the Urban Village Zone utilizing incentive a) above, the portion of square footage developed for residential uses may be increased from 95% to 100% of the maximum permitted floor area.

c) The maximum height for Projects may be increased by 15 feet.

d) Public areas, accessible to all residents, including public common areas that serve both residential and commercial uses, and any unenclosed architectural features and building areas, such as a decks, patios, porticos, trellises, or port-cheres may be excluded from the total floor area calculation.

iv. Off-Menu Incentives And Waivers of Development Standards.

a) A Project applicant seeking an off-menu incentive or waiver of development standards shall follow the procedures for conditional uses set forth in Section 12.24 D of the LAMC. A public hearing shall be held by the City Planning Commission or its designee. The decision of the City Planning Commission shall be final.

b) The City Planning Commission shall grant an off-menu incentive if it finds, based upon substantial evidence in the record, that the off-menu incentive is necessary in order to make the Restricted Affordable Units economically feasible. As part of the application materials, the applicant shall provide a pro forma or other documentation to show that the off-menu incentive is necessary in order to make the Restricted Affordable Units economically feasible.

c) A Project applicant may apply for the waiver of any development standard contained in this Plan, or to any applicable development standard set forth in the Chapter 1 of the Municipal Code. The City Planning Commission shall grant a waiver if it finds, based upon substantial evidence in the record, that the development standard in question will have the effect of physically precluding the construction of the affordable housing Project with the incentives granted above. As part of the application materials, the applicant shall provide documentation demonstrating the need for the waiver.

v. Covenant. Applicants who receive a Floor Area Bonus under the Affordable Housing Option shall comply with the following conditions prior to obtaining a building permit for the Project:

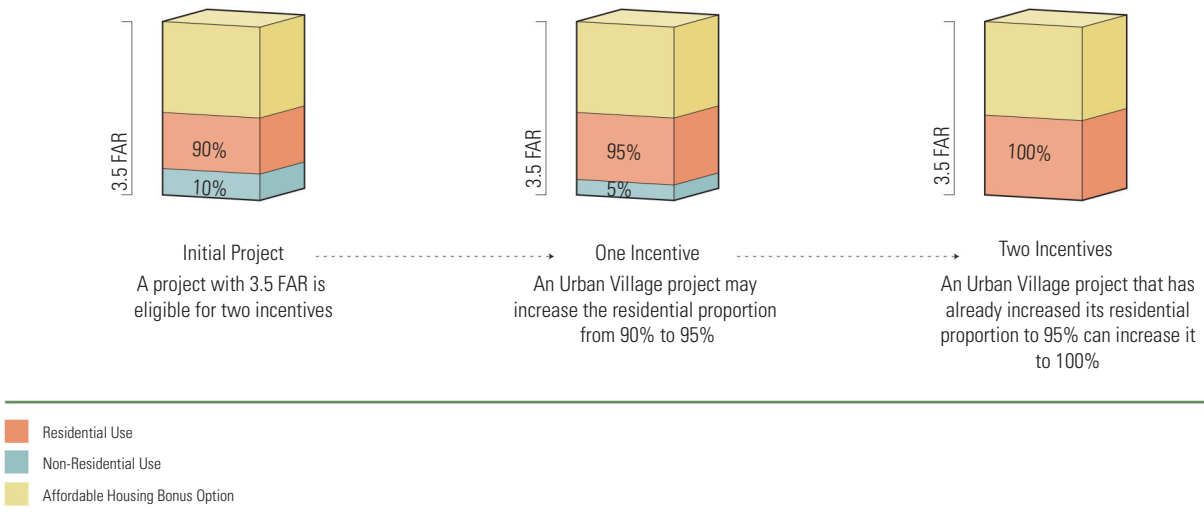
a) **Rental Units.** Applicants shall sign and record a covenant acceptable to the Los Angeles Housing Department (LAHD) guaranteeing that the occupancy restriction will be observed for at least 30 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program.

b) **For-Sale Units.** Applicants shall sign and record a covenant acceptable to the Los Angeles Housing Department and consistent with the for-sale requirements of California Government Code Section 65915(c)(2) guaranteeing that the affordability criteria will be observed for at least ten years from the issuance of the Certificate of Occupancy.

c) If the duration of affordability covenants set forth in this section conflicts with the duration of any other government requirement, the longest duration shall control.

d) The covenants described in this section must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

Figure 2.6
Incentives



e) Restricted affordable units shall be provided in accordance with the City's most recently approved Affordable Housing Incentives Guidelines.

f) Rent for the restricted affordable units are established pursuant to California Health and Safety Code Section 50053, except that rent for publicly subsidized restricted affordable units may be established pursuant to HUD's maximum allowable rent levels that are published on the LAHD website each year.

2. Community Benefit Option.

   a. Increased Floor Area Rights. Subject to the limitations set forth below, Project applicants may obtain additional Floor Area Rights by providing the following Community Benefits.

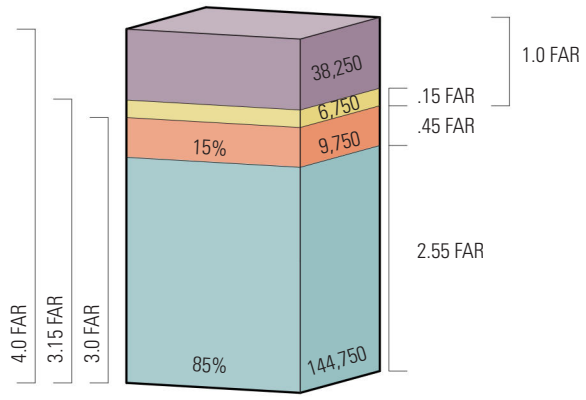
      i. Open Space. A Project applicant may add 3 square feet of Floor Area for each square foot of publicly accessible open space provided.

      ii. Community Facility. A Project applicant may add 6 square feet of Floor Area for each square foot of area provided for a Community Facility.

      iii. Passageway. A Project applicant may add 3 square feet of Floor Area for each square foot of a public passageway that extends from an adjacent street to another public right-of-way.

Figure 2.7
Community Benefit Option

Example of a Non-Residential Project



Ex. Open Space SF x 3 = Bonus Floor Area SF
EX: 3,250 sf x 3 = 9,750 sf

Community Facility SF x 6 = Bonus Floor Area SF
EX: 2,000 sf x 6 = 18,000 sf

Passageway SF x 3 = Bonus Floor Area SF
EX: 3,500 sf x 3 = 10,500 sf

Total Community Benefit Option = 38,250 sf

Residential Use
Non-Residential Use
Affordable Housing Bonus Option
Community Benifets Option

a) The owner or owners of the lot on which the passageway is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide the passageway as a publicly accessible pedestrian passageway so long as the building or use the passage is intended to serve is maintained.

b) Such a passageway shall permit unlimited 24 hour public access to pedestrians, bicyclists, and emergency vehicles.

c) Passageways shall be designed in conformance with Section 2.4 L 3.

b. Limitations and Administration.

i. Residential and/or Mixed-Use Projects with a Base FAR of 2.5:1 that have obtained a 3.375:1 FAR by utilizing the Affordable Housing Option may obtain up to an additional .625 FAR in locations where the Maximum FAR is 4:1 or greater.

ii. Projects that include more than 15 residential units must comply with the Affordable Housing Density Option to be eligible for the Community Benefit Option set forth in this section, or to be eligible for the TFAR Program in Section 2.1 I. below.

iii. A Non-Residential Project and/or a Mixed-Use Project with less than 15 Residential units, or a Mixed-Use Project that has a Base FAR of 3:1 and that has Residential uses comprising less than 75% of the total uses on the site may obtain up to an additional 1:1 FAR (where permitted - see FAR Map) through the Community Benefits Option. Project applicants must apply for Project Permit Compliance Review, and submit with their application an Allocation Plan as described in Section 6.G of this plan.

iv. Public benefits may be provided on the same site as the Project or on a site within the Specific Plan Area.

v. The owner or owners of the property that is the recipient of the Community Benefit Bonus shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide the public benefit (or a substitute benefit approved by the director) so long as the building or use the public benefit is intended to serve is maintained. If the public benefit is to be maintained off-site, then the owner or owners of such off-site property shall also record a covenant for the benefit of the City.

H. Transfer of FAR (TFAR) Program

1. Where applicable, non-residential Projects may pursue either the Bonus FAR and/or TFAR Programs up to the allowable Maximum FAR. An existing parcel that has an existing FAR that is less than the Base FAR assigned by this Plan may transfer its Unused FAR to a Receiver Site that is located within the same Zoning District.

2. An existing parcel within the Urban Village District that is eligible, as a result of participation in the Floor Area Bonus Strategy A Option, may transfer any of its Unused FAR to a Receiver Site that is located within the Specific Plan.

3. An existing parcel within the Greenway District that has an existing FAR that is less than the Base FAR assigned by this Plan may transfer its Unused FAR to a Receiver Site that is located within the Specific Plan.

4. Properties within the River Buffer Area may transfer any portion of their Unused FAR to another property within the same district but may not be a Receiver Site.

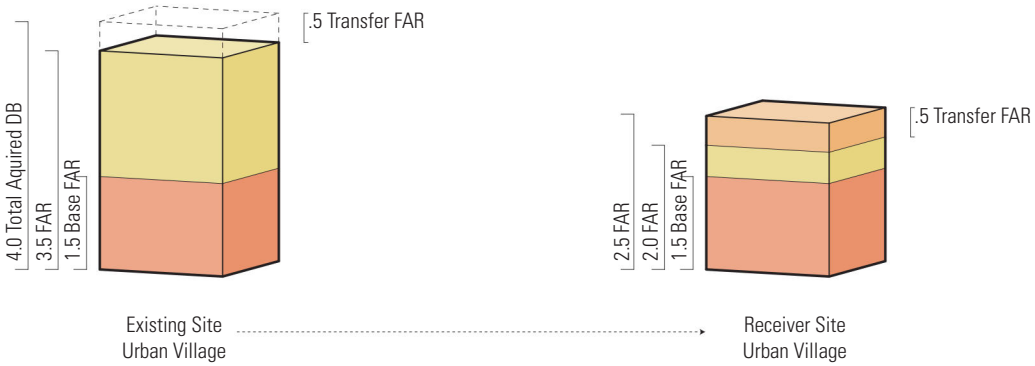
5. The value of the transferred FAR shall be determined between the participants of the Transfer unless the Donor Site is owned by either the City of Los Angeles or the Los Angeles River Revitalization (Corporation) in which case the Floor Area Payment described in Section 1.2 D will be used to establish the value and payment method.

Figure 2.8
Affordable Housing Bonus Transfer FAR

Base Transfer FAR



DB Transfer FAR



Greenway Transfer FAR



Residential Use
Non-Residential Use
Affordable Housing Bonus Option
Community Benifets Option
Transfer FAR


Photo TK
CLEANERS

2.2 Building Form

A. Purposes

These zoning regulations are intended to:

1. Provide spatial and proportional standards that reinforce the street as a large public outdoor room.

2. Emphasize the public realm (streets and public open spaces) more than individual buildings.

3. Ensure that development is designed with a pedestrian orientation.

4. Reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.

5. Respect the smaller scale of adjacent low-density buildings

B. Yard and Setback Regulations

The Project applicant shall provide a site plan that indicates the distance between the Project's property line(s) that abut public rights of way and the front of buildings.

1. **Yard Requirements.** No yard requirements shall apply except as required by the applicable urban design standards. Project applicants shall provide a Sidewalk Easement where required by the Street Standards established in Section 3 of this Plan.

2. **Setbacks.**

   a. The building setbacks shall be as defined in the Building Setback Table below. The Streetwall Table, which is also set forth below, defines the percentage of the Streetwall that must observe the required building setbacks.

   b. The ground floor Streetwall (including entries and display windows) may be set back farther than the specified range, provided that structural columns and building walls above the ground floor are located within the specified range.

SETBACK TABLE

Setback	Greenways	Urban Village	Urban Innovation	Urban Center
Street Façade				
- Retail Ground Floor Uses	N/A	0'-5' max	0'-10' max	0'-3' max
- Professional Office/ Live Work	N/A	0'-10' max	0'-15' max	0'-5' max
- Industrial Ground Floor Uses	N/A	0'-10' max	0'-15' max	0'-10' max
- Residential Ground Floor Uses	N/A	0'-15' max	N/A	0'-10' max
Alley, Abutting Property Line	0' min	0' min	0' min	0' min
Public Parks	30' min	30' min	30' min	30' min
River or Arroyo Seco	50' min	50' min	50' min	50' min
Rail Tracks	30' min	30' min	30' min	30' min

Figure 2.9
Ground Floor Streetwall

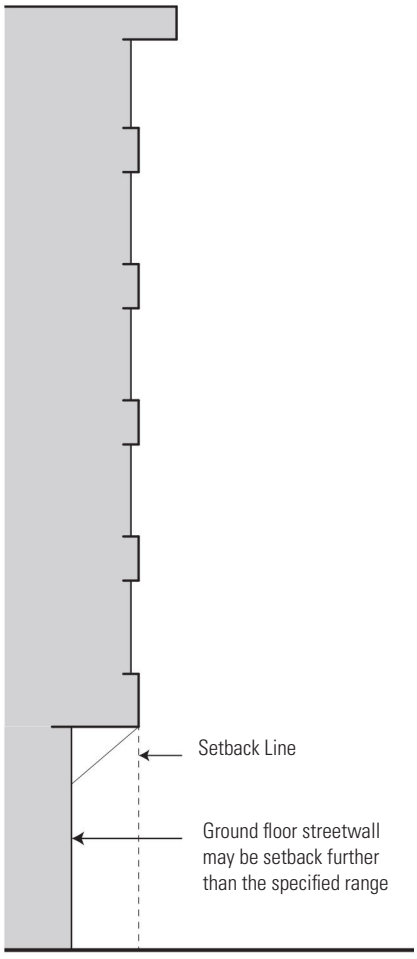
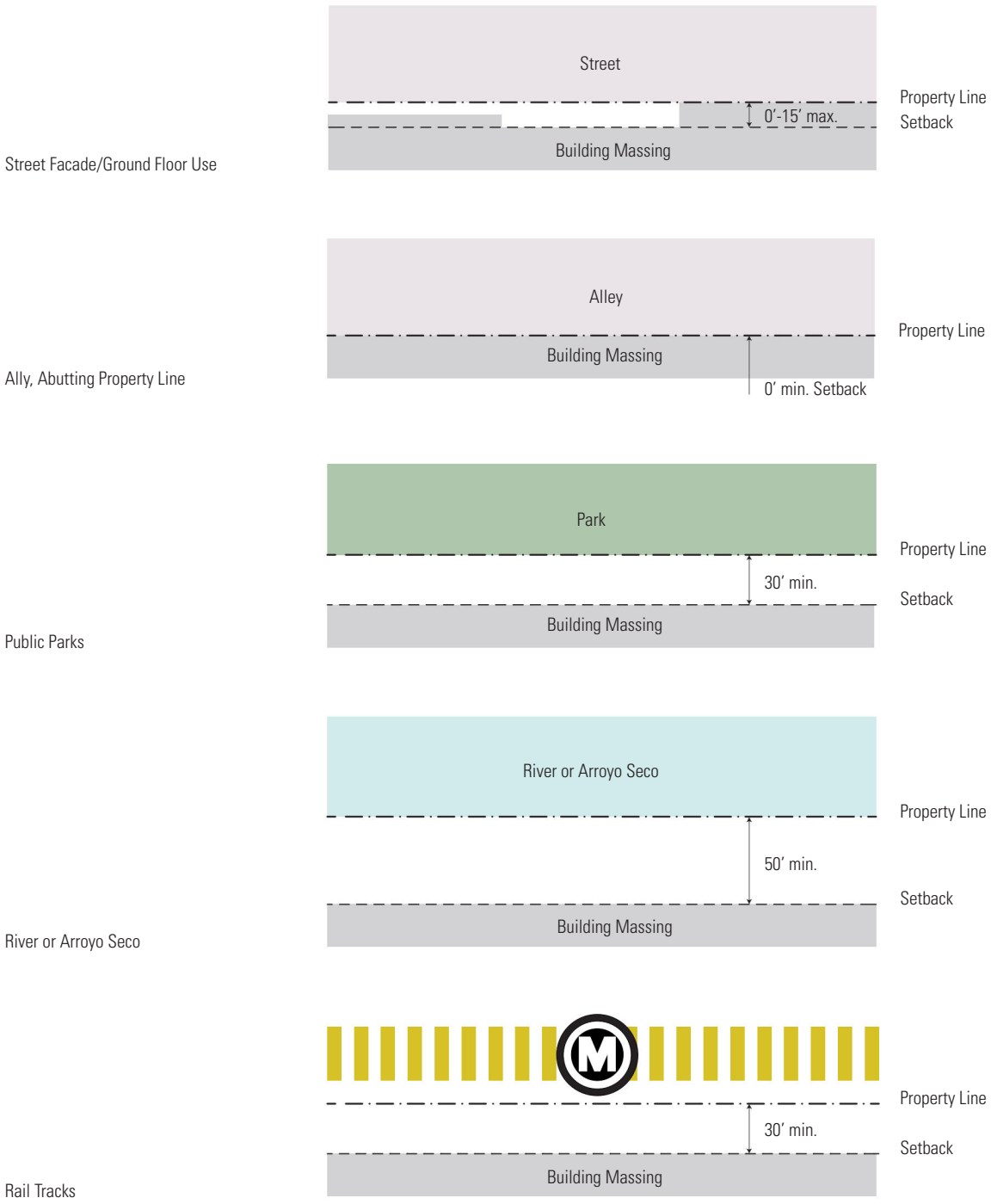


Figure 2.10
Setbacks



C. Streetwall & Massing

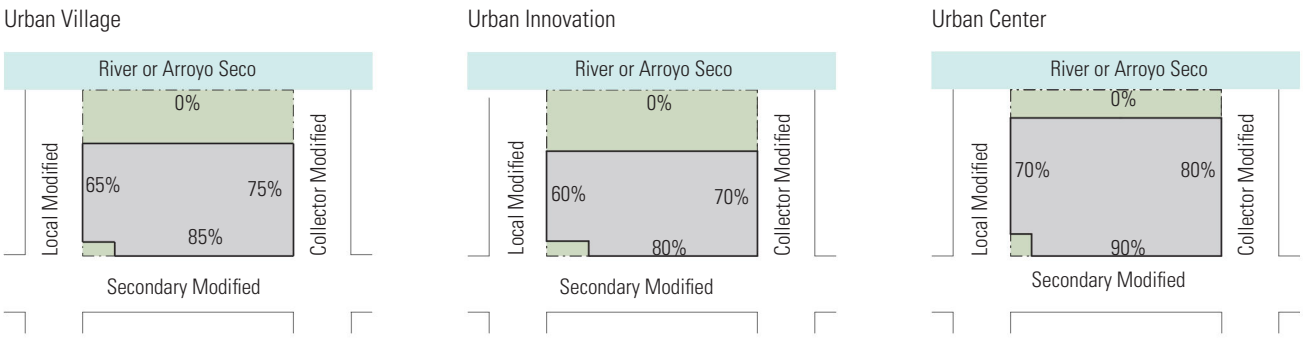
The Project applicant shall provide a site plan that indicates both the overall length of the building and the percent of the facade that is located within the setback area. Indicate what District the Project is located within.

1. **Streetwall.** A minimum percentage of the Streetwall shall observe the required Setbacks as set forth below.

STREETWALL TABLE

Minimum Percent of Building Streetwall at Setback	Greenways	Urban Village	Urban Innovation	Urban Center
Project Facing River or Arroyo Seco	NA	0%	0%	0%
Project Facing Secondary Modified	NA	85%	80%	90%
Project Facing Collector Modified	NA	75%	70%	80%
Project Facing Local Modified	NA	65%	60%	70%

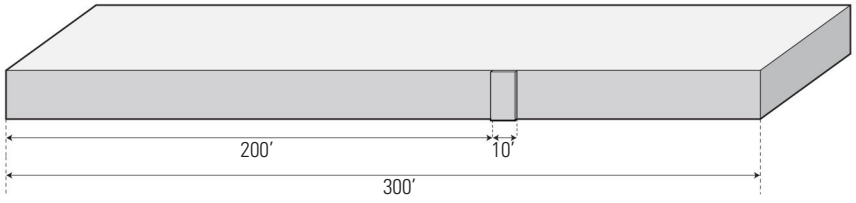
Figure 2.11
Streetwall



2. Projects that include publicly accessible open space and/or stormwater retention/detention features between the building face and the property line shall be exempt from meeting the Streetwall percentage requirements.

3. **Massing.** Buildings more than 300 feet in length shall include a design element that provides visual relief every 200 feet.The design feature shall either setback from or step forward from the primary face of the building by at least a depth of 12 inches and shall be of a width no less than 5% of the building face (ex: 5% of 200' = 10') and shall extend up the face of the building at least the full height of the building's first story.

Figure 2.12
Massing



D. Maximum Lot Coverage

The Project applicant shall provide a site plan that indicates the square footage of the site, the square footage of the building footprint, and the percentage of the site that is covered with building. The site plan shall also indicate the District and maximum buildable lot coverage permitted for the site.

The percentage of a Project's building footprint relative to the overall site area shall be limited as set forth in the following table.

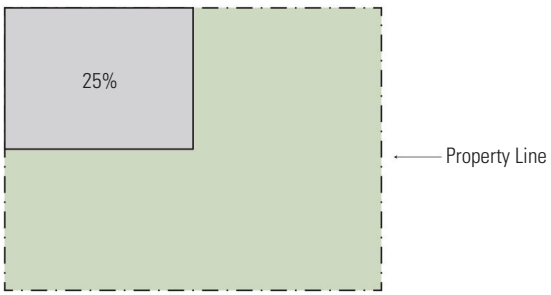
MAXIMUM LOT COVERAGE TABLE

Max Lot Coverage	Greenway	Urban Village	Urban Innovation	Urban Center
Maximum Buildable Lot Coverage*	25%	85%	85%	85%
Maximum Buildable Lot Coverage for Projects Within The River Buffer Area*	25%	50%	50%	50%

Maximum Lot Coverage Table Footnotes
*Existing buildings are exempt from this limitation. Projects within the Modified River Buffer Area are not subject to the lot coverage limitations established for the Maximum Building Lot Coverage For Projects Within The River Buffer Area category set forth in the Maximum Lot Coverage Table. Those Projects are instead subject to the standard Maximum Buildable Lot Coverage category.

Figure 2.13
Max Lot Coverage

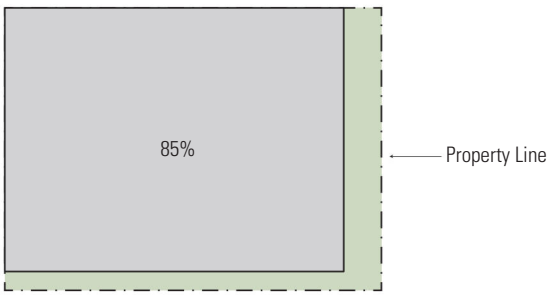
Greenway



Total Lot Size (sf.) x Max Lot Coverage (.25) = Max Buildable Lot Coverage (sf.)

Ex: 7,500 x .25 = 1,875

Urban Village, Innovation, and Center



Totla Lot Size (sf.) x Max Lot Coverage (.85) = Max Buildable Lot Coverage (sf.)

Ex: 7,500 x .85 = 6,375

E. Height

The Project applicant shall provide an elevation that indicates the building's overall height and the height(s) at the street wall(s).

1. 90% of a Streetwall shall comply with the minimum height requirements set forth in the Building Heights Map.

2. The average height of the Project shall not exceed the average maximum height limitations established in the Building Heights Map as measured from the lowest ground level point located within five feet from the building.

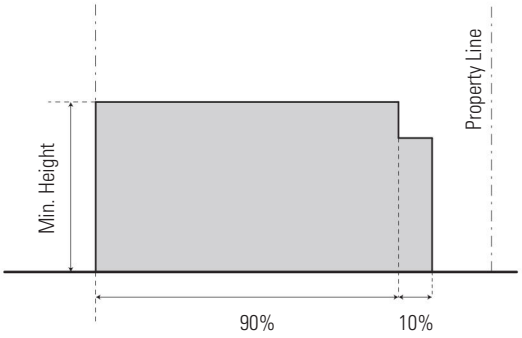
3. Parapet walls and other guard rails utilized to enclose roof terraces, gardens or green roofs may exceed the maximum allowable height by up to 42 inches.

4. Buildings shall be designed to cast no more than 1.5 hours of a shadow projection on any park, open space, and/or rooftop area of abutting properties between 10:00 a.m. and 2:00 p.m. on December 21.

The Project applicant shall provide a site plan that includes adjacent properties and indicate the shadow line that will be formed by the building on abutting parks, open spaces, and/or roof top areas, between 10am and 2pm on the Winter Solstice. The site plan shall also indicate the duration of the shadow during these hours.

Figure 2.14

Street Wall Height



Parapet Walls

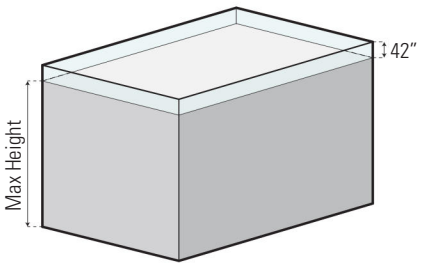
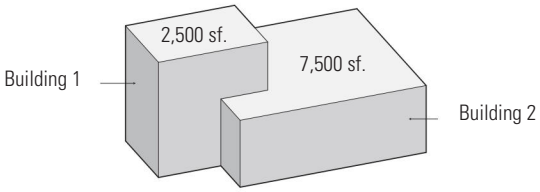


Figure 2.15
Average Height

Step One



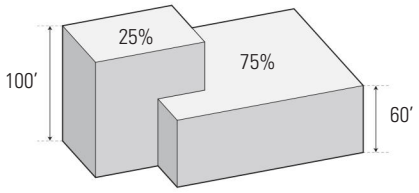
$$\frac{\text{Building 1 Roof Area (sf.)}}{\text{(Building 1 Roof Area (sf.) + Building 2 Roof Area (sf.))}} = \text{Building 1 Percentage (\%)}$$

Ex: $\frac{2{,}500}{(2{,}500 + 7{,}500)} = 25\ \%$

$$\frac{\text{Building 2 Roof Area (sf.)}}{\text{(Building 1 Roof Area (sf.) + Building 2 Roof Area (sf.))}} = \text{Building 2 Percentage (\%)}$$

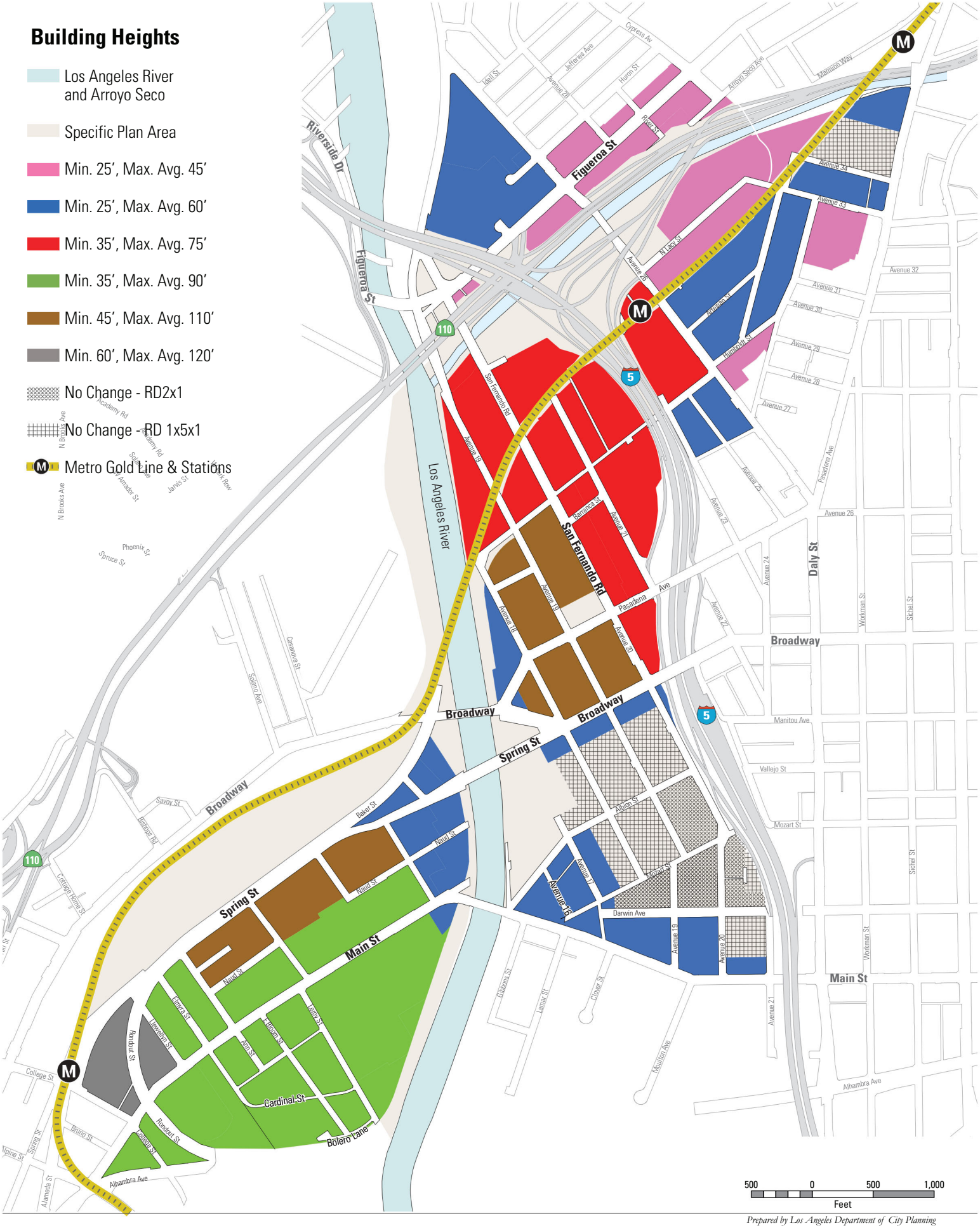
Ex: $\frac{7{,}500}{(2{,}500 + 7{,}500)} = 75\ \%$

Step Two



(Building 1 Height (ft) x Building 1 Percentage (%)) + (Building 2 Height (ft) x Building 2 Percentage (%)) = Average Height

Ex: (100' x .25) + (60' x .75) = 70'


Building Heights
Los Angeles River and Arroyo Seco
Specific Plan Area
Min. 25', Max. Avg. 45'
Min. 25', Max. Avg. 60'
Min. 35', Max. Avg. 75'
Min. 35', Max. Avg. 90'
Min. 45', Max. Avg. 110'
Min. 60', Max. Avg. 120'
No Change - RD2x1
No Change - RD 1x5x1
Metro Gold Line & Stations
Los Angeles River
San Fernando Rd
Broadway
Spring St
Main St
Figueroa St
Riverside Dr
Daly St
Pasadena Ave
Cardinal St
Bolero Lane
Alhambra Ave
Mission Rd
Avenue 26
Avenue 21
Avenue 20
Avenue 19
Avenue 17
Avenue 16
Darwin Ave
Manitou Ave
Vallejo St
Mozart St
Naud St
Baker St
Albion St
Workman St
Sichel St
Mourton Ave
Lamar St
Cloves St
Gibbons St
Humboldt St
Avenue 34
Avenue 33
Avenue 32
Avenue 31
Avenue 30
Avenue 29
Avenue 28
Avenue 27
Avenue 25
Avenue 24
Avenue 23
Avenue 22
Mission Way
Arroyo Seco Ave
Jefferies Ave
Cypress Av
Huron St
Idell St
Ridge St
N Leigh St
Avenue 18
Harriman St
Solano Ave
Osanma St
Phoenix St
Spruce St
Academy Rd
N Broadway
N Brooks Ave
Soto Ave
St Amador St
Jarvis St
Fair Row
Savoy St
Bishops Rd
Cortage Home St
College St
Bruno St
Spring St
Alpine St
Alameda St
Roundout St
Hellevuln St
Ann St
Blanchard St
Lenny St
Gibbons St
Cortissa St
110
5
M
500 0 500 1,000
Feet
Prepared by Los Angeles Department of City Planning
025_h: 05.2013

F. Buffers

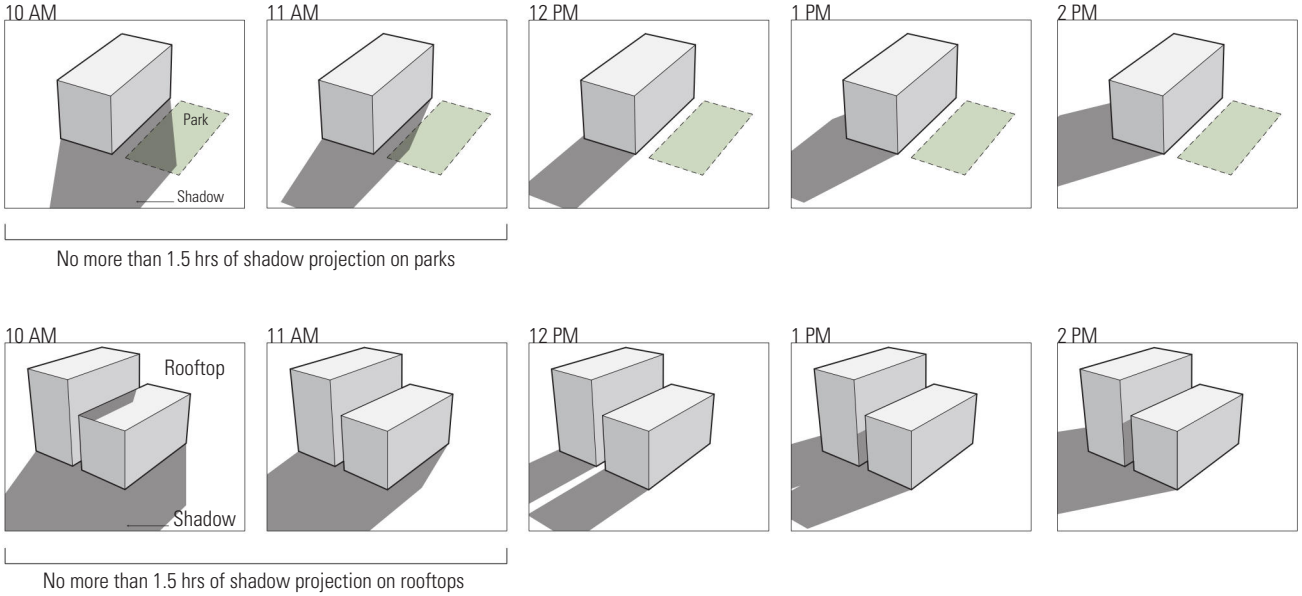
The Project applicant shall provide a site plan and exterior section that indicates the distance from the building to the adjoining low-density residential property, the standard applicable side or rear yard setback of the adjoining property, and the height of the building at the location where it is closest to the adjoining building. The Project applicant shall also demonstrate that the building's height does not excreed 125% of the conbined setback distance.

Projects immediately abutting the RD3 zone or a lower density residential zone, and Projects separated only by an alleyway from such zones shall comply with the following standards:

1. Projects shall observe a setback buffer of no less than 30 feet between the edge of the building and the property line of the low density residentially zoned property.

2. At the buffer line and for a distance of 20 feet back from the buffer line, no building shall exceed a height of 125% of the buffer distance plus the side or rear yard setback required by the zoning of the abutting property. (See Figure 2.17)

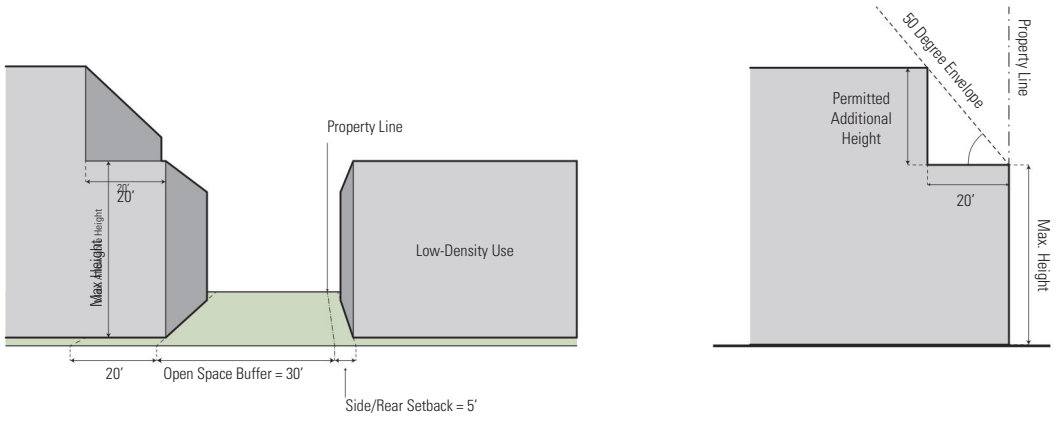
Figure 2.16
Shadow Projection



3. Additional height is permitted, up to the limits set forth in the Building Heights map, within a 50 degree envelope. (See Figure 2.17)

The Project applicant shall provide an exterior section that illustrates the building's height at the street wall and that demonstrates that the height above the allowable street wall height does not exceed the 50 degree envelope.

Figure 2.17
Buffers



(Open Space Buffer + Side/Rear Setback) x 1.25 = Max. Height
Ex. (30 + 5) x 1.25 = 50


Photo TK

2.3 Urban Design

A. Purposes

These zoning regulations are intended to:

1. Maximize the advantage of the area's moderate climate by emphasizing the public realm and public spaces more than individual buildings.

2. Promote pedestrian-scaled architecture along the street.

3. Promote fine-grained and well articulated development while enabling permissible development intensities to be achieved.

4. Orient buildings to the street to promote sidewalk activity and reinforce the pedestrian environment along the sidewalk.

5. Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the Streetwall.

6. Incorporate glazing that contributes to a warm, inviting environment while also reducing bird collisions by minimizing the reflection of the surrounding habitat or sky.

7. Provide well-designed, energy efficient, architectural and landscape lighting that contributes to a safe and inviting atmosphere without casting light into the night sky, adjacent properties, or sensitive habitat areas.

8. Integrate all exterior lighting (building, landscape, and security) with the building design, and require such design to be of a character and scale that relates to the pedestrian and accentuates major architectural and special landscape features.

9. Respect neighboring properties, and design major mechanical systems, trash and recycling, antennas, glare lighting, and reflective materials to limit adverse impacts.

10. Balance the need for security doors and windows with the need to create an attractive, inviting environment.

B. Entrance

The Project applicant shall provide a site plan that indicates the location of the primary entrances of the building and the location of the entrances in relation to the public street and vehicle parking areas.

1. Primary entrances shall be connected to and visible from a public street such that a pedestrian entering the building need not walk through a vehicle parking area in order to arrive at the entrance.

2. Ground floor (non-residential) tenant spaces located on the public street or sidewalk shall have their primary entrance located adjacent to the public street or sidewalk.

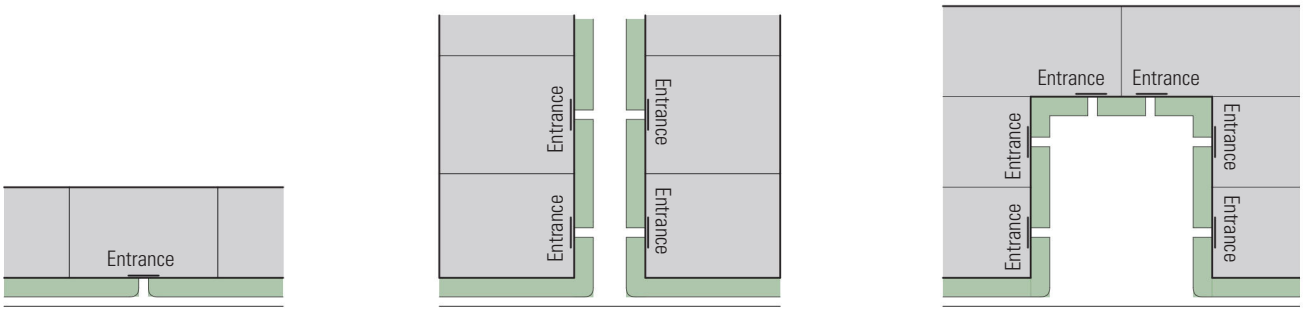
3. Ground floor (non-residential) tenant spaces not located on the street or sidewalk shall have their primary entrance located adjacent to a pedestrian paseo, courtyard or plaza that is connected to a public street.

4. Ground floor residential units with individual entries shall include windows on the ground floor that look out onto the street.

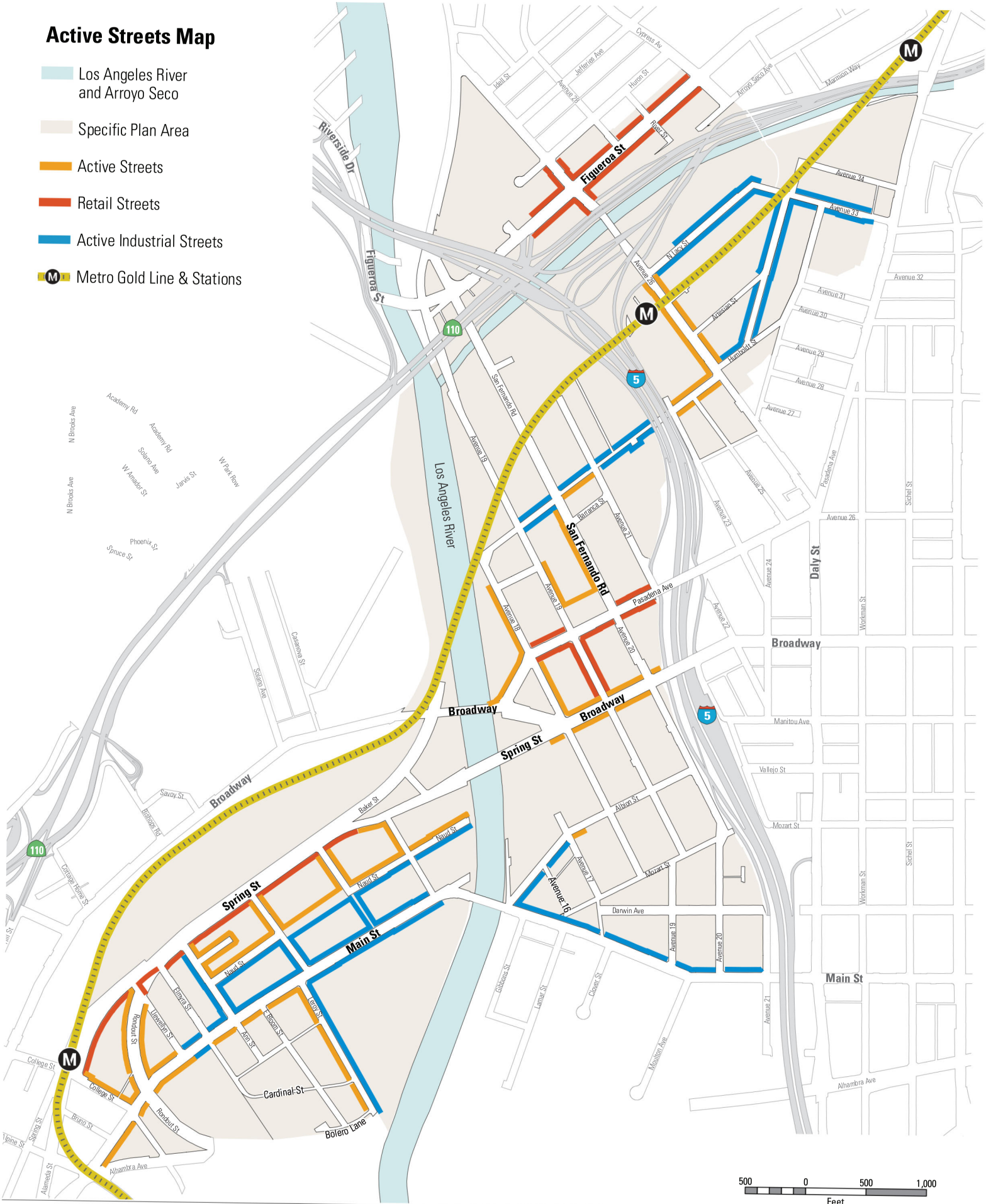


Primary Entrances

Figure 2.18
Examples of Ground Floor Tenant Entrances



Active Streets Map



C. Ground Floor

The Project applicant shall provide a site plan and/or elevations that indicates the percentage of the building's ground floor frontage intended for retail, community serving, cultural, professional, live/work, residential, and other active space uses.



Active Ground Floor

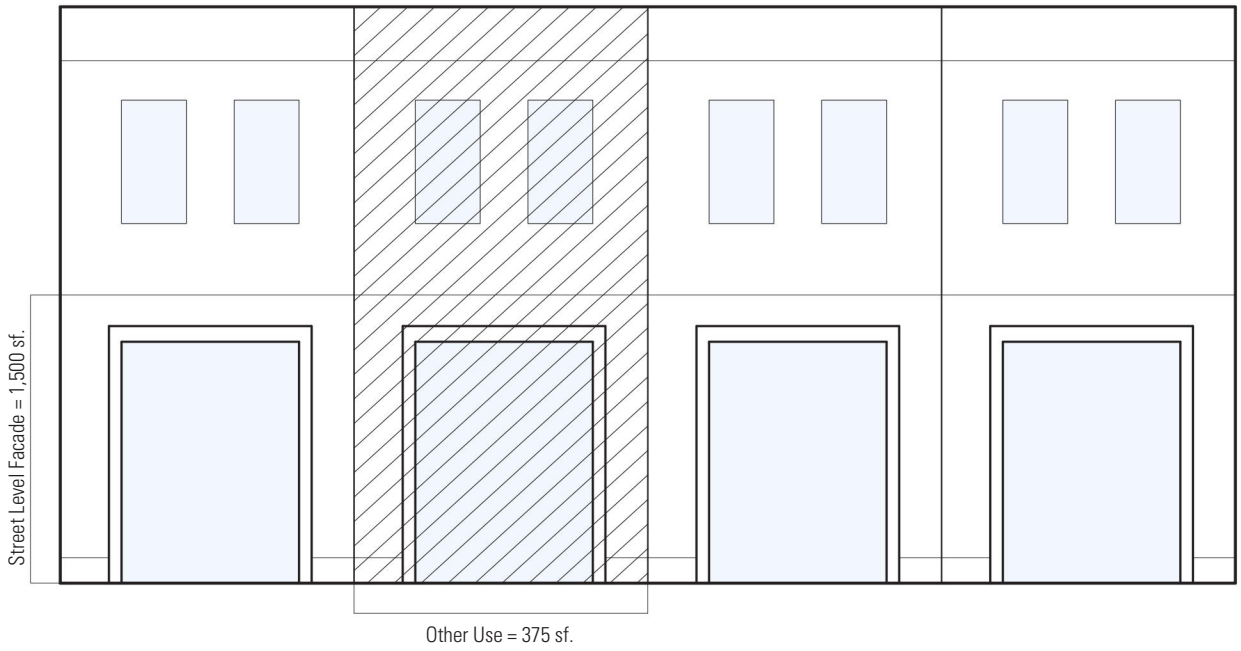
1. Frontage Uses

   a. At least 75% of the ground floor frontage of a building, or 50% of the ground floor frontage of a building intended for Light Industrial uses, located on a Retail Street identified on the Active Streets Map shall be designed to accommodate the following active uses: retail, community serving uses, cultural, professional office, live/work units, residential units with individual entries along the street, and/or other active space such as recreation and meeting rooms, lobbies, sales areas, or common rooms.



Transparent Facade

Figure 2.19
Frontage Uses



Other Use (sf.) ÷ Street Level Facade = Persent of Other Use
Ex. 375 sf. ÷ 1,500 = .25 or 25%

b. At least 50% of the ground floor frontage of a building, or 35% of the ground floor frontage of a building intended for Light Industrial uses, located on an Active Street identified on the Active Streets Map shall be designed to accommodate the following active uses: retail, cultural, professional office, live/work units, residential units with individual entries along the street, and/or other active spaces such as recreation and meeting rooms, lobbies or sales areas, or common rooms.

c. At least 25% of the ground floor frontage of a building, or 20% of the ground floor frontage of a building intended for Light Industrial uses, located on an Active Industrial Street identified on the Active Streets Map shall be designed to accommodate the following active uses: lobbies, sales areas, retail, professional office, and/or other active spaces such as meeting rooms.

2. Transit Information. All Projects shall provide information concerning local transit services at a primary entry point to the site or building. The information shall be prominently displayed, updated quarterly, and shall include phone numbers, web-information, and a Quick Response (QR) code for transit, paratransit, and taxis as well as brochures and maps for local bus and rail service.

The Project applicant shall provide a ground floor plan that indicates the location and information that will be included for the transit information board.

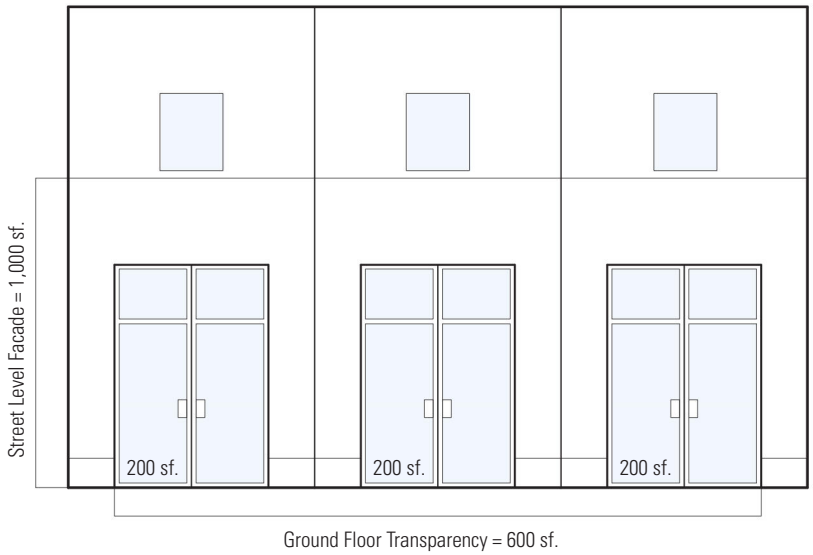
3. Ground Floor Transparency.

The Project applicant shall provide an elevation that indicates the square footage of the building's street level facade(s), the square footage of the transparent wall openings, and the percentage of the building that is covered in transparency.

a. Along Retail Streets (as designated in the Active Streets Map), transparent wall openings, such as storefront windows and doors, shall comprise at least 50% of a building's street level façade(s). Such openings shall be located between 2 feet and 8 feet from the finished floor level of the ground floor. An exception shall be made for buildings intended for Light Industrial Uses, in which case the transparent wall openings need comprise only 35% of the building's street level façade(s).

b. Along Active Streets and Paseos, transparent wall openings, such as storefront windows and doors shall comprise at least 35% of a building's street level façade(s). Such openings shall be located between 2 feet and 8 feet from the finished floor level of the ground floor. An exception shall be made for buildings intended for Light Industrial Uses, in which case the transparent wall openings need comprise only 25% of the building's street level façade(s).

Figure 2.20
Ground Floor Transparency



c. Along Active Industrial Streets, transparent wall openings, such as storefront windows and doors, shall comprise at least 25% of a building's street level façade(s). Such openings shall be located between 2 feet and 8 feet from the finished floor level of the ground floor. An exception shall be made for buildings intended for Light Industrial Uses, in which case the transparent wall openings need comprise only 18% of the building's street level façade(s).

d. An exception shall be made for older structures that are being renovated if the transparency requirement would render the building structurally infeasible or would compromise the historical integrity or original character of the building.

4. Ground Floor Facade. To avoid blank walls that would detract from the experience and appearance of an active streetscape there shall be no blank walls (without doors or windows) longer than 50 feet along sidewalks on Active or Retail Streets. Walls with public art installations such as murals shall be exempt, provided such public art or murals are permitted pursuant to the LAMC or other applicable City regulations.

The Project applicant shall provide elevation(s) that indicate the dimension of any blank facades or walls. For blank façade or wall sections 50 feet or greater in length, the applicant shall provide an illustration of the artwork or landscaping that will be installed on or in front of the façade or wall.

Figure 2.21
Ground Floor Facade





Ground Floor Retail



Ground Floor Corner Retail

5. Ground Floor Retail.

The Project applicant shall provide a site plan that indicates the location of the ground floor retail space and the distance of the retail frontage from the sidewalk.

a. All ground floor retail space shall be located either along the streetwall or along a courtyard or plaza, provided the retail frontage is not set back more than 60 feet from the sidewalk and is visible from the sidewalk.

b. Where ground floor retail spaces are located along Retail streets that intersect other streets, the ground floor transparency requirements for the Retail street shall apply around the corner for a minimum of 20 feet, even if such street is not also a Retail street.

Figure 2.22
Examples of Ground Floor Retail Locations

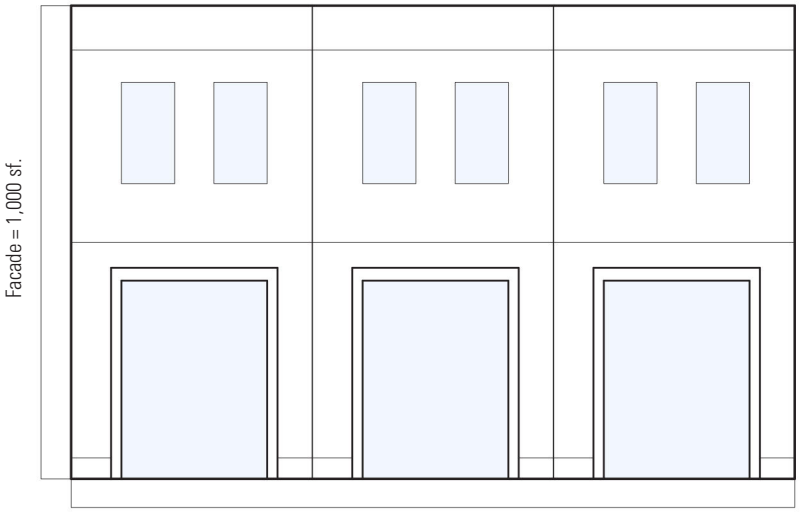


D. Windows and Glazing.

The Project applicant shall provide an elevation that indicates the direction of the facade(s), the square footage of the building facades, the square footage of the windows, and the percentage of the building that is covered in windows.

1. **Windows.** To reduce interior heat gain and improve energy performance, the window to wall ratio (exclusive of the ground floor) shall not exceed 40% on the east, west, southwest, northwest, southeast and northeast facades, unless an applicant can demonstrate with calculations provided by a licensed mechanical engineer that an alternative façade design will provide the same or greater reduction in the building's cooling loads.

Figure 2.23
E, W, SW, NW, SE, and NE Facades



Windows (sf.) ÷ Facade (sf.) = Window to Wall Ratio
Ex. 400 sf. ÷ 1,000 sf. = .4 or 40%

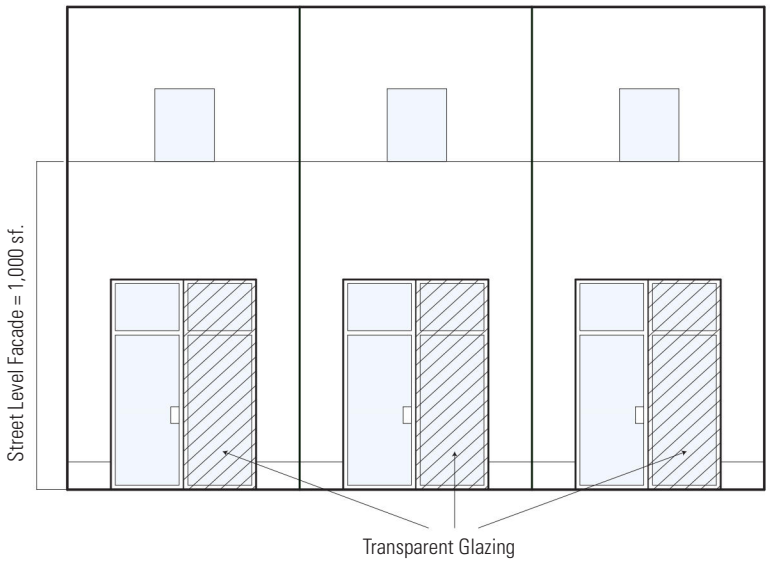
2. Glazing.

The Project applicant shall provide an elevation that indicates the window and door glazing and the shading devices used to reduce birds' access to glass.

a. At least 50% of ground-floor window and door glazing shall be transparent and have a 0-10% reflectivity rating, and/or include shading devices, screens or other barriers to reduce birds' access to glass. In addition, or alternatively, the glass may be installed between 20-40 degrees from vertical.

b. Glazing on the upper floors shall include one or more of the following: 0-10% reflectivity, etching, sandblasted patterns, fretting, low-e patterning, shading devices, screen, other barriers to reduce birds' access to glass, and/or angle the glass between 20-40 degrees from vertical.

Figure 2.24
Glazing



Transparent Glazing ÷ Total Glazing = Percent Transparent

Ex. 100 sf. ÷ 200 sf. = .5 or 50%

E. Exterior Lighting

The Project applicant shall provide a site plan and/or elevation that indicates the location of all exterior lighting fixtures, the maximum initial illuminance value, and the total initial lumens emitted at an angle of 90 degrees and higher.

1. General Requirements

   a. Light levels shall be measured with a photoelectric photometer, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.

   b. The outdoor lighting for all projects in the Urban Center, Innovation, and Village Districts shall be designed such that it produces a maximum initial illuminance value no greater than 0.20 horizontal and vertical foot candles when measured at the site boundary and no greater than 0.01 horizontal foot candles when measured 15 feet from the site. No more than 5.0% of the total initial lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down).

   c. The outdoor lighting for all projects in the Greenway District shall be designed such that it produces a maximum initial illuminance value no greater than 0.01 horizontal and vertical foot candles when measured at the site boundary. None of the total initial lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down).

   d. Lighting shall be provided along all vehicular access ways and pedestrian walkways.

   e. All low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, 60 watts or greater incandescent, mercury vapor, and halogen fixtures shall be fully shielded in such a manner as to preclude light pollution or light trespass on any of the following: an abutting residential use district; a lot zoned for residential use; the public right of way, a park, or open space.

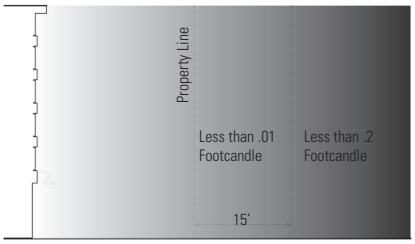
   f. Lighting (exterior building and landscape) shall be directed away from properties and roadways, and shielded as necessary. In particular, no lighting shall be directed at the window of a residential unit located either within or adjacent to a project.

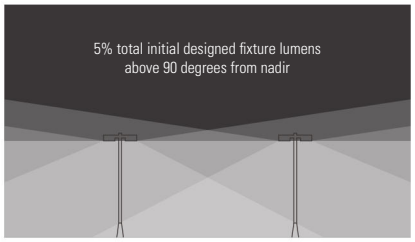
2. **Exemptions.** The following outdoor lighting fixtures and activities are exempt from the requirements of this section:

   a. Fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps.

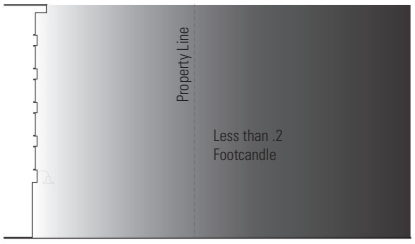


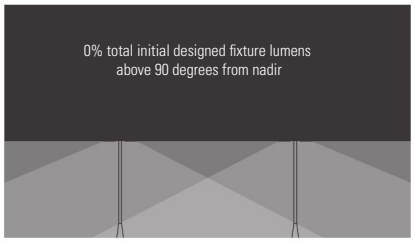
Figure 2.25
Urban Village, Innovation, and G





Greenway





b. All neon, argon or krypton outdoor lighting fixtures.

c. Emergency lighting operated by a public utility or agency during the course of repairing or replacing damaged facilities.

d. Emergency lighting and fixtures necessary to conduct rescue operations, provide emergency medical treatment or address any other emergency situation.

e. Lighting fixtures within five feet of an entrance or exit door and/or alcove of a dwelling unit, not exceeding a height of eight feet and a wattage not exceeding 75 watts provided there is no light pollution, or light trespass, or provided the lighting fixtures are regulated by a motion detector.

f. Internally illuminated signs.

g. Holiday lighting fixtures or displays.

h. Architectural lighting whether it is freestanding or attached to a building, provided the lighting does not exceed an intensity of 60 watts.

i. Pedestrian lighting that does not have an intensity greater than 60 watts.

j. Vertical lighting for the display of flags that does not exceed an intensity of 140 watts.

F. Minimizing Impacts on Neighbors

The Project applicant shall provide a site plan and/or elevation that indicates the location of any electrical transformers, mechanical equipment, water meters or other equipment and how they are screened from public view.

1. Mechanical Systems and Trash Enclosures

   a. Mechanical units shall be either screened from public view or the equipment itself shall be integrated into the architectural design of the building.

   b. Ventilation intakes/exhausts shall be located at least 20 feet vertically and horizontally from a sidewalk and air flow shall be directed away from the public area.

   c. Recycling and trash facilities shall be screened from public view.

   d. Exterior trash enclosures shall:

      i. Be designed to complement the primary building with a wall height that exceeds, by at least 18 inches, the disposal unit it is designed to contain;

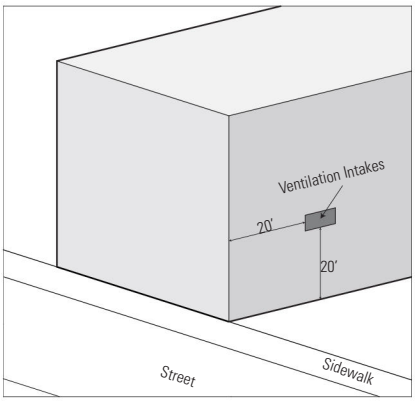
      ii. Have a solid roof to deter birds and to block views from adjacent properties;

      iii. Be comprised of solid metal doors that accommodate a lock and that remain closed when not in use; and

      iv. Not be constructed of chain links or wood.

The Project applicant shall provide a site plan and/or site plan sections showing any exterior trash enclosures, the wall height of the structure, the height of the disposal unit, and the materials to be used in the construction of the structure.

Figure 2.26
Ventilation Intakes







Security Features

2. Ground Floor Utilitarian Uses.

   a. Electrical transformers, mechanical equipment, water meters and other equipment shall not be located along the ground floor streetwall unless screened from public view.

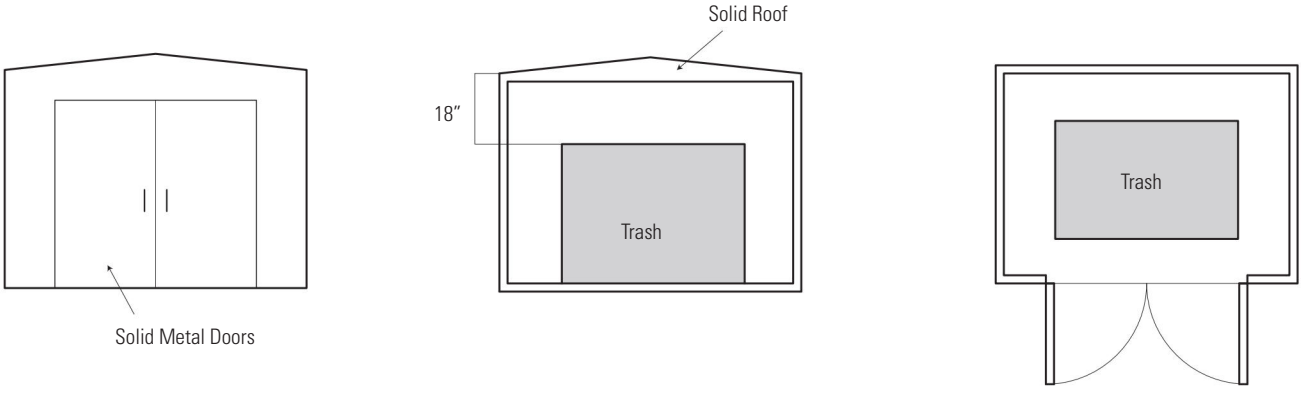
   b. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, and blank walls shall not be located within 100 feet of a corner.

3. Security Grills and Roll-Down Doors and Windows.

   a. Exterior roll-down doors and security grills are not permitted unless they are designed to be 75% transparent (open) or retractable and fully screened from view during business hours.

   b. Windows with security features shall not block more than 30% of the natural light to the interior, and shall be designed as an architectural feature compatible with the building's style.

Figure 2.27
Example of Exterior Trash Enclosure




Metro Gold Line
Future Broadway Connection
Archaeology Discovery Site
Roundhouse Plaza
Roundhouse Overlook
Community Meadow
Children's Exploration Zone
Welcome Pavilion & Restrooms
Freight House Gardens
Maintenance
Concession
Entry Portal
Great Meadow
Park Operations & Restrooms
River Station Plaza
Rail Line Plaza & Green
73 Car Parking
N. Spring Street
Story Telling Center
Observation Deck
Seasonal Wetland
Picnic Grounds
Baker Street

2.4 Open Space

A. Purposes

These zoning regulations are intended to:

1. Provide inviting, safe and accessible public open space.
2. Increase recreational opportunities for residents, employees, and visitors.
3. Provide pedestrian linkages throughout the Plan area.
4. Provide parks and open space that minimizes demand for potable water resources.
5. Encourage community-based and local food production.
6. Provide open space areas that provide for native habitat and facilitate the migration of local species.
7. Provide adequate lighting to create a park environment where residents feel safe.
8. Generate visual interest by creating focal points and meeting places to enhance the area's image.
9. Support an easy transition between indoors and outdoors.
10. Include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
11. Support the goals of the Los Angeles River Revitalization Master Plan.
12. Contribute to the environmental and ecological health of the City's watersheds.
13. Establish a positive interface between river-adjacent property and river parks and/or greenways.
14. Promote the river identity of river-adjacent communities.

B. Open Space Typologies

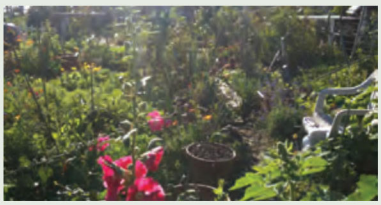
Adjacent. Properties that abut a river and/or abut a river frontage road.



Alleys. Alleys provide access to service activities and while not typically the most visible of public spaces they can facilitate physical connections between traditional open spaces.

Balconies. Balconies are typically private open space areas generally available exclusively to a unit's occupants and their visitors.

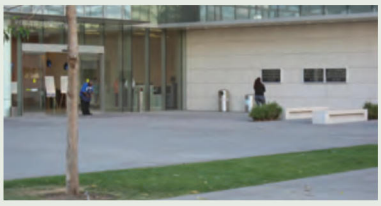
California -Friendly Plants. Plants defined as drought tolerant and suitable to Southern California by the Metropolitan Water District. A full list of plants is available at: http://www.thegarden.org/siteDocs/resources/CAFriendlyList-botanical.pdf.



Community Gardens. Community Gardens provide community members with local opportunities to tend individual plots and grow their own food.



Courtyards. Courtyards are common open space areas of a scale and enclosure that is conducive to social interaction at a smaller scale. A courtyard is typically contained on three sides by building and/or architectural features.



Entry forecourts. Entry forecourts announce the function and importance of primary building entrances. They should provide a clear comfortable transition between exterior and interior space. An entry forecourt is typically contained on two sides by building and/or architectural features.

Invasive Plants. Plants identified by the California Invasive Plant Council (CAL-IPC) and included on the California Invasive Plant Inventory at: http://www.cal-ipc.org/ip/inventory/pdf/Inventory2006.pdf.

Los Angeles County's River Master Plan's Landscaping Guidelines and Plant Palettes. A plant palette comprised primarily of native plants suitable for a riparian habitat. The Guidelines can be found at: http://ladpw.org/wmd/watershed/LA/LARPlantingguidelineswebversion.pdf.

Native Plants. A native plant is one that occurs naturally in a given geographic area. Examples are trees, flowers, grasses and any other plants included in the California Native Plant Library at: http://www.theodorepayne.org/mediawiki/index.php?title+Main_Page

Parks. Parks provide a wide range of recreational opportunities for multiple users.



Paseos. Paseos are extensions of the street grid located on private property. As outdoor passages devoted exclusively to pedestrians, they establish clear connections between streets, plazas and courtyards, building entrances, parking and transit facilities. A paseo is typically contained on two sides by building and/or architectural features.

Patios. Similar to Balconies, Patios are typically private open space areas generally available exclusively to a unit's occupants and their visitors.



Plazas. Plazas are common open space areas typically amenable to larger public gatherings. They are readily accessible from the street, as well as active building uses. A plaza is typically contained on only one side by building and/or architectural features.

Promenade. A public area set aside as a pedestrian walkway.

Public-Right-of-Way (ROW). A parcel of land over which the public can legally traverse. It usually consists of a street, road, sidewalk, or footpath.



Residential Setbacks. Building setbacks adjacent to residential buildings provide a transition between the public and private realm, allowing residents to have private spaces with visual access to the public realm.

River. A general term for a body of flowing water. A river may be classified as follows in relation to time: perennial (flows continuously) or, intermittent (flows seasonally).

Riverfront Door. An exterior door of a Project that faces and is directly accessible from the adjacent river corridor or river frontage road.



Roof Terrace. Roof terraces and gardens can augment open space and are especially encouraged in conjunction with hotels or residential uses.



Streets. Streets are the most public of all open spaces. Streets communicate the quality of the public environment and the care a city has for its residents.



Trails. Trails provide opportunities for walking and hiking without the interruption of vehicular traffic.

Watershed Friendly Plants. Plants included in the Watershed Friendly Plant List published by the Council for Watershed Health.

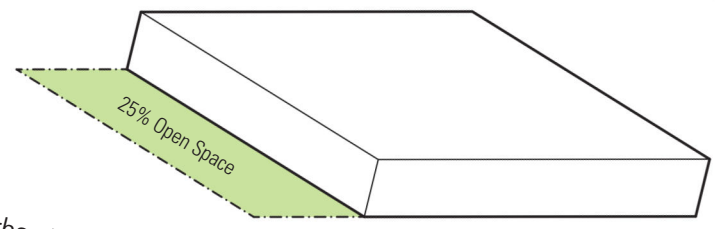
C. Area Requirements

The Project applicant shall provide a site plan that indicates the location and size of the open space area, the total site area, and the representative percentage of the open space area. If the open space area is not located on the same site as the Project, the applicant shall provide an area site plan that indicates the location of the Project relative to the open space, whether the open space area satisfies the open space requirement of more than one lot, and whether the square footage of the new alleyways, paseos, or new streets is included in the open space contribution. The applicant shall also indicate the location of all railway right of ways.

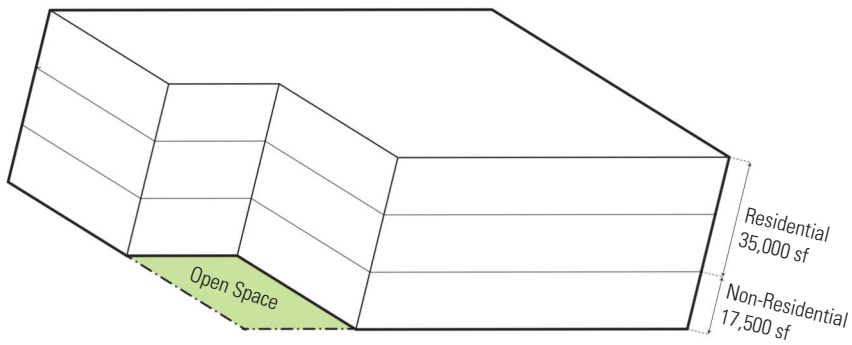
1. All Projects in the Greenway District shall maintain 25% of the lot area as open space, and if the property is owned by the City the area shall be publicly accessible.

Figure 2.28
Area Requirements

Greenway



Urban Village, Innovation, Center



Ex. 35,000 sf. ÷ 16 = 2,188 sf.
17,500 sf. ÷ 48 = 365 sf.
2,188 + 365 = 2,553 sf of Open Space

2. All Projects in the Urban Village, Urban Center and Urban Innovation Districts shall provide:

   a. One square foot of open space area for building users per every 16 square feet of residential space; and

   b. One square foot of open space area for building users for every 48 square feet of non-residential space.

3. At least 50% of the required open space shall be provided as common open space and shall comply with LAMC Section 12.21 G 2(a).

4. Projects may provide up to 25% less common open space if the common open space is publicly accessible and is maintained at no public expense.

5. Private open space shall comply with Section 12.21 G 2 (b).

6. Any common area or publicly accessible open spaces shall be located within 900 feet of the Project.

7. Multiple Projects may combine the open space requirement of each Project into a single open space equal to no less than the sum of the requirement of each parcel as long as the combined spaces remain accessible to all of the residents, employees or visitors of the respective Projects.

8. In the case of a Transfer of Floor Area Rights, a Project may comply with the provisions of this Section by providing the required open space on either the Receiver or the Donor Site.

9. All parking areas, including access aisles, and driveways qualify as usable common or publicly accessible open space provided that the area complies with the following design standards:

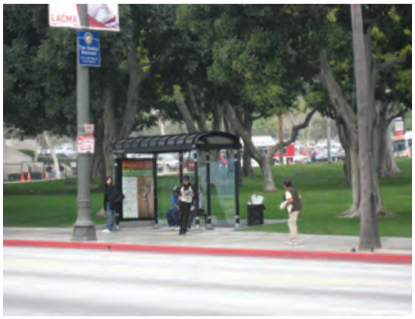
   a. Traffic design speed is 5 mph or less; and

   b. Parking Lot Design Standards in Section 2.5 D 3. of this Plan are met.

10. Public alleyways, paseos, or new streets that are added to a Project site shall qualify as publicly accessible open space and may be used to satisfy the open space requirement.



Bikeshare



Transit Shelter



Soccer Field



Newsstand

F. Permitted Uses

The Project applicant shall provide a landscape that indicates the location and specifications of the functional uses.

Publicly Accessible Open Spaces shall be designed to serve at least one function including but not limited to:

- Basketball Courts
- Bicycle Rental Center
- Community amenities
- Community garden space
- Farmers' Market
- Information or newsstand kiosk
- Mobility Hub Amenities
- Off-leash Dog Park
- Open air cafe
- Picnic Area or other seating
- Soccer Field
- Softball Field
- Tennis Courts
- Trails, Alleys, Streets, Paseos for walking and bicycling
- Transit Hub Amenities
- Exercise Areas, Yoga, Pilates, and Tai Chi

G. Access

The Project applicant shall provide a site and/or landscape plan that indicates the location and specifications of the paths of travel, public access points, height of access point above or below the adjacent grade, and intended hours of access.

1. All paths of travel shall conform to the standards of the Americans with Disabilities Act (ADA).

2. Publicly accessible open spaces shall:

   a. Be at the same level as the public sidewalk for at least 50% of its frontage and for a depth of 10 feet. The remainder may not be more than three feet above or below the street curb level.

   b. Be visible from an adjoining street(s) or adjacent parks.

H. Dimensions and Boundaries

The Project applicant shall provide a landscape plan that indicates the dimensions of the open space area. If the open space is greater than one acre, the plan shall also indicate the ratio between the length and width of the open space area.

All publicly accessible open space shall have a minimum area of 650 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries.

I. Seating

The Project applicant shall provide a site or landscape plan that indicates the location of all seating areas and the quantity of seating relative to the amount of open space.

One linear foot of seating shall be provided for every 500 square feet of common or publicly accessible open space area. The flat top of walls and ledges may count as seating as long as they are no less than 15 inches in depth, between 15 inches and 20 inches in height, and have smooth surfaces to ensure comfort.

J. Landscape

The Project applicant shall provide a site or landscape plan that indicates the Open Space Type of each open space area, identifies the location and size of the requisite planting area, and the percentage of landscaped area relative to the overall open space area.

The Project applicant shall provide a landscape demolition plan that identifies the location of all existing weedy plants and describes the removal plan.

1. Landscaping shall conform to the following regulations:

   a. **Plant Species.** 75 percent of a Project's newly landscaped area shall be planted with either indigenous native trees, plants and/or shrubs and/or species as defined by the Los Angeles County's River Master Plan's Landscaping Guidelines and Plant Palettes and/or Watershed Friendly Plants.

   b. **Invasive Plants.** All existing invasive plants shall be removed from the Project area, and any plants identified by the CAL-IPC shall not be permitted.

2. Trees.

The Project applicant shall provide a landscape plan that indicates the location, caliper at planting, radial distance at maturity of each tree, and the material and porosity of the surface area under the tree.

a. Deciduous trees shall be installed at a minimum of one tree per 600 square feet of common or publicly accessible open space area.

b. Trees in common and/or publicly accessible open space areas must have a minimum caliper size of 4 inches at planting and have a canopy of at least 10 feet at maturity.

c. A 32 square foot permeable surface shall be maintained below each tree.

3. Irrigation

The Project applicant shall provide a landscape irrigation plan that indicates the location and size of each drip outlet, the specification for the Weather Based Irrigation Controller, and the location and specification of the purple pipe that will service the system.

a. Irrigation systems shall be equipped with a Weather Based Irrigation Controller such that the system does not turn on during a storm event or when the soil has a moisture level sufficient to support the plant species.

b. Irrigation systems shall be designed to meet the water needs of different parts of the landscape. This is referred to as Zoned Irrigation.

c. Any irrigation system shall be plumbed with a purple pipe to enable a connection to a recycled or gray water system once it is available.

d. All irrigation systems shall be either drip, microspray, or subsurface depending upon the type and number of plants the irrigation is servicing.

4. Hardscape and Materials

The Project applicant shall provide a site and/or landscape plan that indicates the location and Solar Reflectance Index of all hardscape materials.

The Project applicant shall provide elevations of all fence or vertical border sections.

a. Hardscape materials shall have a Solar Reflectance Index (SRI) of at least 29.

b. No spikes, pointed railings, or other sharp objects are permitted.

K. Operations and Maintenance

The owner or owners of the lot on which the publicly accessible open space is to be provided and maintained shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to provide and maintain the publicly accessible open space as described in Sections 5 of the Plan so long as the building or use the open space is intended to serve is maintained.

L. Specialty Design Requirements

The Project applicant shall provide a landscape plan that indicates the additional amenities that will be provided.

1. Community Gardens

The Project applicant shall provide a landscape plan that indicates the location of the fencing, watering system, and secure storage space and that includes a list of the parties who will be responsible for maintaining the garden's operation.

a. Community gardens shall provide fencing, a watering system and a secure storage space.

b. Community gardens must have solar access to at least 4 hours of summer sun between the hours of 10am and 2pm.

c. The Project applicant shall identify the parties responsible for maintaining the garden's operation.

2. Park Recreational Areas. Park/Recreational areas shall be designed to the specifications of the Department of Recreation and Parks.

The Project applicant shall provide a landscape plan that indicates how the area is consistent with the specifications of the Department of Recreation and Parks.

3. Paseos. Paseos shall be designed to:

The Project applicant shall provide a landscape plan that indicates the width, length, site lines, and percentage of frontage devoted to active uses.

a. Be at least 20 feet wide;

b. Have a clear line of sight from the street to the end of the passageway, gathering place, or focal element; and

c. Be at least 50% open to the sky or covered with a transparent material.



Off-Leash Dog Park

4. Off-Leash Dog Park. Off-leash dog parks shall use softscaping to capture and "scrub" animal fecal matter.

The Project applicant shall provide a landscape plan that indicates the ground material to be used in the dog park, describes the maintenance plan, and identifies the parties responsible for its maintenance.

M. River Design Standards

1. For all Projects that face a street that crosses the River or terminates at the River or a River frontage road, if a fence located within the front and/or side yards of the Project is visible from the street, then the fence shall be designed to be consistent with the Los Angeles County Master Landscape Guidelines. This requirement shall not apply to single family homes.

2. All Projects located adjacent to the River or Arroyo Seco shall:

a. **Landscape Buffers.** Provide a 10 foot landscape buffer as measured from the Project's property line that is adjacent to the river. New building structures and/or parking shall not be permitted within the 10 foot landscape buffer.

b. **Fence.** All fences located within 10 feet of the river corridor shall be consistent with the fence designs identified in the Los Angeles County River Master Plans Landscape Guidelines.

c. **Fence Height.** All fences located within less than 10 feet of the river shall be no higher than 6 feet in height; and all fences located at the 10 foot landscape buffer setback line, shall not exceed 10 feet in height. A fence located within a landscape buffer that also serves a Project's front yard shall be limited in height to 3 feet 6 inches.

d. **Gates.** All fences located within 10 feet of the river shall be consistent with the gate designs identified in the Los Angeles County River Master Plans Landscape Guidelines. The gate height shall be consistent with the adjacent fence height and shall be designed to not encroach into either the river and/or public right-of-way when opened.

e. **Noise.** All Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall incorporate noise-attenuating features (physical as well as operational) designed by

a licensed acoustical sound engineer to assure that operational sounds shall not exceed 5 dba above the existing measured or presumed ambient levels at the property line(s) of properties on the opposite bank.

f. **River Access.** All river adjacent Projects that partially or wholly abut the river shall have access gates to the River that are compliant with the Americans with Disabilities Act. The gates shall also be designed to be accessible to bicyclists. Access may be controlled and limited to any or none of the following: residents, employees and/or visitors of the Project.

g. **Riverfront Door.** All Projects located either adjacent to the river corridor or frontage road shall include a Riverfront Door visible to, and accessible from the river corridor or frontage road.

Exceptions

An exception to the California Friendly, Native and/or Los Angeles County River Master Plans Landscape Guidelines requirement can be made on a 1:1 replacement ratio for horticulture such as herbs, fruit, or vegetables for up to 100% of the landscaped area.


Photo TK
STATLER HILTON
Downtown

2.5 Parking and Access

A. Purposes

These zoning regulations are intended to:

1. Manage and control the parking supply and demand.
2. Avoid an oversupply of parking.
3. Increase pedestrian, bicycle, and transit use, and reduce vehicular trips to, through, and within the area.
4. Minimize the area's parking footprint and preserve land for other productive uses.
5. Reduce the cost of parking typically associated with new construction.
6. Provide vehicular access from side streets or alleyways to minimize driveways along Active Streets, to maintain building continuity and to avoid vehicle and pedestrian conflicts.
7. Create active ground floors around the base of parking structures that are adjacent to Active Streets.
8. Screen parking to provide a safe, aesthetically pleasing and secure environment for pedestrians.
9. Provide adequate signage to public parking structures to aid visitors in finding the structures upon arrival and in becoming oriented to their surroundings.
10. Encourage the use of alternate modes of transportation by reducing the availability of off-street parking.
11. Limit the number and width of curb cuts and vehicular entries to promote streetwall continuity and reduce conflicts with pedestrians.
12. Encourage the provision of shared parking agreements and/or public parking facilities.

B. Parking Regulations.

1. **No Minimum Parking Requirements.** Projects located in this Plan area need not provide on-site or off-site automobile parking.

2. All Projects that elect to provide any parking shall provide:

   a. Vehicle charging stations for a minimum of 1% of the vehicle parking spaces.

   b. Designated stalls for scooters, mopeds and motorcycles at a ratio of one space for every 25 units and/or 25,000 square feet.

   c. Clear directional signage indicating the location of vehicle charging stations, shared vehicle parking spaces, and scooter, moped, and motorcycle stalls shall be provided at all parking area entrances.

3. All Project applicants who elect to provide parking are encouraged to provide one shared vehicle parking space for every 25 units and/or 25,000 square feet of construction.

4. **Bicycle Parking.**

   a. **Residential Bicycle Parking standards.** Notwithstanding the provisions of LAMC Section 12.21 of the Code and regardless of the underlying zone, Residential Projects or those residential portions of Mixed-Use Projects within the Specific Plan area, shall provide both short and long-term bicycle parking as described in LAMC Section 12.21 A 16 (a)(1).

   b. **Non-Residential Bicycle Parking standards.** Notwithstanding the provisions of Section 12.21 of the Code and regardless of the underlying zone, Non-Residential Projects or those non-residential portions of Mixed-Use Projects within the Specific Plan area shall provide both short and long-term bicycle parking as provided per LAMC Table 12.21 A 16 (a)(2) and Sections 12.21 A 16 (a)(2)(ii) and 12.21 A 16 (a)(3).

   c. **Open Space and Public Park Bicycle Parking Standards.** Notwithstanding the provisions of Section 12.21 of the Code and regardless of the underlying zone, Open Space areas and Public Parks within the Specific Plan area shall provide a minimum of two bicycle parking spaces for every 15,000 square feet of open space or park area.

   d. **Additional Requirements and Allowances.** Short-term bicycle parking shall be eligible to participate in the Bicycle Parking in the Public Right-of-Way and Bicycle Corrals programs as described in LAMC Sections 12.21 A 16 (f).



Charging Stations



Bicycle Parking



Bicycle Parking

5. **Unbundled Parking.** Project landlords shall unbundle automobile parking charges from the rents or other fees charged for occupying living, employment, commercial, or industrial space. If a Project includes a subdivision, provisions shall be made in the subdivision process such that any automobile parking spaces shall be separately sold, leased, or rented from the living, employment, commercial or industrial space. The owner or owners of the lot on which the parking is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to segregate parking fees from rents or other fees charged for occupying Project space so long as the building or use the parking is intended to serve is maintained. This Plan does not prohibit landlords from leasing or licensing parking spaces to third parties who do not lease living, employment, commercial, or industrial spaces within the Project.

   Exceptions. Restricted Affordable Units are exempt from this regulation.

C. Parking Design Requirements

1. **Bicycle Parking Design.** All bicycle parking shall be designed to comply with the Bicycle Parking Requirements, and Design Standards, as described in LAMC Sections 12.21 A 16 (d), and (e) respectively.

2. **Parking Structure Design.** Good parking structure design can elevate the building's stature and contribute to the overall quality of the built landscape. In order to achieve good parking structure design, all Projects shall comply with the following standards:

   a. Parking structures shall have an external skin designed to improve the building's appearance and to conceal ramps, walls and columns. This can include heavy-gage metal screens, pre-cast concrete panels, laminated glass or photovoltaic panels.

   The Project applicant shall provide elevations that indicate the external skin design. Elevations shall identify the materials used for the skin.

   b. Parking structures that include parking at the ground level shall either line the perimeter with active uses and/or provide a low screen to block parked vehicle bumpers and headlights from pedestrian views.

   The Project applicant shall provide a ground floor plan that indicate the location of any ground level parking, the circulation systems (elevators and stairs), and either the active uses or low screening element lining the parking. The applicant shall also provide a scaled illustration of the screening element when applicable.

   c. Vertical circulation cores (elevators and stairs) shall be highlighted architecturally so visitors can easily find and access these entry points.

   d. Parking levels above the ground floor shall be screened to block parked automobiles from the public view.

   The Project applicant shall provide an elevation that illustrates how parking on levels above the ground floor shall be screened from public view.

e. Parking structures that are within 200 feet of any residential use shall:

The Project applicant shall provide a site plan that includes the Project site and the existing uses on all of the abutting properties. When the existing use is residential plans, elevations and specifications shall also be provided that indicate:
a. The elevation and the materials on parking structure facades adjacent to the residential uses; and, b. Information to indicate that a textured surface shall be used on the floors and ramps; and, c. The location and specifications of interior garage lighting.

i. Contain solid decorative walls and/or baffles to block light and deflect noise along those sides closest to the residential use;

ii. Contain solid spandrel panels at a minimum of 3 feet 6 inches in height, installed at the ramps of the structure, to minimize headlight glare;

iii. Construct garage floors and ramps using textured surfaces to minimize tire squeal;

iv. Locate exhaust vents away from residential uses; and

v. Eliminate light source glare falling on the adjacent residential units.

3. Parking Lot Design

The Project applicant shall provide a site plan that indicates the location of the surface parking lot, the parking capacity of the lot, the location, dimensions, and design of any screening, the location, dimensions, and description of any stormwater Best Management Practices, and the location and design strategy employed to achieve the 50% shade requirement.

The applicant shall also provide a landscape plan that indicates the location, dimensions, and percentage of the planting areas relative to the surface parking lot, the selected planting species, and the species, quantity, and location of trees, the design, and dimensions of the protective tree barriers, and the location and design standards of the pedestrian paths.

a. Parking lot area may contribute towards open space requirements as long as parking is limited to the hours of 7pm to 7am, the parking lot area has a traffic design of five mph or less, and the parking lot area is designed to accommodate a functional use(s) such as described in Section 2.4 D.

b. The parking capacity of a surface parking lot shall be limited to no more than 10% of the total parking provided for the specific Project unless the parking lot area has a traffic design of 5 mph or less.

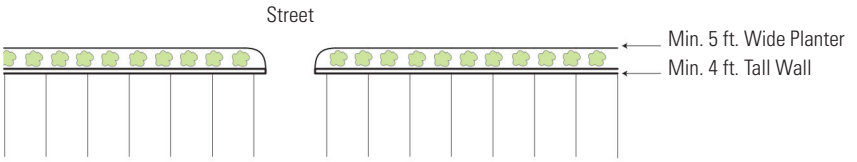
c. No at-grade parking space shall be located within the front yard.

d. Loading areas and off-street parking facilities containing three or more spaces and not located in a structure shall be effectively screened from abutting streets and lots. However, such screening shall not obstruct the view of the driver entering or leaving the loading area or parking facility, or the view from the street of entrances and exits to a loading area or parking facility. The screening shall consist of one or a combination of the following:

   i. A strip at least five feet in width of densely planted shrubs or trees that are at least two feet high at the time of planting and are of a type that may be expected to form, within three years after time of planting, a continuous, unbroken, year round visual screen; or

   ii. A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than 50% of the face is open. The wall, barrier or fence shall be between four and six feet in height.

Figure 2.9
Off-Street Parking Facility



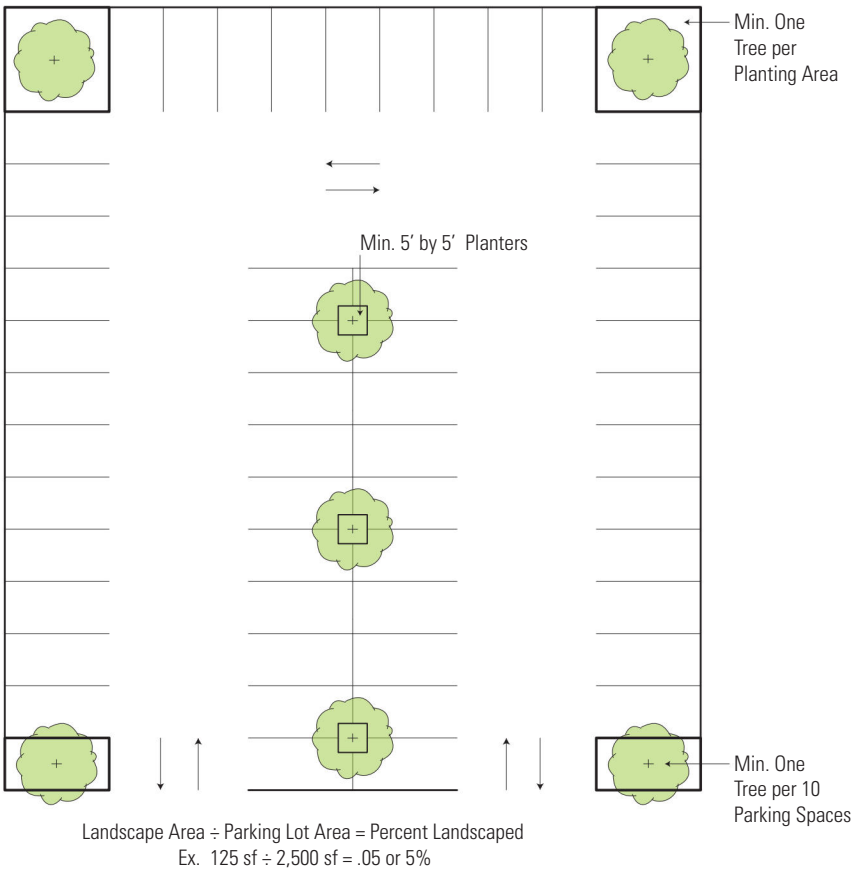
e. Parking lots shall be designed to provide any combination of the following strategies for at least 50% of the surface parking lot and driveways:

   i. The applicable parking area shall be shaded within five years of occupancy,

   ii. Utilize paving materials with a Solar Reflectance Index (SRI) of at least 29, or

   iii. Consist of an open grid pavement system.

Figure 2. 30
On Grade, Open Parking Facilities



f. On grade, open parking facilities that contain five or more parking spaces shall be landscaped in accordance with the design regulations set forth in Sections 2.4 H 1, 3, and 4 and the following requirements:

i. At least 5% of the interior area of the parking facility shall be landscaped with native trees, plants and shrubs as defined by the Los Angeles River Master Plan's Landscape Guidelines and Plant Palettes and/or the Watershed Friendly Shade Tree List. This requirement is in addition to the perimeter planting and screening requirements.

ii. Each planting shall be at least twenty five square feet in area and have no dimension less than five feet.

iii. Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every ten parking spaces.

iv. Trees used to satisfy parking lot landscaping requirements shall be a minimum of three inch caliper at planting and shall be suitable for location in parking lots.

v. Existing trees shall be preserved wherever possible.

vi. Existing and new trees shall be protected by bollards, high curbs or other barriers sufficient to minimize damage.

vii. Parking lots shall be designed to provide clear and designated paths of travel for pedestrians.

viii. Paths shall conform to the standards of the Americans with Disabilities Act.

4. **Parking Signage.** Parking that is available to the public shall include signage that helps visitors locate the parking.

D. Vehicular Access

The Project applicant shall provide a site plan that indicates the location, dimension of, and distance between, all existing and proposed curb cuts. The plan shall indicate the name, location, and designation of all abutting streets.

1. No curb cuts are permitted from Secondary Modified and Collector Modified Streets except when no other street type is adjacent to the Project.

2. The primary point of vehicular access for parking facilities and services such as unloading or refuse pick-up shall be located along Local Modified Streets, Local Modified Industrial Streets or Alleyways, if the Project has access to such streets or Alleyways.

3. Not more than two driveways shall be permitted per building, and there shall be a minimum 20 foot span between them.

4. Driveways shall not exceed the minimum width required by LADOT.



Curb Cuts

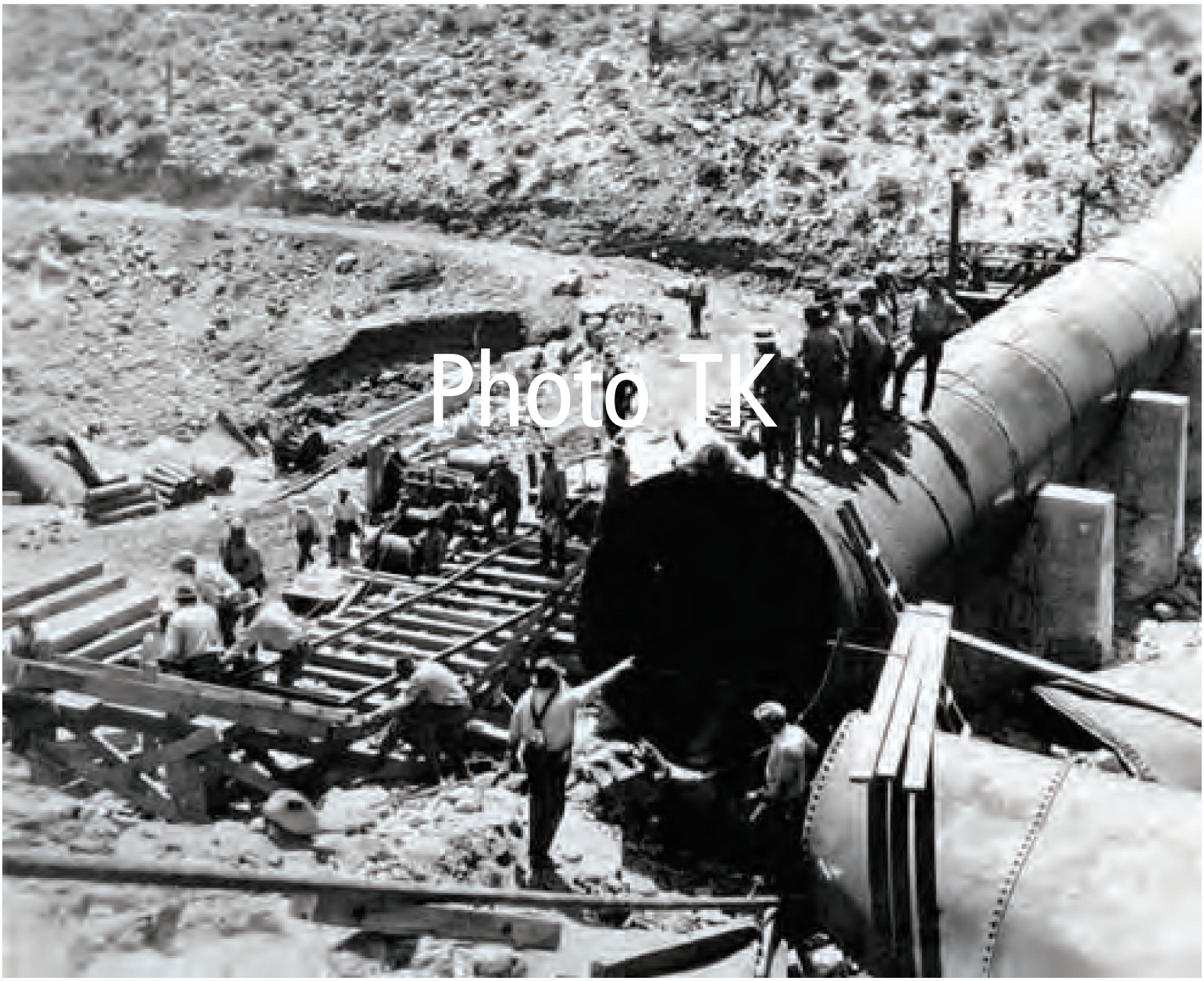
5. A vehicular exit from a parking structure within five feet of a sidewalk area, paseo, or trail shall feature a visual/audible alarm to warn pedestrians and cyclists of exiting vehicles.

The Project applicant shall provide a site plan that indicates the location of and distance to all primary building entrances, pedestrian paseos, or any public outdoor gathering area from the parking and loading areas. The plan shall include the location, and specification of a visual and audible alarm for any vehicular exit that is located within 5' of a sidewalk area, paseo, or trail.

E. Drop-Off Zones. Drop-off Zones, when provided, shall either be located:

1. Within, or along the driveway access to the off-street parking facilities, or

2. Alongside the required curb line where there is a full-time curbside parking lane with no sidewalk narrowing.


Photo TK

2.6 Conservation

A. Purposes

These zoning regulations are intended to:

1. Reduce energy demand.
2. Recycle water and decrease demand for potable water.
3. Reduce waste and use of new materials.
4. Reduce demand on natural resources.

B. Plumbing and Plumbing Fixtures. For all projects installing or replacing plumbing or plumbing fixtures:

The Project applicant shall provide a plumbing plan that indicates the location of all male public restrooms that require a urinal. Indicate the model and type of urinal specified.

1. All faucets not governed by City Ordinance 180822 shall be limited to 1.5 gallons per minute.

The Project applicant shall provide a plumbing plan that indicates the location and flow rate of all faucets no governed by City Ordinance 180822.

2. Residential shower stalls shall not have more than one shower head per stall. Shower head flow shall be no greater than 2.0 gallons/minute.

The Project applicant shall provide a plumbing plan that indicates the location of all residential showers and their shower head.

3. All residential units shall be either individually metered or sub-metered such that each unit is billed individually for its water use.

The Project applicant shall provide a plumbing plan that indicates the location and quantity of all water meters and sub-meters. The plan shall indicate the number of owners or tenants that will utilize each meter or sub meter

4. All Projects, that involve the installation of a new internal rough plumbing system shall install a dual plumbing system such that toilets and industrial uses can be served by recycled water, if authorized by applicable law.

The Project applicant shall provide a plumbing plan that indicates the location and design of the dual plumbing system.

5. Tankless and on-demand Water Heaters shall be installed in lieu of standard water heaters.

6. Conductivity Controllers or pH Conductivity Controllers shall be used when installing Cooling Towers.

C. Interior Lighting Design and Operations. For all projects installing or replacing interior lighting system:

1. All non-residential buildings or portions thereof shall install lighting controls to extinguish all unnecessary exterior and interior lights from 11pm to sunrise.

The Project applicant shall provide a lighting plan that indicates the location, and performance measures of lighting controls for all of exterior and interior lights that are not required to be on between the hours from 11pm and sunrise.

2. All buildings shall schedule nightly maintenance activities to conclude before 11p.m.

3. All non-residential buildings or portions thereof shall use gradual, "staggered switching" to turn on building lights at sunrise rather than instant light-up of the entire building.

The Project applicant shall provide a lighting plan that indicates the performance measures of the "staggered switching" plan.

4. All non-residential buildings or portions thereof shall install devices such as photo-sensors, infrared and/or motion detectors to turn off lights when no occupants are present.

The Project applicant shall provide a lighting plan that indicates the location and performance measures of all photo sensors, infrared, and motion detectors.

5. All commercial and industrial buildings or portions thereof shall design lighting layouts in smaller zones and avoid wholesale area illumination.

The Project applicant shall provide a lighting plan that indicates the location of the lighting areas.

6. All non-residential perimeter space with a continuous depth of 20 feet shall have 20% dimming ballasts and day lighting control.

The Project applicant shall provide a lighting plan that indicates the location of dimming ballasts and day lighting controls within the first 20' of all non-residential perimeter spaces.

7. All buildings shall include dimmers in lobbies, atria and perimeter corridors for nighttime use.

The Project applicant shall provide a lighting plan that indicates the location of all dimmers in lobbies, atria and perimeter corridors.

D. Energy Generation

The Project applicant shall provide a plan that indicates the location of the on site renewable energy system and the percent of electrical needs it provides.

1. All New Construction Projects shall install and maintain an onsite renewable energy generation system to provide a minimum of 20% of the Project's non-residential electrical needs and 10% of the Project's residential demand.

E. Heat Island Reduction

The Project applicant shall provide a roof plan that indicates the percentage of the roof covered by EPA approved Energy Star roofing or green (vegetated) roofing.

All Project applicants who are installing or replacing a roof shall install an EPA approved Energy Star roof for a minimum of 75% of the roof surface or install a green (vegetated) roof for at least 50% of the roof area of all buildings within the Project. A combination of Energy Star compliant and vegetated roofs may be installed provided that they collectively cover 75% of the roof area of all buildings.

F. Windows/Glazing

All project applicants who are installing or replacing windows shall comply with Section 2.3 D 1's Urban Design Regulations to reduce internal heat gain.

G. Pools and Jacuzzis

1. All pools shall be installed with a water-saving pool filter.

   The Project applicant shall provide a landscape plan that indicates the location and specifications of the water-saving pool filter.

2. A leak detection system shall be installed on all swimming pools and Jacuzzis.

   The Project applicant shall provide a landscape plan that indicates the location and specification of the leak detection system for all swimming pools and Jacuzzis.


Photo TK

2.7 Performance

A. Purposes

These zoning regulations are intended to:

1. Provide for a safe, clean, and healthy environment.
2. Minimize the effects of noise and vibrations on the surrounding environment.
3. Reduce the visual impact of utility facilities.

B. Compliance

Prior to the issuance of a building permit or land use permit, the owner of the lot or lots shall execute and record a covenant and agreement, acknowledging that the owner shall implement each of the applicable regulations set forth in this Section. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.

C. Maintenance and Delivery Standards

1. All Projects shall be maintained in a clean, safe and sanitary condition.
2. All Projects shall be kept clear of weeds, rubbish, and all types of litter and combustible materials at all times.
3. Loitering, camping, use of illegal narcotics, and any other criminal activity shall be prohibited on any premises within the Project.
4. Standing water shall be prevented from accumulating anywhere within the Project.
5. Loading and unloading of vehicles shall occur either on site, within an alley, or on a local modified, or local industrial modified street. Loading and unloading of vehicles from a Secondary street shall be permitted only when no other public right of way is adjacent to the Project site.
6. Site cleaning, sweeping, trash collection, deliveries, and loading and unloading are limited to the hours set forth in the table below.

MAINTENANCE AND DELIVERY SCHEDULE TABLE

Hours	Greenway	Urban Village	Urban Innovation	Urban Center
Mon-Friday	6am-10pm	7am-7pm	24 Hours	6am-10pm
Sat., Sun., & Legal Holidays	8am-5pm	8am-5pm	24 Hours	8am-8pm

D. Recycled Materials

All Project applicants shall provide a plan (site or floor) that indicates the location of the recycling area and includes information on the Project's recycling program.

1. A recycling area that is clearly labeled, and easily accessible shall be provided at all Projects.

2. A recycling program and a contract for recycling pick-up if all recycled refuse is not re-used on site shall be established for all Projects.

3. All recycled goods shall be placed or stored in Recycling Receptacles by the end of the business day and not be left in plain view on the site.

4. All recycling receptacles shall be kept covered, and made of durable, waterproof, rustproof, of incombustible construction materials, and shall be of sufficient capacity to accommodate the materials collected.

5. The recycling area shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.

6. Paper products and other lightweight materials shall be immediately placed into covered recycling receptacles.

7. All recycling receptacles and containers shall be kept in a secure location to prevent unauthorized entry and scavenging and theft of recyclable materials.

8. Recyclable materials, other than recyclable materials contained in reverse vending machine commodity storage bins, shall be emptied from recycling receptacles when full or every week, whichever comes first.

E. Storage

All Project applicants shall provide a site plan that indicates the location, size, and height of outdoor storage areas. The Plan shall include information on the type of materials or equipment that shall be stored in the storage area, provide an elevation that illustrates the height of, and construction materials that will be used to construct the storage area and trash areas and their gates, and include specifications of the gate/door self-closure that will be installed.

1. No materials or equipment shall be stored out of doors to a height greater than the height of the enclosing wall or fence.

2. Open air storage of merchandise or materials must be confined to a storage area completely enclosed by a solid, non-combustible wall with self-closing gates.

F. Utilities and Equipment

The Project applicant shall provide a utility plan that indicates either the location of the new underground utility lines or describe the alternative provisions that have been determined.

1. All new utility lines, which directly service the lot or lots, shall be installed underground. If underground service is not available at the time the application is submitted and fees paid for plan check, then provisions shall be made for future underground service to the satisfaction of the Bureau of Engineering, if determined necessary by the Department of Water and Power.

2. Electrical transformers, mechanical equipment, water meters and other equipment shall be screened from public view. The screening may be opaque or perforated provided that not more than fifty percent of the face is open. The screen shall be at least six inches taller than the equipment and not more than two feet taller than the equipment.

The Project applicant shall provide plans (electrical, mechanical, water, or plumbing) or an elevation that shows the location of the equipment and illustrates the screening


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Photo TK

2.8 Signs

A. Purposes

These zoning regulations are intended to:

1. Create strong building identity that is well integrated with the design of the architecture.
2. Provide clear and attractive business identity.
3. Attract visitors to publicly accessible open space areas.

B. Prohibitions

All Project applicants shall provide a site plan and elevations that indicate the location, size, and style of each exterior sign, and the number of non-residential tenants or owners that will occupy the building.

1. The exposed unfinished backs and sides of all signs shall not be visible from a public right-of-way or greenway.
2. The following signs are prohibited: animated, blinking and scrolling signs; inflatable devices; and off-site, supergraphics, pole signs, roof, and window signs.
3. Signs shall not obscure the architecture, windows, window trim, or molding.
4. Neither the variance procedure nor the specific plan exception procedure may be used to permit any sign prohibited by this Plan or the LAMC.


Photo TK

2.9 Mitigation Measures

A. Purposes

These Mitigation Measures are intended to:

1. Reduce the transportation impacts of the Proposed Plan to the extent feasible.
2. Reduce the Plan's potential impacts on earth resources to a level of less-than-significant.
3. Reduce the Plan's potential impacts on hydrology and water quality to a level of less-than-significant.
4. Reduce the Plan's potential impacts on biological resources to a level of less-than-significant.
5. Reduce the Plan's potential impacts on cultural resources to a level less-than-significant.
6. Reduce the Plan's potential impacts on hazardous materials to a level of less-than-significant.
7. Mitigate significant impacts on regional and local air quality to the extent feasible.
8. Mitigate roadway and construction noise impacts associated with implementation of the Proposed Plan to the extent feasible.
9. Reduce the Plan's potential impacts on utilities to a level of less-than-significant.
10. Reduce the Plan's potential impacts on greenhouse gas emissions to a level of less-than-significant.

B. Mitigation Standards

The Mitigation Measures set forth in Appendix 1 are incorporated in to this Plan by references as if fully stated herein. Applicants shall comply with all mitigation measures set forth in Appendix 1 that are applicable to the Project.

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Streets

Chapter 3



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3.1 Streets

A. Purposes

These zoning regulations are intended to:

1. Connect the area to its neighboring communities, the City of Los Angeles, and the greater Los Angeles region through a safe, efficient and accessible circulation network that embraces pedestrians, bicyclists, transit, truck traffic, and automobiles.

2. Recognize the shared use of streets not only for moving traffic, but also as the front door to businesses, which are the economic and fiscal foundation of the City, and as public outdoor space for residents and workers.

3. Develop an efficient yet balanced circulation system that defines different types of streets based on their transportation function and community role.

4. Provide residents, employees, and visitors with a variety of transportation alternatives that result in a more efficient use of transportation resources.

5. Encourage a vibrant pedestrian-oriented environment with activity centered along property edges at the interface between buildings and streets.

6. Design streets and sidewalks so that pedestrians, bicyclists, transit riders, transit vehicles, trucks and automobile traffic can coexist safely.

7. Build linkages to the neighboring Chinatown, Lincoln Heights, Cypress Park, Elysian and Heritage Square neighborhoods to nearby regional park amenities such as Elysian Park, Debs Park, El Rio de Los Angeles State Park, and to the Arroyo Seco and to Los Angeles River Greenways.

8. Promote a multi-modal street network.

9. Establish recommended standards for modified cross sections.

10. Illustrate modified street standards.

11. Establish street assumptions and criteria.

B. Street Definitions

Stormater Best Management Practices (BMPs). A type of water pollution control that includes both structural or engineered control devices and systems (e.g.retention ponds) to treat polluted stormwater, as well as operational or procedural practices (e.g. minimizing use of chemical fertilizers and pesticides).

Collector Modified Streets. Collector Modified Streets emphasize multi-modal neighborhood travel and serve as a "Main Street" for Urban Villages and Urban Centers. Collector Modified Streets contain one vehicle lane for each traffic direction. Typical features include wide sidewalks, exclusive bicycle lanes, on-street parking, and street trees.

Local Modified Streets. Local Modified Streets emphasize access to individual properties and serve living or work spaces. Local Modified Streets allow for one lane in each direction and are not designed to accommodate regular bus or truck traffic. Typical features include relatively narrow cross sections, on-street parking, sidewalks, and street trees.

Local Industrial Modified Streets. Local Industrial Modified Streets emphasize truck access to industrial properties. Local Industrial Modified Streets allow for one lane in each direction and include a bicycle lane. Typical features include limited on-street parking, sidewalks, and street trees.

Modified Alleys. Modified Alleys emphasize access to individual properties, and accommodate parking access and service functions as an alternative to other streets and provide the opportunity to incorporate stormwater Best Management Practices (BMPs).

Pedestrian Street Lights. Provide ornamentation to supplement the required illumination level. Pedestrian street lights contribute to the pedestrian scale of the area by adding a soft flow of light on the sidewalk and by enhancing pedestrian safety.

Roadway Lights. Provide roadway illumination.

Secondary Modified Streets. Secondary Modified Streets emphasize intra-city, multi-modal travel and connect urban activity centers. Secondary Modified Streets have two lanes in each direction and carry a mix of local and regional traffic. Typical features include on-street parking, exclusive bicycle lanes, wide sidewalks, and street trees.

Sidewalks. A sidewalk is that portion of the public-right-of-way that is typically raised above the street surface and is physically defined as the area between the property line and the curb. A sidewalk can be divided into three separate zones: parkway, pedestrian, and furniture zone.

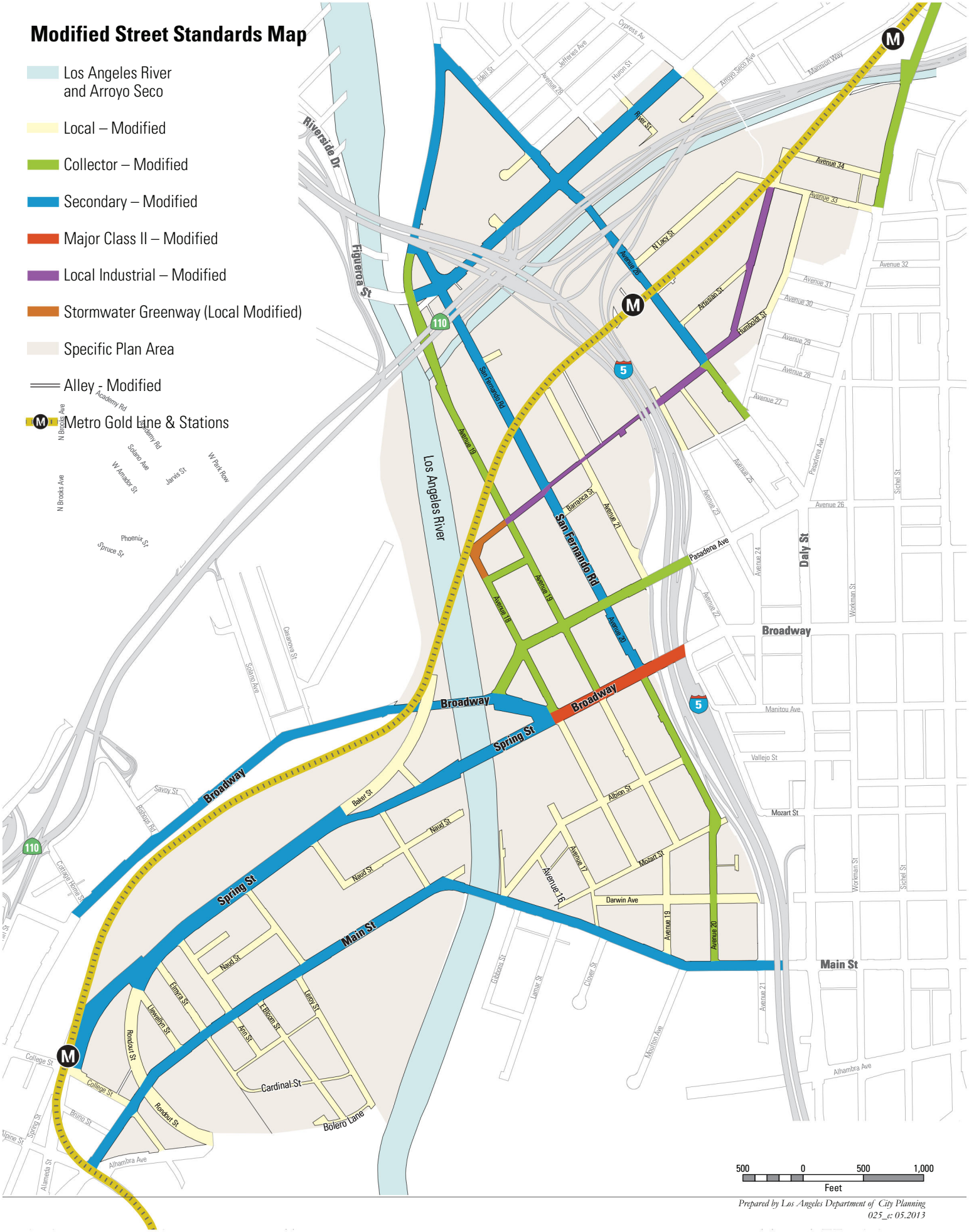
Stormwater Greenway. A non-motorized public access road that mimics a dry creek or arroyo ecosystem and supports a biological community that filters and further cleans stormwater runoff.

Parkway Zone. The sidewalk area adjacent to the curb is typically referred to as the Parkway zone and depending upon the level of activity may include landscaping, trees, transit infrastructure, signage, lighting, benches, fire hydrants, and vending machines.

Pedestrian Zone. The Pedestrian Zone is the portion of the sidewalk that shall be maintained clear of obstructions for the safe and accessible passage of pedestrians.

Furniture Zone. The sidewalk area immediately abutting the property line is typically referred to as the Furniture Zone. The width of the Furniture Zone will vary throughout the Plan area depending upon the overall width of the sidewalk area.

Modified Street Standards Map



C. Street Modification Summary

For the purposes of this Subsection, the regulations and procedures contained in Section 12.37 of the LAMC shall be followed. Notwithstanding Section 12.37 H, the modified highway and street improvement standards illustrated in Appendix 4 of this Plan, and summarized in the Street Modification Table, the Modified Street Standards Map, and the other street maps located in this section shall be utilized, to the extent physically feasible, for any street improvements required in the Specific Plan area.

STREET MODIFICATION TABLE

Street	Current Designation	New Designation
Albion	Local Street	Local - Modified
Ann (Spring to Main)	Collector Street	Local – Modified
Ann (South of Main)	Local Street	Local – Modified
Artesian	Local Street	Local – Modified Industrial
Artesian Place	Local Street	Local-Modified
Aurora	Local Street	Local – Modified
Ave 16	Local Street	Local – Modified
Ave 17	Local Street	Local – Modified
Ave 18	Local Street	Local/Collector – Modified
Ave 19	Local Street	Local/Collector- Modified
Ave 20 (South of Broadway)	Collector Street	Collector- Modified
Ave 20 (North of Broadway)	Secondary Hwy	Secondary- Modified
Ave 21	Local Street	Local- Modified
Ave 22	Local Street	Local- Modified
Ave 23	Local Street	Local - Modified
Ave 25	Local Street	Local - Modified
Ave 26	Secondary Hwy	Collector- Modified
Ave 33	Local Street	Local - Modified
Baker – to Aurora	Local Street	Local - Modified
Barranca	Local Street	Local - Modified

STREET MODIFICATION TABLE

Street	Current Designation	New Designation
Bloom	Local Street	Local - Modified
Bolero	Local Street	Local - Modified
Broadway	Major Hwy Class II	Secondary - Modified
Cardinal	Local Street	Local - Modified
College	Local Street	Local – Modified
Darwin	Local Street	Local – Modified
Elmyra (North of Main)	Collector Street	Local – Modified
Elmyra (South of Main)	Local Street	Local – Modified
Figueroa	Major Hwy Class II	Secondary- Modified
Humboldt	Local Street	Local – Modified Industrial/ Local – Modified (Stormwater Greenway)
Lacy	Local Street	Local – Modified
Leroy	Local Street	Local – Modified
Llewellyn	Local Street	Local - Modified
Magdelena	Local Street	Local – Modified
Main	Secondary Hwy	Collector – Modified
Mesnager	Collector Street	Local – Modified
Mozart	Local Street	Local – Modified
Naud	Collector Street	Local – Modified
Pasadena	Secondary Hwy	Collector- Modified
Rondout	Local Street	Local – Modified
San Fernando	Secondary Hwy	Secondary – Modified
Sotello	Collector Street	Local – Modified
Spring	Major Hwy Class II	Secondary – Modified
Weyse	Collector Street	Local – Modified
Wilhardt	Collector Street	Local – Modified

D. Sidewalk Regulations

The Project applicant shall provide a site plan that includes all abutting public rights of way and indicate the location and design specifications of all curb and gutter, parkway, crosswalk, sidewalk, pedestrian, bicycle, and transit improvements.

1. Sidewalks.

   a. Required minimum sidewalk widths for all streets in the plan area are included in Appendix 4.

   b. Street furniture, trees and similar amenities shall be located outside of the Pedestrian Zone.

   c. A minimum 6 foot wide barrier-free continuous path of travel shall be provided in all Pedestrian Zones.

   d. Project applicants installing a paving pattern or using non-standard materials shall obtain prior approvals from the Department of Public Works.

   e. Sidewalks shall be maintained by the adjacent property owner.

2. Street Lighting.

The Project applicant shall provide a site plan that indicates the location of street lighting and the distance between each light pole.

   a. Roadway lights shall be spaced 90 to 110 feet apart and designed to illuminate both the roadways and sidewalks to the levels required by the Bureau of Street Lighting for safety and security.

   b. Trees shall be spaced from other elements, as specified by the Urban Forestry Division, except that trees may be positioned within 10 feet of pedestrian lights. The adjacent property owner shall maintain any tree planted within 10 feet of a pedestrian light so that the lights are accessible for maintenance purposes.

   c. Energy-efficient Pedestrian Style Lighting Fixtures shall be installed midway between two street lights and no less than every 100 feet or as determined by the Bureau of Street Lighting.

   d. Once the Bureau of Street Lighting selects a Pedestrian Style Lighting Fixture for a particular block the entirety of that block shall be designated with that lighting fixture type.

Subarea 1 Street Map



e. All light poles shall be located adjacent to the curb as required by the Bureau of Street Lighting.

f. If the streets are widened or narrowed, the existing street lights shall be moved along with the new curb line to maintain the existing street light and tree spacing pattern.

g. Maintenance of street lighting shall be provided by the Bureau of Street Lighting, and shall be funded through the assessment district process. Any additions or changes to the assessment rates must be approved by all affected property owners pursuant to California law.

3. **Special Lighting.** Special lighting that adds to the Area's sense of place is permitted within the public right-of-way, provided that it does not interfere with pedestrian movement, vehicular safety, the approved street light/street tree spacing pattern, or other required streetscape elements.

a. Examples of special lighting include accent lighting of landscape and architectural features, and seasonal light displays celebrating holidays or special events.

b. Special lighting may be installed with a revocable permit. The infrastructure for this lighting shall be maintained by the permit holder and not the Bureau of Street Lighting.

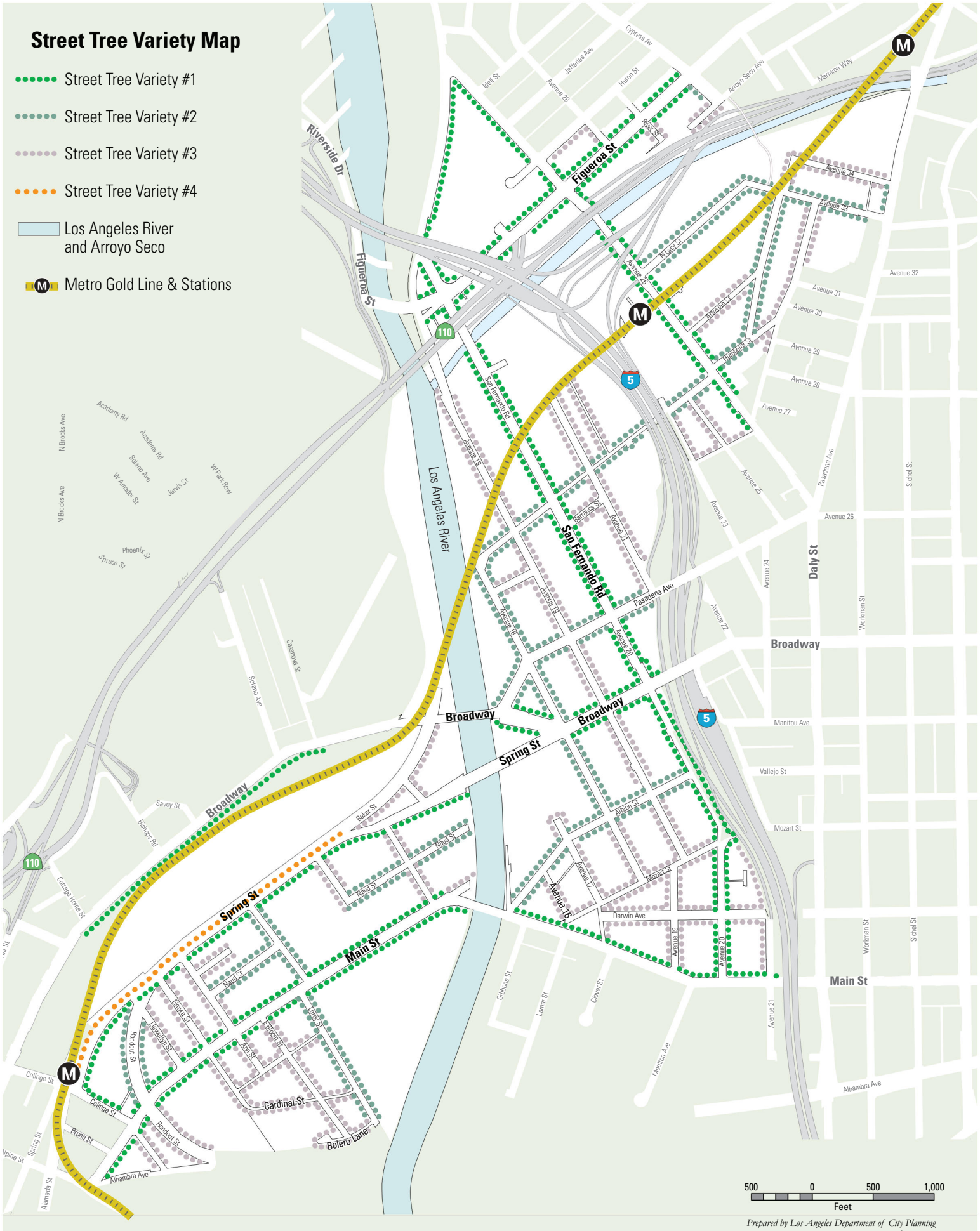
4. Street Trees.

The Project applicant shall provide a landscape plan that indicates the location, caliper at planting, and radial distance at maturity of each tree, the size of tree wells and the material and porosity of the surface area under the tree.

a. The Parkway Zone shall be planted with a tree selected from the Street Tree Table at the designated spacing for the selected tree. Street trees shall be spaced from 20 to 40 feet on center. If there are no existing trees within the block, the applicant may select the tree species from the list, with the approval of the Urban Forestry Division. Once a tree is selected and planted for a particular block that same tree species shall be planted for subsequent Projects that develop within the same block.

b. Where existing street trees must be removed as a result of required street widening, or other improvements, they shall be relocated or replaced, as approved by the Urban Forestry Division.

c. Trees shall be planted using minimum 24 inch box trees.

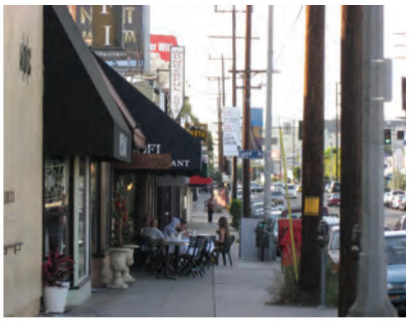

Street Tree Variety Map
Street Tree Variety #1
Street Tree Variety #2
Street Tree Variety #3
Street Tree Variety #4
Los Angeles River and Arroyo Seco
Metro Gold Line & Stations
Los Angeles River
Broadway
Spring St
Main St
San Fernando Rd
Figueroa St
Daly St
Pasadena Ave
Riverside Dr
Cardinal St
Bolero Lane
Avenue 16
Avenue 17
Avenue 18
Avenue 19
Avenue 20
Avenue 21
Avenue 22
Avenue 23
Avenue 24
Avenue 25
Avenue 26
Avenue 27
Avenue 28
Avenue 29
Avenue 30
Avenue 31
Avenue 32
Avenue 33
Avenue 34
Mozart St
Darwin Ave
Manitou Ave
Vallejo St
Alhambra Ave
College St
Naud St
Workman St
Sichel St
Pasadena Ave
Arroyo Seco Ave
Marmion Way
Huell St
Jefferies Ave
Cypress Av
Huron St
Riel St
N Main St
Humphreys St
Artesian St
San Fernando Rd
Baker St
Albion St
Gibbons St
Lamar St
Clover St
Moulton Ave
Workman St
Academy Rd
Solano Ave
W Arnaudo St
Jarvis St
W Park Row
N Brooks Ave
Phoenix St
Spruce St
Casanova St
Savoy St
Bishops Rd
Cottage Home St
Bruno St
Alameda St
Rondout St
Linda Vista St
Loretta Vista St
Ann St
Ethan St
Avenue 15
Naud St
Albion St
Mozart St
Darwin Ave
Avenue 19
Avenue 20
Avenue 21
Workman St
Sichel St
Alhambra Ave
Moulton Ave
Clover St
Lamar St
Gibbons St
Broadway
Spring St
Main St
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5
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500 0 500 1,000
Feet
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d. Trees shall be planted with 4 x 8 foot tree wells with a 3 inch decomposed granite on the tree well surface, compacted to no more than 80%.

e. Structural soil to a depth of three feet shall be installed under the entire width of a sidewalk within 25 feet of all new or relocated street trees.

f. Street trees shall not be planted without first obtaining approval from the Department of Public Works-Urban Forestry Division.

g. The adjacent property owner shall be responsible for regular pruning, staking, and supplemental irrigation of trees for the first three years as needed.



Sidewalk Dining

STREET TREE TABLE

STREET TREE VARIETY 1	STREET TREE VARIETY 2	STREET TREE VARIETY 3	MEDIAN TREATMENT
African Sumac	African Sumac	Brazilian Rosewood	American Sweetgum
American Sweetgum	American Sweetgum	California Sycamore	Brazilian Rosewood
Brazilian Rosewood	Australian Willow	California White Oak	California Black Walnut
California Sycamore	Brazilian Rosewood	Chinese Pistachio	California White Oak
California White Oak	California Sycamore	Coast Live Oak	Jacaranda
Chinese Elm	California White Oak	Honey Locust	Los Angeles Beautiful Floss Silk Tree
Chinese Pistachio	Chinese Elm	Purple Orchid Tree	
Coast Live Oak	Chinese Pistachio	Los Angeles Beautiful Floss Silk Tree	
Honey Locust	Coast Live Oak		
	Honey Locust		
	Rainbow Bark		

5. **Sidewalk Dining Facilities.** Just as sidewalk dining contributes to street life, the physical facilities associated with it should contribute to the quality of the street environment and the Project. While sidewalk dining is not required, Projects that elect to include sidewalk dining shall comply with the following regulations:

a. All dining facilities located on the sidewalk shall be freestanding, shall not be attached to the sidewalk, and shall be removed when the dining facilities are closed for business.

Subarea 2 Street Map

- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Continental Striping for Existing Crosswalks
- Continental Striping for Proposed Crosswalks
- Proposed Traffic Signal
- Existing Traffic Signal
- Existing Stop Sign
- Metro Gold Line & Stations



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b. Enclosures are required only where alcohol is served, but may be provided elsewhere to create a sense of security. Enclosures shall not exceed 42 inches in height and shall be constructed of durable materials that are in the same family as, or compatible with, the Project's architectural materials.

c. A revocable permit, from the Department of Public Works (DPW) is required for outdoor dining facilities.

E. Street Intersection Design Regulations

1. Crosswalks.

a. Continental crosswalks shall be installed at all intersections that include either a Major Class II, Modified Secondary and/or Collector street as indicated on the five Subarea Street Maps included in this Section.

b. The Bureau of Engineering (BOE) shall identify intersections that require crosswalks on Navigate LA.

Project applicants shall provide a site plan that indicates any bicycle friendly streets or bicycle lanes, and that indicates any on-street parking spaces. The Plan shall also indicate whether the space is a car share, bicycle share, or bicycle corral space.

2. Signalized Intersections.

a. Traffic signals shall be added to the intersections indicated below and illustrated on the five Subarea Street Maps included in this Section:

Main Street and W. College

Ann Street and N. Spring Street

Sotello Street and N. Spring Street

Messanger and N. Spring Street

Wilhardt Street and N. Main Street

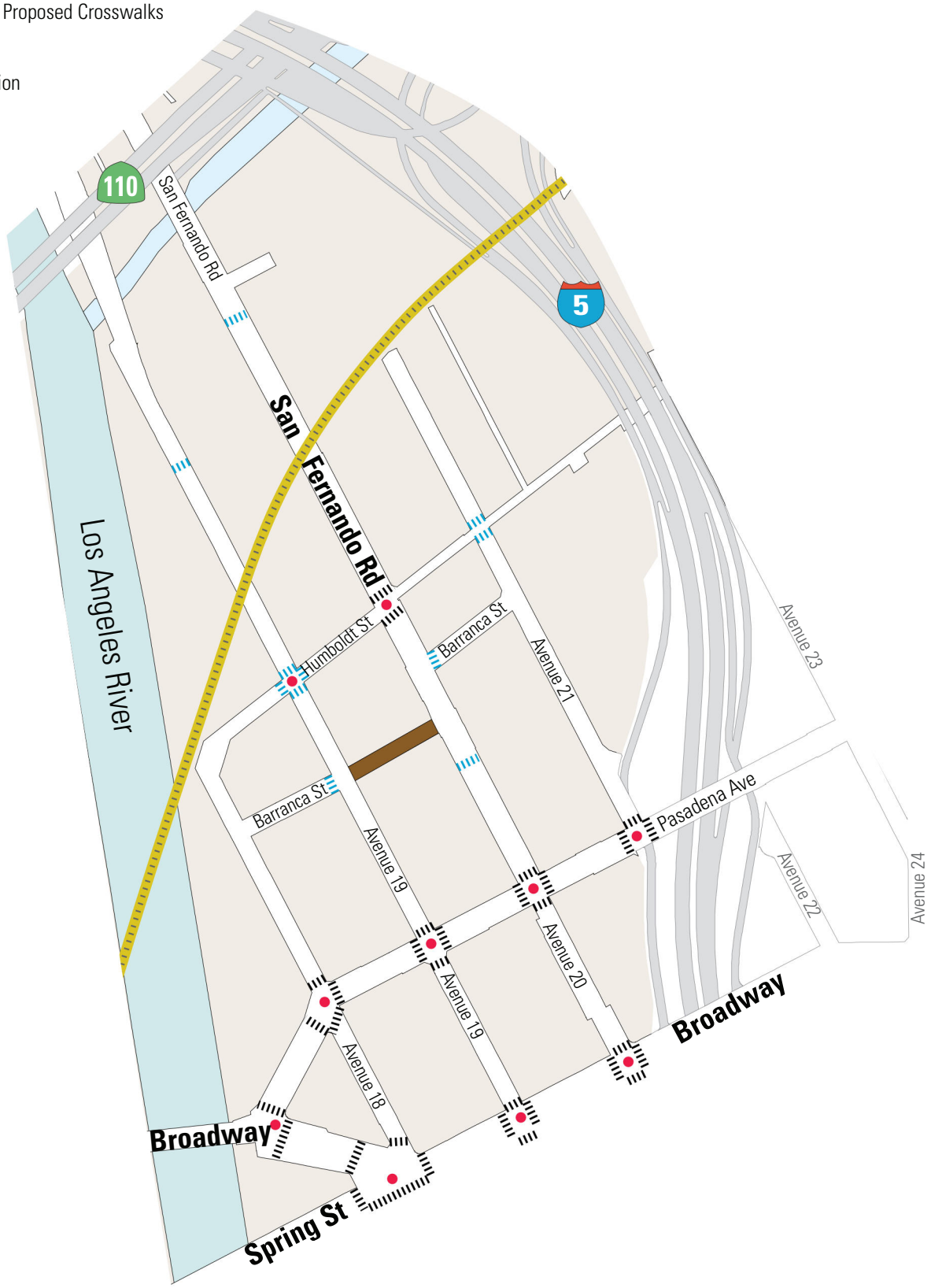
Avenue 21 and N. Main Street

Humboldt and Avenue 26

b. The Bureau of Engineering (BOE) shall identify intersections that require signals on Navigate LA.

Subarea 3 Street Map

- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Continental Striping for Existing Crosswalks
- Continental Striping for Proposed Crosswalks
- Existing Traffic Signal
- Proposed Street Extension
- Metro Gold Line



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3. Bicycle, Vehicle, and Parking Lanes

   a. Traffic Lanes. Roadbeds shall be marked with the number of traffic lanes that coincide with the standard plans on Navigate LA.

   b. Bikeways.

      i. All Bicycle Friendly Streets identified in the 2010 Bicycle Plan shall be improved to include Bicycle Friendly Street improvements as described in the 2010 Bicycle Plan and highlighted in the 2010 Bicycle Plan's Technical Design Handbook.

      ii. Any landscaped portions of a bicycle friendly feature shall be planted with drought tolerant trees and/or low-maintenance, drought tolerant shrubs and groundcover.

      iii. Bicycle lanes shall be included on N. Spring, N. Main, Pasadena Avenue, San Fernando Boulevard, Figueroa Street, and a portion of Avenue 26 as illustrated on the cross-section standard plans on Navigate LA, the Bicycle Network Map on the following page and Appendix 4.

      iv. Bicycle sharrow markings shall be included on Avenue 26 between the Arroyo Seco (Pasadena) Freeway and the Gold Line Bridge since severe roadway width constraints (i.e. the existence of freeway on and off-ramps) prohibit the addition of bicycle lanes at this location.

      v. A bicycle lane shall be installed on Avenue 20 between Broadway and Main Street as illustrated in the cross-section standard plans on Navigate LA, the Bicycle Network Map on the following page and Appendix 4.

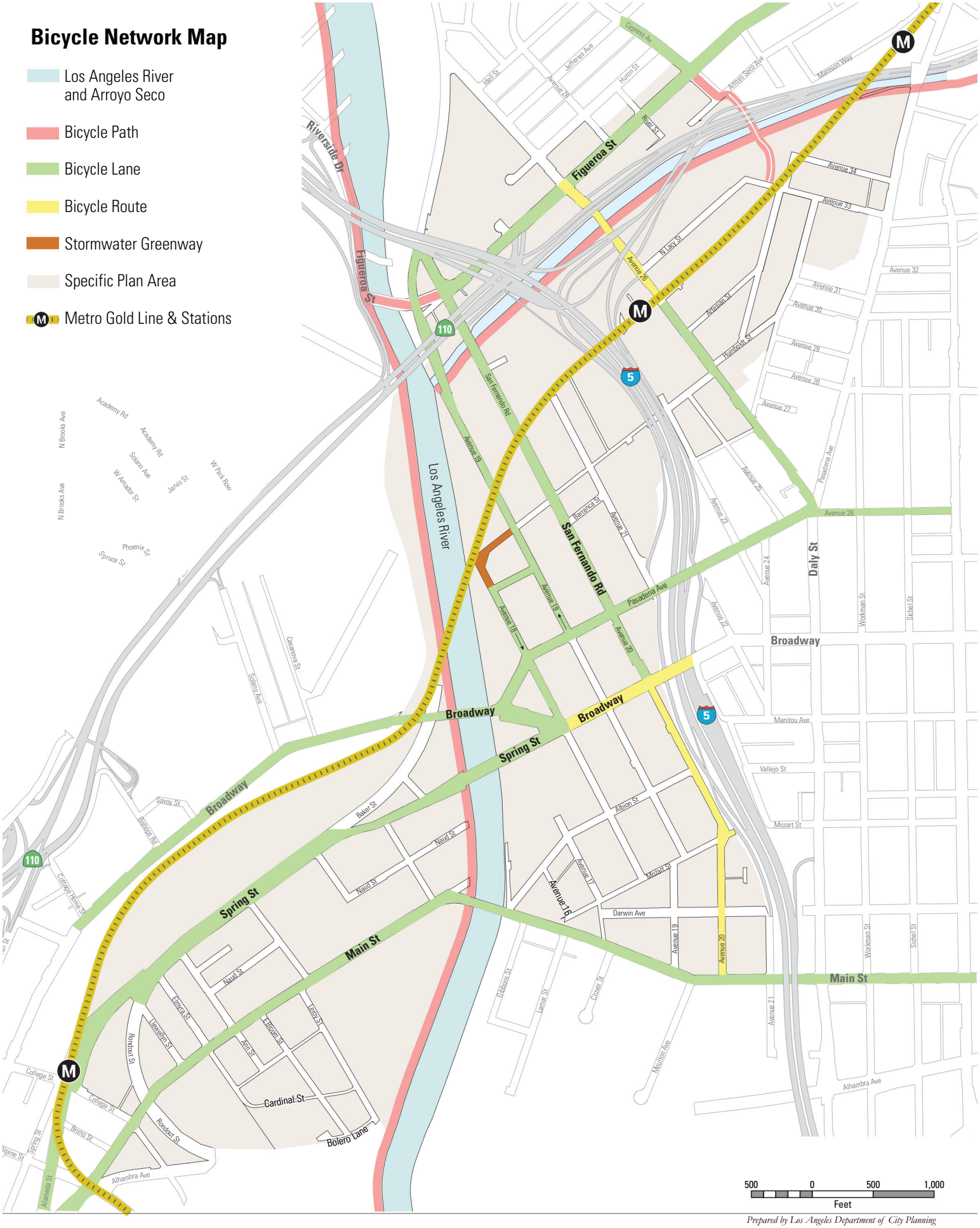
      vi. Temporary sharrow markings shall be installed on Broadway between Avenue 18 and the Golden State Freeway to indicate the presence of bicyclists until such time as a bicycle lane is installed at the location, as described in the 2010 Bicycle Plan.

   c. Parking Lanes.

      i. Car Share, Bicycle share or bicycle corrals shall be given priority access to on-street parking spaces.

      ii. Approval for any enhancement or unique design treatments in the parking lane shall be obtained from the Department of Transportation.

Bicycle Network Map



iii. If a parking space is reserved for a bicycle corral, the adjacent property owner shall assume maintenance responsibilities beyond normal re-striping and repair, which will continue to be performed by the Department of Transportation.

d. Landscaped Median.

i. A landscaped median shall be installed along Spring Street between College and Baker Streets. The median improvements shall be interrupted to accommodate left-turn pockets at Ann Street, Sotello and Mesnager Streets.

ii. The landscaped median shall be approximately 10 feet in width and shall be planted with mature, drought-tolerant, shade canopy trees and low-maintenance, drought-tolerant ground cover and shrubs.

iii. Approval for the design, plant selection, and irrigation plans for the landscaped median shall be obtained from the Department of Transportation and the Department of Public Works.

iv. The Bureau of Street Services shall be responsible for regular pruning, weed control, tree and/or plant replacement, and irrigation repair and replacement.

F. Street Standards

1. This Plan's Street Standards are modifications of the existing street designations and apply to the Plan's street segments illustrated in the Cross-Sections in Appendix 4 Modified Streets. The cross-sections show the typical midblock conditions. Intersections are not shown. For each street, the existing street designation and existing cross sections by segment are shown in the left column. The proposed cross-sections for those same segments are shown in the right column.

2. The proposed Plan Street Standard illustrated in Appendix 4 for each street segment includes:

   a. **Right-of-way width** (ROW).

   b. **Roadway width** (curb to curb).

   c. **Sidewalk width within the ROW.** The designated sidewalk width cannot be reduced. In other words, the roadway cannot be widened at the expense of the sidewalk.

3. Upon final approval of these standards the Bureau of Engineering shall add a layer to its Navigate LA website to inform all developers of the future block-by-block requirements for streets and sidewalk widths.

Subarea 4 Street Map

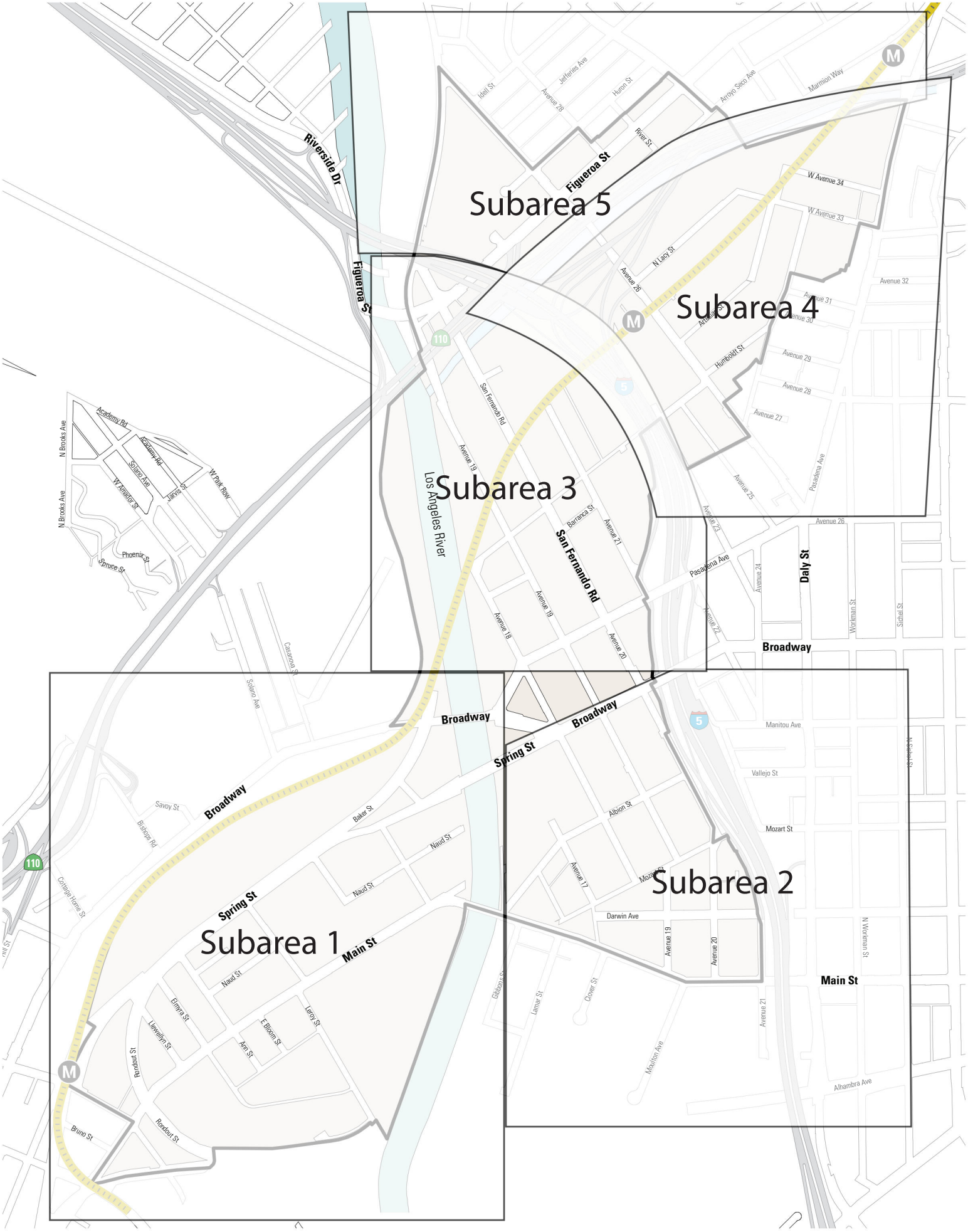




Subarea 5 Street Map

- Los Angeles River and Arroyo Seco
- Specific Plan Area
- Continental Striping for Existing Crosswalks
- Continental Striping for Proposed Crosswalks
- Existing Traffic Signal
- Existing Stop Sign
- Metro Gold Line & Station

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Subarea 5
Subarea 4
Subarea 3
Subarea 2
Subarea 1
Riverside Dr
Figueroa St
Los Angeles River
San Fernando Rd
Broadway
Spring St
Main St
Daly St
Pasadena Ave
W Avenue 34
W Avenue 33
Avenue 32
Avenue 31
Avenue 30
Avenue 29
Avenue 28
Avenue 27
Avenue 26
Avenue 25
Avenue 24
Avenue 23
Avenue 22
Avenue 21
Avenue 20
Avenue 19
Avenue 18
Avenue 17
Avenue 26
Humboldt St
N Broadway
Jefferies Ave
Huron St
Arroyo Seco Ave
Marmion Way
River St
N Lacy St
Workman St
Sichel St
Manitou Ave
Vallejo St
Albion St
Mozart St
Darwin Ave
Alhambra Ave
Moulton Ave
Lamar St
Clover St
Gibbons St
Academy Rd
W Avenue 43
Jarvis St
W Park Row
N Brooks Ave
Phoenix St
Spruce St
Solano Ave
Castanova St
Savoy St
Bishops Rd
College Home St
Baker St
Naud St
Elmyra St
Llewellyn St
Ann St
F Bloom St
Leroy St
Rondout St
Bruno St
110
5


Street Label Map
Los Angeles River and Arroyo Seco
Specific Plan Area
Riverside Dr
Figueroa St
River St
Idell St
Jefferies Ave
Cypress Av
Huron St
Arroyo Seco Ave
Marmion Way
Avenue 34
Avenue 33
Avenue 32
Avenue 31
Avenue 30
Avenue 29
Avenue 28
Avenue 27
Avenue 26
Avenue 25
Avenue 24
Avenue 23
Avenue 22
N Figueroa St
Avenue 26
N Lacy St
Artesian St
Humboldt St
110
5
San Fernando Rd
Avenue 19
Los Angeles River
Barranca St
Avenue 21
Pasadena Ave
Sichel St
Daly St
Workman St
Broadway
Manitou Ave
Vallejo St
Mozart St
Albion St
Avenue 20
Avenue 18
Avenue 17
Avenue 16
Darwin Ave
Main St
Spring St
Baker St
Naud St
Broadway
Academy Rd
N Brooks Ave
Soluno Ave
W Amador St
Janis St
W Park Row
Phoenix St
Spruce St
Solano Ave
Casanova St
Savoy St
Bishops Rd
Cortage Home St
Elmyra St
Lleweltyn St
Rondout St
Ann St
E Bloom St
Leroy St
Cardinal St
Bolero Lane
College St
Bruno St
Alameda St
Alhambra Ave
Gibbons St
Lamar St
Clover St
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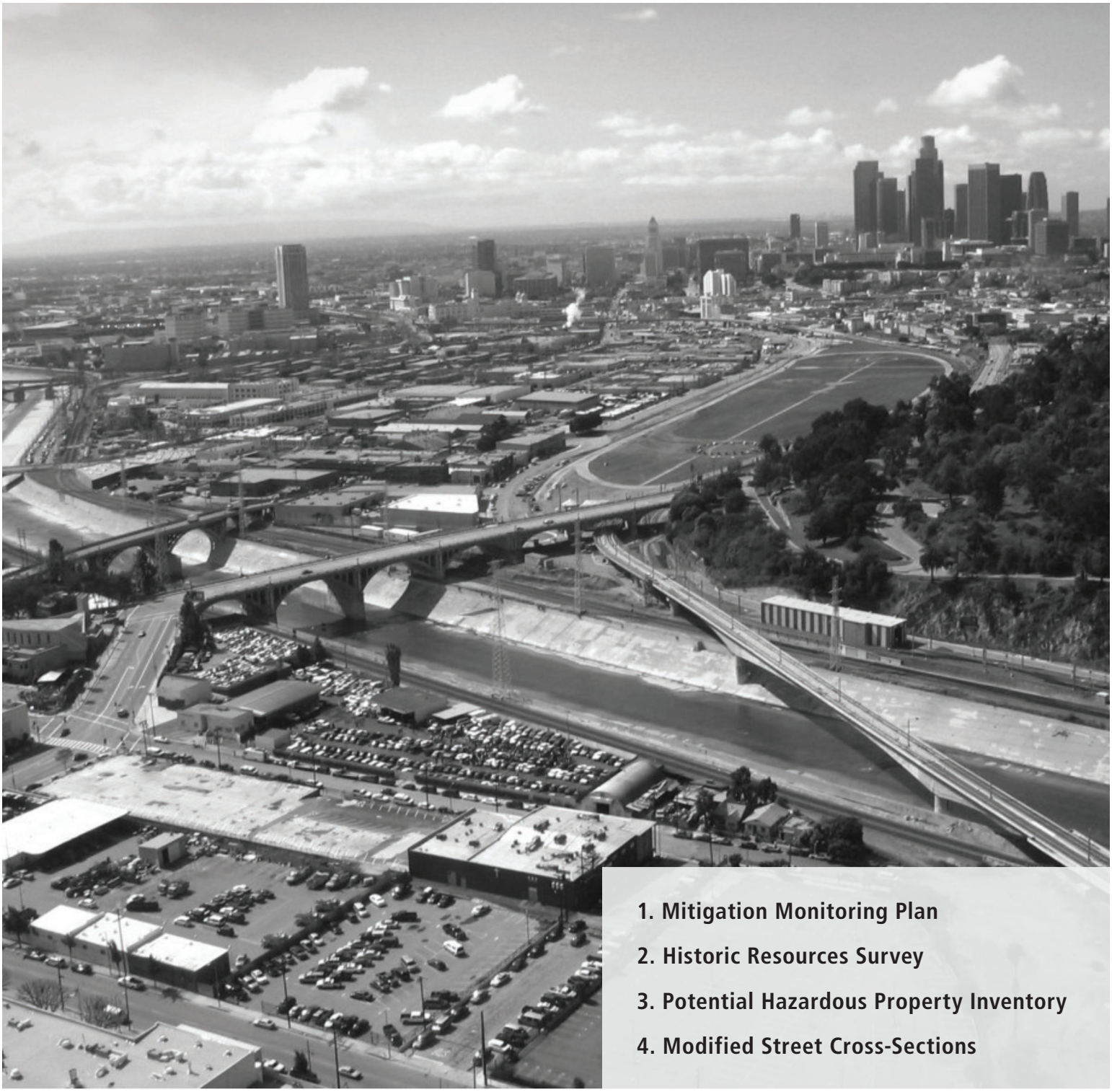
Block Numbers Map



Prepared by Los Angeles Department of City Planning
025_b: 05.2013


CITY OF LOS ANGELES
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of City Planning



1. Mitigation Monitoring Plan
2. Historic Resources Survey
3. Potential Hazardous Property Inventory
4. Modified Street Cross-Sections

CASP APPENDICES

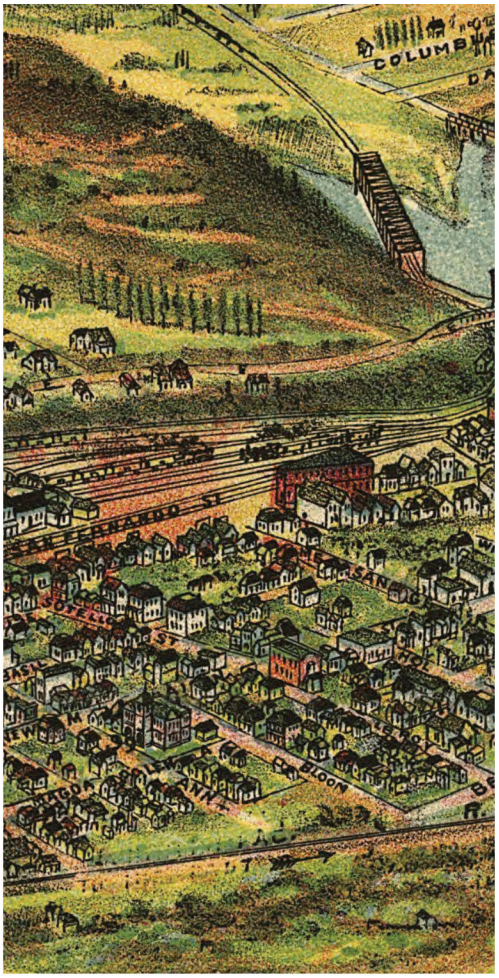
Cornfield Arroyo Seco Specific Plan

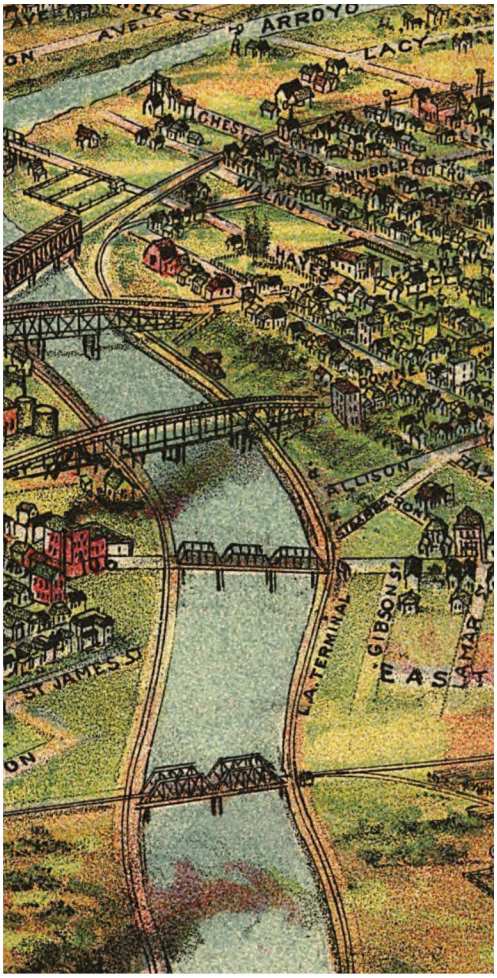
Los Angeles Department of City Planning

Mitigation Monitoring Plan

Appendix 1

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MITIGATION MONITORING PLAN

Section 21081.6 of the Public Resources Code and Section 15097 of the CEQA Guidelines require adoption of a Mitigation Monitoring or Reporting Plan (MMP) for all projects for which an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) has been prepared. This requirement was originally mandated by Assembly Bill (AB) 3180 which was enacted on January 1, 1989 to ensure the implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process. Specifically, Section 21081.6 of the Public Resources Code states that "…the agency shall adopt a reporting or monitoring Plan for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment…[and that the Plan]…shall be designed to ensure compliance during project implementation."

AB 3180 provided general guidelines for implementing monitoring and reporting Plans, which are enumerated in more detail in Section 15097 of the CEQA Guidelines. Specific reporting and/or monitoring requirements to be enforced during project implementation are defined prior to final approval of the project. The proposed monitoring Plan will be considered by the City of Los Angeles (the lead agency) prior to certification of the EIR. Although the lead agency may delegate reporting or monitoring responsibilities to other agencies or entities, it "…remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the Plan."

The Mitigation Monitoring Plan describes the procedures for the implementation of the mitigation measures to be adopted for the proposed project as identified in the Draft and Final EIR. The MMP for the proposed project will be in place through the planning horizon of the Plan (2035) or until the Plan and EIR are updated again. While the Proposed Project is a planning document, it is anticipated that development that occurs pursuant to the plan will include the following phases: design (pre-construction), construction, and operation (post-construction both prior to and post-occupancy), and therefore some mitigation measures are tied to these phases. The City is responsible for administering the MMP activities. The City may choose to delegate parts of the Plan (particularly enforcement and monitoring) to staff, other City departments (e.g., Department of Building and Safety, Department of Public Works, etc.), consultants, or contractors. The City may choose to designate one or more environmental monitor(s) (e.g. City building inspector, project contractor, certified professionals, etc., depending on the provision specified below).

Each mitigation measure is categorized by impact area, with an accompanying identification of:

Performance Criteria/Monitoring Actions – this is the criteria that would determine when the measure has been accomplished and/or the monitoring actions to be undertaken to ensure the measure is implemented.

The implementing agency – this is the agency or agencies that will actually undertake the measure.

The enforcement agency and monitoring agency -- this is the agency or agencies that will monitor the measure and ensure that it is implemented in accordance with this MMP.

Cornfield Arroyo Seco Specific Plan
Mitigation Monitoring Plan

Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
4. Transportation		
Mitigation Measure Transportation 4.1: ***Transportation Demand Management Strategies (TDM).*** All projects shall include the following: <u>Unbundled Parking</u>. All projects shall unbundle the cost of parking from the cost of living and employment areas, either by charging a rent or lease fee, or selling the parking space separately. (See Section 2.5.B.2) <u>Bicycle Facilities.</u> Residential projects or those portions of mixed-use projects that are residential shall provide a minimum of one bicycle parking space for every two units. Nonresidential projects, or those portions of mixed-use projects that are nonresidential shall provide a minimum of one bicycle parking space or locker for every 2,000 square feet. Open Space and public parks shall provide a minimum of two bicycle parking space for every 15,000 square feet. (See Section 2.5.B.5a, 6a, and 7b. <u>Transportation Information Center.</u> All projects shall provide a centrally located Transportation Information Center (TIC) where residents, employees, and visitors can obtain information regarding a variety of local transportation Plans and services. A TIC typically provides information about transit schedules, commute planning, ridesharing, telecommuting, bicycle and pedestrian routes and facilities, taxis, para-transit, onsite services, and local businesses. (See Section 2.3.C.2) <u>Rideshare or Carshare Parking.</u> Residential projects or those portions of mixed-use projects that are residential and provide parking shall provide, in a publicly accessible area, one shared vehicle parking space for every 25 units. Nonresidential projects, and those portions of mixed-use projects that are nonresidential shall provide a minimum of one share or carpool space for every 25,000 square feet. (See Section 2.5.B.4.b) <u>Scooters, Mopeds and Motorcycles.</u> Residential projects or those portions of mixed-use projects that are residential shall provide a designated stall for scooters, mopeds, and motorcycles at a ratio of one space for every 25 units. Nonresidential projects or those portions of mixed-use projects that are nonresidential shall provide a designated stall for scooters, mopeds, and motorcycles at a ratio of one space for every 25,000 square feet. (See Section 2.5.B.4.c)	DCP/DOT	DBS/DCP/DOT

DCP = Department of City Planning, DBS = Department of Building and Safety, LAFCD = Los Angeles County Fire Department, LAFD = Los Angeles Fire Department, LAPD = Los Angeles Police Department, LADOT= Los Angeles Department of Transportation, RAP = Department of Recreation and Parks, LAUSD = Los Angeles Unified School District, DWP = Department of Water and Power, BOS = Bureau of Sanitation, SCAQMD = South Coast Air Quality Management District, DOGGR = Department of Conservation's Division of Oil, Gas, and Geothermal Resources, BOE = Bureau of Engineering, DF&G = Department of Fish and Game

Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Projects seeking to add either 50 units and/or 50,000 square feet, or otherwise requiring additional environmental analysis are required to include the following additional TDM strategies: Transit Pass Subsidy Plan. Provide a subsidized transit pass to new residents for a period of one year; and, provide a subsidized transit pass, or equivalent cash-out to employees who walk, bicycle, or take transit to work. Parking Cash Out. Employers that offer subsidized or no cost parking shall offer the cash equivalent to employees who forgo their parking space and use alternative travel modes such as biking, walking, or taking the bus to work. Guaranteed Ride Home. All employers shall implement a Guaranteed Ride Home (GRH) Plan for employees who do not drive to work. The GRH Plan provides emergency rides to participating employees who may need to leave work during the day due to a family emergency or are asked to work late into the evening after their bus/ride-share/shuttle service no longer operates. Flexible Work Hours. Establish Flexible Work Hours, or flextime, to spread out the arrival and departure of employees and shifts trips (especially vehicle trips) to non-peak hours. Commuter Club. Develop a Commuter Club to offer incentives to employees for choosing alternative modes of transportation to and from work. Employees who agree to use alternative modes of travel (including walk, bike, transit, carpool or vanpool) to travel to work for a minimum number of days per week (e.g. at least three days per week) may participate in the Club. As a member, employees are entitled to various discounts at local businesses, special offers, and monthly raffle prizes. These benefits shall be determined and negotiated for each development project. Ridesharing Services Plan. Develop a Ridesharing Services Plan to reduce the number of employees that drive alone to work. The Plan will identify the home location of participating employees and implement strategies to ensure that at least 25% of the employees who do not walk, bicycle, or take transit to work are enrolled in either a carpool/vanpool and/or employer or area sponsored shuttle service. Flex Work Trips. Provide transportation options for work-related trips (exclusive of home to work trips). Options may include access to a flex/shared car and/or bicycle share Plan and/or transit passes.		

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
6. Earth Resources		
Mitigation Measure Transportation Earth Resources 6.1: ***Seismic Standards*** All projects shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.	DBS	DBS
Mitigation Measure Earth Resources 6.2: ***Geotechnical Report.*** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The aforementioned project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.	DBS	DBS
Mitigation Measure Earth Resources 6.3: ***Liquefaction.*** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division1 Section1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The aforementioned project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.		
Mitigation Measure Earth Resources 6.4: ***Hillside Grading Areas.*** All projects that require a grading permit and are located in a designated hillside area shall conform to the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices for the aforementioned projects shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.	DBS	DBS
Mitigation Measure Earth Resources 6.5: ***Grading Activities.*** *(20,000 Cubic Yards, or 60,000 SF of Surface Area or Greater.)* All projects that require grading permits for 20,000 Cubic Yards, or 60,000 square feet of surface area or greater shall include the following best management practices (bmps): • A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with the conditions described below. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated. • "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
impacts. • "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities. • Movement and removal of approved fencing shall not occur without prior approval by LADBS. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.		
7. Hydrology and Water Quality		
Mitigation Measure Hydrology and Water Quality 7.1: ***Floodplain.*** Projects located within the 100 year floodplain shall comply with the requirements of the Flood Hazard Management Specific Plan, and shall obtain any required concurrence from FEMA that the new development complies with the requirements of that agency.	BOS	BOS
Mitigation Measure Hydrology and Water Quality 7.2: ***Stormwater Infiltration.*** Shallow, perched conditions, or seepage may be encountered in the project area and therefore all projects shall, as part of their compliance with the City's new Low-Impact Development Ordinance, demonstrate as part of their LID application that the infiltration of stormwater on the site will not raise groundwater conditions to such a level that they would adversely affect existing facilities or structures.	BOS	BOS
Mitigation Measure Hydrology and Water Quality 7.3: ***Dewatering System.*** Projects that impact groundwater quantity as a result of direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity shall modify the structural design of a building so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, and unavoidable, the Department of Building and Safety requires the following measures:	DBS/BOS	DBS/BOS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
• Prior to the issuance of any permit for excavation, the applicant shall, in consultation with the Department of Building and Safety, submit a Dewatering Plan to the decision-maker for review and approval. Such plan shall indicate estimates for how much water is anticipated to be pumped and how the extracted water will be utilized and/or disposed of. • Extracted groundwater shall be pumped to a beneficial on-site use such as, but not limited to: 1) landscape irrigation; 2) decorative fountains or lakes; 3) toilet flushing; or 4) cooling towers. • Return water to the groundwater basin by an injection well.		
Mitigation Measure Hydrology and Water Quality 7.4: ***Stormwater Pollution Prevention.*** *(Demolition, Grading, and Construction Activities)* During construction all projects shall comply with the following requirements: • Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the drains. • All vehicles/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills. • Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible. • Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.	DBS/BOS	DBS/BOS
Mitigation Measure Hydrology and Water Quality 7.5: ***Standard Stormwater Mitigation Plan.*** *(SUSMP)* All projects must meet the requirements of the Standard Urban	BOS	BOS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/)		
8. Biological Resources		
Mitigation Measure Biological Resources 8.1: ***Habitat Modification.*** *(Nesting Native Birds)* Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibits the taking of any birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Therefore, all projects that require a grading and/or building permit are subject to the following: • Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86). • If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall: 1. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. 2. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities until August 31; or,	DCP	DBS/DCP/ DF&G

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
3. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located the qualified biological monitor shall develop a mitigation plan that includes a buffer appropriate to the specific species of bird as well as the type and degree of disturbance expected at the construction site. The mitigation plan and identified buffer shall remain in place until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area. 4. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.		
Mitigation Measure Biological Resources 8.2: ***Oak Trees.*** A person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus, which is 8 inches or more in diameter, four and one-half feet above mean natural grade, or in the case of oaks with multiple trunks, combined diameter of twelve inches or more of the two largest trunks, without first obtaining approval from the Board of Public Works. Contact Urban Forestry Division at: 213.847.3077 and complying with the following: • Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, and condition of all oak trees on the site, to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.	DPW-BOE/Urban Forestry Division	DPW-BOE//Urban Forestry Division

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
• A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division. • The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description. <u>Bonding (Tree Survival):</u> • The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated. • The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.		
9. Cultural Resources		
Mitigation Measure Cultural Resources *9.1a:* ***Archeological Resources.*** If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:	DBS	DBS/DCP

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
• The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. • The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. • The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report. • Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology McCarthy Hall 477 CSU Fullerton 800 North State College Boulevard Fullerton, CA 92834 • Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered. • A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.		
Mitigation Measure Cultural Resources *9.1.b:* ***Paleontological Resources.*** If any paleontological materials are encountered during the course of project development, all further development activities shall halt and: • The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State	DBS	DBS/DCP

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. • The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. • The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report. • Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum. • Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered. • A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.		
Mitigation Measure Cultural Resources *9.1.c:* ***Human Remains.*** In the event that human remains are discovered during excavation activities, the following procedure shall be observed: • Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday); or, 323-343-0714 (After Hours, Saturday, Sunday, and Holidays) • The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.	County Coroner/Native American Heritage Commission (NAHC)	DBS/DCP/Native American Heritage Commission (NAHC)

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
• The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. • The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. • If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; • If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission. • *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.		
Mitigation Measure Cultural Resources *9.2:* ***Historic Resources.*** Projects that could potentially impact either an identified or eligible historic structure or resource* shall demonstrate compliance with the Secretary of the Interior's Standards for Historic Resources by the following measures: *Please see Appendix 2. Historic Resources Survey for a list of eligible resources or structures but note that the inventory of designated or eligible historic resources or structures is continually updated and therefore no one list of historic resources or structures shall be considered the definitive or exhaustive list. • Prior to the issuance of any permit, the project shall obtain clearance from the Office of Historic Resources for the proposed work. • A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. • The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.	DBS	DCP's Office of Historic Resources (OHR)

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
• Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken. • Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved. • Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved. • Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. • Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. • Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. See below. • New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. • New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.		
Mitigation Measure Cultural Resources *9.3:* ***Native American Gabrielino Ground Disturbance Monitor.***	DBS	DBS/ Native American of Gabrielino descent

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
All projects that require a grading permit which will include ground disturbances 15' or more below the surface shall retain a Native American of Gabrielino descent to observe and monitor sub-surface activities. Prior to issuance of a grading or building permit that involves sub-surface activities 15' or more below the surface, evidence shall be provided for placement in the Project file that a Native American monitor has been retained.		
10. Hazardous Materials		
Mitigation Measure Hazardous Materials*. 10.1 and 2:* ***Hazardous Substances*.** Prior to the issuance of a use of land or building permit for any new industrial uses, or a change in the existing occupancy/use permit to an industrial use, the applicant shall provide a letter from the Fire Department stating that it has permitted the facility's use, storage, transport, creation, and disposal of hazardous substances. Approved plans for the transport, creation, use, containment, treatment and disposal of the hazardous materials shall be retained in the project's case file.	DBS	LAFD
Mitigation Measure Hazardous Materials *10.3:* ***Hazardous Materials near Schools.*** Prior to the issuance of a use of land or building permit for any new commercial or industrial uses within ¼ mile of an existing school, the applicant shall provide a letter from the Fire Department stating that it has permitted the facility's use, storage, transport, creation, and disposal of hazardous substances as well as provided adequate provisions with respect to emergency response and evacuation procedures.	DBS	DBS/LAFD
Mitigation Measure Hazardous Materials *10.4:* ***Contaminated Soil or Groundwater.*** (including Cortese List Sites) <u>Phase I and II Environmental Site Assessment</u> Prior to the issuance of a grading permit all projects, including properties listed and ranked 1 through 3 in Table 1 of the Hazardous Property Inventory in the Mitigation Plan (Appendix 3 of the Specific Plan), shall conduct a Phase I Environmental Site Assessment (ESA) to determine the potential for contaminated soil or groundwater on site. If the Phase I ESA determines that potential exist for contaminated soil or groundwater exists on site, than the project applicant shall conduct a Phase II ESA and shall follow its recommendations. A Phase I ESA shall not be required if it is already determined through previous monitoring activities that	DBS	DBS/ LAFCD, LAFD, RWQB, DTSC

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
contamination exists and a Phase II ESA shall not be required if a remedial plan is already underway to address on site contaminates. On site contaminates must be addressed to the satisfaction of either the Cal/EPA or Los Angeles County Fire Department (LACFD) Site Mitigation Unit (SMU) with their approval of completion of activities/ Remediation Action Plans (RAP) submitted to the Department of Building and Safety prior to the issuance of a building permit. <u>Los Angeles Regional Water Quality Board</u> The project applicant and the responsible parties for any open case, including the properties listed in Table 1 of the Hazardous Property Inventory in the Mitigation Plan (Appendix 3. of the Specific Plan), with the Los Angeles Regional Water Quality Control Board (LARWQCB), or where a subsequent Phase II ESA confirms groundwater contamination above the Maximum Concentration Level (MCL) for the proposed use(s) shall submit to the LARWQCB a dewatering plan and treatment plan/soil RAP for the handling and disposal of contaminated groundwater/soil that may be encountered during excavation of the project for review and approval. The dewatering plan/ RAP shall include but not be limited to monitoring of excavation activities by a certified environmental consultant to identify/sample groundwater and soil that may be contaminated; and exaction, treatment and disposal of contaminated groundwater/soil in accordance with applicable regulatory requirements. Written verification from the LARWQCB of approval of dewatering plan/management plan completion (ie "no futher action" letter) shall be submitted to the Department of Building and Safety prior to issuance of building permit. <u>Department of Toxic Substance and Control (DTSC)</u> The project applicant and the responsible parties for any open case, including properties listed in Table 1 of the Hazardous Property Inventory in the Mitigation Plan (Appendix 3 of the Specific Plan), with the Department of Toxic Substance and Control or where a subsequent Phase II ESA confirms soil contamination above the MCL for the proposed use(s) shall submit to the Los Angeles County Fire Department (LACFD) Site Mitigation Unit (SMU) a soil RAP for the handling and disposal of contaminated soil that may be encountered during excavation of the project for review and approval. The RAP shall include but not be limited to monitoring of excavation activities by a certified environmental consultant to identify/sample soil that may be contaminated; and exaction, treatment and disposal of contaminated soil in accordance with applicable regulatory requirements. Written verification from the LACFD SMU of approval of RAP completion (ie "no futher action" letter) shall be submitted to the Department of Building and Safety prior to issuance of building permit. <u>Bortz Oil Company and Kennington Ltd.</u>		

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
The future uses of the Bortz Oil Company, and the Kennignton Ltd. site will have to be compatible with the level of remediation completed at those sites or will have to incorporate additional measures to ensure that the future uses of these sites do not result in hazards to people or the environment and meet the stipulated land restriction requirements pursuant to the governing agency over the remediation efforts. Therefore, future uses at these sites shall comply with the State requirements related to listing on the Cortese List. Elder care, day care uses are prohibited at the Kennington Ltd. site located at 3209 Humboldt Street. Elder care, day care, public and private school and residential uses are prohibited for the Bortz Oil Company site located at 1746 Spring Street.		
Mitigation Measure Hazardous Materials *10.5:* ***Existing Toxic/Hazardous Construction Materials*** Asbestos. Prior to the issuance of any permit for the demolition or alteration of existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations. Lead Paint. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations. Polychlorinated Biphenyl. (Commercial and Industrial Buildings) Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.	DBS	DBS/SCAQMD
Mitigation Measure Hazardous Materials *10.6:* ***Human Health Hazard***. All projects are subject to the following: • The property shall be maintained in a neat, attractive, and	BOS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
safe condition at all times. • On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties. • Garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times. • Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter. • Trash and garbage collection containers shall be emptied a minimum of once per week. • Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.		
Mitigation Measure Hazardous Materials *10.7:* ***None Required.***		
Mitigation Measure Hazardous Materials *10.8:* ***Methane Zone.*** Projects located in a Methane Zone or a Methane Buffer Zone in the City's Zoning Information Map Access System (ZIMAS) shall do the following: • All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas. • All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval. • All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.		
Mitigation Measure Hazardous Materials *10.9:* ***Abandoned Wells*.** Prior to the issuance of grading permits for the three properties identified in Table 1 of the Hazardous Property Inventory in the Mitigation Plan (Appendix A1.B. of the Specific Plan), that include abandoned wells, an investigation of the abandoned wells shall be carried out to determine if further testing and/or re-abandonment, plugging or re-plugging is necessary. Well abandonment, plug or re-plug shall be conducted under the supervision of Department of Conservation's Division of Oil, Gas, and Geothermal Resources (DOGGR) pursuant to Section 3106 and 3208.1 of the Public Resource Code (PRC). An adequate gas venting system shall be provided in the event that construction over an abandoned well is unavoidable. The applicants should obtain a copy of the "Construction Project Site Review and Well Abandonment Procedures" published by DOGGR that outlines the information required for DOGGR review. The applicants shall obtain a determination letter from DOGGR prior to issuance of building permit. Remedial action plans shall be required if any plugged, abandoned, and/or unrecorded wells are damaged or uncovered during site excavation or grading. DOGGR office shall be contacted to obtain information on the requirements for and approval to perform remedial operations. If contaminated soils are identified then a suitable remediation plan shall be developed to the satisfaction of the County of Los Angeles Fire Department Site Mitigation Unit (SMU), and a "no further action" letter shall be submitted to the Department of Building and Safety prior to the issuance of a building permit.	DBS	DBS/DOGGR
Mitigation Measure Hazardous Materials *10.10:*	DBS	DBS/LAFD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Underground Storage Tanks. Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies.		
Mitigation Measure Hazardous Materials 10.11: ***Emergency Evacuation Plan.*** Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.	DBS	DBS/LAFD
11. Air Quality		
Mitigation Measure Air Quality 11.1: ***Sustainable Community Development.*** Prior to approving future developments the City shall ensure that the proposed project includes feasible measures for reducing automobile dependence and potential vehicle emissions as part of the basic project design. These measures include providing for a mix of uses, local and regional transit, and peak-hour shuttle services, bicycle and pedestrian measures such as sidewalks and bicycle lanes, and local-serving retail.	DCP	DCP
Mitigation Measure Air Quality 11.2: ***Sensitive Land uses near Freeways.*** Based on the recommended buffer distances of the California Air Resources Board (CARB), for all projects that proposes sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive receptors within at least 500 feet from either the I-5 or SR-110 freeways, the Project Applicant shall submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (SCAQMD) to the Director of Planning or their designee, prior to issuance of building permit. If the HRA shows that	DCP/ DBS	DBS/DCP/SCAQMD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
the incremental cancer risk exceeds 'an acceptable level' here defined as either one in one hundred thousand (1.0E-05), or the appropriate non-cancer hazard index of 1.0, the applicant shall be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) are capable of reducing potential cancer and non-cancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to installation of Minimum Efficiency Reporting Value (MERV) filters rated at 13 or better at all residential units.		
Mitigation Measure Air Quality 11.3: ***Sensitive Land Uses near Freeways and/or Heavy Railway and/or, Distribution Centers.*** As described in the proposed zoning for the Specific Plan applicants for new developments that proposes sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive receptors in the Project Area within 500 feet of either the SR-110 or I-5 freeways; or within 1,000 feet of a heavy railway (ie LATC railyard), distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU operations exceed 300 hours per week), or other industrial facility which emits toxic air contaminants; or within 300 feet of dry cleaners; or within 50 feet of a fuel dispensing facility shall be required to install and maintain air filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) filters of MERV 13 in the intake of ventilation systems, to the satisfaction of the Department of Building and Safety. Developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from SR-110 or I-5 freewqys, or other TAC sources for all affected units.	DCP	DBS/DCP/CAQMD
Mitigation Measure Air Quality 11.4: ***Sensitive Land uses within 1500' feet of a Freeway, TAC and other sources of DPM.*** For any project that proposes sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive	DCP	DBS/ DCP /SCAQMD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
receptors located at or within 1,500 feet of a freeway or TAC sources including heavy railways (ie LATC railyard) and other sources of DPM and other known carcinogens shall be required to install and maintain air filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12 in the intake of ventilation systems, to the satisfaction of the Department of Building and Safety. Developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from TAC sources for all affected units.		
Mitigation Measure Air Quality 11.5: ***Sensitive Land uses beyond 1500' feet of a Freeway or TAC Sources.*** For any project that proposes sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive receptors located beyond 1,500 feet of a freeway or other industrial TAC sources shall be required to install and maintain air filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11 in the intake of ventilation systems, to the satisfaction of the Department of Building and Safety.	DCP	DBS/DCP/SCAQMD
Mitigation Measure Air Quality 11.6: ***Added Measures for Air Filtration Systems.*** • If the installation of an air filtration system is determined to be necessary to reduce exposure of on-site occupants to TACs, the following additional measures shall occur to guarantee long-term maintenance and replacement of the air filters in the individual units: • For rental units the owner/property manager shall maintain the air filtration system and replace air filters in accordance with the manufacture's recommendations. The property owner shall inform renters of increased risk of exposure to TACs when windows are open. • For residential owned units the Homeowner's Association (HOA) shall incorporate requirements for long-term	DBS	DBS/DCP/SCAQMD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
maintenance in the Covenant Conditions and Restrictions and inform homeowners of their responsibility to maintain the air filtration system in accordance with the manufacturer's recommendations. The HOA shall inform homeowner's of increased risk of exposure to TACs when windows are open. • Air filtration system may create more resistance to airflow because the filter media becomes denser as efficiency increases. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit designed with sufficient power to force air through the air filters.		
Mitigation Measure Air Quality 11.7: ***Sensitive Land uses within 1,000 feet of Heavy Railway or other DPM Sources.*** For any project that proposes a sensitive land use within 500 feet of freeways, or within 1,000 feet of heavy railways (ie LATC railyard) and other sources of DPM or known carcinogens shall plant appropriate vegetation to screen the receptor from the DPM source to reduce exposure unless it is determined by an HRA to not be necessary to reduce health impacts. The vegetation shall be selected (such as certain types of coniferous trees) on the demonstrated effectives in filtering air pollution. A Covenants and Agreement shall be recorded on the property to maintain the vegetation in good condition.	DCP	DBS/DCP/SCAQMD
Mitigation Measure Air Quality 11.8: ***Sensitive Land Uses-Site and Building Orientation.*** Sensitive land uses shall be oriented to reduce exposure from the main entry and exit points of distribution centers (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU operations exceed 300 hours per week), unless an HRA shows that the incremental cancer risk is less than one in one hundred thousand (1.0E-05), or the appropriate non-cancer hazard index is less than 1.0.	DCP	DBS/DCP/SCAQMD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Mitigation Measure Air Quality 11.9: ***Active Use Recreational Areas*** All outdoor active-use public recreational areas associated with Proposed Alternatives shall be located more than 500 feet from the nearest lane of traffic on the SR-110 or I-5 freeways, unless an HRA shows that the incremental cancer risk is less than one in one hundred thousand (1.0E-05), or the appropriate non-cancer hazard index is less than 1.0.	DRP/DCP	DBS/DCP/SCAQMD
Mitigation Measure Air Quality 11.10: ***Permission to Install an Alternative Design Feature.*** The applicant/developer may be permitted to install an alternative design feature or mitigation than those measures that are prescribed by the City if the developer carries out a health risk assessment (HRA) that demonstrates the air quality impacts to on site occupants would be less than significant after inclusion of specific site design features. The HRA shall include a dispersion model acceptable to SCAQMD, meteorological data and estimation of both cancer and non-cancer risks. If the HRA shows that the incremental cancer risk exceeds 'an acceptable level' here defined as either one in one hundred thousand (1.0E-05), or the appropriate non-cancer hazard index that exceeds of 1.0, the applicant shall be required to identify and demonstrate that Best Available Control Technologies for Toxics capable of reducing potential cancer and non-cancer risks to an acceptable level, including appropriate enforcement mechanisms.	Applicant/DCP	DBS/DCP/SCAQMD
Mitigation Measure Air Quality 11.11: ***Construction Emission Control Measures.*** <u>Basic.</u> The following controls should be implemented at all construction sites: • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • Pave, apply water three times daily, or apply (non-toxic)	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep daily (with water sweepers) all paved roads, parking areas, and staging areas at construction sites. • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour. • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. <u>Construction Equipment.</u> The following control measures are required of all construction equipment: • Maintain properly tuned engines. • Minimize the idling time of diesel-powered construction equipment to two minutes. • Use alternative powered construction equipment (e.g., compressed natural gas, biodiesel, electric) whenever possible. • Use add-on control devices such as diesel oxidation catalysts or particulate filters, as appropriate. • Limit the operating hours of heavy-duty equipment. <u>Enhanced.</u> The following measures shall be implemented at construction sites greater than four acres in area: • All "Basic" control measures listed above. • Hydroseed or apply (nontoxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more). • Enclose, cover, water twice daily, or apply (nontoxic) soil binders to exposed stockpiles (dirt, sand, etc.) • Limit traffic speeds on unpaved roads to 15 miles per hour. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as		

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
possible.		
Mitigation Measure Air Quality 11.12: ***Construction Equipment Standards.*** Project construction contractor shall incorporate the following construction measures unless it is determined they are not required to mitigate construction air quality impacts through the completion of a LST air quality analysis conducted in accordance with the SCAQMD LST Methodology at the discretion of the Department of City Planning. • Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained the lead agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, • During project construction, all internal combustion engines/construction, equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher according to the following: ▪ Project Start, to December 31, 2011: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 2 offroad emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. ▪ January 1, 2012, to December 31, 2014: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
similarly sized engine as defined by CARB regulations. ▪ Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. ▪ A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. ▪ Encourage construction contractors to apply for AQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for AQMD "SOON" funds. The "SOON" program provides funds to accelerate clean up of off-road diesel vehicles, such as heavy duty construction equipment. More information on this program can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm		
12. Noise and Vibration		
Mitigation Measure Noise and Vibration 12.1.a: ***Residences, Hospitals, or Nursing Homes Adjacent to Spring Street, North Broadway, Main Street, San Fernando Road, I-5, or SR 110.*** Projects that include residential uses, daycare centers, medical facilities, or other sensitive receptors that are located on parcels of land adjacent to Spring Street, North Broadway, Main Street, San Fernando Road, I-5, or R 110 shall either: • Construct all exterior windows, having a line of sight of any of the aforementioned highways, with double-pane glass and use exterior wall construction which provides a Sound Transmission	DBS	DBS

DCP = Department of City Planning, DBS = Department of Building and Safety, LAFCD = Los Angeles County Fire Department, LAFD = Los Angeles Fire Department, LAPD = Los Angeles Police Department, LADOT= Los Angeles Department of Transportation, RAP = Department of Recreation and Parks, LAUSD = Los Angeles Unified School District, DWP = Department of Water and Power, BOS = Bureau of Sanitation, SCAQMD = South Coast Air Quality Management District, DOGGR = Department of Conservation's Division of Oil, Gas, and Geothermal Resources, BOE = Bureau of Engineering, DF&G = Department of Fish and Game

Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto. • Or, as an alternative, the applicant may retain an acoustical engineer to submit evidence, along with the application for a building permit, of any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.		
Mitigation Measure Noise and Vibration 12.1.b: ***Commercial Uses Adjacent to North Broadway and Main Street.*** Projects that include commercial uses located on parcels of land adjacent North Broadway and Main Street shall retain an acoustical engineer to submit evidence, along with the application for a building permit, of any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.	DBS	DBS
Mitigation Measure Noise and Vibration 12.1.c: ***Public parks.*** Any public parks shall retain an acoustical engineer to submit evidence (acoustical analysis), along with the application for a grading permit, that grading, barrier walls, or setbacks have been employed in the design of the park to mitigate traffic noise form adjacent roads.	RAP, DBS	DBS
Mitigation Measure Noise and Vibration 12.1.d: ***School, Library, and/or Church Facilities.*** Any project that includes school, library, and/or church facilities shall: • Retain an acoustical engineer to submit evidence, along with the application for a building permit, of any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room. • Use grading, barrier walls, or setback distance to mitigate traffic noise from adjacent roads to an STC value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.	DBS	DBS
Mitigation Measure Noise and Vibration 12.2:	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Construction Noise. All projects requiring a development permit shall adhere to the following conditions of approval: • Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday. • Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. • The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. • Whenever construction occurs adjacent to occupied residences (on- or offsite), temporary barriers shall be constructed around the construction sites to shield the ground floor of the noise-sensitive uses. These barriers shall be of ¾-inch medium density plywood sheeting, or equivalent, and shall achieve an STC of 30 or greater, based on certified sound transmission loss data taken according to American Society for Testing and Materials Test Method E90 or as approved by the City of Los Angeles Building Department. • Construction equipment staging areas shall be located as far as feasible from residential areas while still serving the needs of construction contractors. • Quieter "sonic" pile drivers shall be used, unless engineering studies are submitted to the City of Los Angeles showing this is not feasible and cost effective, based on geotechnical considerations. • Groundborne vibration impacts from construction activities shall be considered in the construction Plans to minimize the disturbance to noise-sensitive receptors. • Routes for heavy construction site vehicles shall be identified to minimize noise and vibration impacts to residences and noise-sensitive receptors. • Activities that generate high noise levels — such as pile driving and the use of jackhammers, drills, and impact wrenches — shall be restricted to the hours of 7:00 am to		

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
6:00 pm Monday through Friday.		
Mitigation Measure Noise and Vibration 12.3: ***Operational Noise Attenuation.*** All projects shall submit engineering and acoustical specifications for project mechanical HVAC and utility transformers (including generators) to the Department of Building and Safety, prior to obtaining a building permit, demonstrating that the equipment design (types, location, enclosure, specifications) can control noise to meet the requirements of the City's noise ordinance at nearby residential and other noise-sensitive land uses.	DBS	DBS
Mitigation Measure Noise and Vibration 12.4: ***Groundborne Vibration.*** Projects located within the FTA's Screening Distances for Vibration Assessment of an existing rail line, shall be required to conduct vibration measurements and analysis demonstrating that the FTA Groundborne Vibration Impact Criteria for the proposed land use are not exceeded. If the criteria cannot be met then the project will need to specify the modifications that will be made to ensure criteria compliance.	DBS	DBS
14. Public Services and Recreation Facilities		
Mitigation Measure Public Service and Recreation Facilities 14.1: ***Fire.*** Any project requiring a Change of Use or Building permit shall comply with the following Firefighting Personnel and Firefighting Apparatus Access Standards: Firefighting Personell Access Standards: • No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway or an improved street, access road, or designated fire lane. • No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. • Entrance to the main lobby shall be located off of the address side of the building. • Any required Fire Annunciator panel or Fire Control Room	DBS	DBS/LAFD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
shall be located within a 50' visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department <u>Firefighting Apparatus Access Standards:</u> • All access roads, including fire lanes, shall be maintained in an obstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code. • Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28' in width. • Private roadways for general access use shall have a minimum width of 20' feet. • Access for Fire Department apparatus and personnel to and into all structures shall be required. • Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement. • All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being posted.		
15. Utilities		
Mitigation Measure Utilities 15.1: ***Water.*** All projects shall: • Install a separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf and greater. • Install restroom faucets with a self-closing design. • Be prohibited from installing single-pass cooling equipment. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to	DBS	DBS/DWP

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system). • Install and utilize only high-efficiency clothes washers (as determined by DWP). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. • Install and utilize only high-efficiency Energy Star-rated dishwashers.). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. • Any application that includes a car wash shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.		
Mitigation Measure Utilities 15.2: ***Wastewater.*** All projects shall: • Include a holding tank large enough to hold three times the project's daily wastewater flow so that the tank could hold all project wastewater during peak wastewater flow periods for discharge into the wastewater collection system during off-peak hours. • Install a grey water system to reuse wastewater from the project.	BOS	BOS
Mitigation Measure Utilities 15.3: ***Electricity.*** Projects shall obtain confirmation from LADWP that the existing electrical supply infrastructure can meet the project's potential energy demand.	DWP	DWP
Mitigation Measure Utilities 15.4: ***Natural Gas.***	Southern California Gas Company	DBS

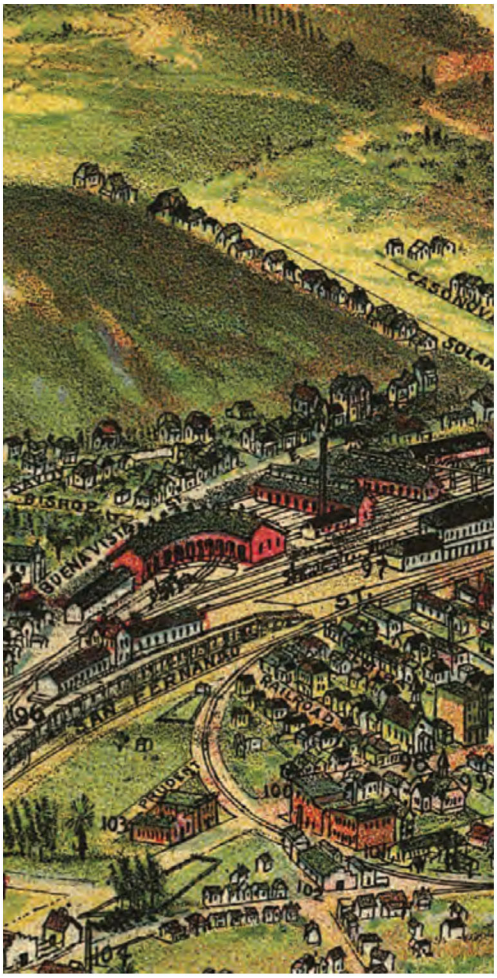
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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Projects shall obtain confirmation from the Southern California Gas Company that the existing gas supply infrastructure can meet the project's potential natural gas demand.		
Mitigation Measure Utilities 15.5: ***IT/COMM.*** Projects shall obtain confirmation from the local IT/COMM provider that the existing infrastructure can meet the project's potential needed services and facilities.	IT/COMM Provider	DBS
16. Energy and Greenhouse Gases		
Mitigation Measure Energy and Greenhouse Gases 16.1: ***Energy Generation.*** Projects shall supply 20 percent of non-residential and 10 percent of residential energy demand with renewable energy generation.	DWP	DWP
Mitigation Measure Energy and Greenhouse Gases 16.2: ***Climate Action Plan.*** The City shall implement the Climate Action Plan.	Mayor's Office	Mayor's Office

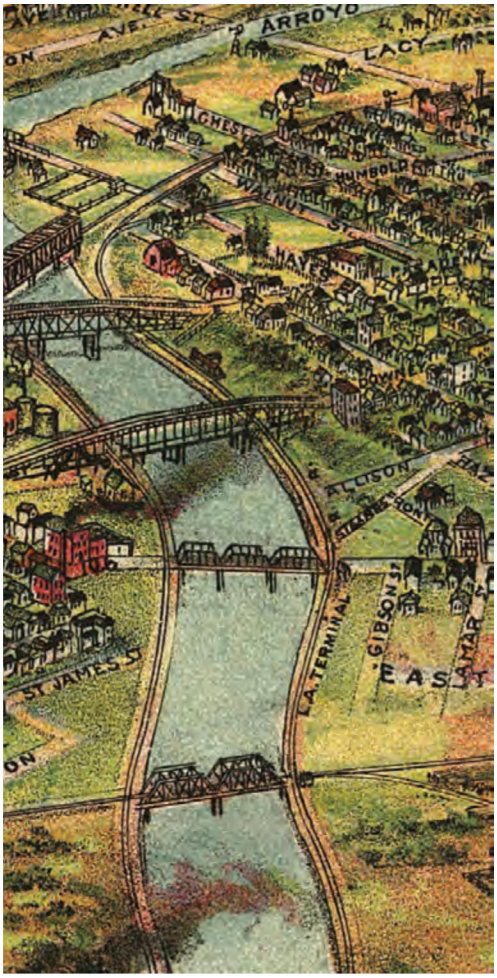
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Historic Resources Survey

Appendix 2



2



HISTORIC RESOURCES SURVEY

CORNFIELD ARROYO SECO SPECIFIC PLAN AREA

CITY OF LOS ANGELES

LOS ANGELES COUNTY, CALIFORNIA

Prepared for:

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LSA Project No. ARU1001

LSA

June 3, 2011

EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) is under contract to Arup, who is the prime consultant under contract to the City of Los Angeles Department of City Planning (DCP), to conduct a historic resources survey of the Cornfield Arroyo Seco Specific Plan (CASP) Area. The CASP survey area comprises 660 acres and roughly 1,600 assessor's parcels in an area northeast of downtown just east of Chinatown and comprising portions of Lincoln Heights.

The purpose of the survey, completed in cooperation with the City Office of Historic Resources (OHR), was to identify, document, and evaluate, at the intensive level, selected properties for eligibility for the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and/or for designation as a City of Los Angeles Historic Cultural Monument (HCM) to facilitate future planning considerations. The survey largely followed methodology currently in use for SurveyLA, the City's first-ever comprehensive historic resources survey.

In February 2011, the survey team conducted windshield surveys and limited archival research to identify potentially significant properties, using the contexts, themes, and property types developed for SurveyLA. In March 2011, the survey team conducted an intensive-level survey of the potentially significant properties, using the Field Guide Survey System (FiGSS) developed for SurveyLA as well as the Historic Architecture Inventory (HAI) developed by LSA for field data collection. The FiGSS enabled the survey team to use SurveyLA's contexts, themes, and property types in the field, while HAI provided the team with the ability to create architectural descriptions and to print Department of Parks and Recreation (DPR 523) forms.

The initial windshield surveys resulted in the identification of 50 properties to survey using the FiGSS, including two potential "conservation areas" containing both eligible and ineligible properties related by an overarching theme. Of the 50 properties, 23 met one or more eligibility standards in the FiGSS and were documented on DPR 523 forms and attached to the report. The remaining 27 properties did not ultimately meet any eligibility standards and/or did not retain sufficient integrity. These properties were assigned a 6Z status code and are included in a table in the Results section of this report. The two 6LQ planning areas include the "River Station Historic Landscape" and the "Albion Street Community Planning Area." Although neither constitutes an eligible historic district, there is distinctive character in each area that warrants consideration in future design and planning processes.

All properties assigned a status code of 1–5 are considered to be "historical resources" for CEQA compliance purposes and City's Cultural Heritage Ordinance. Those properties assigned a status code of 6DQ, 6Z, or 6L do not constitute "historic properties" (Section 106) or "historical resources" (CEQA) and require no further cultural resources considerations. Properties that were not identified for intensive-level survey were assigned a "7RQ" meaning they were identified in a SurveyLA survey, but not evaluated. These properties did not appear to warrant intensive level survey for the CASP planning and review process, but may need to be evaluated in connection with future projects.

TABLE OF CONTENTS

EXECUTIVE SUMMARY i

TABLE OF CONTENTS ii

FIGURE iii

TABLES iii

APPENDICES iii

INTRODUCTION 1

PROJECT TEAM 1

DESCRIPTION OF THE SURVEY AREA 1
- Western Section 1
- Central Section 3
- Eastern Section 3
- Northern Section 3

PROJECT METHODOLOGY 3
- Field Surveys 4
- Field Guide Survey System 4
- Historic Architecture Inventory 5
- Property-Specific Research 5

SIGNIFICANCE CRITERIA 6

NATIONAL REGISTER OF HISTORIC PLACES 6
- Criteria Considerations 6
- Integrity 7

CALIFORNIA REGISTER OF HISTORICAL RESOURCES 7

CITY OF LOS ANGELES HISTORIC CULTURAL MONUMENT (HCM) 8
- Section 22.171.8: Monument Designation Criteria 8

CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE 9

CALIFORNIA HISTORICAL RESOURCE (CHR) STATUS CODES 9

SUMMARY OF FINDINGS 11

HISTORICAL OVERVIEW 11
- Lincoln Heights 12
- Railroads and Industry 12

SUMMARY OF RELEVANT HISTORIC CONTEXTS AND THEMES 13
- 3.0 Context: Residential Development and Suburbanization 13
- 4.0 Context: Commercial Development 13

5.0 Context: Institutional Development 14
6.0 Context: Architecture and Engineering 15
8.0 Context: Cultural Landscapes, 1850–1980 15
9.0 Context: Industrial Development, 1850–1980 15

RESOURCES IDENTIFIED 18

HISTORICAL RESOURCES (3S, 3CS, 5S3) 19

INELIGIBLE PROPERTIES 21

NON-ELIGIBLE CONSERVATION AREAS (6LQ) 23
River Station Historic Vernacular Landscape 23
Albion Street Community Conservation Area 24

RECOMMENDATIONS 25

REFERENCES 26

FIGURE

Figure 1: Regional Location Map 2

TABLES

Table A: Historical Resources in the CASP Area (not including HCMs) 19
Table B: Ineligible Properties (6Z) 21
Table C: Ineligible Properties that Warrant Consideration in the Planning Process (6L) 23

APPENDICES

A: SUMMARY OF FiGGS
B: SURVEY MAPS (to be provided by OHR per scope)
C: DEPARTMENT OF PARKS AND RECREATION (DPR 523) FORMS

INTRODUCTION

LSA Associates, Inc. (LSA) is under contract to Arup, who is the prime consultant under contract to the City of Los Angeles Department of City Planning (DCP), to conduct an historic resources survey of the Cornfield Arroyo Seco Specific Plan (CASP) Area.

PROJECT TEAM

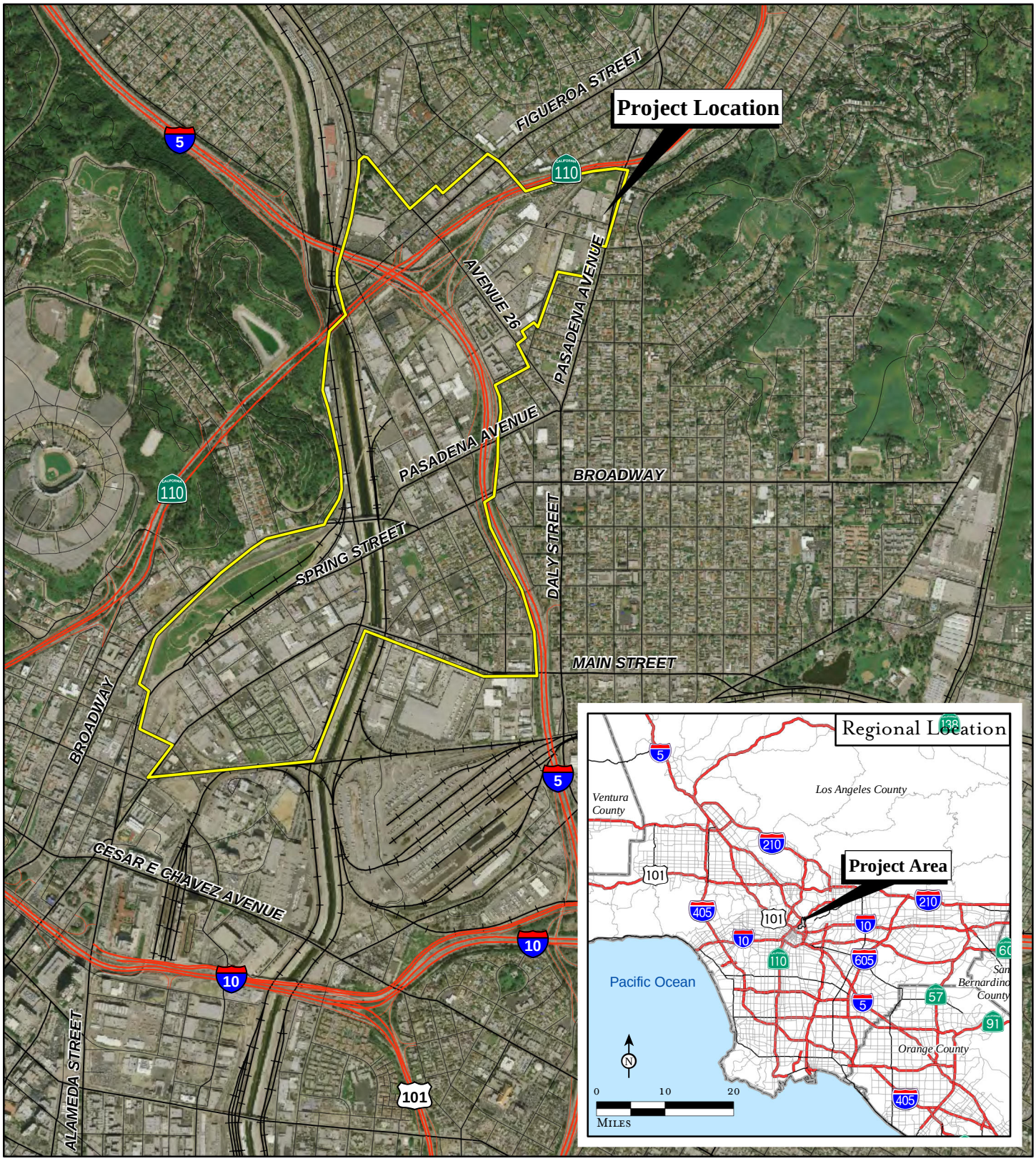
The Historic Resources Survey was completed by Tanya Sorrell, M.A. of LSA, Kathryn McGee of Chattel Architecture, Planning & Preservation, Inc. (Chattel), and Shane Swerdlow of Chattel. Ms. Sorrell acted as project manager, leading the reconnaissance survey of the CASP area, preparing the Survey Report, and coordinating with the City Office of Historic Resources (OHR) to identify and apply the relevant contexts developed by SurveyLA. Ms. McGee acted as lead surveyor for the team, participating in reconnaissance surveys, conducting intensive-level surveys on properties identified in the reconnaissance survey, and entering data into the FiGSS and HAI. Mr. Swerdlow acted as survey and research assistant, participating in intensive-level surveys and conducting property-specific research. Ms. Sorrell and Ms. McGee both meet the Secretary of the Interior's Professional Qualifications Standards in History and Architectural History.

DESCRIPTION OF THE SURVEY AREA

The CASP survey area comprises 660 acres and roughly 1,600 assessor's parcels in an area northeast of downtown just east of Chinatown and comprising portions of Lincoln Heights. Spring Street/Broadway, Main Street, San Fernando Road, Avenue 26, and Figueroa Street are arterial streets that traverse the area (Figure 1). The survey area is divided into four sections by Interstate 5 (I-5), Arroyo Seco Parkway (which follows Arroyo Seco Wash), and the Los Angeles River.

Western Section

The section west of the Los Angeles River is characterized by blocks of industrial buildings constructed throughout the 20th century. The section along Spring Street historically surrounded the Southern Pacific River Station (HCM #82), which is now Los Angeles State Historic Park. In 2005, the State Park was the site of an art project by Lauren Bon called "Not a Cornfield," which is where the Cornfield Arroyo Seco Specific Plan gets part of its name. One of the more notable industrial buildings in the section is the Raphael Junction Block/NY Suspenders Factory (HCM #872), a flatiron-shaped building adjacent to the State Park. The western section also includes Los Angeles Department of Water and Power (LADWP) generating and maintenance facilities and William Mead Homes Public Housing. A rare extant section of the Zanja Madre, the main irrigation ditch that fed the early Pueblo de Los Angeles, is located just north of the State Park along the Metro Gold Line alignment.



LSA

FIGURE 1

N

0 1,000 2,000

Feet

SOURCE: AirPhotoUSA, 2008; Thomas Bros., 2009

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The Cornfield Arroyo Seco Specific Plan Area
Historic Resources Survey

Regional and Project Location

Central Section

The section between the Los Angeles River and I-5, south of Arroyo Seco is mixed in character, containing residential, commercial, and industrial uses, often adjacent to each other. Five or six blocks on the south side of Broadway contain a concentration of late 19th and early 20th century residences, as well as the Albion Elementary School. Albion Cottages and Milagro Market (HCM #442) are located in this small residential area. Broadway and Pasadena Avenue act as commercial corridors through the area. Industrial properties are interspersed throughout the section, but the north half of the section is particularly industrial in character. The Lincoln Heights Jail (HCM #587) is located in this section, as is the old Fuller Paint Company (remodeled into loft housing), and Goodwill Industries. The Brewery Art Colony, housed in the old Pabst Brewery and Edison Steam Power Plant (HCM #388), is just outside the CASP boundaries on the south side of Main Street.

Eastern Section

Located east of I-5 and south of Arroyo Seco, this section is largely industrial, with the exception of a few old homes left over from the original residential tract that existed before industry expanded into it. The Lincoln Heights Gold Line stop is located in this section, which has spurred apartment and condominium development in recent years. Lacy Street is defined by a mix of historic and new buildings, including the old Columbia Mills (now Lacy Street Studios), Lacy Street Neighborhood Park, the North Central Animal Care Center, and former offices of the Cannon Electric Development Company. Other industries in the area were historically involved in metal work, from the manufacture of brass to general fabrication of metal objects and building materials.

Northern Section

The section north of Arroyo Seco comprises mainly the properties facing Figueroa Street and Avenue 26, which are largely commercial in character. Properties along Figueroa Street have seen extensive redevelopment and remodeling over the last half of the 20th century, leading to a mix of older one-story commercial buildings, a neighborhood movie theater (converted to a store), gas stations, and a Googie-style IHOP restaurant. The former Los Angeles Railway Huron Substation is located in this section (HCM #404), as is the former Lawry's California Center (now the Los Angeles River Center and Gardens).

PROJECT METHODOLOGY

The purpose of the survey, completed in cooperation with the OHR, was to identify, document, and evaluate, at the intensive level, selected properties for eligibility for the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and/or for designation as a City of Los Angeles Historic Cultural Monument (HCM) to facilitate future planning considerations. The survey largely followed methodology currently in use for SurveyLA, the City's first-ever comprehensive historic resources survey.

The CASP survey area is the home of several designated HCMs and, because the historic importance of these resources has already been recognized by the City, these properties were not resurveyed. Properties that were previously surveyed and determined eligible were included in the survey, but

research and documentation were limited to providing updates on the current conditions of the resources.

To streamline survey activities and eliminate redundant efforts with the OHR, the survey team adapted SurveyLA methodology to the extent feasible for compliance with the California Environmental Quality Act (CEQA). The methodology involved the review of contexts and eligibility standards prepared for SurveyLA, developing eligibility standards for the industrial development context (which had not yet been prepared for SurveyLA, but is in preparation by LSA under a separate contract with the City), and application of these eligibility standards in the field using reconnaissance surveys and property-specific research. Properties identified as potentially eligible through review of SurveyLA contexts and themes were then surveyed at the intensive level, with data entered into the OHR's Field Guide Survey System (FiGSS) and LSA's custom-designed Historic Architecture Inventory (HAI). Department of Parks and Recreation (DPR 523) forms were generated using HAI for eligible properties. Survey results were summarized in this Survey Report, with recommendations for the treatment of identified properties and future surveys. Specific tasks within the overall project methodology are described in more detail below.

Field Surveys

The LSA survey team conducted several reconnaissance-level surveys of the CASP to identify properties that could potentially meet eligibility standards created for SurveyLA. Reconnaissance surveys were conducted on foot and driving. In addition to physically surveying the area, the survey team inspected current aerial photographs overlaid with historic Sanborn Fire Insurance Maps to identify historic uses and determine whether properties possessed a basic level of historic integrity. This pre-survey investigation helped the survey team to focus its efforts on properties that had the greatest likelihood of meeting SurveyLA eligibility standards.

Following the reconnaissance surveys, LSA prepared a list of properties for intensive survey. The intensive surveys were conducted by the lead surveyor and survey assistant from Chattel, and involved the preparation of a detailed physical description of each property and making an evaluation using SurveyLA eligibility standards.

Field Guide Survey System[1]

The Historic Context Statement (HCS) framework has been used as the basis for developing the FiGSS, a custom mobile application designed for use in the field on tablet PCs. The FiGSS uses Geographic Information System (GIS) mapping software and is preloaded with maps and aerial photographs of survey areas, context statement eligibility standards, and information relating to designated, previously surveyed and potentially significant historic resources.

The FiGSS is unique in that it "translates" the components of the Historic Context Statement into data fields so that surveyors can readily place a property within the appropriate context and theme by selecting from drop-down lists. For example, when surveying a neighborhood school (such as the Albion Street School in the survey area), a field surveyor may select the context "Institutional

[1] This summary of FiGGS is adapted from a description developed by the OHR for a cover letter that explains SurveyLA methodology. The entire cover letter is attached to this report as Appendix A.

Development" and then the theme "Education" and the sub-theme "Education and Ethnic-Cultural Associations." A set of eligibility standards associated with this context/theme selection is then presented as a list of check boxes that the surveyors will select from as appropriate to determine if the property retains the physical and associative qualities needed to be an important example of its type. The FiGSS also allows surveyors to "flag" properties that require additional research or follow up.

The overall concept behind the FiGSS is to provide surveyors with the information they need in the field to identify and evaluate resources according to defined contexts and themes and in an efficient and consistent manner. The FiGSS is garnering attention from local, state, and federal agencies and organizations for its potential to change the way historic resources surveys are completed.

Historic Architecture Inventory

LSA developed the HAI in 2008 to increase staff's efficiency in conducting large scale historic resources surveys. The HAI is a Microsoft Visual Basic field application and Access/ArcReader database that organizes records using the Assessor's Parcel Number (APN). The HAI enables surveyors to select each parcel in the field, create a physical description using pre-programmed descriptors, incorporate property-specific research/evaluation criteria, and link photographs. The survey data entered into the HAI allow the survey team to create DPR Primary and BSO records efficiently and to use the data gathered for secondary analysis.

Property-Specific Research

The survey team researched properties that were included in the intensive-level survey in order to develop a complete understanding of their historic associations and development history. In some cases, research was done prior to the intensive-level survey, and in others, research was done as a follow-up to the survey. Some of the sources consulted as part of the property-specific research are listed below. A complete list of references is provided in footnotes and at the end of this report.

- Historic maps, including Sanborn Fire Insurance Maps and United States Geological Survey (USGS) maps;
- Aerial photographs of the survey area 1948–2010;
- Original subdivision and survey maps 1849–2008;
- Newspaper articles (primarily the *Los Angeles Times* via Proquest);
- Electronic and physical databases of the Los Angeles Public Library (including the Photographic Collection and the California Index); and
- Los Angeles City Directories

SIGNIFICANCE CRITERIA

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. According to National Register Bulletin 15, in order to qualify for the National Register, a resource must meet the criteria for evaluation. Properties are significant under the following criteria:

a) They are associated with events that have made a significant contribution to the broad patterns of our history; or

b) They are associated with the lives of persons significant in our past; or

c) They embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d) They have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g) A property achieving significance within the past 50 years if it is of exceptional importance.

Integrity

Integrity is the ability of a property to convey its significance. To be listed in the National Register, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects is most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity are locations, design, setting, materials, workmanship, feeling, and association, defined as follows:

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

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

c) Setting is the physical environment of a historic property.

d) Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

e) Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

f) Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

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

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for

State and local planning purposes, determines eligibility for State Historic Preservation grant funding, and affords certain protections under CEQA. According to Technical Assistance Bulletin #3, to become a historic resource, a site must be significant at the local, state, or national level under one or more of the following four criteria:

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

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for their significance.

CITY OF LOS ANGELES HISTORIC CULTURAL MONUMENT (HCM)

Section 22.171.8: Monument Designation Criteria

A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it:

A) Meets at least one of the following criteria:

   1) Is identified with important events in the main currents of national, State, or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or

   2) Is associated with the lives of historic personages important to national, State, City, or local history; or

   3) Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or

   4) Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, State, City, or community; or

   5) Reflects or exemplifies the diversity of Los Angeles, including, but not limited to, the significant contributions of people of color, women, and workers; or stimulates and promotes a greater understanding of diversity, democracy, and freedom; and

B) Retains Integrity from its Period of Significance. Proposed Monuments do not need to retain all aspects of Integrity, but should retain a sufficient degree of those aspects of Integrity that relate to why it is significant. Flexibility shall be used in assessing Integrity, particularly when a proposed Monument is significant under designation criteria 1 or 2 above. A proposed Monument's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of integrity.

CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE

A Historic Preservation Overlay Zone (HPOZ) is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

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

CALIFORNIA HISTORICAL RESOURCE (CHR) STATUS CODES

To be significant, a resource must meet at least one of the above-listed criteria and also retain enough integrity to convey its period of significance and association with an important historic context. Once a significance evaluation has been made, the resource is assigned a CHR status code. The CHR status codes are a standardized, shorthand method for identifying the significance level of a resource and include the following general categories:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or California Register.
3. Properties that appear eligible for National Register or California Register through survey evaluation.
4. Properties that appear eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Properties not eligible for listing or designation as specified.
7. Properties not evaluated for National Register or California Register or that need re-evaluation.

It should be noted that there are several subcategories within each of these that allow for various nuances, such as whether or not a resource is a contributor to a Historic District. Relevant codes for the CASP historic resources survey are described further in the Results section.

SUMMARY OF FINDINGS

HISTORICAL OVERVIEW[2]

The CASP Survey area contains some of the oldest developed areas of Los Angeles. The site where Gaspar de Portola's 1769 expedition camped in Los Angeles is believed to be along the Los Angeles River just south of where it is joined by the Arroyo Seco Wash. In 1781, settlers from Spain and Mexico founded the Pueblo de Los Angeles about a mile south of the survey area along the river. Agriculture provided the main source of industry for the nascent Pueblo, which grew slowly along the river during most of the 19th century. By 1820, the Pueblo was home to 650 Californio residents. In 1847, the U.S. gained possession of the Pueblo during the Mexican-American War. Under U.S. control, the riverfront began to industrialize. The Southern Pacific Railroad/River Station was completed in the 1870s and triggered a large wave of European and Chinese immigrants. The River Station became a major industrial and commercial center, connecting Los Angeles to major U.S. cities and the East. Much of the early growth of Los Angeles can be attributed to the development of the riverfront industrial center.

In the early 20th century, Los Angeles expanded across the river east into Lincoln Heights. In 1910, Henry G. Parker and Hugo Eckardt constructed the first monumental bridge across the Los Angeles River. The classically-styled North Main Street Bridge connected East Los Angeles to Downtown. One year later, in 1911, the Buena Vista Viaduct (now called the North Broadway-Buena Vista Bridge) was completed. At the time, this bridge was the longest and widest concrete arch bridge in California. Designers Homer Hamlin and Alfred P. Rosenheim incorporated Ionic arches and balustrades to complement the North Main Street Bridge. Eighteen years later, the North Spring Street Viaduct was completed. John C. Shaw designed the North Spring Street Viaduct to relieve traffic on the North Broadway Bridge. Shaw's design continued the classical style of the two earlier bridges, linking the three bridges as a thematic sub-group that connects Lincoln Heights to Downtown. All three bridges were designated as City Historic Cultural Monuments in 2008.

Some of the original industrial and commercial buildings still exist along the riverfront. The Standard Oil Company of California buidings on North Spring Street served as sales department and provided industrial facilities for one of the most powerful corporations in the world. Rockefeller's Standard Oil of California was one of the "seven sisters" that ran the oil industry during the 20th century and later became Chevron Corporation. The Baker Iron Works Site, on North Broadway, was an influential industrial pioneer in Los Angeles. Baker played a major role in stimulating growth in California, particularly through the production of streetcars, water distribution systems, and oil drilling products. In the following years, the area surrounding Baker became the premier steel and iron manufacturing center in California. In addition, Baker was a major supplier to the United States military during World Wars I and II. Located on North Spring Street, Capitol Milling Company was one of Los Angeles' leading enterprises, specializing in milling grains to produce flour, cereal, and food. The nearby Southern Pacific Railroad allowed Capitol Milling to transport products nationwide. Today,

[2] This section is largely adapted from the Background History section of the Cornfield Arroyo Seco Specific Plan, draft 3/9/2010.

these buildings provide a window to Los Angeles' past and serve as symbols of the industries that allowed the city to grow.

The concentration of industry near the river fostered the growth of new immigrant communities, including vibrant Italian, Mexican, and Chinese districts. These communities introduced new cultural elements and helped to establish Los Angeles as a global city. In 1917, Santo Cambianica, an Italian immigrant, opened the San Antonio Winery near the Los Angeles River. San Antonio remains the last producing winery in Los Angeles.

Lincoln Heights

As commercial and industrial activity grew downtown in the late 19th century, new arrivals to Los Angeles looked to adjacent land surrounding downtown as the setting for the City's first suburbs. Similar subdivisions were recorded concurrently in areas east, south, and north of Downtown. The community of Lincoln Heights was built on the higher plain southeast of the confluence of the river and Arroyo Seco, subdividing the former farmlands. This new community was linked to downtown Los Angeles along Downey Avenue and served by horse-drawn streetcars. The main north-south road, San Fernando Road/Avenue 20, passed through Lincoln Heights and connected it to northern and southern California. Into the 20th century, Lincoln Heights grew into a small town with a classic mix of residential neighborhoods around a small downtown located between Broadway and Five Points. At the same time, owing to its location as the mouth of a pass to the north, the first rail lines linking northern and southern California were built, paralleling the Los Angeles River. Along with the railroads came the first industrial uses, some directly rail-related in the form of rail yards, such as the Cornfield site, and some uses that were served by the rail. The residential small town character of Lincoln Heights began to erode.

By the end of World War II, Lincoln Heights transformed into a predominantly working class neighborhood. This transformation accelerated with the construction of the Golden State Freeway (I-5) in the 1950s, replacing the historic north-south Route 99 that used San Fernando Road and Avenue 20, split Lincoln Heights in half at its core and destroyed the neighborhood's important relationship with downtown, the river, and the historic origins of Los Angeles.

Railroads and Industry

After the rapid development of the 1920s, more and more industry began to locate in Lincoln Heights along the river banks following the railroad. Early land use districting ordinances had already established industrial use areas along the rail and river corridor, which were hardened further into discrete zones around 1920. The mixed-use character of Lincoln Heights with its residential neighborhoods was "pushed" to the east, with older neighborhoods nearer the river displaced by industrial lands.

Meanwhile, plagued by the river's unpredictability and constant flooding, the U.S. Army Corps of Engineers began to channelize the river in the 1930s. Ever since, the once natural resource has served as a flood control system and carried storm water and other runoff south to San Pedro and the harbor. Only recently has the city begun to return to the concept of transforming the Los Angeles River into an environmental and open space resource.

In 1996, one of the largest undeveloped parcels within the area was proposed to be developed as an industrial park but the surrounding neighborhoods resoundingly rejected the concept and instead demanded that the parcel, which was known as "the Cornfield," be set aside as a park. With the assistance of the Trust for Public Land, the State of California purchased the 33-acre property and is today developing conceptual plans to develop the Los Angeles State Historic Park. With the introduction of the Gold Line only a few short years later, in 2002, and subsequently the interest in the revitalization of the River and the Arroyo Seco, the stage was set for developer speculation and the pressure for residential conversion began.

Currently, the area is home to 4,600 residents and approximately 6,000 employees visit the area each weekday to make their livelihood in the light industrial employment sectors, which include everything from the manufacturing of furniture to carpet warehousing and logistics. Six hundred new units have been built in the last three years, which have provided critical affordable housing for low and moderate income seniors and families. Two hundred moderately priced condominiums have been built, 102 units are currently in construction, and another 350 units have been entitled. A 20 unit live-work rental project recently opened to round out the residential offerings.

SUMMARY OF RELEVANT HISTORIC CONTEXTS AND THEMES[3]

The following HCS Context/Theme summaries are provided to place the resources of the CASP survey area into the framework established by SurveyLA. The Contexts and Themes included here represent potentially relevant themes for the CASP survey area, but the survey team did not ultimately find potentially eligible properties for every theme listed.

3.0 Context: Residential Development and Suburbanization

Much of the central portion of the CASP area was once part of the City's oldest suburbs. The Lincoln Heights HPOZ is adjacent to the eastern boundary of CASP, and the residential block in CASP appears to have the same general historical association and architectural character, though the level of historic integrity is not as high and I-5 physically separates it from the Lincoln Heights HPOZ.

Sub-Context/Theme: Multifamily Residential Development
Sub-Theme: Public and Defense Housing

In the CASP area, this subtheme is represented entirely by William Mead Homes, a public housing project that was constructed in 1942 and designed by architects T.A. Elisen, A.R. Walker, Armand Monaco, Marsh Smith & Powell. It has been previously determined eligible for the National Register under Criteria A and C.

4.0 Context: Commercial Development

Theme: Neighborhood Theaters, Pre-WWII, 1915–1942

A pre-WWII neighborhood theater is extant at 3232 North Figueroa Street. It was constructed in 1928 and retains some of its historical appearance. Affiliated with Fox West Coast Theaters, this building

[3] This outline consists of selections from the SurveyLA Context Outline and has retained that outline's numbering for easier cross-reference.

was called the Arroyo Theater. A *Los Angeles Times* 1936 movie listing includes the theater located at 3232 N Figueroa Street. The theater was used until at least 1956, according to 1956 City Directory.

Theme: Restaurants, 1880–1980

The former Lawry's California Center (now the Los Angeles River Center and Gardens) is located in the northernmost section of the CASP survey area. It was originally constructed in 1952 by the Frank and Van De Kamp families as an early example of the "corporate campus," a collection of commercial office, restaurants, bars, and manufacturing buildings organized around promoting the Lawry's brand of seasonings. By 1987, the California Center accommodated 600,000 visitors a year. It was determined that while architecturally interesting and generally retaining integrity from 1979, it is not clear that the site rises to the exceptional level of significance necessary for listing. Lawry's had on-site facilities for manufacturing signature spices at this location as early as the 1950s, as well as a gift shop and restaurant. A portion of a 1950s industrial building may be intact. The rest of the site was designed in 1979 by Calvin Straub of Scottsdale, Arizona as a 150-seat restaurant, garden, courtyard and art exhibition, constructed at a cost of $1.5 million. While a unique property, sufficient time has not passed to gain a historical perspective on the significance of the largely 32-year old campus.

5.0 Context: Institutional Development

Sub-Context: Education

Theme: Public Schools and the LAUSD, 1876–1980

Sub-Theme: Post-1933 Long Beach Earthquake, 1933–1945

Albion Street School is an excellent example of an elementary school built after the 1933 Long Beach Earthquake, a period in which the widespread quake-caused destruction of unreinforced schools led to the development of stricter standards for school construction. This pressure to rebuild schools coupled with the infusion of federal funding from the Works Progress Administration (WPA) produced an extensive collection of Art Deco, Streamline Moderne, and PWA Moderne schools in the Los Angeles Basin. Albion Street School has retained several key buildings from the 1937 Moderne-styled campus.

Sub-Context: Government Infrastructure and Services

Theme: Municipal Water and Power

Sub-Theme: Distributing and Receiving Stations

The Department of Water and Power Main Street Station is a major distributing and receiving station within the Los Angeles power grid. It was previously determined eligible for the National Register.

Theme: Public Works

Sub-Theme: Bridges

The CASP area is home to three landmark bridges across the Los Angeles River: the Main Street Bridge, the North Spring Street Bridge, and the North Broadway Bridge. These three bridges have all been recently designated Los Angeles HCMs.

Sub-Context: Civil Rights Movement – Ethnic and Gender Equality, 1942–1980

Theme: Women's Rights Movements

The Woman's Building and Women's Graphic Center (Woman's Building) was an art gallery and communal space developed by artists within the feminist movement. These women started the

Feminist Studio Workshop in 1973 in reaction to the lack of access or exposure afforded them and all women by mainstream galleries and art museums. The original Woman's Building was opened at the former Chouinard Institute near MacArthur Park, but in 1975, Chouinard was closed and the Woman's Building moved to 1727 North Spring Street in the old Standard Oil Company office and warehouse near the Spring Street Bridge. The Woman's Building became an internationally recognized icon for women's creative expression in the 1970s and 1980s. It closed in 1991. The building has retained its historical appearance from the period of significance for the Woman's Building.

6.0 Context: Architecture and Engineering

Theme: Late 19th and Early 20th Century Architecture, 1865–1950
Theme: Arts and Crafts Movement, 1895–1930
Theme: Mediterranean Revival, 1887–1952
Theme: American Colonial Revival, 1895–1960
Sub-Themes: Folk Victorian, Neoclassical, Craftsman, Spanish Colonial Revival, and Early American Colonial Revival Styles

Due to the age of residential development in the CASP area, there are examples of late 19th early 20th century architectural styles, including Folk Victorian, Colonial Revival, Spanish Colonial Revival, Neoclassical, and Craftsman.

Theme: Postwar Modernism, 1946–1976
Sub-Theme: Googie 1935–1969

The former Prebles Restaurant (now the International House of Pancakes) at 2227 North Figueroa is a good representative example of the Googie style of architecture, a whimsical and visually arresting style applied to retail buildings in the post-World War II era. It was designed by Armet and Davis, an architecture firm responsible for design of many prominent Googie restaurants throughout Southern California. Googie buildings were designed to attract passing motorists and create a memorable brand for the store, and it was common for casual restaurants and coffee shops in the 1950s and 1960s.

8.0 Context: Cultural Landscapes, 1850–1980

Theme: Historic Vernacular Landscapes

Because the CASP survey area contains some of the earliest-developed areas in the City, the survey team investigated the potential for historic vernacular landscapes. Specific areas of focus included the River Station area, where early industry and freight activity left related buildings, street improvements, and spatial relationships from the early 20th century. The residential area surrounding Albion Street School was also investigated due to its Italian heritage.

9.0 Context: Industrial Development, 1850–1980

Theme: Building the City, 1876–1965

The building industry emerged to support the exponential residential and commercial growth in Los Angeles in the late 19th and early 20th centuries, providing the raw materials, carpentry, and furnishings needed to create the City's extensive built environment. Very few, if any properties are extant that represent this critical component of Los Angeles community development. The CASP

Area is unique in the City because it contains a concentration of metal shops from the early 20th century, including the former Price Pfister Brass Manufacturing Company, the California Steel and Cornice Company, and smaller steel and metal shops on Avenue 33 and on Naud Street.

Theme: Oil and Other Petroleum Products, 1892–1950

Oil exploration and processing is a theme that has had a significant impact on the City, from fueling emerging industries in the early 20th century to financing the construction of fantastic residential and commercial architecture. Unfortunately, there are very few industrial properties citywide that strongly represent this theme. There are a few examples in the CASP area, including 1727 North Spring Street, a former Standard Oil Company office and warehouse and the Standard Oil maintenance facilities across the street.

Theme: Freight Transportation, 1876–1920

The River Station area owes its configuration and land use history to the proximity of the Union Pacific rail yard, which is now the site of the Los Angeles SHP. The park contains the partially excavated remains of a roundhouse. While there are no individual resources in the area (besides the SHP) that represent this theme, there are features of industrial buildings in the River Station area that are related to freight transportation, including rail sidings and spurs (see 8.0: Cultural Landscapes Context).

Theme: Manufacturing for the Masses, 1887–1980

Sub-Theme: Food Processing, 1831–1945

Food processing facilities such as mills, bakeries, and bottling plants represent the City's oldest industrial endeavors. They are associated with the City's once-prosperous agricultural sector and represent a significant shift in social history toward purchasing more pre-processed, manufactured food instead of preparing raw ingredients from home. Some food processing plants, like mills and bakeries, are distinctive property types that can be identified by their exterior features.

Theme: Industrial Engineering and Design

Sub-Theme: Daylight Factory, 1887–1940

Prior to the widespread use of electricity, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior. The former Columbia Mills on Lacy Street is an excellent example of a daylight factory, with multiple daylight features including expansive industrial sash and sawtooth rooflines.

Sub-Theme: Industrial Loft, 1900–1940

Industrial lofts were a distinctive early industrial building type designed to accommodate a vertical manufacturing process in a fire-resistant timber or reinforced concrete building. Heavy machinery was generally set on the lower floors and toward the middle of the building, while lighter manufacturing processes and handwork occurred on the perimeters where daylight could illuminate detailed tasks. Offices were located on the upper stories. The structural materials were dense in character, designed to absorb vibration from heavy equipment and keep accidental fires slow-burning and confined as much as possible. Industrial lofts were commonly built in the late 19th and early 20th century in large built-up cities where land area was a premium. Industrial lofts are not common in Los Angeles, due mainly to the timing of industrial development in relation to the City's supply of

available land. Because space was available and relatively inexpensive, manufacturers tended to set up a horizontal process in and around Los Angeles, which was easier to expand and reorganize to suit changing technology. The exception in Los Angeles is the garment industry, where the vertical process provided the most efficient workflow for manufacturers and proximity to markets downtown was essential. The KeLite Products plant, located at 1250 N Main, includes a three-story industrial loft building.

Sub-Theme: Quonset Hut, 1941–1950

The Quonset hut is a variant of the c. 1916, British-designed Nissen hut. It was named for the Naval Air Station at Quonset Point, Rhode Island, where it was first designed for large-scale production in the United States in 1941. Built to serve as temporary, flexible military facilities for World War II, the Quonset hut bears a distinctive form: a simple half-cylinder typically constructed of a wood or steel rib-framing system with corrugated metal sheathing. It was ideal for wartime because it was both inexpensive and efficient to build, and could be easily moved to accommodate a variety of uses.

Following the end of World War II in 1945, there was a nationwide housing shortage as veterans returned from war in large numbers; Quonset huts served as one answer to accommodate the population. Given their flexible interior layout and the low cost to move and erect, it was not uncommon for individual Quonset huts to be purchased and appropriated for a variety of uses, including industrial and commercial facilities. Not all Quonset huts were designed for military activities and then reused; some companies advertised their effectiveness as an efficient, flexible space for a wide variety of home, warehouse, commercial, and other uses, and sold them for those purposes. An important symbol of both the wartime and immediate post-World War II eras, the Quonset hut is a rapidly disappearing property type.

RESOURCES IDENTIFIED

Of the approximately 1,600 unique parcels within the survey area, 50 were digitally photographed and entered into the FiGSS database. Each of the surveyed properties was assigned a California Historical Resources status code according to level of significance. Of this number, 23 properties appeared to meet SurveyLA eligibility criteria under one or more themes, and were recorded on the appropriate DPR forms. One or more of the following status codes were assigned to resources in the CASP survey area:

- ***3S:*** *Appears to be eligible for the National Register as an individual property through survey evaluation.* These properties met one or more eligibility standards included in the SurveyLA HCS and have retained the highest degree of integrity. **Resources with this code are considered historical resources for the purposes of CEQA.**
- ***3CS:*** *Appears to be eligible for California Register as an individual property through survey evaluation.* This code includes all properties assigned a 3S status code, plus properties that met one or more eligibility standards included in the SurveyLA HCS, but have lost a critical aspect of integrity that precludes eligibility for the National Register. **Resources with this code are considered historical resources for the purposes of CEQA.**
- ***5S3:*** *Appears to be eligible for local listing or designation through survey evaluation.* In the CASP survey, this code includes all 3S and 3CS properties. No properties were assigned only a 5S3 code in conjunction with this survey. **Resources with this code are considered historical resources for the purposes of CEQA.**
- ***6L/6LQ:*** *Determined ineligible for local listing or designation through a survey process, but may warrant special consideration for local planning.* **These resources do not constitute historic resources for the purposes of CEQA.** They are identified because, though ineligible, they possess a distinctive character that planning staff may want to take into consideration during the design phase of future projects in the area.
- ***6Z:*** *Individual property assessed for significance in accordance with the SurveyLA Multiple Property Documentation approach, but does not meet eligibility standards.* This group comprises the 37 properties that were identified in the reconnaissance surveys but when surveyed using FiGSS did not ultimately meet any of the eligibility standards. **These resources do not constitute historic resources for the purposes of CEQA.**
- ***7RQ:*** *Individual Property identified in a SurveyLA Survey; not evaluated*. This status code will be assigned to all properties that were not identified for intensive-level survey. **These resources do not constitute historic resources for the purposes of CEQA.** They did not appear to warrant intensive-level survey for the CASP planning and review process, but may need to be evaluated in connection with future projects.

HISTORICAL RESOURCES (3S, 3CS, 5S3)

Nearly all of the properties that the survey found eligible (19 of 21) warranted all three status codes. One property was assigned a 3CS and 5S3 status code because it did not retain sufficient integrity to be eligible for the National Register. One property was assigned a 5S3 status code only because it did not retain integrity sufficient for the National or California Registers, but represented a rare neighborhood property type (1920s Movie Theater). Each of the 21 properties was documented on DPR 523 Primary and Building, Structure, Object (BSO) forms, which are attached to the survey report as Appendix C. Table A provides a brief summary of eligible properties.

Table A: Historical Resources in the CASP Area (not including HCMs)

Address	Name	Historical Property Type	Year Built	Status Code	Notes
147 N. Avenue 18	—	Quonset Hut	1946	3S; 3CS; 5S3	Noted on Sanborn maps as a sheet metal shop.
271 Avenue 18	—	Residence	1885	3CS, 5S3	Folk Victorian, vinyl windows (original openings)
267 Avenue 18	—	Residence	1885	3S, 3CS, 5S3	Early Hipped-Roof Vernacular residence.
322 S. Avenue 18	Albion Street School, Hayes Street School, 19th Street School	School	1937	3S; 3CS; 5S3	Post-1933 earthquake Moderne School, also identified with the Italian and Mexican immigrant communities.
227, 229, and 231 Avenue 19	—	Multifamily Property	1905	3S; 3CS; 5S3	Trio of identical Folk Victorian residences on one lot.
420 W. Avenue 33	Cannon Electric Development Co., Plant #1	Office (related factory demolished)	1926	3S; 3CS; 5S3	Office building for what was once a key factory producing "Cannon Plugs." Cannon was known as an early innovator and 20th century leader in electronic connections, with applications in civic infrastructure, entertainment, and aviation/aerospace industries.
1300 N. Cardinal Street	William Mead Homes; Ann Street Project	Public Housing Project	1942	2S2;	Already formally determined eligible; boundaries updated.
1805 Darwin	—	Residence	1910	3S; 3CS; 5S3	Folk Victorian
1837 Darwin	—	Residence	1895	3S; 3CS; 5S3	Folk Victorian

Table A: Historical Resources in the CASP Area (not including HCMs)

Address	Name	Historical Property Type	Year Built	Status Code	Notes
2227 N. Figueroa Street	Prebles Restaurant	Restaurant	1968	3S; 3CS; 5S3	Googie Architecture, now an IHOP
3232 N. Figueroa Street	Arroyo Theater	Movie Theater	1928	5S3	Affiliated with Fox West Coast Theatres. Extensive alterations.
3005 N. Humboldt	Price Pfister Brass Mfg Co.	Metal Shop	1914–1951	3S; 3CS; 5S3	Associated with industrialist, philanthropist, and Jewish leader Isadore Familian and key factory for Price Pfister, an internationally recognized plumbing/fixture brand.
2630 Lacy Street	Columbia Mills; Talbert-Whitmore Co	Factory	1885–ca. 1945	3S; 3CS; 5S3	Excellent example of Daylight Factory.
1250 N. Main Street	Kelite	Industrial Loft	1924–1954	3S; 3CS; 5S3	Industrial Loft, former Kelite Chemical Factory
1630 N. Main Street	DWP Facility	Municipal Power Plant	1946–2000	2S2	Already formally determined eligible; boundaries updated.
510 Avenue 17; 1801 N. Main Street	Lanza Bros. Market	residence/deli	1898–1926	3S; 3CS; 5S3	Italian Deli and residences historically associated with historical Italian community near Albion Street, Deli run by Italian immigrant family from 1926 through 2000s.
1811 N. Main Street	—	Residence	1898	3S; 3CS; 5S3	Folk Victorian
1611 Naud Street	California Steel and Cornice Co.	Metal Shop	1945	3S; 3CS; 5S3	Produced steel for the Case Study Houses, also for Standard Oil
1640 N. Spring Street	—	Factory	1925	3S; 3CS; 5S3	Daylight Factory, manufactured paper
1726–1756 N. Spring Street	Standard Oil Maintenance	Maintenance Facilities	1920–1960	3S; 3CS; 5S3	Early office and auto repair/machine shop for Standard Oil.
1727 N. Spring Street	Standard Oil Company; Woman's Building	Oil Co. Office	1914	3S; 3CS; 5S3	Originally served as Standard Oil sales office, it was the 1973–1991 home of the Woman's Building, a key institution in Feminist History.

INELIGIBLE PROPERTIES

The other 30 properties identified in the reconnaissance survey were surveyed but did not ultimately meet the eligibility requirements of any particular SurveyLA theme, either for a lack of significance or extensive alterations. Most of these properties (26 of 30) were assigned a "6Z" status code in the FiGSS and were not documented on DPR 523 forms. These are not considered historical resources for the purposes of CEQA. Table B lists these surveyed but ineligible properties.

Table B: Ineligible Properties (6Z)

Address	Historical Names	Historical Property Type	Year Built	Notes
1750 Albion Street	Grogan Olive Co.	food processing	ca 1930	Company does not appear notable and does not visually convey historical use.
351 S. Avenue 17	Certified Chrome Furniture Co; Goldenberg Plywood and Lumber Co.	carpentry/metal shop	1926–1967	Oldest buildings have not retained integrity; associated companies do not appear to be notable.
214 S. Avenue 18	—	multifamily	ca 1925	Not a significant example of multifamily housing.
216 Avenue 18	—	multifamily	ca 1925	Too altered for listing.
440 Avenue 19; 405–427 San Fernando Road	Log Cabin Bakery Bread Co	bakery	1916–1944	Too altered for listing.
540 W. Avenue 26	—	residence	1908	Intact craftsman bungalow identified in the reconnaissance survey, but did not meet eligibility standards.
220 W. Avenue 33	—	duplex	1922	Told by resident that these properties were associated with Lacy Estate or tract, but no associations were found in research.
214 W. Avenue 33	—	duplex	1922	
153 W. Avenue 34	—	metal shop	1929	Does not appear to have significant historical associations.
130 W. Avenue 34	—	residence	1924	Not a significant example of type or style; no historical associations.
140½ Avenue 34	—	residence	ca. 1925	Not a significant example of type or style; no historical associations.
1134 College	Lacy Manufacturing Company	metal shop	1891-1960	Too altered for listing.

Table B: Ineligible Properties (6Z)

Address	Historical Names	Historical Property Type	Year Built	Notes
1812 Darwin	—	residence	1924	Not a significant example of type or style; no historical associations.
1902 Darwin	—	residence	1910	Not a significant example of type or style; no historical associations.
2200 N. Humboldt	Fuller & Co Lacquer Paint	Factory	1937	Not a key facility for Fuller Paint Company.
2684 Lacy Street	National Battery Company	factory	1911–1970	Too altered for listing.
1100 N. Main Street	former neon sign factory	factory	1924–1955	Too altered for listing.
1667 and 1650 N Main Street (corner of Naud Street and Wilhardt)	—	machine shop/factory	1911–1953	No significant historical associations, not sufficiently intact or distinctive example of Daylight Factory.
1718 Albion Street; 1745–55 N. Main Street; 325 Avenue 16	—	trailer manufacturing	1912–1937	Too altered overall for listing, does not appear to have significant historical associations.
1615–1625 Naud Street	—	metal shop	1942–1949	Too altered for listing, does not appear to have significant historical associations.
1200–1220 N. Spring Street	Allison Coffee Co.	food processing plant	1910–1920	Company does not appear notable, no other historical associations.
1400–1426 N. Spring Street	JW MacMillan Electrical Lighting Supply	factory	1910	Too altered for listing.
136 N. San Fernando Road	National Wire and Cable Co.	metal shop	1951	Not a significant example of type or style; no historical associations.
154–162 N. San Fernando Road	—	residence and commercial	1915	Not a significant example of type or style; no historical associations.
208 San Fernando Road	Fuller Paint Co.	warehouse	1925	Now Alta Lofts. Too altered for listing.
221 San Fernando Road	—	commercial	1915	Too altered for listing.

Four of the 30 ineligible properties were assigned a 6L status code to recognize that, although they are not eligible for designation, they warrant consideration in the planning process (see Table C). In

three of the four cases, restoration to the period of significance may render these properties eligible for designation. In the case of Lawry's California Center (now LA River Center and Gardens) sufficient scholarly perspective may develop in the future in support of its eligibility.

Table C: Ineligible Properties that Warrant Consideration in the Planning Process (6L)

Address	Historical Names	Historical Property Type	Year Built	Notes
308 Avenue 17	Four Square Gospel, Inc. Mexican Church	church	1938	Has been a Mexican Foursquare church for over 50 years, but significantly altered.
570 W. Avenue 26	Lawry's CA Center	mixed use commercial/ industrial park	1954–1979	Remodeled in 1979, not enough time has passed to evaluate.
404 S. Avenue 20	First Baptist Italian Mission	church	1895–1924	Too altered for listing, but associated with the Italian immigrant community.
1711–1719 N. Spring Street	Carnation Co.	warehouse	1910–1916	Too altered for listing, not a key facility for Carnation. Part of the River Station Historic Landscape.

NON-ELIGIBLE PLANNING AREAS (6LQ)

The survey team identified two non-eligible conservation areas: the River Station Historic Landscape and the Albion Street Community Conservation Area. These areas are each composed of properties and non-parcel features that, when taken together, represent the historical land use and cultural values of the people that lived and worked there. While neither area has retained sufficient integrity to be eligible as a historic district or cultural landscape, the remaining features, spatial relationships, and community character warrant consideration in the planning process for any future projects in the area.

River Station Historic Vernacular Landscape

This landscape contains remnants of industrial development that followed the establishment of the historic Southern Pacific River Station in 1876. Its centerpiece is Los Angeles SHP (HCM #82). It includes several industrial buildings, including the Raphael Junction Block Building (HCM #872, includes related rail siding), the Standard Oil Company Sales and Maintenance Buildings, the Paper Company Factory on North Spring, and the Carnation Company Warehouse. Non-parcel resources that are part of this landscape include the hoof and wagon wheel imprints in front of 1418 North Spring Street, a granite swale in the median of Naud Street (east of Wilhardt), and a railroad spur alignment that runs behind the buildings facing Naud and Main Streets, opening to Wilhardt. Outside of the CASP survey area, the Capitol Milling Company and the section of the Zanja Madre north of the Cornfields are associated with this landscape as well.

Albion Street Community Planning Area

The Albion Street Community Conservation Area is part of the core area that historically represented the Italian immigrant community in Los Angeles. This area is a small part of a larger section of Los Angeles which extends to the Plaza, the area now known as Chinatown, and Lincoln Heights formed a nucleus where Italian families settled from the earliest days of the Pueblo through much of the 20th century. Italian and Mexican families worked in nearby rail yards and factories, lived in the residential blocks, and attended neighborhood schools like Albion Street School. The conservation area consists of the Chavez tract and neighboring residential blocks, neighborhood markets such as the Lanza Brothers Market and Garcia Brothers Market, churches such as the First Italian Baptist Church (now Centro Cristiano Internacional) and the Mexican Four Square Gospel (now Gethsemane Iglesia Cristiana Pentecostes), and the Albion Street School. The Albion Cottages and Milagro Market (HCM #442) are also part of this conservation area. The Albion Street Community Conservation Area was considered for inclusion with the Lincoln Heights HPOZ, but the survey team concluded that the physical separation presented by I-5 diminishes the neighborhood's sense of continuity with Lincoln Heights, and does not on its own represent significant themes in the Residential Development and Suburbanization Context.

RECOMMENDATIONS

All properties assigned a status code of 1–5 are considered to be "historical resources" for CEQA compliance purposes and City's Cultural Heritage Ordinance. Those properties assigned a status code of 6DQ, 6Z, or 6L do not constitute "historic properties" (Section 106) or "historical resources" (CEQA) and require no further cultural resources considerations. Properties that were not identified for intensive-level survey were assigned a "7RQ" meaning they were identified in a SurveyLA Survey, but not evaluated. These properties did not appear to warrant intensive-level survey for the CASP planning and review process, but may need to be evaluated in connection with future projects.

Planning documents such as the CASP should guide future development toward preserving the area's historic character through the preservation and/or rehabilitation of eligible resources. The CASP should also promote compatible infill construction that celebrates the historical themes prevalent in the CASP survey area, particularly the industrial character of the River Station and the Italian and Mexican heritage in the Albion Street Community.

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APPENDIX A

SUMMARY OF FiGGS

I. INTRODUCTION TO SURVEYLA

In 2005, the City of Los Angeles entered into a multi-year grant agreement with the J. Paul Getty Trust to complete a citywide historic resources survey, a process of systematically identifying and gathering information on properties and neighborhoods that reflect Los Angeles' architectural, social and cultural history. The project managed by the staff of the Office of Historic Resources (OHR) within the Department of City Planning (DCP), which named this project SurveyLA (www.SurveyLA.com).

SurveyLA is first and foremost a planning tool. The information gathered during the surveys help shape decisions by policymakers, developers, urban planners, community organizations, and property owners. Survey findings also provide vast opportunities for public engagement and education in areas relating to curriculum development, heritage tourism, economic development, and marketing historic neighborhoods and properties.

The surveys identify and evaluate properties according to standardized criteria for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as Historic Cultural Monuments and Historic Preservation Overlay Zones. However, no actual designation results directly from survey activity. Designation by the City of Los Angeles and nominations to the California or National Registers are separate processes which include property owner notification and public hearings.

SurveyLA gathers various types of information on potential historic resources throughout Los Angeles including construction and ownership history, architectural styles, reasons for significance, relevant evaluation criteria, and photographs. This information will be organized in a searchable database and made readily accessible to the public via the DCPs SurveyLA and ZIMAS websites. Once the database is launched it will be possible, for example, to search for all buildings designed by a particular architect or all properties associated with an ethnic group in a specific geographic area of Los Angeles.

During the Initiation Phase of SurveyLA (2006-2009), the OHR worked with the DCPs Systems and GIS Division, consultant teams, and staff of the California Office of Historic Preservation to develop and test survey tools and methods. SurveyLA methodology meets all accepted federal and state survey guidelines and standards and provides streamlined, cutting-edge approaches to identifying and evaluating historic resources. For these reasons, SurveyLA has gained national attention and is changing the way…

II. SURVEYLA FIELD SURVEY PHASING PLAN

The field survey phase of SurveLA, the Implementation Phase, began in July 2010. The OHR developed a three-year plan for this phase, which was approved by SurveyLA's Advisory Committee in January 2009 and by the Cultural Heritage Commission in February 2009. As indicated in the plan (see pages 4-5), the field surveys parallel the DCP's New Community Plan program, to the extent possible. The 35 Community Plans serve as the Land Use Element of the City's General Plan, and guide and focus new development and investment in all Los Angeles communities. Coordinating SurveyLA with the New Community Plan program helps promote the OHR's key goal to integrate historic preservation more fully into the City's planning processes. It also offers key

opportunities to coordinate the SurveyLA public outreach and participation programs with New Community Plan outreach activities. SurveyLA's outreach to Certified Neighborhood Councils, historical societies, business groups and local residents may often proceed in tandem with the Department of City Planning's outreach to these same organizations. SurveyLA and public discussions of potential historic resources may be incorporated, wherever feasible, into focus groups and public workshops held in each Community Plan Area.

Completing the field surveys within three years requires that SurveyLA cover approximately one-third of Los Angeles each year. The Phasing Plan is designed to schedule the survey work to ensure a balanced and manageable workload for each year. The plan also maintains a balance of neighborhoods expected to have a high concentration of historic resources with neighborhoods expected to yield fewer potential resources.

SURVEYLA PHASING PLAN
By Community Plan Area

Approximate parcel counts in each Community Plan area in parentheses

Year 1 Total Parcels in Year 1: 282,006

Palms-Mar Vista-Del Rey (22,015)
Harbor Gateway (7,790)
Wilmington-Harbor City (13,628)
South Los Angeles (50,722)
Southeast Los Angeles (46,198)
Central City North (2,920)
West Los Angeles (16,107)
Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon (23,945)
West Adams-Baldwin Hills-Leimert Park (because other surveys are concentrated in South LA) (37,509)
San Pedro (because other surveys are concentrated in Harbor) (17,803)
Hollywood (due to significant development pressure and concentration of historic resources) (43,369)

Year 2 Total Parcels in Year 2: 237,510

Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass (26,906)
North Hollywood-Valley Village (24,560)
Mission Hills-Panorama City-North Hills (20,285)
Arleta-Pacoima (17,152)
Canoga Park-West Hills-Winnetka-Woodland Hills (45,402)
Encino-Tarzana (20,822)
Brentwood-Pacific Palisades (21,298)
Bel Air-Beverly Crest (18,271)
Westchester-Playa del Rey (14,270)
Silver Lake-Echo Park-Elysian Valley (19,192)
Westlake (9,352)

Year 3 Total Parcels in Year 3: 302,515

Venice (11,333)
Sun Valley-La Tuna Canyon (17,841)
Van Nuys-North Sherman Oaks (26,063)
Chatsworth-Porter Ranch (22,853)
Northridge (14,166)
Northeast Los Angeles (65,578)
Westwood (5,279)
Reseda-West Van Nuys (22,719)
Granada Hills-Knollwood (18,061)
Sylmar (14,291)
Wilshire (38,056)
All Industrial Properties in all Community Plan Areas (46,006)
LAX (separate Community Plan – with LAWA) (269)

III. SURVEYLA TOOLS

SurveyLA tools include a citywide Historic Context Statement and customized mobile Field Guide Survey System. These tools, and the methodology developed for their use, are described briefly below.

A. SurveyLA Historic Context Statement (HCS)

A historic context statement is a narrative, technical document that provides a framework for completing historic resources surveys. The SurveyLA HCS uses the Multiple Property Documentation approach developed by the National Park Service. This approach organizes the themes, trends and patterns of history shared by properties into historic contexts, identifies and describes historic resources, or property types that represent the contexts, and provides specific standards to guide the evaluation of significance.

The SurveyLA HCS consists of nine broad contexts which cover the period from about 1850 to 1980 and are specific to the City of Los Angeles:

- Spanish and Mexican Colonial Era Settlement
- Pre-Annexation Communities of Los Angeles
- Residential Development & Suburbanization
- Commercial Development
- Industrial Development
- Institutional Development: Government & Private
- Architecture and Engineering
- The Entertainment Industry
- Cultural Landscapes

Each of the nine contexts is comprised of a number of themes and sub-themes which not only address important movements in Los Angeles architecture or distinct property types, but also focus on important topics in ethnic, social, and cultural history. For example, Institutional Development includes government

buildings as well as resources relating to social, cultural, political, and religious history and movements. The Entertainment Industry includes resources associated with the motion picture, recording, television and radio industries in addition to those associated with entertainment culture such as night clubs and restaurants. Within Residential Development and Suburbanization, the theme-relating to Multi-Family Residential Development deals with resources ranging from elegant high-rise apartments of the 1920s and 30s to the apartment types of the post-World War II era. Los Angeles' diverse ethnic and cultural history is reflected throughout the HCS and addresses topics such as the Civil Rights Movement, Deed Restriction and Segregation, and LGBT history.

The HCS not only identifies contexts and themes within which a property may be significant, but also includes "Eligibility Standards," which are specific physical and associative characteristics a property must have to convey its significance. For example, a property that is an excellent example of a Craftsman house must embody the physical characteristics of the Craftsman style. A residence associated with an important writer in Los Angeles, may not be significant architecturally, but must be directly associated with the persons productive career and retain the physical characteristics present during that time.

Developing a comprehensive HCS for a city as large, diverse, and complex as Los Angeles is an extreme challenge. Throughout the initiation phase, consultant teams and the OHR have worked together to develop the format and structure for the HCS. Using this framework, a team of over 40 historic preservation professionals, volunteers, and student interns have completed numerous themes, but others are still in development. And while context statements help guide survey work, they are also informed by the results of field work. The OHR, therefore, anticipates that the HCS will remain a "work in progress" as the field surveys progress over the next few years.

B. Field Guide Survey System (FiGSS)

The HCS framework has been used as the basis for developing the FiGSS, a custom mobile application designed for use in the field on tablet PCs. The FiGSS uses Geographic Information System (GIS) mapping software and is preloaded with maps and aerial photographs of survey areas, context statement eligibility standards, and information relating to designated, previously surveyed and potentially significant historic resources.

The FiGSS is unique in that it "translates" the components of the HCS into data fields so that surveyors can readily place a property within the appropriate context and theme by selecting from drop down lists. For example, when surveying a neighborhood school, a field surveyor may select the context "Institutional Development" and then the theme "Education" and the sub-theme "Education and Ethnic-Cultural Associations." A set of eligibility standards associated with this context/theme selection are then presented as a list of check boxes which the surveyors will select from as appropriate to determine if the property retains the physical and associative qualities needed to be an important example of its type. The FiGSS also allows surveyors to "flag" properties that require additional research or follow up.

The overall concept behind the FiGSS is to provide surveyors with the information they need in the field to identify and evaluate resources according to defined contexts and themes and in an efficient and consistent manner. The FiGSS is garnering attention from local, state and federal agencies and organizations for its potential to change the way historic resources surveys are completed.

IV. SURVEYLA METHODOLOGY

A. Survey Teams

The DCP is contracting with pre-qualified consultant firms specializing in historic preservation to complete SurveyLA.

- Consultants are deployed in the field in teams of two and multiple teams may be working in survey areas at any one time.

- At least one surveyor from each team of two must meet or exceed professional qualification standards in the field of historic preservation. Consultants meeting these professional standards are responsible for making historic resource evaluations.

- Consultants may enlist students and other volunteers with training and interest in the field of historic preservation, or specialized knowledge of geographic areas and contexts, to assist them with the field survey work.

- All consultants and volunteers receive classroom and field training from the DCP in the use of the FiGSS and SurveyLA methodology.

B. Field Survey Methods Summary

- SurveyLA identifies and evaluates properties and districts that are significant within the contexts developed for the HCS.

- Properties are evaluated in the field using the HCS in accordance with National Register of Historic Places and California Register of Historical Resources criteria as well as for local eligibility as potential City Historic-Cultural Monuments and Historic Preservation Overlay Zones.

- Surveys focus on identifying resources dating from 1850 to 1980.

- Information relating to properties of historic, social and cultural significance is pre-loaded in the FiGSS based on research completed for development of the HCS, pre-field research provided by interns and volunteers, and community input from SurveyLA's public participation program. This information appears as a GIS data layer on the FiGSS application.

- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).

- Digital photographs are be taken of all surveyed properties.

- Field Surveys do not include:

    - Individual resources and historic districts (including HPOZs) that are already designated (federal, state, local). For individual resources, there may be some verification (updating) of existing conditions in the field where appropriate
    - Community Redevelopment Area (CRA) surveys conducted within the last five years
    - Historic Preservation Overlay Zone (HPOZ) surveys completed within the last five years (submitted to OHR as complete but not designated)

V. CRITERIA FOR EVALUATION

Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources and for local designation as City Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts. A discussion of the criteria for each of these programs is summarized below.

A. National Register of Historic Places (NR)

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. According to *National Register Bulletin 15*, in order to qualify for the register, a resource must meet the criteria for evaluation, which are:

CRITERIA FOR EVALUATION:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

a) That are associated with events that have made a significant contribution to the broad patterns of our history; or

b) That are associated with the lives of persons significant in our past; or

c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d) That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g) A property achieving significance within the past 50 years if it is of exceptional importance.

INTEGRITY:

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following

sections define the seven aspects and explain how they combine to produce integrity.

The Seven Aspects of Integrity:

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

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

3) **Setting** is the physical environment of a historic property.

4) **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

5) **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

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

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

B. California Register of Historical Resources (CR)

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 state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. According to the California Office of Historic Preservation's *Technical Assistance Bulletin #3*, to become a historic resource, a site must be significant at the local, state, or national level under one or more of the following four criteria:

1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2) It is associated with the lives of persons important to local, California, or national history; or

3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

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

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for their significance.

C. City of Los Angeles Historic Cultural Monument (HCM)

Sec. 22.171.8. Monument Designation Criteria

A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it:

(A) Meets at least one of the following criteria:

1) Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or

2) Is associated with the lives of Historic Personages important to national, state, city, or local history; or

3) Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or

4) Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community; or

5) Reflects or exemplifies the diversity of Los Angeles, including, but not limited to, the significant contributions of people of color, women, and workers; or stimulates and promotes a greater understanding of diversity, democracy, and freedom.

and

(B) Retains Integrity from its Period of Significance. Proposed Monuments do not need to retain all aspects of Integrity, but should retain a sufficient degree of those aspects of Integrity that relate to why it is significant. Flexibility shall be used in assessing Integrity, particularly when a proposed Monument is significant under designation criteria 1 or 2 above. A proposed Monument's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of Integrity.

D. Historic Preservation Overlay Zone (HPOZ)

A Historic Preservation Overlay Zone (HPOZ) is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

1) Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or

2) Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

3) Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.

E. SurveyLA Evaluations

The California State Office of Historic Preservation has developed California Register Status Codes as a standardized system for classifying historical resources in the State's Historic Resources Inventory. These Status Codes are used statewide and are assigned to properties and districts by field surveyors as part of the survey process.

Field surveyors will apply the following CHR Status Codes when evaluating properties for SurveyLA. A property may have more than one Status Code:

3S – Appears eligible for National Register as an individual property through survey evaluation

3CS – Appears eligible for California Register as an individual property through survey evaluation

5S3 – Appears to be individually eligible for local listing or designation through survey evaluation

6L – Property identified through the SurveyLA process as ineligible for National Register, California Register or local designation; may warrant special consideration for local planning

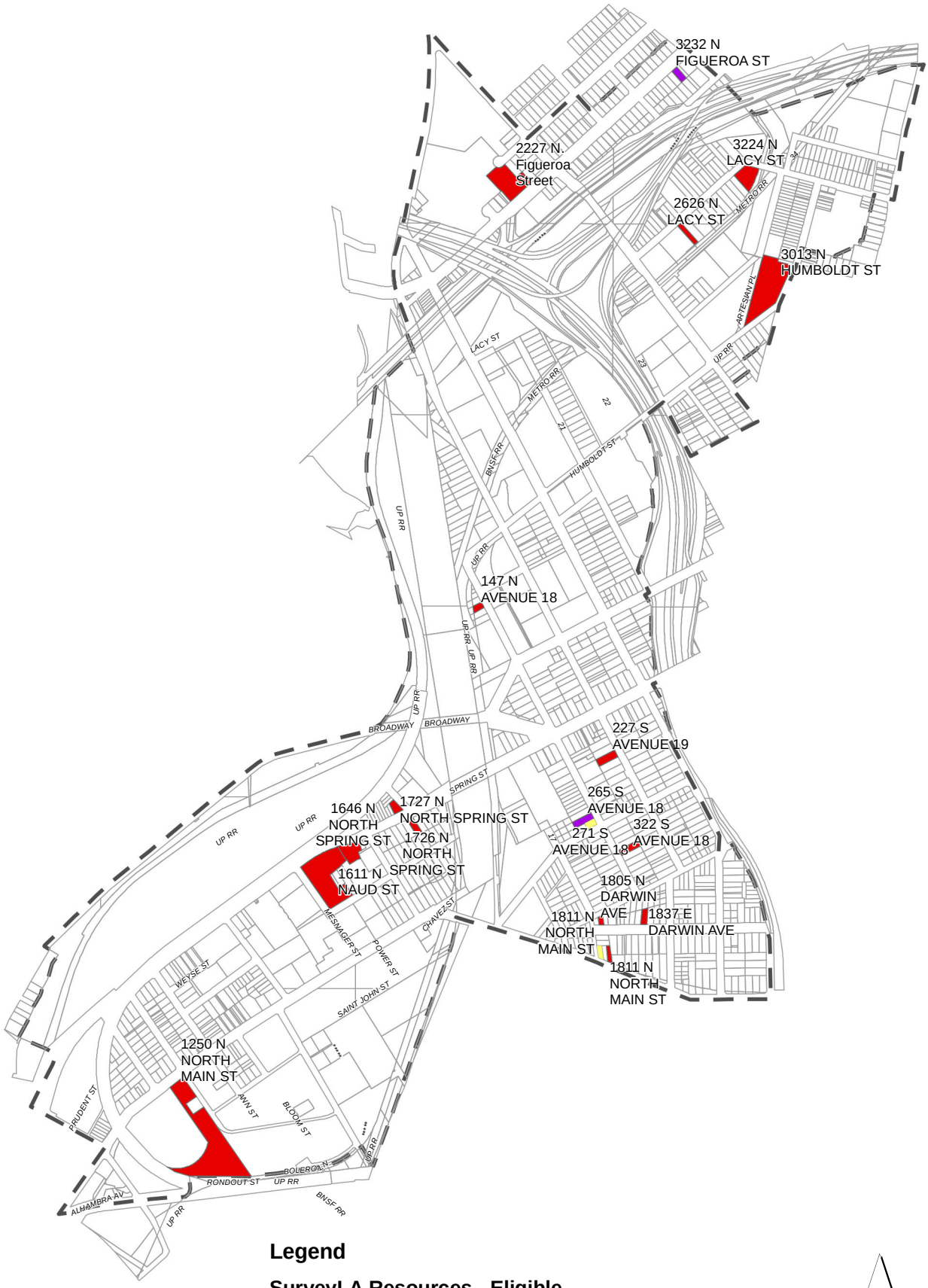
6LQ – Determined ineligible for local listing or designation as a historic district through a survey process; neighborhood or area may warrant special consideration for local planning.

6Z – Found ineligible for National Register, California Register or local designation through survey evaluation

7RQ – Individual property identified in a SurveyLA Survey – Not evaluated

7SQ – Individual property assessed for significance in accordance with the SurveyLA Multiple Property Documentation approach, but does not meet eligibility standards.

CASP Survey Area



Legend

SurveyLA Resources - Eligible

- National Register, California Register, HCM (3S,3CS,5S3)
- California Register, HCM (3CS,5S3)
- HCM (5S3)

N

1,000 Feet

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APPENDIX C

DEPARTMENT OF PARKS AND RECREATION (DPR 523) FORMS

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 147 Ave 18

P1. Other Identifier: City Wide Towing, Inc.

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 147 Ave 18 City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447019002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian
Siding/Sheathing: metal, all visible sides
Fenestration: metal, hopper, arranged in pairs
Primary Entrance: front, Roll-up door

Plan: rectangular
No. Stories: 1
Property Type: industrial, Quonset Hut
Related: Parking lot
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1946

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 147 Ave 18

B1. Historic Name: 147 N Ave 18

B2. Common Name: City Wide Towing, Inc.

B3. Original Use: Industrial B4. Present Use: Towing

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1946

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Parking lot

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Industrial Engineering/Design 1887-1940

Period of Significance: 1946 Property Type: Industrial Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of a Quonset Hut, an increasingly rare property type developed to provide mass temporary workspace and housing in the World War II era. The 1920-1951 Sanborn map identifies its early use as a "sheet metal shop." The Quonset hut is a variant of the c. 1916, British-designed Nissen hut. It was named for the Naval Air Station at Quonset Point, Rhode Island, where it was first designed for large-scale production in the United States in 1941. Built to serve as temporary, flexible military facilities for World War II, the Quonset hut bears a distinctive form: a simple half-cylinder typically constructed of a wood or steel rib-framing system with corrugated metal sheathing. It was ideal for wartime because it was both inexpensive and efficient to build, and could be easily moved to accommodate a variety of uses.

Following the end of...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

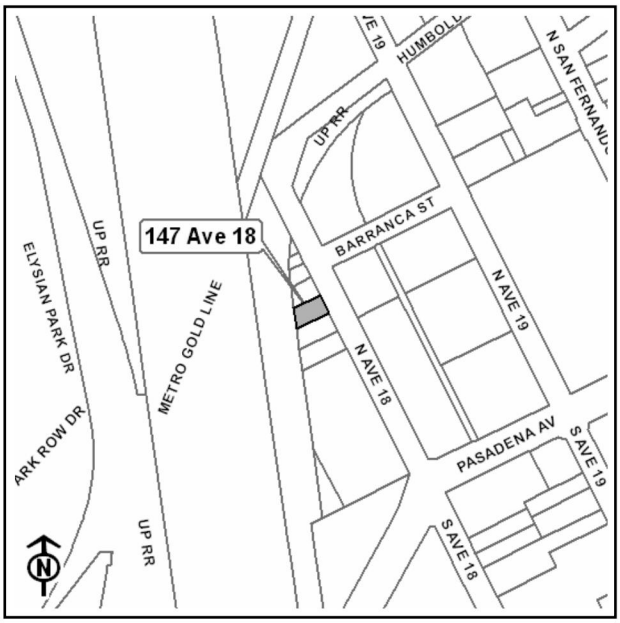
Sanborn Maps

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): World War II in 1945, there was a nationwide housing shortage as veterans returned from war in large numbers; Quonset huts served as one answer to accommodate the population. Given their flexible interior layout and the low cost to move and erect, it was not uncommon for individual Quonset huts to be purchased and appropriated for a variety of uses, including industrial and commercial facilities. Not all Quonset huts were designed for military activities and then reused; some companies advertised their effectiveness as an efficient, flexible space for a wide variety of home, warehouse, commercial, and other uses, and sold them for those purposes. An important symbol of both the wartime and postwar eras, the Quonset hut is a rapidly disappearing property type. Despite its simple, utilitarian design, research and existing cultural resources evaluations support the notion that Quonset huts are of nationwide importance and extant examples may be eligible for listing in the National Register under Criterion C for their architecture.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 265-267 Ave 18

P1. Other Identifier:

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 267 Ave 18 City: Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447026014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Wood-frame Vernacular **Architectural Style:** Folk Victorian, elements of
Siding/Sheathing: wood: clapboard, all visible sides
Roof: hipped, medium, narrow eaves, fascia and brackets, closed eaves
Fenestration: wood, double-hung, front, bars cover windows
Primary Entrance: single door, transom lights, Beneath a pent roof supported by turned spindles, security door added
Other notable features: symmetrical massing

Plan: rectangular
No. Stories: 1
Porches: Front Stoop
Additions: Compatible, rear
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
06/01/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1885

*P7. Owner and Address:

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 06/02/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 265-267 Ave 18

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Wood-frame Vernacular, Folk Victorian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1885

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Early Residential Development 1880-1930

Period of Significance: 1885 Property Type: Single Family Residence Applicable Criteria: A/1/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1.This hipped-roof Victorian-era residence appears to be one of the oldest residences in the Albion Street neighborhood, and is a rare intact representative of the early residential development that occured just outside the original Pueblo of Los Angeles.

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 06/02/2011

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS
Other Listings 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 271 Ave 18

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 271 Ave 18 City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447026025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible sides
Roof: front gable, medium, decorative vergeboards/fascia, boxed eaves and brackets
Fenestration: vinyl, vertical sliding, front, side, arranged in pairs, bay window in front gable, alteration: yes
Primary Entrance: front, single door
Other notable features: spindles and spandrels

Plan: irregular
No. Stories: 1
Porches: Partial, front, side
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1885

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

*Resource Name or #: (Assigned by recorder) 271 Ave 18

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1885

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: 1885 Property Type: Residential Applicable Criteria: 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the California Register and for designation as an HCM under Criterion C/3/3 as an excellent example of Folk Victorian architecture. Due to the replacement of the original wood windows with vinyl (albeit in their original openings) the residence does not retain sufficient integrity for the National Register. It does, however, still retain sufficient integrity to appear eligible for the California Register and for designation as an LAHCM. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

Sanborns

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 322 S Ave 18

P1. Other Identifier: Albion Street School

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 322 S Ave 18 City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: ____ ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447030900

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Moderne
Siding/Sheathing: stucco: smooth, all visible sides
Roof: hipped, low, parapet, narrow eaves
Fenestration: metal, vertical sliding, front, side, rear, arranged in pairs
Primary Entrance: front, double doors

Plan: rectangular
No. Stories: 2, 7 buildings
Property Type: institutional, School
Related: Ancillary buildings; paved playground
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP15

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1937
Sanborn

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): ____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 322 S Ave 18

B1. Historic Name: Hayes Street School; Nineteenth Avenue School

B2. Common Name: Albion Street School

B3. Original Use: School B4. Present Use: School

*B5. Architectural Style: Moderne

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Ancillary buildings; paved playground

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Post-1933 Earthquake LAUSD Schools

Period of Significance: 1937 Property Type: School Applicable Criteria: A/1/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 because it significantly represents the public response to early earthquake awareness within the LAUSD school system. .Albion Street School is an excellent example of an elementary school built after the 1933 Long Beach Earthquake, a period in which the widespread quake-caused destruction of unreinforced schools led to the development of stricter standards for school construction. This pressure to rebuild schools coupled with the infusion of federal funding from the Works Progress Administration (WPA) produced an extensive collection of Art Deco, Streamline Moderne, and PWA Moderne schools in the Los Angeles Basin. Albion Street School has retained several key buildings from the 1937 Moderne-styled campus.

Located in the Chavez Tract and known as Hayes Street School until 1903 and then Nineteenth Avenue School (to accompany a change in street names) until...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP15

*B12. References:

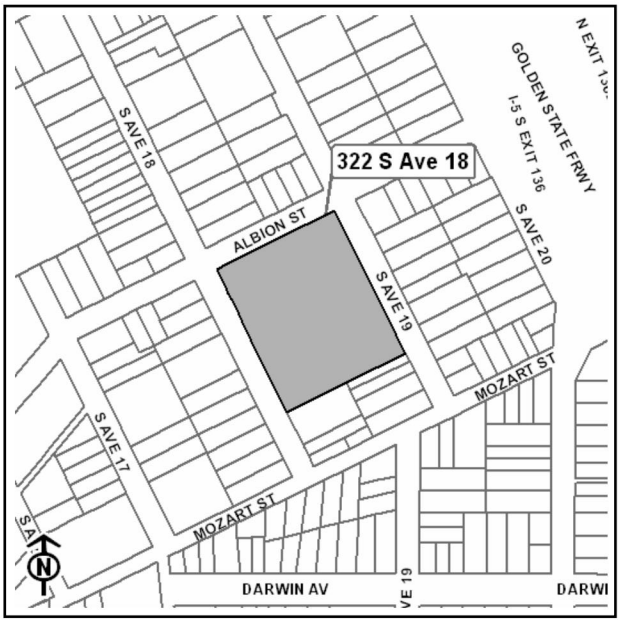
Sanborn Maps, LA Times Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): 1917, the Albion Street School was one of the earliest school sites in the City of Los Angeles. Its first structure was a wood building constructed ca. 1891 (demolished 1968). A 1968 LA Times article identifies this structure as the oldest L.A. school building and a "gleaming wood-frame school building with...hand-carved gingerbread trimming, big double doors and broad front porch." It had five rooms and was torn down for replacement with a "modern two-story stucco building--with air conditiong." While the building was in 1968 found to be structurally sound, it had pipe and wiring issues and had, "gone about as far as it can go" ("Oldest L.A. School Building Scheduled to Be Demolished," LA Times, 26 May 1968, EB). The site served as the center of its neighborhood and, according to the United States Census, originally enrolled children of Italian and Mexican immigrants who worked in nearby railyards. The existing buildings were constructed in 1937. According to a brief, undated school history, "The Albion community is identified with the early history of Los Angeles. It is within the "five minute call zone" of the Southern Pacific shops, where many of the parents are employed. It is a compact community... Most of the children are American born, but their racial backgrounds are Italian and Mexican. The school is a neighborhood center..." ("History fo the School," Albion Street School, California Index, Los Angeles Public Library, undated). In 1938, the school was part of a program called American Friends Service Committee wherein college and graduate-level students would engage in a "volunteer work camp" at the Albion Street School to learn more about the community and "study the perplexities of American life" ("Seeking Understanding of Industrial Changes," LA Times, 25 Jul 1938, 10).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 227-229-231 Ave 19

P1. Other Identifier:

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 227 Ave 19 City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5447025018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible sides
Roof: gable-on-hip, medium
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door

Plan: rectangular
No. Stories: 1, 3 buildings
Porches: Partial, front
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1907

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 227-229-231 Ave 19

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1907

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: 1907 Property Type: Residential Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The grouping of three early residences located on one parcel appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as a unique example of Folk Victorian as applied to a multifamily property. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare. While these residences represent a modest example of the style, together they represent an application of the style to a multifamily...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

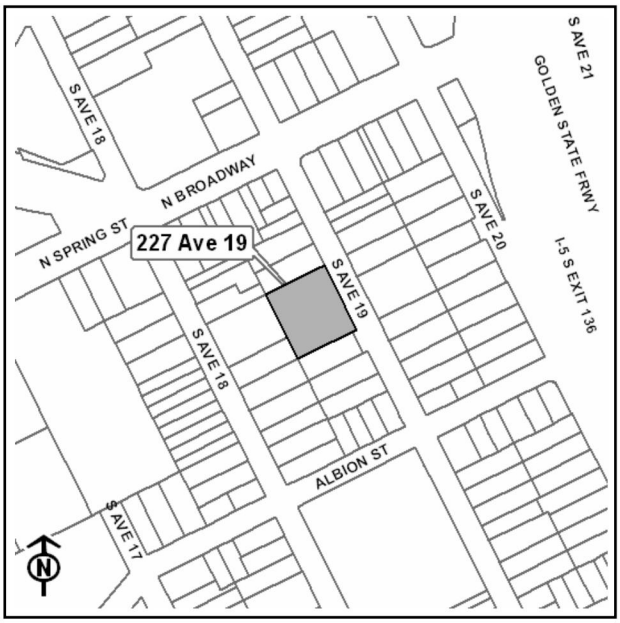
Sanborn Maps

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): property, which is distinctive and uncommon in Los Angeles.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1300 N Cardinal St

P1. Other Identifier: William Mead Homes

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1300 N Cardinal St City: Los Angeles Zip: 90012

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409012902

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Moderne, elements of **Architectural Style:** International
Construction: brick
Siding/Sheathing: brick, all visible sides
Siding/Sheathing: poured concrete: painted, all visible sides
Roof: flat, multiple rooflines, narrow eaves
Fenestration: metal, casement, front, side, rear
Fenestration: metal, fixed, front, side, rear
Primary Entrance: front, side, rear, single door

Plan: irregular
No. Stories: 3, 27 buildings
Property Type: residential
Related: Poured concrete walkways, lawns, balconies with metal banisters, outdoor fixed laundry racks
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site X District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1942
Assessor

***P7. Owner and Address:**
not known

***P8. Recorded by:**
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

***P9. Date Recorded:** 04/06/2011

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 **of** 2 ***Resource Name or #:** (Assigned by recorder) 1300 N Cardinal St

***Recorded By:** Kathryn McGee ***Date:** 04/06/2011 ___Continuation _X_ Update

Update Status: Retains Integrity

The William Mead Homes is significant as one fo the first government housing projects in Los Angeles and is also significant for its Pre-War Modern architecture. Originally known as Ann Street project, William Mead Homes was constructed c. 1942 and partially occupied by 1943. It is located in the industrial area east of Downtown, situated on 15-acre tract located north of the Union Pacific Rail Line and bounded by E. Elmyra St and Bolero Ln to the south and west and Leroy St and N. Main St to the east and north. It includes multiple standardized, rectangular and L-shaped apartment buildings configured around communal and outdoor spaces, a leasing office and the Ann Street Elementary School. It was designed to accommodate 449 families and its estimated cost of construction in 1940 was $2,100,000 ("One Housing Project Wins," LA Times, 13 Dec 1940). In 1941, President Roosevelt approved a $1,862,100 U.S. Housing Authority loan to the City of Los Angeles for construction of the project, covering about 90 percent of the estimated cost of construction. The land for the project was purchased by the Los Angeles Housing Authority from Consolidated Steel Corporation for $20,000 an acre. Over 100 dwellings were demolished to make way for the project ("President Approves Loan for Slum Clearance Here," LA Times, 13 March 1941). The early nickname for the area, "Dog Town," comes from the site's historical proximity to a dog pound.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1805 Darwin Ave

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 1805 Darwin Ave City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5410019002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible sides
Siding/Sheathing: brick: patterned veneer, S
Roof: front gable, medium, multiple rooflines, narrow eaves, decorative vergeboards/fascia
Fenestration: wood, vertical sliding, front, side, alteration: yes
Primary Entrance: front, single door, transom lights, beneath turned spindle porch
Other notable features: spandrels, boxed eaves,

Plan: rectangular
No. Stories: 1
Porches: Partial, front
Retains integrity: yes, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1910

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1805 Darwin Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1910

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: 1910 Property Type: Single Family Residence Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of Folk Victorian architecture. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare.

This residence has many character-defining features of the style, including an asymmetrical massing with a prominent front gable containing an angled bay, an entry porch with turned spindles and...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

Sanborn Maps

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011



(This space reserved for official comments.)

*Required Information

B10. Statement of Significance (continued): spandrels, and Colonial Revival ornamentation such as boxed eaves, cornice, and brackets. While its original windows may have been double-hung, the existing wood single-hung windows are compatible with the residence and this potential alteration does not impair the overal integrity of materials or workmanship of the residence.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1837 Darwin Ave

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 1837 Darwin Ave City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5410019042

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible sides
Siding/Sheathing: wood: shingles, S
Roof: hipped, medium, decorative vergeboards/fascia, attic story, with decorated front gable, boxed eaves
Fenestration: wood, vertical sliding, arranged in pairs, alteration: yes
Primary Entrance: front, single door, transom lights
Other notable features: turned spindles and spandrels on porch, brackets

Plan: rectangular
No. Stories: 1
Porches: Partial, front
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1895

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1837 Darwin Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed Circa 1900

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: 1885-1905 Property Type: Single Family Residence Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of Folk Victorian architecture. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare. This residence has many character-defining features of the style, including an asymmetrical massing with a prominent front gable containing an angled bay, a partial-width porch with turned spindles...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

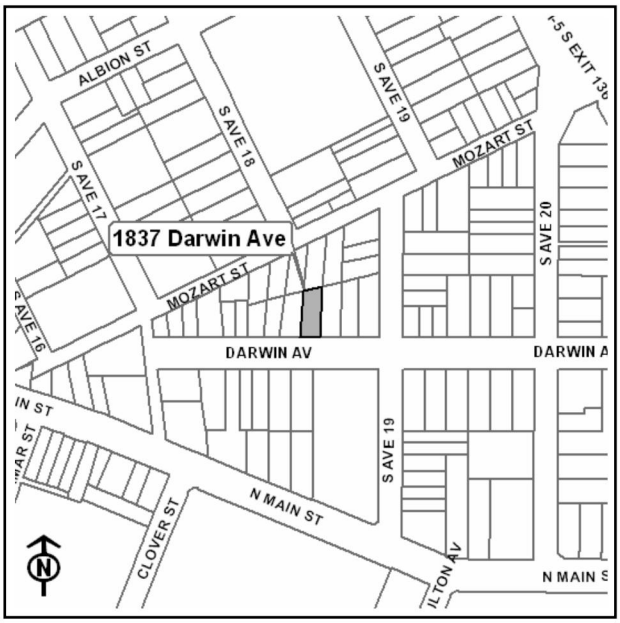
Sanborn Maps

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): and spandrels, and Colonial Revival ornamentation such as boxed eaves, cornice, and brackets.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2227 N Figueroa St

P1. Other Identifier: Prebles Restaurant, IHOP

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T: 01.0S; R: 13.0W; S: 15

c. Address: 2227 N Figueroa St City: Los Angeles Zip: 90065

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5446013058

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Googie
Siding/Sheathing: stucco: textured, all visible sides
Siding/Sheathing: brick: patterned veneer, all visible sides
Siding/Sheathing: wood: shiplap, all visible sides
Roof: side gable, wide eaves, other, rock roofing, wide fascia
Fenestration: wood, fixed, continuous aluminum framed glass
Primary Entrance: storefront, single door

Plan: irregular
No. Stories: 1
Property Type: commercial, Diner
Related: Parking lot
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/10/11

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1968

***P7. Owner and Address:**
not known

***P8. Recorded by:**
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

***P9. Date Recorded:** 05/25/2011

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 2227 N Figueroa St

B1. Historic Name: Prebles Restaurant

B2. Common Name: IHOP

B3. Original Use: Restaurant B4. Present Use: Restaurant

*B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1968

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Parking lot

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Googie 1935-1969

Period of Significance: 1968 Property Type: Restaurant Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of the Googie style of architecture, a whimsical and visually arresting style applied to retail buildings in the post-World War II era. It was designed by Armet and Davis, an architecture firm responsible for design of many prominent Googie restaurants throughout Southern California. Googie buildings were designed to attract passing motorists and create a memorable brand for the store, and it was common for casual restaurants and coffee shops in the 1950s and 1960s.

The property was constructed in 1968 as part of the chain Prebles Restaurants. Based in Pasadena and owned by Richard S. Preble, the chain originally included locations in South Pasadena and Alhambra, opened in 1965, comprising 85 seats and 4,100 square feet, both of which had designs identical to the Figueroa location. ('Prebles Chain Begins Expansion Program,' LA Times,...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

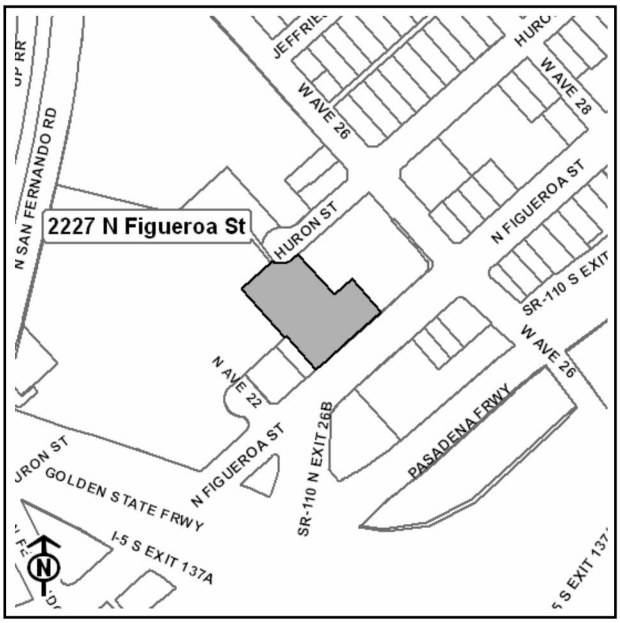
*B12. References:

LA Times Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011



(This space reserved for official comments.)

*Required Information

B10. Statement of Significance (continued): 24 May 1968). A major franchising and expansion program in the 1960s included new Prebles drive-through restaurants and coffee shops in Pasadena, La Crescenta, Anaheim, Cardiff-By-The-Sea, and San Diego ('Display Ad 24,' LA Times, 18 March 1966)

The 2227 N Figueroa location was designed by architecture firm Armet & Davis. Joseph Illig & Sons, Inc. served as developer and contractor. Formed by Louis Armet and Eldon Davis in 1947, the Arnet & Davis firm was known primarily for designs of coffee shops in Southern California. Notable works include the Holiday Bowl on Crenshaw Boulevard, Johnie's Coffee Shop at Wilshire Boulevard and Fairfax Avenue, Pann's Restaurant in Inglewood, and the original Norm's in West Hollywood. Their restaurant designs were defined by slanted roofs, terrazzo floors, driftstone walls, and exposed stainless steel kitchens, which were designed to allow for quick delivery of food while keeping patrons entertained. Restaurants like the Figueroa location frequently featured cantilevered stools, with bases that angled out from counters, which could be swept under while seats were occupied by customers. To evoke warmth, yellow, red, and orange were frequently used colors on their buildings ('You Can Still Get a Cup of Nostalgia at L.A.'s…: Coffee Shops Modern" by Amy Wallace, LA Times, 1 April 1993).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3232 N Figueroa St

P1. Other Identifier: Arroyo Theater

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T: 01.0S; R: 13.0W; S: 14

c. Address: 3232 N Figueroa St City: Los Angeles Zip: 90065

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5446018010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Colonial Revival, elements of
Siding/Sheathing: stucco: modern, NW, altered: yes
Siding/Sheathing: brick, all visible sides
Roof: flat, parapet
Fenestration: metal, casement, front, alteration: yes
Primary Entrance: front, double doors, distinctive entry, alteration: yes
Other notable features: Churrigueresque decoration at center of facade

Plan: rectangular
No. Stories: 2
Property Type: commercial, Neighborhood theater
Retains integrity: no, setting, location, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP10

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/10/11

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1928

***P7. Owner and Address:**
not known

***P8. Recorded by:**
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

***P9. Date Recorded:** 05/25/2011

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

*Resource Name or #: (Assigned by recorder) 3232 N Figueroa St

B1. Historic Name: Arroyo Theater

B2. Common Name:

B3. Original Use: Theater B4. Present Use: Commercial

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1928

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Pre WWII Neighborhood Theaters 1915-1942

Period of Significance: 1928 Property Type: Theater Applicable Criteria: HCM 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The former Arroyo Theater has lost much of its original integrity, but in the context of the neighborhood is a rare property type, a pre-World War II neighborhood theater. It has retained its attractive Churrigueresque frieze and essential form. For this reason, it appears eligible for HCM status in spite of appearing ineligible for National and California Registers due to a lack of integrity.

Affiliated with Fox West Coast Theaters, this building was called the Arroyo Theater. In December 1932, the theater collaborated with the Marcal, Marquis, Larchmont, and Western theaters to host a holiday event during which movie screenings were hosted for children (Display ad, LA Times, 22 June 1936, A16; "Youngsters Hail Times Film Party," LA Times, 30 Dec 1932, A2). An LA Times 1936 movie listing includes the theater located at 3232 N Figueroa. There is an advertisement in the LA Times for the Arroyo Theater as late as 1955. The theater was used until at least 1956, according to...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP10

*B12. References:

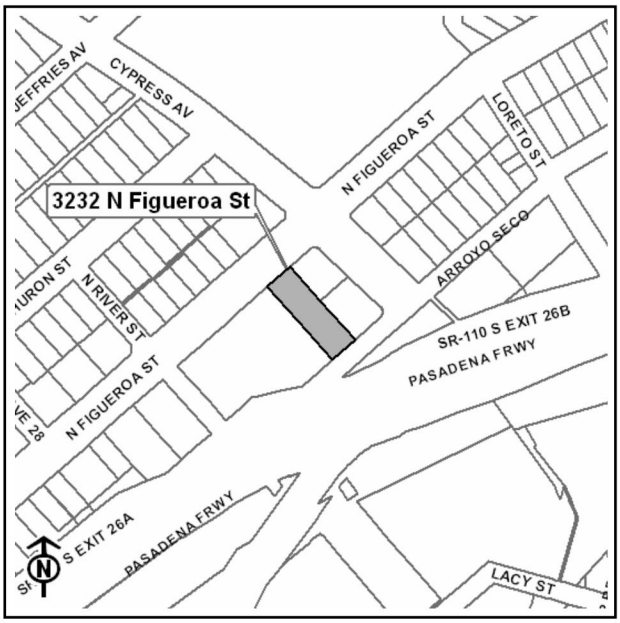
Sanborn Maps, LA Time Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): 1956 City Directory. In the 1960 directory, the address associated with the theater was listed as Halco Corp-Health Foods.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3011 Humboldt St

P1. Other Identifier: Price Pfister Brass Manufacturing Company

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T: 01.0S; R: 13.0W; S: 14

c. Address: 3011 Humboldt St City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5205009003

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian
Construction: unknown
Siding/Sheathing: metal, all visible sides , Metal
Roof: front gable, medium, multiple rooflines
Fenestration: metal, hopper, front
Fenestration: metal, fixed, front
Primary Entrance: front, single door, distinctive entry

Plan: irregular
No. Stories: 2, 5 buildings
Property Type: industrial
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP08

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/10/11

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1951

***P7. Owner and Address:**
not known

***P8. Recorded by:**
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

***P9. Date Recorded:** 05/25/2011

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 3011 Humboldt St

B1. Historic Name: Price Pfister Brass Manufacturing Company

B2. Common Name: Impact International Belle Arte

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1951

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Building the City 1876-1980; Industrialist

Period of Significance: 1951-1965 Property Type: Industrial Applicable Criteria: A/1/1, B/2/2

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 and B/2/2 for its association with Isadore Familian and Price Pfister Brass Manufacturing Co, an important manufacturer of brass plumbing fixtures and faucets. Isadore Familian (1911-2002) was an important Los angeles industrialist, philanthropist and Jewish Community leader. According to his LA Times obituary, Familian was born in Chicago to Russian immigrant parents and came to Los Angeles in 1913. He became partner in his familiy business in 1941, at which time the business purchased Price Pfister Brass Manufacturing Company. Under Mr. Familian's leadership, the Price Pfister plant expanded from 50 employees to 1,500 and became one of the largest manufacturers of brass bath and kitchen hardware in the world. In 1969, Price- Pfister became a subsidiary of Norris Industries and Mr. Familian continued as chairman of the board. Since the 1947 founding...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

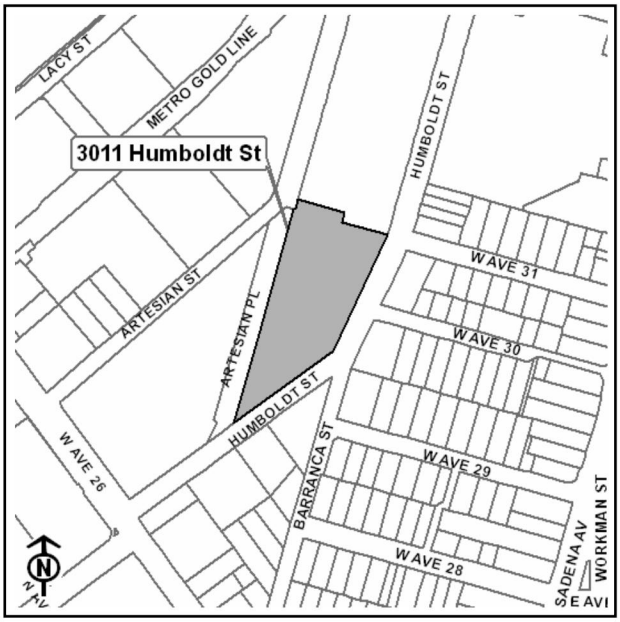
Sanborn Maps, Los Angeles Times Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): of the University of Judaism in Hollywood, Mr. Familian served on its board of directors and various committees. In the 1970s, he spearheaded the fund-raising campaign to build the university's 28-acre campus, which is named after him and his first wife, Sunny, who died in 1979. Familian also made important contributions to the City of Hope and served as chairman of the manufacturing committee for the March of Dimes in 1954 ("Familian Heads Polio Drive Industry Group," LA Times, 17 Dec 1954, 21). Price Pfister moved to an expanded plant in Pacoima in 1965, and remained there until 1997, when parent company Black and Decker closed the plant and moved operations to Mexico.

The building industry emerged to support the exponential residential and commercial growth in Los Angeles in the late 19th and early 20th centuries, providing the raw materials, carpentry, and furnishings needed to create the City's extensive built environment. Very few, if any properties are extant that represent this critical component of Los Angeles community development. The CASP Area is unique in the City because it contains a concentration of metal shops from the early 20th century, including the former Price Pfister Brass Manufacturing Company, the California Steel and Cornice Company, and smaller steel and metal shops on Avenue 33 and on Naud Street.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2630 Lacy St

P1. Other Identifier: Columbia Mills; Talbert-Whitmore Co., Lacy Street Production Center

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 14

c. Address: 2630 Lacy St City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5205011012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian
Construction: wood frame
Siding/Sheathing: brick, all visible sides
Siding/Sheathing: wood: board/batten, all visible sides
Siding/Sheathing: metal, all visible sides
Roof: flat, parapet
Roof: front gable, medium
Fenestration: wood, double-hung, front, side
Fenestration: metal, fixed, front, side
Primary Entrance: side
Other notable features: Multiple industrial buildings of varying styles on site

Plan: rectangular
No. Stories: 2, 4 buildings
Property Type: industrial
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/10/11

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1908-1948

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 2630 Lacy St

B1. Historic Name: Columbia Mills; Talbert Whitmore Co. Window Shade Manufacturing

B2. Common Name: Lacy Street Production Center

B3. Original Use: Industrial B4. Present Use: Film production

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Originally Constructed 1908, expanded 1921 and 1948

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Industrial Engineering/Design 1887-1940

Period of Significance: 1908-1948 Property Type: Industrial Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of the Daylight Factory within the context of industrial design and engineering. Prior to the widespread use of electricity, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior. This property is an excellent example of a daylight factory, with multiple daylight features including expansive industrial sash and sawtooth rooflines.

In 1908 Talbert-Whitmroe Co developed a factory at 2360 Lacy St for manufacture of shade cloth and window shades. By 1921, the factory had become the largest shade cloth producer west of Chicago,...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

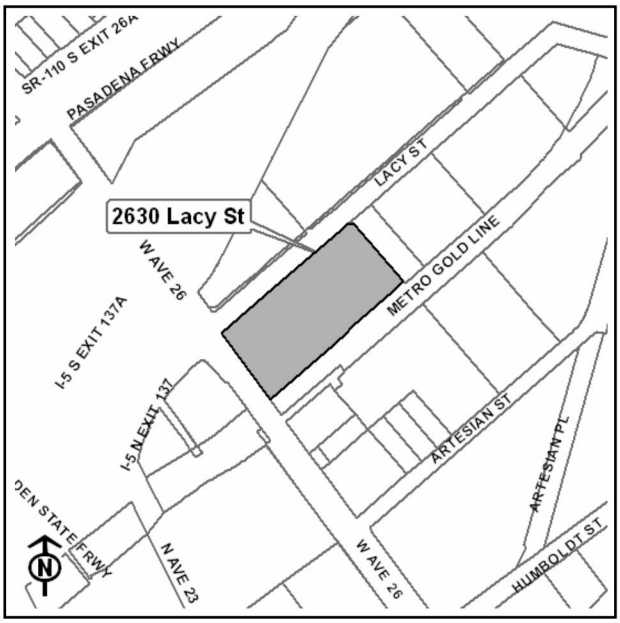
Sanborn Maps, LA Times Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): manufacturing about 1.25 million yards of cloth annually. By 1950, this company was renamed Columbia Mills, Inc., but continued to manufacture window shades at the site.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3214 Lacy St

P1. Other Identifier: Cannon Electric Development Co.

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T: 01.0S; R: 13.0W; S: 14

c. Address: 3214 Lacy St City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5205011003

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian **Architectural Style:** Mediterranean Revival, elements of
Construction: wood frame
Siding/Sheathing: stucco: textured, all visible sides
Roof: flat, parapet
Fenestration: metal, casement, front, side, rear
Fenestration: metal, fixed, front, side, rear
Primary Entrance: front, single door, distinctive entry, Tile door surround

Plan: irregular
No. Stories: 2
Property Type: industrial
Related: Situated on railway; transformer; telephone poles
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP08

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/10/11

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1926

***P7. Owner and Address:**
not known

***P8. Recorded by:**
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

***P9. Date Recorded:** 03/31/2011

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 3214 Lacy St

B1. Historic Name: Cannon Electric Development Co.

B2. Common Name: Debacle

B3. Original Use: Factory B4. Present Use: Industrial

*B5. Architectural Style: Utilitarian, Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Situated on railway; transformer; telephone poles

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Manufacturing for the Masses 1887-1980

Period of Significance: 1926 Property Type: _____ Applicable Criteria: A/1/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 because it is a key factory for the Cannon Electric Company, a significant manufacturer in Los Angeles industrial history. According to a 1941 LA Times article, Cannon was at the time the world's largest exclusive manufacturer of electrical cable connectors (Cannon Plugs) in 1941 and that the company had developed from a 2-man specialty shop into an organization supplying Electrical Signal Systems to such institutions as the Los Angeles Stock Exchange and Los Angeles County General Hospital, and experimental switchboards to scores of Southland schools. By 1941, the company was creating the greatest variety of cable connector fittings provided by any manufacturer ("Display Ad 22," LA Times, 2 Jan 1941, A24). Property meets most eligiblity standards for the property sub-type. This property is signifciant as the last remaining building from a key factory for...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

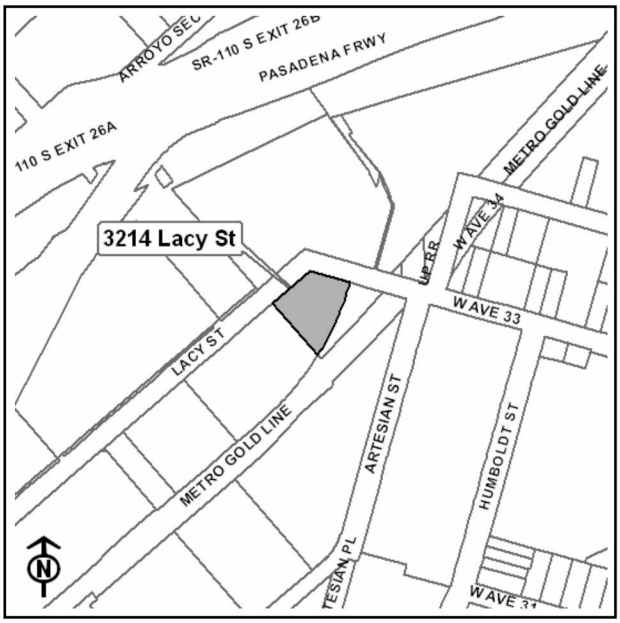
*B12. References:

Sanborn Maps, Los Angeles Times Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 03/31/2011



(This space reserved for official comments.)

*Required Information

B10. Statement of Significance (continued): Cannon Electric Development Co. Cannon became known as early as the 1910s as a leader in developing electrical connectors, the "Cannon Plug" being the most notable.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1250 N Main

P1. Other Identifier: Kelite Factory

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1250 N Main City: Los Angeles Zip: 90012

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409010032

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Art Deco, elements of **Architectural Style:** Utilitarian
Siding/Sheathing: poured concrete: painted, all visible sides , Brick is used on all elevations of rear building
Roof: flat, parapet, multiple rooflines
Fenestration: metal, fixed, front, side, rear
Fenestration: metal, vertical sliding, front, side, rear
Primary Entrance: side

Plan: irregular
No. Stories: 3, 3 buildings
Property Type: industrial
Retains integrity: yes, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

*P4. Resources Present: X Building ___ Structure ___ Object X Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1250 N Main

B1. Historic Name: Kelite Products

B2. Common Name: Kelite Products

B3. Original Use: Factory B4. Present Use: Factory

*B5. Architectural Style: Art Deco, Utilitarian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1924, 1946, 1954

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Industrial Engineering/Design 1887-1940

Period of Significance: 1924-1954 Property Type: Industrial Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of an industrial loft. Although some glazing and sash is missing, it still retains sufficient integrity to convey its significance. Shown in Sanborn maps (corrected through 1951) as a site used for Kelite Products, Inc., a manufacturer of specialized chemical compositions and equipment for industrial cleaning and metal treating, the site contains three buildings: Plant No's 1-3, all of which are extant. Plant No. 1, located at the corner of E. Elmyra and N. Main Streets, is the primary building, composed in an industrial/utilitarian style with elements of Art Deco. In 1966, Keylite Products Inc. had plants in L.A., Chicago, and Berkeley Heights, New Jersey. In the year ended Jan 31, 1966, it had sales of $4.5 million and earnings of $325,000 ("Boards Agree on Acquisition of L.A. Firm", LA Times, 11 Feb 1966, B16).

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

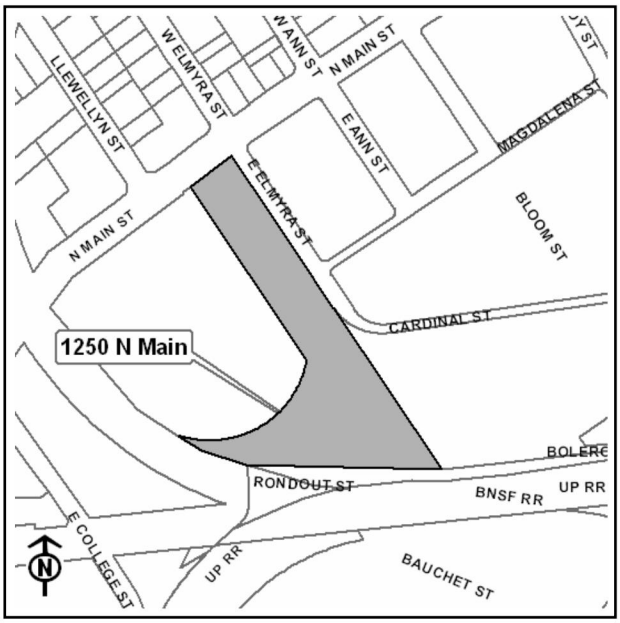
Sanborn Maps, LA Times Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 2S2
Other Listings 3CS, 5S3
Review Code ____ Reviewer ____ Date ____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1630 N Main

P1. Other Identifier: DWP Main Street Facility

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1630 N Main City: Los Angeles Zip: 90012

d. UTM: (Give more than one for large and/or linear resources) Zone: ____ ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409013913

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: International **Architectural Style:** Beaux Arts
Architectural Style: Art Deco
Construction: poured concrete
Siding/Sheathing: poured concrete: painted, all visible sides , Sheetmetal siding wraps machine shop building abutting North Main Street.
Roof: flat, parapet, multiple rooflines
Fenestration: metal, fixed, front, side, rear
Fenestration: metal, horizontal sliding, front, side, rear
Fenestration: metal, hopper, front, side, rear
Primary Entrance: side, Roll-up door
Other notable features: Sunshade eyebrows extend from some southeast

Plan: irregular
No. Stories: 3, 11 buildings
Property Type: Utilities
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP09

***P4. Resources Present:** X Building ___ Structure ___ Object X Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1946
Assessor

***P7. Owner and Address:**
not known

***P8. Recorded by:**
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

***P9. Date Recorded:** 05/25/2011

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): ____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 **of** 2 ***Resource Name or #:** (Assigned by recorder) 1630 N Main

***Recorded By:** Kathryn McGee ***Date:** 05/25/2011 ___Continuation X Update

Update Status: Retains Integrity

The Department of Water and Power Main Street Facility is significant as an early power station for the Department of Water and Power that played an important role in support of development of the City of Los Angeles. It is located on a triangular-shaped site containing multiple buildings and bounded by Main and Leroy Streets to the north and west and the Union Pacific Rail Road to the east and south. The early DWP site shown in Sanborn maps (corrected through 1951) include such buildings as Transformer House No 1 (1923 and 1918); Electrical Manintenance building (no date); General Warehouse (1923 and 1940); General Repair Shop (1925); Test Laboratory (1916); Outdoor Transformers (no date) and other ancillary buildings. Unable to confirm from public right-of-way whether all buildings listed are extant and if they all retain integrity. Site currently contains large collection of outdoor transformers at corner of Main St and the UPRR.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1801 N. Main St

P1. Other Identifier: Lanza Brothers Market

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 15

c. Address: 1801 N. Main St City: Los Angeles Zip: 90065

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5410019005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian
Siding/Sheathing: brick, all visible sides , painted
Roof: flat
Fenestration: aluminum, fixed, storefront, alteration: yes
Primary Entrance: storefront, single door, three storefronts total
Other notable features: metal awning printed with "famous italian sandwiches since 1926", mural of sandwiches on right side

Plan: rectangular
No. Stories: 1, 2 buildings
Property Type: Market
Related: Modest turn of the century residence behind market, "Lanza Bros Market" wall sign
Retains integrity: yes

*P3b. Resource Attributes: (List attributes and codes) HP06, HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1801 N. Main St

B1. Historic Name: Lanza Bros Market

B2. Common Name: _____

B3. Original Use: Market B4. Present Use: Market

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Modest turn of the century residence behind market, "Lanza Bros Market" wall sign

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: ; Early Neighborhood Commercial Development 1880-1930

Period of Significance: 1926 Property Type: Commercial Applicable Criteria: A/1/1, HCM 5

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Lanza Brothers Market appears eligible for the National and California Registers and for HCM designation under Criterion A/1/1 because it is a rare intact commercial building associated with the Italian immigrant community, which has its roots in the earliest days of the Pueblo and continues to be active today. The building and associated residence was operated by the Lanza and Bruno families from the early 1920s through the early 2000s. In addition, the property appears to be eligible for designation as an HCM under Criterion 5 because it reflects the diversity of Los Angeles history as a physical representative of the City's Italian heritage.

Los Angeles City Directories starting as early as 1923 locate the Lanza Family at 1801 N Main St, listing Frank, a sheet metal worker, John (no occupation given), Joseph, a sheet metal worker, and Tony A., a sheet metal worker, as residing at 1801 N. Main. According to the 1930 United States Census, John Lanza was born in Italy to...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP02

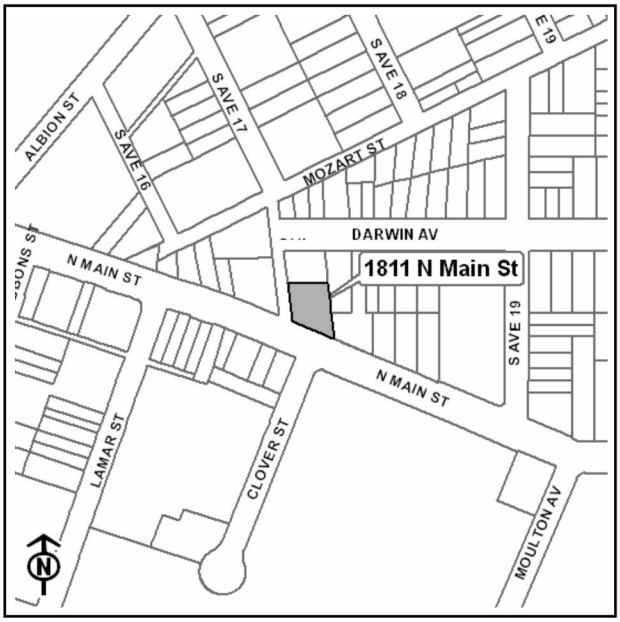
*B12. References:

Sanborn Maps, Directories, LA Times Database, Census records

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011



(This space reserved for official comments.)

B10. Statement of Significance (continued): Italian parents c. 1866 and immigrated to the United States in 1898. He was recorded in the 1930 U.S. Census as residing at 1801 N Main at the age of 64 where he lived with his wife, Phyllis (age 54; born in Italy), daughter, Margaret Bruno (age 21; born in Texas), son-in-law Nick Bruno (age 25; born in Italy), and grandchildren Sam, John, Rosala and Rosie. The 1930 U.S. Census also includes other Lanza family members residing on the property. Head of household, Frank Lanza (age 29; born in Italy) and his wife Jenny (age 21; born in Italy) resided at 1801 ½ N. Main with their children Johnny and Phyllis. Frank Lanza was a carpenter in a railroad shop at the time. At 1805 N. Main, head of household Phillip Lanza (age 28; born in Italy) resided with his wife Elizabeth (age 20; born in Colorado). Phillip Lanza was a builder of railroad cars at the time. At 1807 N. Main, head of household Anthony Lanza (age 26; born in Alabama) resided with his wife Cornelia (age 25; born in Italy) and their son, John. Anthony Lanza was a grocery merchant at the time. Census records indicate that while John and Phyllis Lanza lived in Los Angeles in the 1930s, they lived in southern states, likely including Texas and Alabama, and possibly also Louisiana, after immigrating to the U.S. and prior to moving to Los Angeles.

The 1927 Los Angeles City Directories also associate the property with Mary Millone, a grocer at 1803 N Main, and John Millone, who worked as a truck builder; the couple resided at 1706 Pomeroy Ave at the time. In addition, Bruno Pete meats is listed as tenant of 1803 N Main. The connection between the Lanza and Bruno names likely starts with Margaret Lanza's marriage to Nick Bruno (Margaret was the Texas-born daughter of John and Phyllis Lanza). The Millone connection is, however, unclear. It is possible Mary Millone was simply a worker at that location, or was related to the Lanza or Bruno Families in a manner that has not been identified; it is also possible the Millone family had a small shop in the building, since the building contains three storefront entrances (and could have contained three businesses). Anthony Lanza and wife Cornelia are listed as grocers at 1803 N Main and residing at 1801 ½ N Main in the 1942 LA City Directory. The Lanza Bros Grocery is located at 1803 N Main in the 1956 LA City Directory; Anthony Lanza still occupies 1801 ½ N Main; and 1807 N. Main is identified as Jerry G Barroy dry goods in the same year.

A 2000 Los Angeles Times article written by the son-in-law of Lanza Family member Gloria Worsham, who owned the property with her brothers Anthony and Louis Lanza for many years, notes that the site housed generations of Lanzas since the 1920s in the seven houses directly behind the store (not all of which are necessarily on the APN listed above; it is unclear exactly which houses are associated with the Lanza family). The author also notes, "My wife's family still owns most of the city block where the store sits, and her mother was brought up in the family compound that consists of the seven houses directly behind the store. But the family moved away long ago, Gloria and Anthony heading to the suburbs of San Gabriel a few miles away, Louis a little closer in Silver Lake. The Lanza Brothers market remained behind, however, and has served the neighborhood for 80 years." The author further notes, "When the [store opened] in the 1920s, [it was] a working-class neighborhood. In a time before supermarkets, it was the place where the Italian immigrants would buy fresh groceries on their way home from the nearby rail yards and factories. People would come to talk, buy stamps and money orders, and have a feeling of home and community in a strange new land." The article concludes that due to frequent break-ins and robberies in recent years, the Lanza family has vacated some or all of the site (Rick Garcia, 'Sunset in Lincoln Heights,' Los Angeles Times, 8 Oct. 2000). Current on-line reviews of the market indicate that it is being run by Korean immigrants.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1811 N Main St

P1. Other Identifier: _____

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 23

c. Address: 1811 N Main St City: Los Angeles Zip: 90031

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5410019005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible sides
Roof: hipped, medium, narrow eaves
Fenestration: wood, double-hung, front
Primary Entrance: front, single door
Other notable features: decorative brackets and spandrels

Plan: rectangular
No. Stories: 1
Porches: Full-Width, front
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
ca 1900

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1811 N Main St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: ca 1900

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Folk Victorian Architecture 1885-1905

Period of Significance: ca 1900 Property Type: Single Family Residence Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of Folk Victorian architecture. Folk Victorian styled residences were popular in the late 19th and early 20th centuries as an affordable way to decorate otherwise modest homes with the elaborate decorative styles of the Victorian Era. Generally chosen from pattern books and mass-produced, the ornamentation on Folk Victorian homes demonstrate how industrialization of the building industry boadened and popularized what would otherwise have been prohibitively expensive design for most people. Hundreds of these residences were built during the residential booms in the 1880s and 1900s, but intact examples have since become increasingly rare. This residence has several character-defining features of the style as applied to a hipped-roof cottage, including a full-width front porch with decorative spindles and spandrels, and boxed eaves. It...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

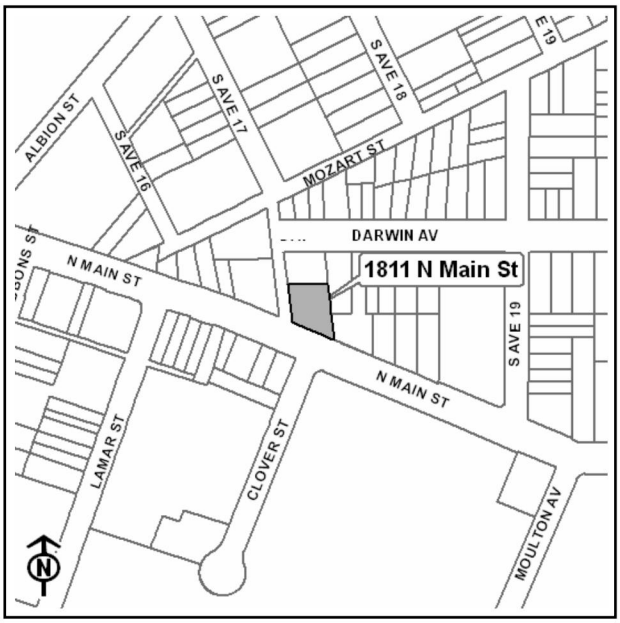
*B12. References:

Sanborn Maps

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011



(This space reserved for official comments.)

*Required Information

B10. Statement of Significance (continued): appears that the balustrade has been rebuilt with narrower gaps between rails, but the building retains integrity in spite of this apparent alteration.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code Reviewer Date

*Resource Name or #: (Assigned by recorder) 1611 Naud St

P1. Other Identifier: California Steel and Cornice Co., Stadco Fab Shop; Veolia Transportation

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1611 Naud St City: Los Angeles Zip: 90012

d. UTM: (Give more than one for large and/or linear resources) Zone: mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409002016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian, utilitarian
Construction: wood frame
Siding/Sheathing: metal, all visible sides , Metal
Roof: side gable, medium, other, Sawtooth
Fenestration: metal, fixed, front
Primary Entrance: front, Truck door

Plan: rectangular
No. Stories: 2
Property Type: industrial
Related: Associated with large covered maintenance yard
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1945

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1611 Naud St

B1. Historic Name: California Steel and Cornice Co.

B2. Common Name: Stadco; Veolia

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1945

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Associated with large covered maintenance yard

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Building the City 1876-1980

Period of Significance: 1945 Property Type: Industrial Applicable Criteria: A/1/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 as a key factory of the California Steel and Cornice Co., an important steel fabricator that made steel for the Case Study House program and Standard Oil Company. A 1939 Los Angeles Times ad also credits the company for providing steel for the I.Magnin & Co. store constructed at the intersection of Wilshire Boulevard and New Hampshire Avenue.

The building industry emerged to support the exponential residential and commercial growth in Los Angeles in the late 19th and early 20th centuries, providing the raw materials, carpentry, and furnishings needed to create the City's extensive built environment. Very few, if any properties are extant that represent this critical component of Los Angeles community development. The CASP Area is unique in the City because it contains a concentration of metal shops from the early 20th century, including the former Price...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

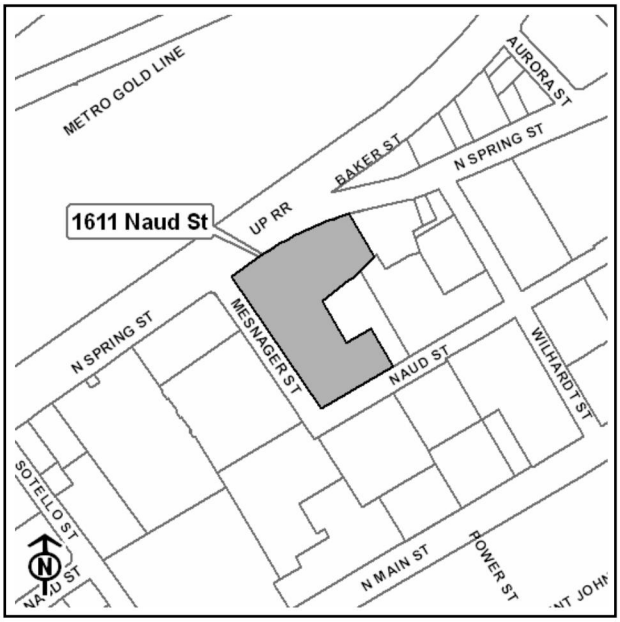
Sanborn Maps, City Directories, LA Times Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): Pfister Brass Manufacturing Company and smaller steel and metal shops on Avenue 33 and on Naud Street.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1640 N Spring St

P1. Other Identifier: Paper Products Manufacturing Co., KGB Studios

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1640 N Spring St City: Los Angeles Zip: 90012

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409002014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian **Architectural Style:** Italianate, elements of
Construction: wood frame
Siding/Sheathing: brick, all visible sides
Roof: side gable, medium, other, Sawtooth roof
Fenestration: wood, fixed, front
Primary Entrance: front, single door, transom lights, side lights

Plan: irregular
No. Stories: 1
Property Type: industrial
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 05/25/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1640 N Spring St

B1. Historic Name: Paper Products Manufacturing Co.

B2. Common Name: KGB Studios

B3. Original Use: Paper products manufacturing B4. Present Use: light industrial

*B5. Architectural Style: Utilitarian, Italianate

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Industrial Engineering/Design 1887-1940

Period of Significance: 1925 Property Type: Industrial Applicable Criteria: C/3/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion C/3/3 as an excellent example of a daylight factory because it combines the important elements of a daylight factory with an architecturally distinct façade. Prior to the widespread use of electricity, controlling and capitalizing on daylight was a necessary component of the design of manufacturing buildings. Daylight was brought into the building using a variety of methods, including expansive industrial sash windows, orientation of intensive hand work next to the exterior walls of the building, skylights, and specialized roof forms to bring light into the interior.

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

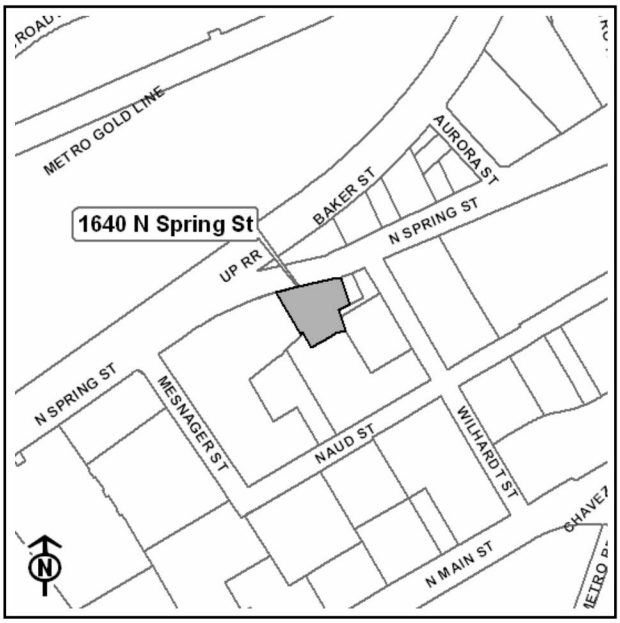
Sanborn Maps

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code Reviewer Date

*Resource Name or #: (Assigned by recorder) 1727 N Spring St

P1. Other Identifier: Standard Oil Company Sales Department, The Woman's Building

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1727 N Spring St City: Los Angeles Zip: 90012

d. UTM: (Give more than one for large and/or linear resources) Zone: ____ ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409002011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Italianate, elements of
Construction: unknown
Siding/Sheathing: brick, all visible sides
Siding/Sheathing: metal, all visible sides
Roof: flat, parapet
Fenestration: metal, fixed, front, side
Fenestration: metal, casement, front, side
Primary Entrance: front, single door, recessed, distinctive entry
Other notable features: Ornament surrounding entrance and windows above

Plan: irregular
No. Stories: 3
Property Type: commercial
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06, HP08

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1914

*P7. Owner and Address:
not known

*P8. Recorded by:
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

*P9. Date Recorded: 03/31/2011

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): ____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1727 N Spring St

B1. Historic Name: Standard Oil Company (the Sales Department); The Woman's Building

B2. Common Name:

B3. Original Use: Industrial/Office B4. Present Use: Artist space/Industrial

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1914

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Oil/Petroleum Products 1892-1965

Period of Significance: 1892-1965 Property Type: Industrial Applicable Criteria: A/1/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 1727 N. Spring St appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 for its association with Standard Oil Company of California, as well as for its association with the Womens Rights Movement. Originally designed in 1914 as a sales department office and industrial facility for Standard Oil Company of California, the building retains integrity from its date of construction. Standard Oil Company was founded by John D. Rockafeller and was broken up in the U.S. Supreme Court antitrust decision in 1911. Standard Oil Company of California was a successor company resulting from that break up. It played an important role in Citywide development and later became Chevron Corporation.

In 1975 the building reopened by the Feminist Studio Workshop (FSW) organization as "The Woman's Building & Women's Graphic Center," home of the FSW, Sisterhood Bookstore, Olivia Records, Women's Graphic Center, Women's...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06, HP08

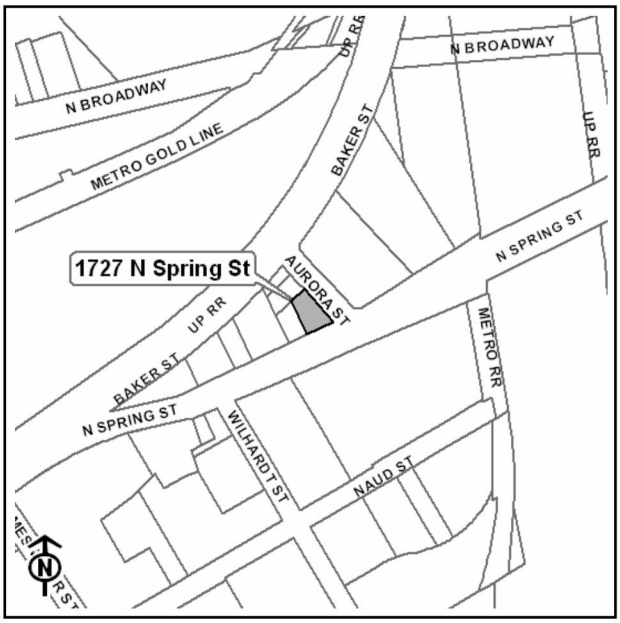
*B12. References:

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 03/31/2011

(This space reserved for official comments.)



*Required Information

B10. Statement of Significance (continued): Switchboard, Canis Gallery, a cafe, open gallery and performance spaces and feminist therapists ("About Women," LA Times, 7 Dec 1975, E4). A center supporting the creative achievements of women, its archives are currently held at the Smithsonian and Getty, among other locations. The Woman's Building & Women's Graphic Center was at this location until 1991. It was assessed for significance for its association with Judy Chicago, founder of the Feminist Art Program at Fresno State College and co-founder of Feminist Art Program at CalArts, and, finally, cofounder of the FSW, the group that started the first Woman's Building at Choiinard Art Institute (743 S Grandview) in 1973. Chicago left Feminist Studio Workshop Staff in 1974, prior to FSW's move to the 1727 N Spring St location. Since she left the orgnization prior to its occupation of 1727 N Spring, the building isn't significant for its association with her. Note that while references to the building alternate between calling it "Woman's Building" and "Women's Building," a 1980s photo of the building shows that its facade signage read: "The Woman's Building & Women's Graphic Center."

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings 3CS, 5S3
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1756 N Spring St

P1. Other Identifier: Standard Oil Company Facilities

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T: 01.0S; R: 13.0W; S: 22

c. Address: 1756 N Spring St City: Los Angeles Zip: 90012

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5409002029

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Utilitarian
Construction: wood frame
Siding/Sheathing: brick, all visible sides
Roof: flat, parapet
Fenestration: metal, fixed, boarded up
Primary Entrance: side, Truck door

Plan: rectangular
No. Stories: 1, 4 buildings
Secondary Entrance: front, side, rear
Property Type: industrial
Retains integrity: yes, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP08, HP06

***P4. Resources Present:** X Building ___ Structure ___ Object X Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
03/09/11

***P6. Date Constructed/Age and Sources:** X Historic
___ Prehistoric ___ Both
1920-1938
Assessor

***P7. Owner and Address:**
not known

***P8. Recorded by:**
Kathryn McGee
Chattel Architecture, Planning and Preservation
13417 Ventura Boulevard
Sherman Oaks, CA 91423

***P9. Date Recorded:** 05/25/2011

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")

Tanya Sorrell, Kathryn McGee, and Shane Swerdlow. Historic Resources Survey of the Cornfield Arroyo Seco Specific Plan. Prepared by LSA Associates and Chattel Architecture Planning and Preservation for Arup, April 2011

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 1756 N Spring St

B1. Historic Name: Standard Oil Company Facilities

B2. Common Name: L.A. Lucky Trading Inc.

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1920, 1934, 1938

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Area: Los Angeles Theme: Oil/Petroleum Products 1892-1965

Period of Significance: 1920-1938 Property Type: Industrial Applicable Criteria: A/1/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for the National and California Registers and for designation as an HCM under Criterion A/1/1 as a key facility for the Standard Oil Company of California. It was an early office and auto repair/machine shop for Standard Oil Company of CA, a successor company of Standard Oil that played an important role in citywide development, later becoming Chevron Corp. Note that this parcel includes the small office building located just below the Spring Street Bridge.

Oil exploration and processing is a theme that has had a significant impact on the City, from fueling emerging industries in the early 20th century to financing the construction of fantastic residential and commercial architecture. Unfortunately, there are very few industrial properties that strongly represent this theme. There are a few examples in the CASP area, including a former Standard Oil Company office and warehouse, and Standard Oil maintenance facilities across the street.

B11. Additional Resource Attributes: (List attributes and codes) HP08, HP06

*B12. References:

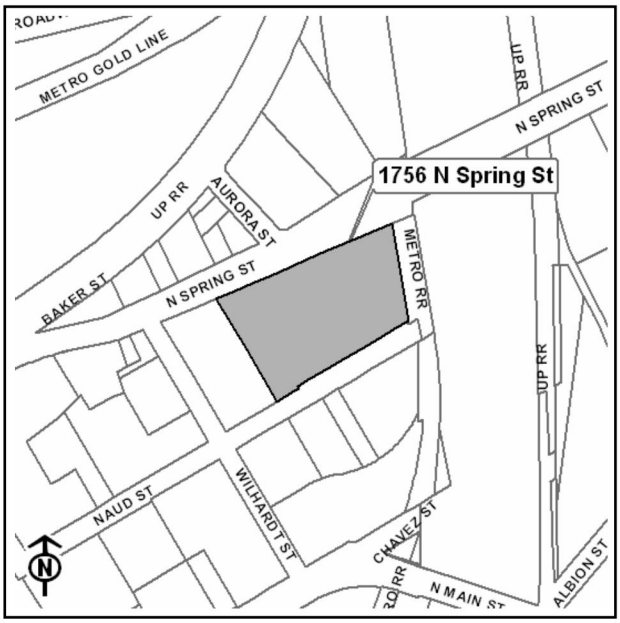
Sanborn Maps, LA Times Database

B13. Remarks:

*B14. Evaluator: Kathryn McGee

*Date of Evaluation: 05/25/2011

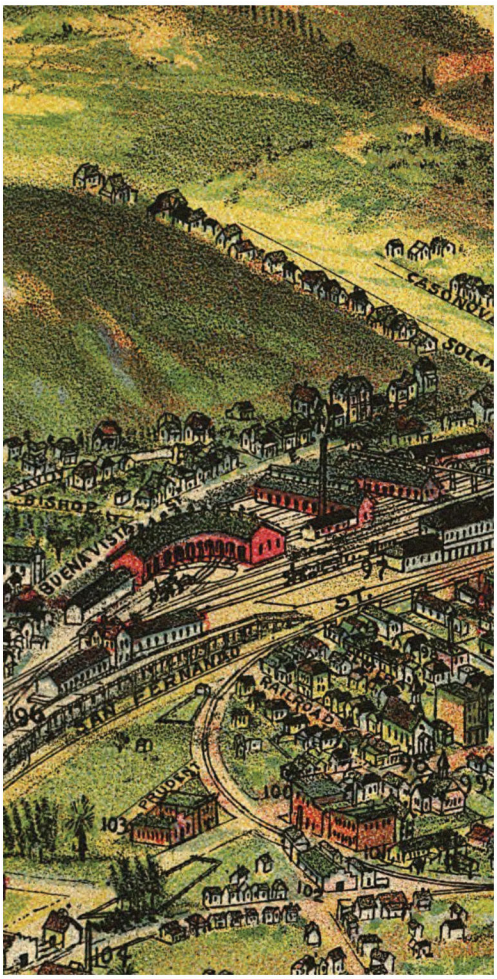
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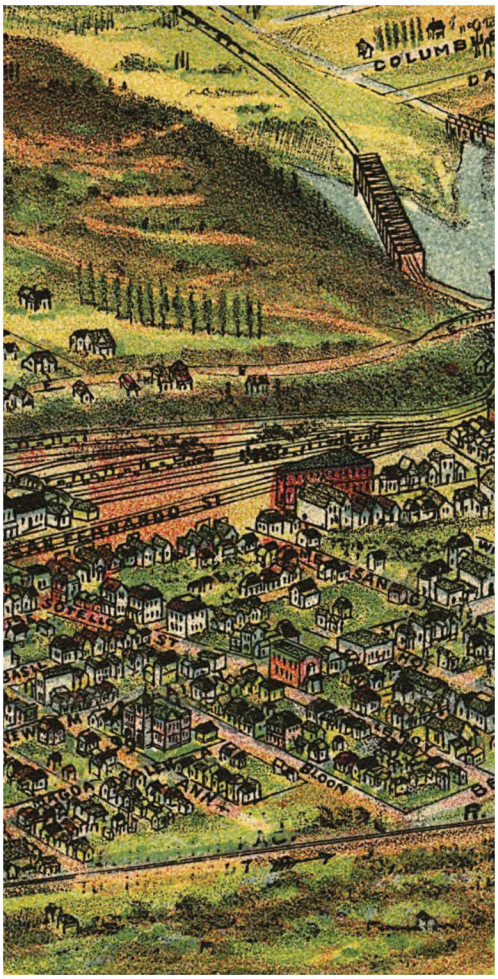


*Required Information

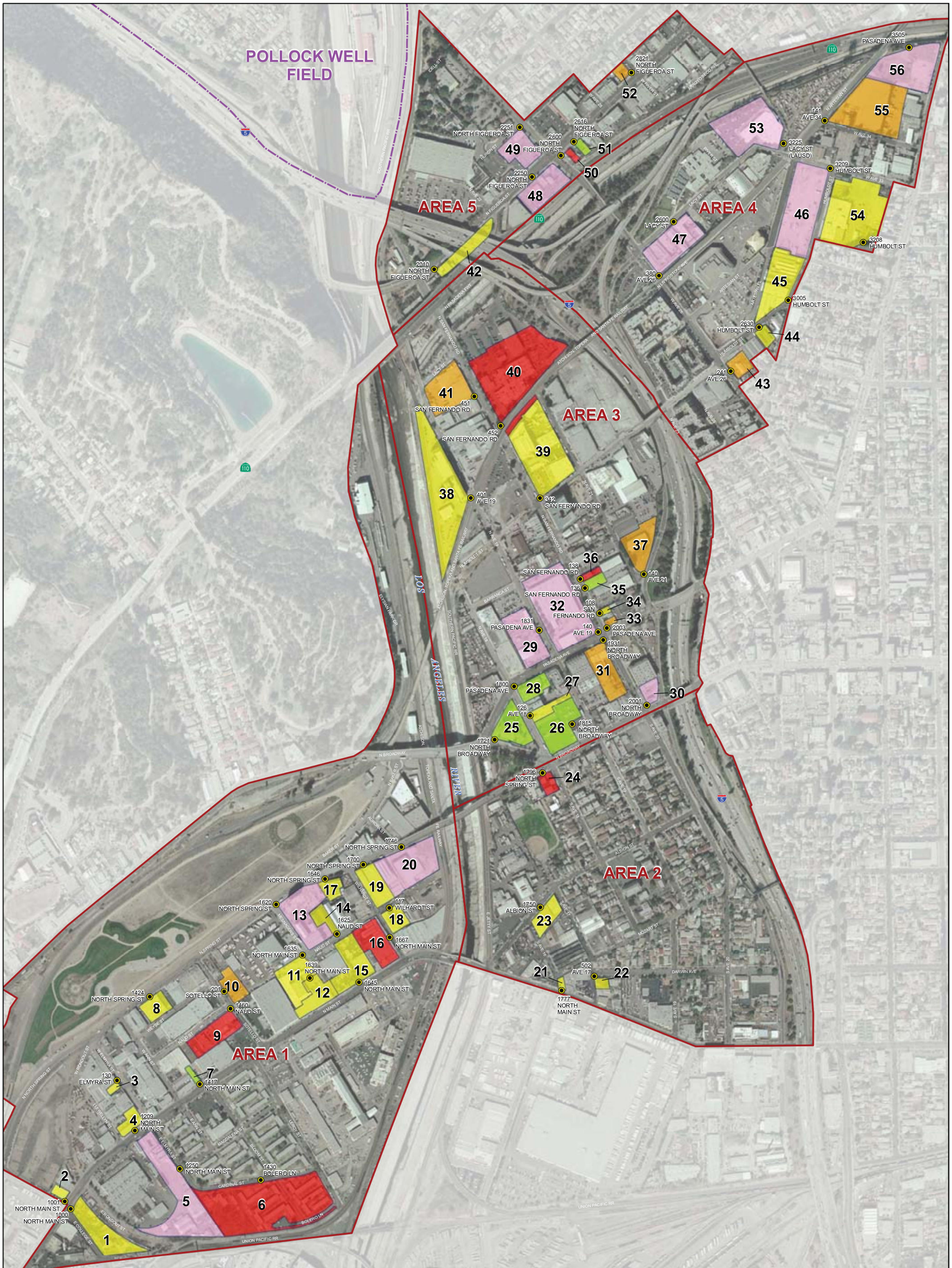
Potential Hazardous Property Inventory

Appendix 3





3



SOURCE: POLLOCK WELL FIELD - EPA, JUNE 2009; CASP BOUNDARY - ARUP, 2009; AERIAL IMAGERY - ESRI; Copyright © 2009 i-cubed

LEGEND

- GENERAL PHOTO LOCATION WITH ASSOCIATED ADDRESS
- PROJECT BOUNDARY / AREA DIVISION
- POLLOCK WELL FIELD BOUNDARY
- SITE BOUNDARY

ENVIRONMENTAL HAZARD RANK AND SITE ID

- 1 - HIGH POTENTIAL
- 1B - MODERATE - HIGH POTENTIAL
- 2 - MODERATE POTENTIAL
- 3 - LOW-MODERATE POTENTIAL
- 4 - LOW POTENTIAL



N

1 INCH = 300 FEET

0 300 600 1,200 FEET

NOTE: ALL DIRECTIONS, DIMENSIONS AND LOCATIONS ARE APPROXIMATE

Ninyo & Moore	ENVIRONMENTAL HAZARD SITE ASSESSMENT		FIGURE
PROJECT NO.	DATE	CORNFIELD ARROYO SECO PROJECT (CASP) LOS ANGELES, CALIFORNIA	2
207523003	1/10		

Rank 1 - (red on Figure 2) meaning the property has known unresolved environmental issues, an open regulatory agency case. Ranking of 1 was further subdivided into 1A, which includes those properties where no obvious action is being taken (and no responsible party [RP] is known, based on reviewed information), and 1B which includes those properties where action is being taken by an identified RP or through a voluntary cleanup.

Rank 2 - (orange) meaning the property has had environmental concerns in the past, but there is a potential for further issues in the future, and thus further assessment is recommended. In some cases these sites may have received a regulatory closure that did not address all potential issues.

Rank 3 - (yellow) meaning the property has active permits (typically underground storage tanks [USTs], or hazardous waste permits) and/or known historic uses that have a potential for causing impact.

Rank 4 - (green) meaning the property has no significant known environmental issues, based on the information readily available.

TABLE 1 – SELECTED REDEVELOPMENT PROPERTIES ASSESSED
CORNFIELD ARROYO SECO SPECIFIC PLAN AREA, LOS ANGELES, CALIFORNIA

SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
1	1000 NORTH MAIN STREET	5409009010	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits.	The site is currently used as a recycling center. There are railroad tracks on site.	3	(3) Permits are an indication of possible impacts.	Additional research, site inspection - Review historic info.
2	1001 NORTH MAIN STREET	5409007001	Nothing found for this site.	Nothing found for this site.	The site listed as a hazardous waste generator as Biner Ellison.	Unknown occupants; a sign reading Fu Yuan International was observed on the side of the building (facing 109 West College Street). No hazardous materials were observed from the street. Fu Yuan International is a manufacturer of art supplies; unclear if manufacturing occurred at this site.	3	(3) Manufacturing operations are potential sources of impacts.	Additional research on current and historic uses of site.
3	130 WEST ELMYRA STREET	5409006057	Nothing found for this site.	Nothing found for this site.	The site listed as a hazardous waste generator as Kim Phuoc Jewelry.	The site is currently occupied by KP Inc, a jewelry manufacturer for unidentified uses.	3	(3) Manufacturing operations are potential sources of impacts.	Additional research on current and historic uses of site.
4	1209 NORTH MAIN STREET	5409006048	Nothing found for this site.	Nothing found for this site.	Historic UST (inactive); site listed as Chevron USA gas station as of 1994.	The site is currently occupied by "Arts of Self Defense" studio and "Neon Light and Novelty" custom gifts. No other information was found on the reported former association of the site with Chevron.	3	(3) Historic uses might have impacted the site. Possibly, formerly used as a gasoline station.	Research the past uses of the site. Reverse Directory, Chain of Title, Aerial Photo Review.
5	1250 NORTH MAIN STREET	5409010032	The site was owned Allied Kelite. The lead agency is the Los Angeles Regional Water Quality Control Board (RWQCB), but DTSC is also providing oversight.	The site is referred to as Witco/Allied Kelite Division. The site is listed as overseen by DTSC under the VCP. The site status is No Further Action (NFA) as of October 1995. The site was historically used for manufacturing, chemical usage, and metal finishing. The contaminants of concern are metals and VOCs. The media affected at the site are soil vapor, soil, and groundwater ("other than drinking water). Groundwater sampling has been conducted at the site. (A copy of the Preliminary Endangerment Assessment (PEA) Report dated October 1995 for this site is available in the interactive Figure 2 on the CD.)	The site was used for blending and formulation of liquid and solid chemical compounds and as a metal finishing plant. Soil vapor, groundwater, and soil are impacted by VOCs and metals. An NFA for soil was granted in October 1995 from the DTSC. Groundwater is still impacted from the site and off site sources. Former site uses are for electroplating, plating, polishing, anodizing and coloring, industrial machine manufacturing, and miscellaneous chemical use and manufacturing.	Former occupants Kelite, Witco Allied Kelite are no longer active at this site, which is an abandoned building. Kelite Allied Witco was purchased by MacDermid Corp. in 1994.	1	(1B) Known releases at the site, NFA granted. Groundwater still impacted.	Assess reasons for the NFA. Identify current RP (likely MacDermid) See if the impacts have been delineated and/or cleaned up. Track down groundwater and soil sample reports. The available report in Geotracker is a PEA agreement with the Department of Toxic Substances Control (DTSC). Review DTSC, Los Angeles Regional Water Quality Control Board (LARWQCB) and City of Los Angeles Fire Department (LAFD) files. Potential Phase II or request further information from Responsible Party (RP).
6	1430 BOLERO LANE	5409012903	The site is the Burlington Northern Santa Fe (BNSF) Mission Tower site. A site assessment was conducted in June 2000 but the case is still open. No evidence in database of work performed after June 2000. The contaminants of concern at the site are metals, VOCs, arsenic, and chromium. (A copy of the Office of Environmental Health Hazard Assessment (OEHHA) toxicologist's review for this site is available in the interactive Figure 2 on the CD.)	Nothing found for this site.	The site is listed as a "spills case". The site assessment indicates that arsenic, chromium, other metals, total petroleum hydrocarbons (TPH), and VOCs were released.	Currently at the site are residential apartments with a maintenance yard for automobiles and tool storage.	1	(1A) Known spill and the media affected is not specified. Current residential use; site may be impacted.	Additional research, review the LARWQCB and the Office of Environmental Health Hazard Assessment (OEHHA) health risk files. Site is owned by the City of Los Angeles. Phase II recommended.
7	1417 NORTH MAIN STREET	5409005016	Nothing found for this site.	Nothing found for this site.	Nothing found for this site.	The site is currently occupied by Food Corp.	4	(4) No indication of impacts	None
8	1418- 1424 NORTH SPRING STREET	5409004002	Nothing found for this site.	Nothing found for this site.	The site is listed with UST (inactive) as Bradley Import Co. as of 1994.	The site is currently used as a Poultry Distributor. The new site building address is 1418 North Spring Street. The site address of 1424 North Spring Street was not found during the site visit.	3	(3) Site listed as historically containing a UST, which may have impacted the site.	Additional research on current and historic uses of site.

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tpy = tons per year
VOCs = Volatile organic compounds
UST = Underground Storage Tank
AST = Aboveground Storage Tank
VCP = Voluntary Cleanup Program
PEA = Preliminary Environmental Assessment
RCRA = Resource Conservation and Recovery Act
SQG = Small Quantity Hazardous Waste Generator
REC = Recognized Environmental Condition
LARWQCB = California Regional Water Quality Control Board - Los Angeles Region
LAFD = City of Los Angeles Fire Department
OEHHA = California Office of Environmental Health Hazard Assessment
RP = Responsible Party
TPH = Total petroleum hydrocarbons

Rank 1 - (red on Figure 2) meaning the property has known unresolved environmental issues, an open regulatory agency case. Ranking of 1 was further subdivided into 1A, which includes those properties where no obvious action is being taken (and no responsible party [RP] is known, based on reviewed information), and 1B which includes those properties where action is being taken by an identified RP or through a voluntary cleanup.

Rank 2 - (orange) meaning the property has had environmental concerns in the past, but there is a potential for further issues in the future, and thus further assessment is recommended. In some cases these sites may have received a regulatory closure that did not address all potential issues.

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TABLE 1 – SELECTED REDEVELOPMENT PROPERTIES ASSESSED
CORNFIELD ARROYO SECO SPECIFIC PLAN AREA, LOS ANGELES, CALIFORNIA

SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
9	1460 NAUD STREET	5409005022 5409005023 5409005024	Nothing found for this site on this database.	This site is referred to as Champion Brass Manufacturing Company, and is listed as an evaluation is needed. The Envirostor website indicates “For the clean-up Status Reference: 1248 Local Agency as of February 2004.” Additional information concerning this clean-up status reference was not provided on the Envirostor website.	Evaluation needed to be conducted at the site. The past use of the site was by a brass manufacturer. There is limited information available.	Currently the site contains a large building occupied by Super Home Mart with second level parking.	1	(1A) DTSC recommendation is "Evaluation needed."	Research the past uses of the site with a DTSC and LAFD File Review. Possibly reverse directory, aerial photos and chain of title reviews. Identify why the site needs to be evaluated. Check RP status. Phase II recommended.
10	201 WEST SOTELLO STREET	5409003029	The site currently has an UST.	Nothing found for this site.	Site listed with UST and on hazardous waste tracking system for oil/water separator sludge.	The site is currently being utilized for bus storage and maintenance with lifts by Atlantic Express Transportation Group. The site is adjacent to a metals scrap yard.	2	(2) Permitted USTs at the site, possible impacts from adjacent property.	Review tank records and a LAFD File Review. Evaluate corner property for possible off site impacts.
11	1635 NORTH MAIN STREET	5409003041	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits for: -Aqueous solution with organic residues >10% (0.22935 tons per year) -Unspecified Solvent Mixture (0.60465 tons per year), -Unspecified Organic Mixture (0.22935 tons per year).	The site contains a large building which was addressed as 1639 North Main Street and also identified as 1635 Main Street, occupied by Vaughn Benz. No indications of potential environmental concerns were observed from the street.	3	(3) Hazardous waste permits are an indication of possible impacts, but relative low volumes of waste indicate impact likely limited.	Site inspection to investigate current site uses.
12	1639 NORTH MAIN STREET	5409003034	Nothing found for this site.	Nothing found for this site.	Site listed with active UST.	A sign on the site building indicates the occupant is I-basic Intima. The site is associated with 1635 North Main Street (Vaughn Benz). No indications of potential environmental concerns were observed from the street. The site contains a large building.	3	(3) Permitted UST is an indication of possible impacts. This address is on the same building as 1635 North Main Street.	Site inspection to investigate current site uses. Review tank records and a LAFD File Review.
13	1620 NORTH SPRING STREET	5409002016	The site is the former Main Street Dairy, and has a leaking UST case which was closed in January 1997. The site contaminant of concern is gasoline.	Nothing found for the site on this database.	A gasoline leak was discovered at the site. Free product was removed from the groundwater table. Groundwater samples indicate methyl-tertiary butyl ether (MTBE) concentrations were reported at 36 parts per billion (ppb).	The site is currently occupied by Veolia, as a Metrolink Bus Maintenance yard. The property is fenced around the perimeter. An Avco Gas aboveground storage tank (AST), vehicle lifts, and possible chemical storage containers were observed at the site.	1	(1B) Groundwater apparently still impacted. Past and current uses have the potential to have impacted the site.	Further investigation needed. LARWQCB and LAFD File Review. Phase II recommended.
14	1625 NAUD STREET	5409002017	Nothing found for this site.	Nothing found for this site.	The site is listed with an inactive UST.	The site is currently occupied by the Southern California Steel Company. The site is adjacent to Stadco and Veolia Metro Bus Maintenance yard (addressed at 1623 Naud Street and 1620 North Spring Street, respectively). 55-gallon drums were observed the rear area.	3	(3) UST and current uses have the potential to impact the site.	Site inspection to investigate current site uses. Review tank records and a LAFD File Review.
15	1645 NORTH MAIN STREET	5409003036 5409003037 5409003038	Nothing found for this site.	Nothing found for this site.	Site listed on the California hazardous waste tracking system.	The site is currently occupied by the California Department of General Services. Two ASTs were seen on site; one labeled as containing diesel fuel, and the other containing nitrogen gas.	3	(3) ASTs were observed on site.	Site inspection and LAFD file review.
16	1667 NORTH MAIN STREET	5409003018	The site is the Sage Property. The case was closed in August 2002. The contaminants of concern are chromium, petroleum, tetrachloroethylene (PCE), other metals, and VOCs.	Site listed as inactive, but needs an evaluation as of June 1995. The DTSC received a complaint about unlawful release or disposal of hazardous waste or hazardous substances, including PCE, trichloroethylene (TCE), 1,1,1-trichloroethane (1,1,1-TCA), and toluene, at the site and the neighboring property. Due to evidence of on-site contamination, the DTSC recommends conducting a Preliminary Environmental Assessment (PEA).	DTSC indicates an evaluation is needed and recommends conducting a PEA. Unlawful disposal of PCE, TCE, 1,1,1-TCA, and toluene was reported at the site. The site was historically used for tire manufacturing (except retreading), then a circuit breaker company. Available hazardous waste records indicates halogenated solvents for degreasing, ignitable waste, corrosive waste, lead, and various others chemicals have been used at the site.	Oriental art statues and pottery glazed in metal were observed at the site The site is also addressed as 1650 North Naud Street.	1	(1A) There are known impacts at the site. The DTSC recommends a PEA, but there is no record of it being performed.	Check for recent environmental work conducted at the site. Further investigation needed. DTSC and LAFD File Review. Check RP status. Phase II recommended.

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tpy = tons per year
VOCs = Volatile organic compounds
UST = Underground Storage Tank
AST = Aboveground Storage Tank
VCP = Voluntary Cleanup Program.
PEA = Preliminary Environmental Assessment
RCRA = Resource Conservation and Recovery Act
SQG = Small Quantity Hazardous Waste Generator
REC = Recognized Environmental Condition
LARWQCB = California Regional Water Quality Control Board - Los Angeles Region
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SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
17	1646 NORTH SPRING STREET	5409002014	Nothing found for this site.	Nothing found for this site.	Site address listed a Resource Conservation & Recovery Act (RCRA) waste generator as Kim Phuoc Jewelry.	The site is currently an Art Gallery. There is a placard on the door indicating the site building was constructed in 1925.	3	(3) Hazardous waste permits are an indication of possible impacts, but relative low volumes of waste indicate impact likely limited.	Site inspection to investigate current site uses.
18	117 WEST WILHARDT STREET	5409002021	The site currently has an UST.	Nothing found for this site.	Site listed with an active UST.	Current property occupant is Daily Seafood Company. The site is adjacent to 119 Wilhardt (which contains unknown users), and 1716 Naud Street which is occupied by Left Coast Electric Inc. (where drums, pallets, and chemical containers were observed).	3	(3) Current uses (Permitted UST) have the potential to impact the site.	Check for possible impacts from surrounding properties. DTSC and LAFD File Review. Phase II recommended.
19	1700 NORTH SPRING STREET	5409002019	Nothing found for this site.	Nothing found for this site.	A train track incident was reported at the site; a dead body was found.	The site is currently occupied by Soy Sauce and Canned Food, Inc. No hazardous materials were observed on the site from the public road.	3	(3) Historic uses might have impacted the site. (Railroad tracks)	Review historical site use, reverse directory, chain of title, historic aerial photo review. Phase II recommended.
20	1746 NORTH SPRING STREET	5409002029	Owned by Bortz Oil Company (BOC). The contaminant of concern is gasoline. (Copies of reports for this site are available in the interactive Figure 2 on the CD.)	State Superfund Site, and the site status indicates there are active land use restrictions as of August 1996. The impacts were caused by Bortz Oil Company (BOC) which was a distributor and manufacturer of chemicals. The contaminants of concern are volatile organic compounds (VOCs). The site cleanup program lead agency is the California Department of Toxic Substances Control (DTSC). Copies of reports available on the CD.	The site has active land use restrictions prohibiting residential reuse.. The site historically was used for distribution and manufacturing of chemicals. A building fire occurred in August 1984. BOC was cited for spills, leaking piping valves and drums, and illegal disposal of chemicals. Soil and groundwater was impacted by VOCs and metals. Soils were cleaned-up as of August 2002 according to the DTSC. Groundwater is still impacted. The property next door is 1726 Naud Street and is owned by the same owner. Soil vapor extraction was conducted between June 2000 and April 2001. Soil vapor clean-up goals were met as of December 2001. Currently, groundwater is sampled semi annually.	The site does not appear to be actively used, and consists of an empty yard. One 55-gallon drum was observed on this site. The property adjacent to this site is addressed as 1726 North Spring Street, which was occupied by Luckey Import and Export, Inc.	1	(1B) On-going ground water concern. Land use restrictions suggest contamination left in place.	Review reports for nature and scope of cleanup and Prohibited Uses. Review and synopsize all environmental reports or complete Phase I ESA. Phase II recommended.
21	1777 NORTH MAIN STREET	5410019008	Nothing found for this site.	Nothing found for this site.	Site listed on the California hazardous waste tracking system.	The site is currently occupied by China Pacific Restaurant Equipment Inc. The site is adjacent to 1785 North Main Street (which is occupied by Ace Used Auto Parts and Dismantling).	3	(3) No indication of on-site impacts. Possible impacts from site use and surrounding properties.	Further investigate the uses of the Ace Used Auto Parts and Dismantling next door at 1785 N. Main. Research 1785 North Main Street Geotracker, Envirostor, and LAFD records. Phase II recommended.
22	502 SOUTH AVENUE 17	5410019004	The site reportedly has active hazardous waste permits.	Nothing found for this site.	The site is utilized for dismantling vehicle and sale of used auto parts. The site has active hazardous waste permits permits.	The site is currently occupied by R&F Used Auto Parts for used auto parts and a junk yard.	3	(3) Permits are an indication of possible impacts. Historic uses might have impacted the site.	Review historical site use, reverse directory, chain of title, historic aerial photo review.
23	1750 ALBION STREET	5447028001	Nothing found for this site.	Nothing found for this site.	The site has active hazardous waste permits, including (waste type, other organic solids) - 0.85 tons per year.	The site is currently occupied by General Truck Body, Inc. The inside of the building looks similar to a metals shop. The site is adjacent to General Restaurant Equipment Inc.	3	(3) Permits are an indication of possible impacts. Current and/or historic uses might have impacted the site.	Review historical site use, reverse directory, change of title, historic aerial photo review.
24	1796 NORTH SPRING STREET	5447026001	The site is Bill's Automotive shop and has a leaking UST case with no record of closure as of June 1997. The contaminant of concern is gasoline. The oversight agency is LARWQCB. (Copies of Quarterly Groundwater Monitoring reports are available for this site in the interactive Figure 2 on the CD.)	Nothing found for this site.	The site has active hazardous waste permits. A gasoline release occurred on site. MTBE migrated into groundwater with concentration of 180 ppb. The requested abatement method by the LARWQCB is to remove free product and floating product for MTBE in groundwater.	The site is currently occupied by an auto repair shop. 55-gallon drums and vehicle lifts were observed at the site.	1	(1A) There are known impacts at the site. The site is an open case.	Further investigation needed. Check for most recent reports. Check RP status. LARWQCB and LAFD File Review. Contact with RP or Phase II recommended.
25	1721 NORTH BROADWAY	5447020006	Nothing found for this site.	Nothing found for this site.	Site listed with and active UST as Young-Nak Press Church as of 1994.	The site building is currently utilized as a Church campus. Another address on the building reads 125 Avenue 18.	3	(3) Current uses (Permitted UST) have the potential to impact the site.	Further investigation needed. LARWQCB and LAFD File Review.

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Ninyo & Moore

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SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
26	1815 NORTH BROADWAY	5447021028	Nothing found for this site.	Nothing found for this site.	Site listed as a RCRA Small Quantity Generator (SQG) as Service Motor Parts Co.	The site is attached to the 1800 Pasadena Avenue site. This side of the property is used as the Church bus parking lot.	4	(4) No indication of on-site impacts. Possible impacts from surrounding properties.	None
27	126 SOUTH AVENUE 18	5447021027	The site is listed with a permitted UST.	Nothing found for this site.	Site listed with active UST.	The entire block looks to be occupied by a church (with main address at 1800 Pasadena). There is one building with a sign for Jabels Cosmetics at 126 South Avenue 18.	3	(3) Current uses (Permitted UST) have the potential to impact the site.	Additional research, LAFD file review.
28	1800 NORTH PASADENA AVENUE	5447021022	Nothing found for this site.	Nothing found for this site.	Nothing found for this site.	The site building is currently a church; the parking area is utilized as a church bus parking lot.	4	(4) No indication of on-site impacts. Possible impacts from surrounding properties.	None
29	1831 NORTH PASADENA AVENUE	5447018900 5447018901	The site is the Los Angeles Department of Transportation (LADOT) Central Traffic Yard, and had a leaking UST case which was closed in March 2002. The contaminant of concern is aviation fuel.	Nothing found for this site.	Only soil was impacted by on-site Leaking UST. Case was closed.	The site is occupied by the LADOT Central Yard, and is utilized as a truck maintenance facility.	1	(1B) Known historic impacts at the site. Case was closed 3/2002. Current site uses have potential to impact the site.	Review closure report, LARWQCB and LAFD File Review. Site is owned by the City of Los Angeles. Phase II may be recommended based on review.
30	2001 NORTH BROADWAY	5447023018	The site is the NASA Oil Company. The site has a leaking UST case which was closed in November 2006. The contaminant of concern is gasoline. (Copies of Groundwater Monitoring reports are provided in the interactive Figure 2 on the attached CD.)	Nothing found for this site.	The site has hazardous waste permits. There was a reported gasoline leak. MTBE concentrations in groundwater were reported at 65,000 ppb. According to First Search, the case is closed since 2008.	The site is currently a gas station with auto repair. Lifts, ASTs, drum storage, USTs, and pump stations were observed at the site.	1	(1B) Known historic impacts at the site. Current site uses have potential to impact the site.	Review closure report, LARWQCB and LAFD File Review. Site reconnaissance. Phase II recommended.
31	1931 NORTH BROADWAY	5447022027	Nothing found for this site.	Nothing found for this site.	The site has been used for machine manufacturing and fabricated metal products manufacturing. The site has hazardous waste permits.	The site is currently occupied by STADCO. 55-gallon drums, storage of chemicals, Invar solids (i.e., a nickel steel alloy), nitrogen ASTs, and a machine room were observed at the site.	2	(2) Current uses have the potential to impact the site. Permits are an indication of possible impacts. Drums and chemical storage bins observed at the site.	Further investigation needed. LAFD File Review. Site reconnaissance. Determine historical profile. Phase II recommended.
32	140 NORTH AVENUE 19	5447015901	The site is the Supply and Maintenance Division of the City of Los Angeles Fire Department (LAFD). The site had a leaking UST case which was closed in March 1993. The contaminant of concern was gasoline. UST(s) still present on the site.	Nothing found for this site.	A gasoline leak was discovered at the site. Approximately 3 gallons of ethyl ether was spilled (dumped), which impacted the soil. Chemicals found in soil consist of benzene, methyl ethyl ketone (MEK), TCE, PCE, and others. The site is used for general auto paint, maintenance, and repair.	The site is currently the City of Los Angeles Fire Department, Supply and Maintenance Yard. There is an on-site fueling station. Vehicle lifts and possible chemical storage containers were observed from the street.	1	(1B) Known gasoline spill and the media affected is soil. Chemicals found in soil indicate impacts other than known gasoline leak.	LARWQCB and LAFD File Review. Site reconnaissance. Determine historical profile. Phase II recommended. Site is owned by the City of Los Angeles.
33	2003 NORTH PASADENA AVENUE	5447014001	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits.	The site is currently a radiator repair shop. Lifts and a possible drum storage area were observed.	2	(2) Historic and current uses might have impacted the site. Permits are an indication of possible impacts.	Review historical site use, reverse directory, chain of title, historic aerial photo review. LAFD File Review. Site inspection.
34	108 NORTH SAN FERNANDO ROAD	5447014003	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits.	The site building is currently used as an art shop, and adjacent to a radiator repair shop (at 2003 Pasadena Avenue).	3	(3) Permits are an indication of possible impacts. Next door is a radiator repair shop.	Review historical site use, reverse directory, chain of title, historic aerial photo review for this site as well as adjacent site.
35	136 NORTH SAN FERNANDO ROAD	5447014025	Nothing found for this site.	Nothing found for this site.	Site listed on the California hazardous waste tracking system for small amounts of liquid wastes.	The name on the side of the building indicates the site is occupied by the National Wire and Cable Company. No hazardous materials were observed from the public thoroughfare.	4	(4) No indication of impacts.	None
36	138 NORTH SAN FERNANDO ROAD	5447014024	Nothing found for this site.	Nothing found for this site.	The site was historically used to manufacture industria batteries. Groundwater beneath the site is suspected to be contaminated. There was a possible illegal discharge of hazardous waste into an unlined pit in the rear and driveway portions of the site. Maximum lead concentrations of 30,000 mg/kg and the minimum pH of 0.48 were reported. The site has active deed restrictions. An NFA status was granted by the DTSC. The First Search report included "(note: check deed restrictions at DTSC website.)". No other information was provided regarding the note to check deed restrictions.	Signs on building possibly indicate this building is occupied by a sports bar.	1	(1A) Active deed restrictions, possibly still contaminated.	Check for recent work conducted at the site. Further investigation needed. Check RP status. DTSC File Review. Phase II recommended.

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LARWQCB = California Regional Water Quality Control Board - Los Angeles Region
LAFD = City of Los Angeles Fire Department
OEHHA = California Office of Environmental Health Hazard Assessment
RP = Responsible Party
TPH = Total petroleum hydrocarbons

TABLE 1 – SELECTED REDEVELOPMENT PROPERTIES ASSESSED
CORNFIELD ARROYO SECO SPECIFIC PLAN AREA, LOS ANGELES, CALIFORNIA

Rank 1 - (red on Figure 2) meaning the property has known unresolved environmental issues, an open regulatory agency case. Ranking of 1 was further subdivided into 1A, which includes those properties where no obvious action is being taken (and no responsible party [RP] is known, based on reviewed information), and 1B which includes those properties where action is being taken by an identified RP or through a voluntary cleanup.

Rank 2 - (orange) meaning the property has had environmental concerns in the past, but there is a potential for further issues in the future, and thus further assessment is recommended. In some cases these sites may have received a regulatory closure that did not address all potential issues.

Rank 3 - (yellow) meaning the property has active permits (typically underground storage tanks [USTs], or hazardous waste permits) and/or known historic uses that have a potential for causing impact.

Rank 4 - (green) meaning the property has no significant known environmental issues, based on the information readily available.

SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
37	140 NORTH AVENUE 21	5447012019	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits	The site is currently a LADOT bus maintenance and storage yard. Vehicle lifts and ASTs were observed at the site.	2	(2) Historic and current uses might have impacted the site. Permits are an indication of possible impacts.	Review historic records, LAFD File Review. Site reconnaissance. Site operated by the City of Los Angeles. Phase II recommended.
38	401 NORTH AVENUE 19	5447005900	The site is listed as having a permitted UST.	Nothing found for this site.	Site listed with an active UST.	The back portion of the site is currently used as a LADOT truck maintenance facility. The front portion of the site contains a large building with a Bilingual Foundation of the Arts poster over the front doors (421 North Avenue 19). The site has railroad tracks on the western and southern borders. There are two old-appearing electric transformer towers which are suspected of containing polychlorinated biphenyls (PCBs). Stains were not observed beneath the transformers.	3	(3) Current uses (Permitted UST) have the potential to impact the site.	Review UST records, LAFD file review. Site is owned by the City of Los Angeles. Phase II recommended.
39	342 SAN FERNANDO ROAD	5447009017	The site is listed as having a permitted UST.	Nothing found for this site.	The site has hazardous waste permits. Site listed with an active UST.	The site is currently occupied by Good Will Industries.	3	(3) Current uses (Permitted UST) have the potential to impact the site. Permits are an indication of possible impacts.	Review UST records, LAFD file review.
40	452 SAN FERNANDO ROAD	5447003900 5447003902 5447009903 5447009901	The site is the San Fernando Consolidated Facility. The site has a leaking UST case. The case appears to still be open with significant amount of contamination still likely to be present. The potential contaminant of concern is diesel and gasoline. (Copies of the most recent Groundwater Monitoring reports are provided in the interactive Figure 2 on the attached CD.)	Nothing found for this site.	The site is referred as the San Fernando Consolidated Facility, San Fernando Road Consolidated, East Yard, East Street Maintenance District Yard and the City of LA General services. A piping leak was discovered from conducting subsurface monitoring at the site March 2004, it was leaking 1203 (gasoline). The leak was stopped by removing contents. The lead agency is the Regional Board. The current known status of the site is a Remediation Plan. The site has hazardous waste permits for:, -off specification, aged or surplus organics (1.7 tons per year),-unspecified aqueous solution (2.5 tons per year), -waste oil and mixed oil (51.6 tons per year), -tank bottom waste (0.834 tons per year) and Aqueous solution with total organic residues less than 10% (6.72 tons per year.)	452 North San Fernando Road, is currently used as a maintenance yard for dump trucks, with an on-site fueling station, lifts, and possible chemicals stored bins.	1	(1A) Historic and current uses might have impacted the site.	LARWQCB and LAFD File Review. Synopsize environmental reports. Site is owned by the City of Los Angeles. Phase II recommended.
41	451 SAN FERNANDO ROAD	5447004001	Nothing found for this site.	Nothing found for this site.	The site listing indicates it has on-site dry-cleaning and laundry services. Tetrachloroethylene is listed under hazardous waste information. Site is listed with an active UST as Angelica Textile Services.	The site is currently occupied by Angelica's Health Services. It appears to be a large scale laundry services building. Possible PCE and TCE impacts. A 2-inch monitoring well was observed (MW9). Believed to be from 452 San Fernando Road GW investigation.	2	(2) Historic and current uses might have impacted the site. Possible impacts from an off-site source (452 San Fernando Road)	Research current site activities, develop historical profile. Phase II recommended.
42	2010 NORTH FIGUEROA STREET	5415001016	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits for waste oil and mixed oil, produced at a rate of approximately 5.421 tons per year (TPY).	The site is currently utilized as a tow truck yard with tow trucks and recently towed cars. A diesel AST was observed at the site. There is possible truck maintenance conducted in one of the buildings at the site.	3	(3) Current uses have the potential to impact the site. Permits are an indication of possible impacts. Diesel AST observed at the site.	Review historic records, LAFD File Review. Site reconnaissance.

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AST = Aboveground Storage Tank
VCP = Voluntary Cleanup Program
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Rank 1 - (red on Figure 2) meaning the property has known unresolved environmental issues, an open regulatory agency case. Ranking of 1 was further subdivided into 1A, which includes those properties where no obvious action is being taken (and no responsible party [RP] is known, based on reviewed information), and 1B which includes those properties where action is being taken by an identified RP or through a voluntary cleanup.

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SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
43	241 AVENUE 26	5205015005	Nothing found for this site.	The site is the former Baron Manufacturing property. The site is listed under special programs for RCRA 3012 regarding waste oil. The cause of contamination was not specified. The contaminant of concern is an unspecified solvent mixture.	The site has been used for sheet metal fabrication. Unspecified solvent mixtures were used at the site. Potential improper hazardous waste disposal and inventory issues for waste oil were identified. A site screening was conducted and no significant impacts were found. The site was granted an NFA by the DTSC in October 1994.	The site is currently used as a swap meet lot.	2	(2) Historic uses might have impacted the site.	Additional research, DTSC File Review. Phase II recommended.
44	2630 HUMBOLDT STREET	5205015014	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits. Site listed with an inactive UST.	No hazardous materials were observed on site.	3	(3) Permits and UST are an indication of possible impacts.	Review historical site use, reverse directory, chain of title, historic aerial photo review. LAFD File Review. Site inspection.
45	3005 HUMBOLDT STREET	5205009003	Nothing found for this site.	Nothing found for this site.	Site is listed on the hazardous waste tracking system.	The site occupants currently include L.A. Cabinet & Millwork, Inc. Indications of various other occupants were observed in the same building; however, they were not identifiable from the road.	3	(3) The site is one suite of a large building, and is on the same lot as 3209 Humbolt Street along with many other types of businesses.	Further investigation needed of entire block, reverse directory, chain of title, historic aerial photo review.
46	3209 HUMBOLDT STREET	5205006053	Nothing found for this site.	The site is referred to as the former Kennington Property. The site status is active, with land use restrictions, as of April 1996. The lead regulatory oversight agency is the DTSC under the site voluntary clean-up program (VCP). Past uses of the site include battery manufacturing and manufacturing of electronics. The contaminants of concern at the site include lead, PCBs, PCE, and TCE. Reported concentrations of PCBs were at 24,076 parts per million (ppm), and concentrations of total recoverable petroleum hydrocarbons (TRPH) up to 73,050 ppm. A Final Remedial Investigation Report has been reviewed and approved by the DTSC. There are active land use restrictions at the site. (Copies of the Groundwater Monitoring reports for this site are available in the interactive Figure 2 on the CD.).	There are active land use restrictions at the site. The site was used in the past by a battery manufacturer, it was also used at one time for preparation of ant poison. The soil and groundwater are impacted with high levels of PCE, PCBs, TCE and metals (primarily lead). Reported concentrations of PCBs were at 24,076 ppm, and concentrations of TRPH up to 73,050 ppm. The site is in process of implementing a groundwater monitoring plan (for PCE and TCE). As directed by DTSC, fence and erosion controls are needed at the site until developed. Asbestos-containing materials (ACMs) were found in the previous building. Soil impacts were contained by concrete flooring (i.e., engineering controls).	Currently the site contains a large building with parking on the second level.	1	(1B) Active land use restrictions. Site still contaminated.	Check for recent work conducted at the site. DTSC File Review. Identify potential RPs. Phase II recommended.
47	380 AVENUE 26 2600 LACY STREET	5205011012	Nothing found for this site.	Nothing found for this site.	The site was used by the Blueline Construction Authority in the past. Lead is listed under hazardous waste information. Substances released at the site are lead and total petroleum hydrocarbons (TPH), the lead agency is the LARWQCB. Case is closed.	The site is currently a film production studio. The title on the side of the building is Lacy Street Production Studios and American Wrecking Company (at 2600 Lacy Street). Blue drums were observed at the site.	1	(1B) Lead and TPH indicates a known release at the site. Case has been closed.	Additional research, LAFD and LARWQCB file review. Site was formerly used by Metropolitan Transit Authority (MTA). Phase II recommended.
48	2250 NORTH FIGUEROA STREET	5446016010 5446016003 5446016004 5446016012	The site is referred to as the Former 76 Station and Circle-K. The site had a leaking UST. The LUST case is closed as of July 2005. The contaminant of concern was gasoline. (Copies of Groundwater Monitoring reports for the site are available in the interactive Figure 2.)	Nothing found for this site.	The LUST case is closed. The site has hazardous waste permits.	The site is currently a Circle-K gas station with USTs and pump stations. Drums were observed at the site.	1	(1B) Known historic impacts at the site. Case was closed 2005. Current site uses have potential to impact the site.	Further investigation needed. The most recent available report from second quarter 2005 indicates groundwater is still impacted with TPH and MTBE, concentrations are increasing. LARWQCB and LAFD File Review. Phase II recommended.
49	2251 NORTH FIGUEROA STREET	5446015061	The site is referred to as an ARCO Facility. The site had a leaking UST case which was closed as of September 2003. The contaminant of concern was gasoline. (Some groundwater data is available on Geotracker, but no reports were found.)	Nothing found for this site.	The site had a gasoline leak. The case status is closed.	Currently the site is a gas station and tire repair shop, with possible lifts on site.	1	(1B) Known historic impacts at the site, Case was closed 2003. Current site uses have potential to impact the site.	LARWQCB and LAFD File Review, further investigation needed. Phase II recommended.

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Ninyo & Moore

Modified Street Cross-Sections

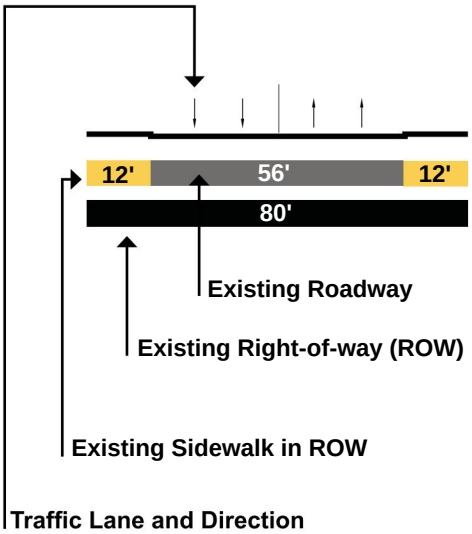
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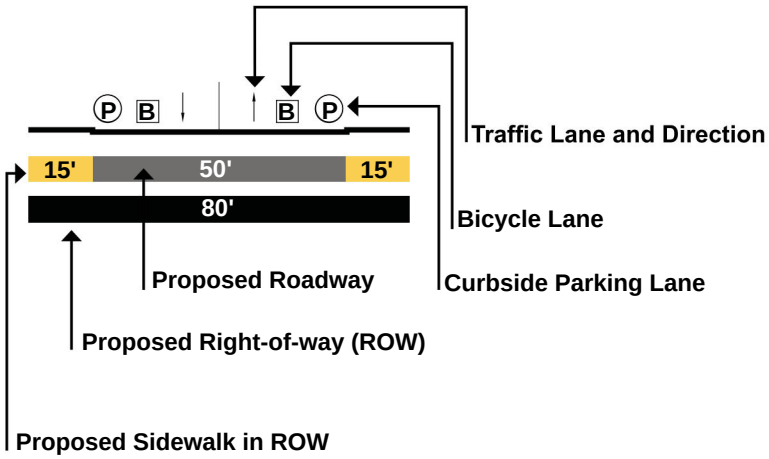
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STREET CROSS SECTION LEGEND

EXISTING
Secondary Hwy
(Current Street Designation)



PROPOSED
Collector Modified
(Proposed Street Designation)

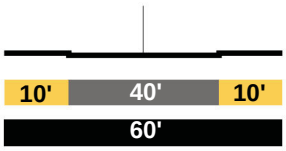


North - South Streets (Looking North)

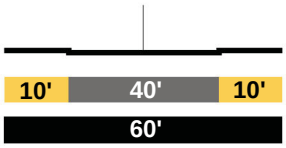
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Collector Street

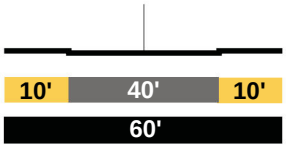
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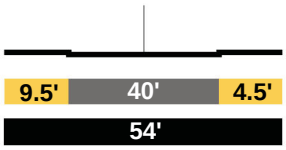
Weyse - Naud



Naud - Main



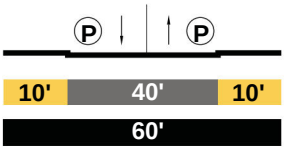
Main - Magdalena
Local Street



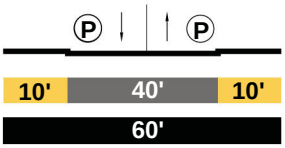
PROPOSED

ANN STREET
Local Modified

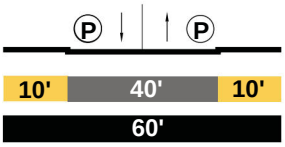
Spring - Weyse



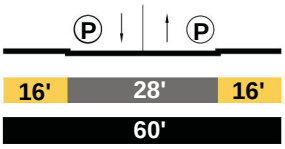
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Naud - Main



Main - Magdalena

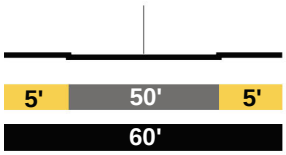


North - South Streets (Looking North)

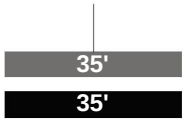
EXISTING

ARTESIAN STREET
Local

Ave. 34 - Ave. 33



Ave. 33 - Humbolt



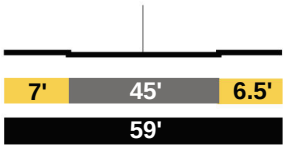
ARTESIAN PL STREET
Local

Artesian - Ave. 26



AURORA STREET
Local

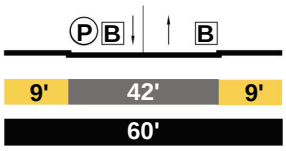
Baker - Spring



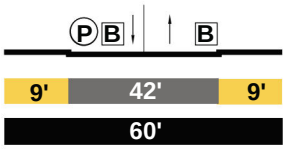
PROPOSED

ARTESIAN STREET
Local Industrial Modified

Ave. 34 - Ave. 33

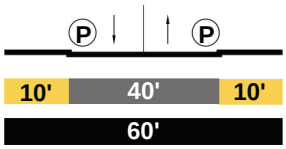


Ave. 33 - Humbolt



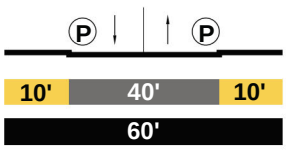
ARTESIAN PL STREET
Local Modified

Artesian - Ave. 26



AURORA STREET
Local Modified

Baker - Spring

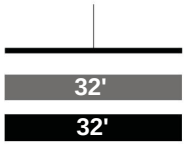


North - South Streets (Looking North)

EXISTING

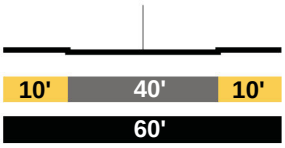
AVE. 16
Local

Albion - Mozart

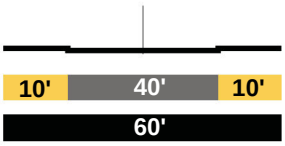


AVE. 17
Local

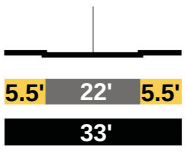
Albion - Mozart



Mozart - Darwin



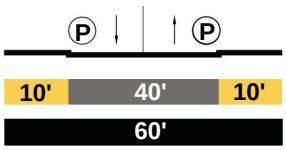
Darwin - Main



PROPOSED

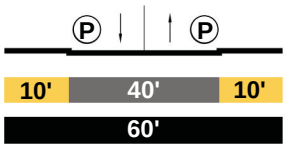
AVE. 16
Looking north

Albion - Mozart

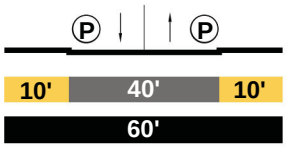


AVE. 17
Local Modified

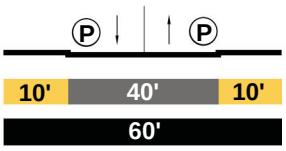
Albion - Mozart



Mozart - Darwin



Darwin - Main

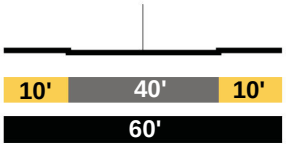


North - South Streets (Looking North)

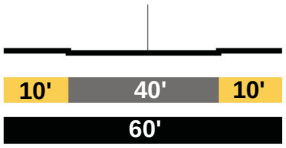
EXISTING

AVE. 18
Local

Barranca - Pasadena

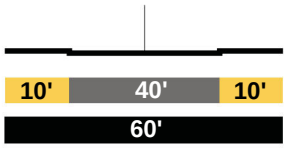


Pasadena - Spring/Broadway

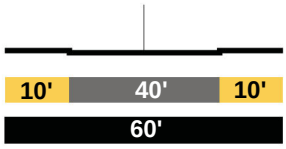


AVE. 18
Local

Spring/Broadway - Albion



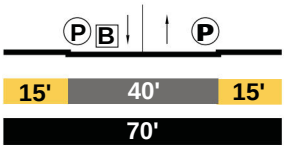
Albion - Mozart



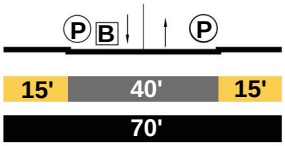
PROPOSED

AVE. 18
Collector Modified

Barranca - Pasadena

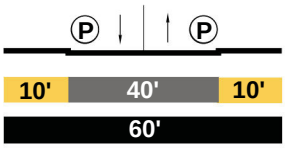


Pasadena - Spring/Broadway

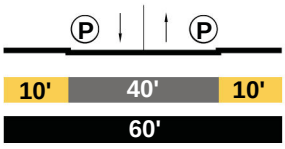


AVE. 18
Local Modified

Spring/Broadway - Albion



Albion - Mozart

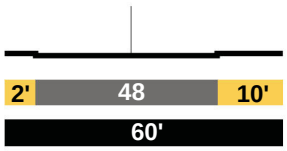


North - South Streets (Looking North)

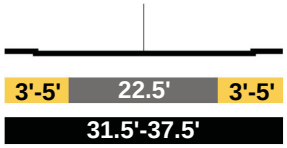
EXISTING

AVE. 19
Local

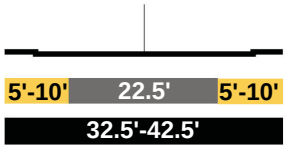
San Fernando Rd - Riverside



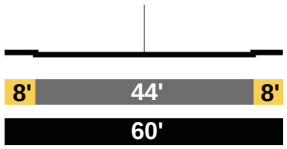
Riverside - Southbound Pasadena Fwy.



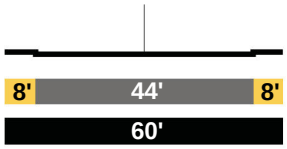
Riverside - Northbound Pasadena Fwy.



Pasadena Fwy. - Humboldt



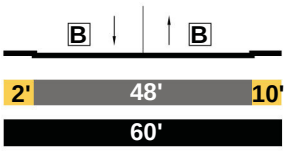
Humboldt - Barranca



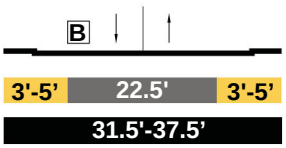
PROPOSED

AVE. 19
Collector Modified

San Fernando Rd - Riverside



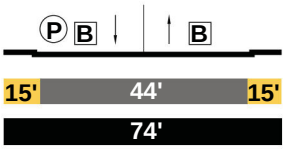
Riverside - Southbound Pasadena Fwy.



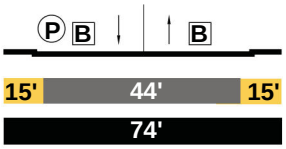
Riverside - Northbound Pasadena Fwy.



Pasadena Fwy. - Humboldt



Humboldt - Barranca

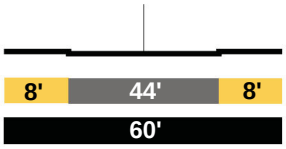


North - South Streets (Looking North)

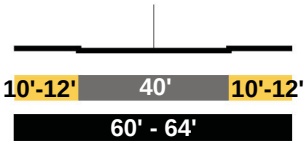
EXISTING

AVE. 19
Local

Barranca - Pasadena

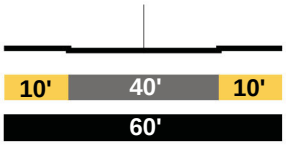


Pasadena - Broadway

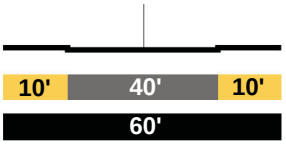


AVE. 19
Local

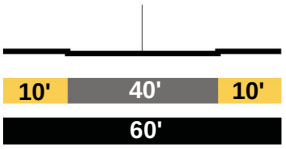
Broadway - Albion



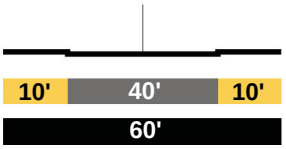
Albion - Mozart



Mozart - Darwin



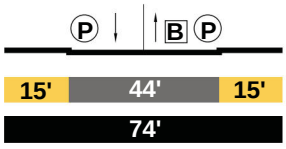
Darwin - Main



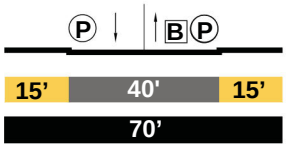
PROPOSED

AVE. 19
Collector Modified

Barranca - Pasadena

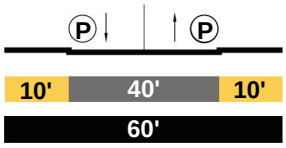


Pasadena - Broadway

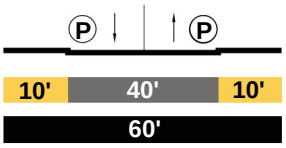


AVE. 19
Local Modified

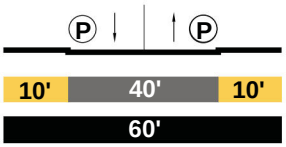
Broadway - Albion



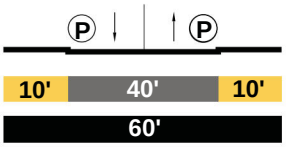
Albion - Mozart



Mozart - Darwin



Darwin - Main

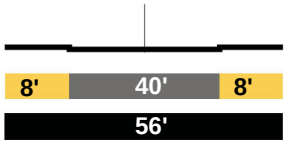


North - South Streets (Looking North)

EXISTING

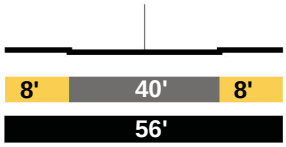
AVE. 20
Secondary Hwy

Pasadena - Broadway



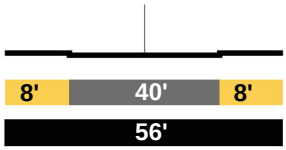
AVE. 20
Secondary Hwy

Broadway - Albion

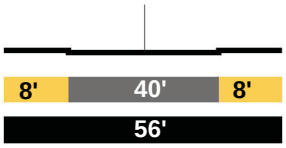


AVE. 20
Collector Street

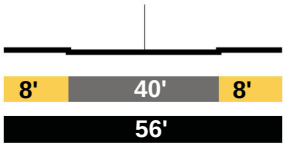
Albion - Mozart



Mozart - Darwin



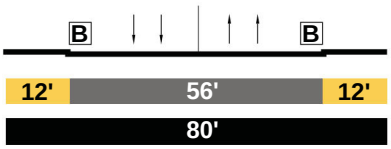
Darwin - Main



PROPOSED

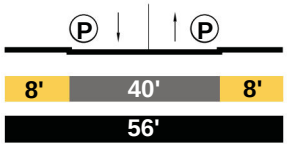
AVE. 20
Secondary Modified

Pasadena - Broadway



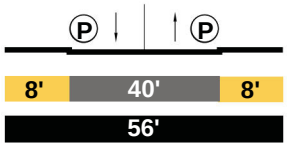
AVE. 20
Local Modified

Broadway - Albion

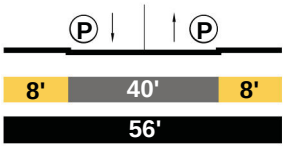


AVE. 20
Local Modified

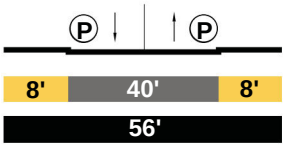
Albion - Mozart



Mozart - Darwin



Darwin - Main

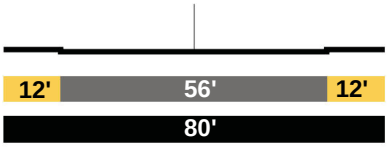


North - South Streets (Looking North)

EXISTING

SAN FERNANDO RD
Secondary Hwy

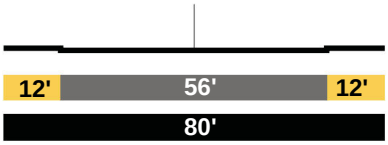
Ave. 19 - Figueroa



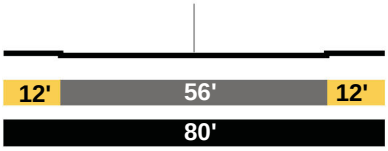
Figueroa - Humboldt



Humboldt - Barranca



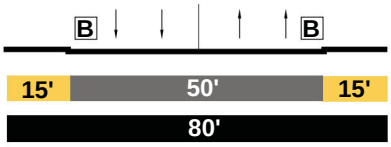
Barranca - Pasadena



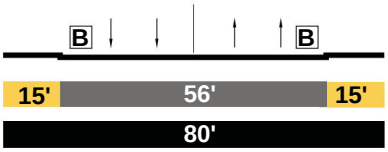
PROPOSED

SAN FERNANDO RD
Secondary Modified

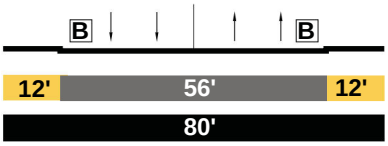
Ave. 19 - Figueroa



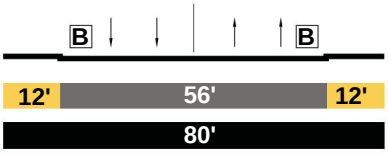
Figueroa - Humboldt



Humboldt - Barranca



Barranca - Pasadena

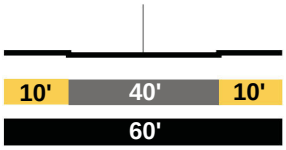


North - South Streets (Looking North)

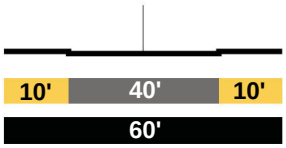
EXISTING

AVE. 21
Local

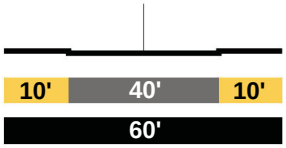
(Railroad Tracks) - Humboldt



Humboldt - Barranca

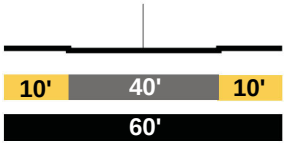


Barranca - Pasadena



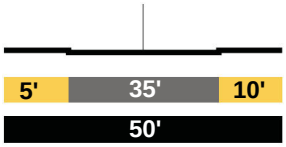
AVE. 23
Local

Humboldt - Barranca



AVE. 25
Local

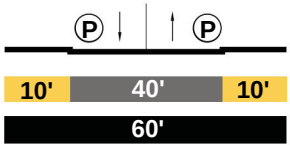
Humboldt - Barranca



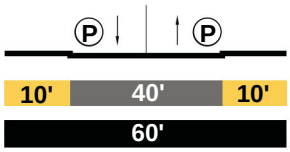
PROPOSED

AVE. 21
Local Modified

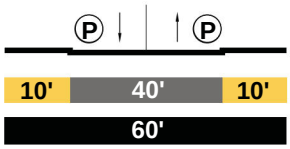
(Railroad Tracks) - Humboldt



Humboldt - Barranca

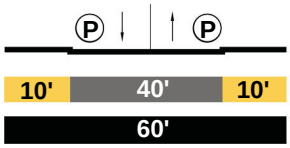


Barranca - Pasadena



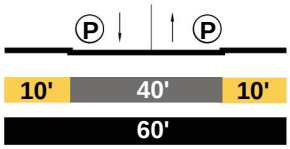
AVE. 23
Local Modified

Humboldt - Barranca



AVE. 25
Local Modified

Humboldt - Barranca

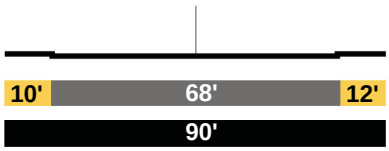


North - South Streets (Looking North)

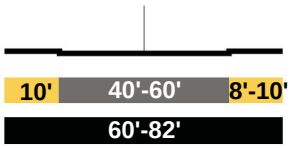
EXISTING

AVE. 26
Secondary Hwy

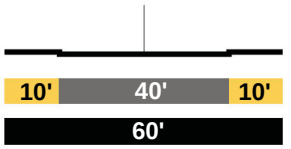
Figueroa - Pasadena Fwy.



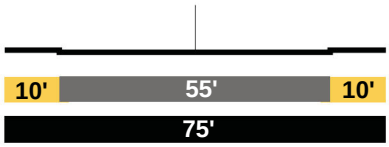
Pasadena Fwy. - Lacy



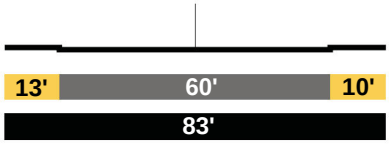
Lacy - Gold Line Bridge



Gold Line Bridge - Artesian



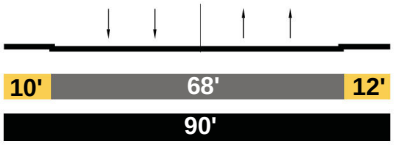
Artesian - Humboldt



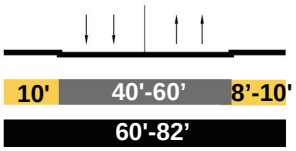
PROPOSED

AVE. 26
Secondary Modified

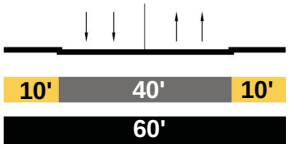
Figueroa - Pasadena Fwy.



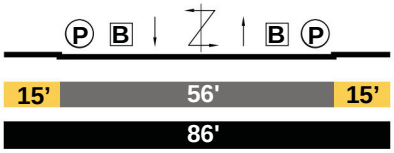
Pasadena Fwy. - Lacy



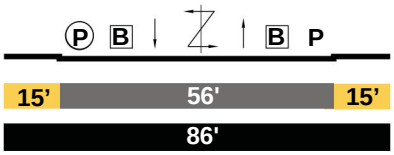
Lacy - Gold Line Bridge



AVE. 26 Collector Modified
Gold Line Bridge - Artesian



Artesian - Humboldt

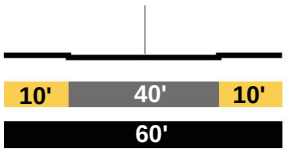


North - South Streets (Looking North)

EXISTING

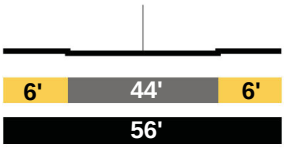
AVE. 26
Local

Humboldt - Barranca



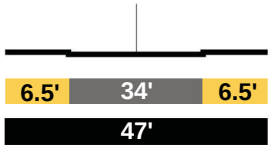
AVE. 28
Local

Huron - Figueroa

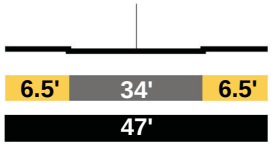


BLOOM
Local

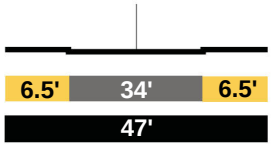
Main - Magdalena



Magdalena - Cardinal



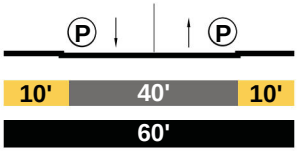
Cardinal - Bolero



PROPOSED

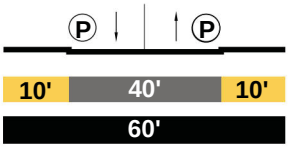
AVE. 26
Collector Modified

Humboldt - Barranca



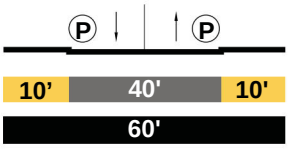
AVE. 28
Local Modified

Huron - Figueroa

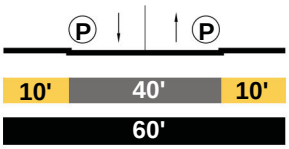


BLOOM
Local Modified

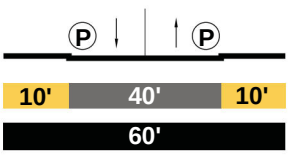
Main - Magdalena



Magdalena - Cardinal



Cardinal -Bolero

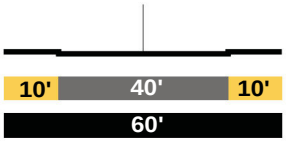


North - South Streets (Looking North)

EXISTING

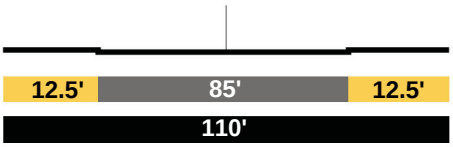
COLLEGE
Secondary Hwy

Spring - Main



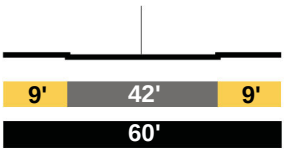
CYPRESS
Local

Figueroa - Arroyo Seco Ave

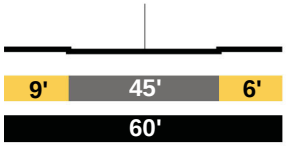


ELMYRA
Collector

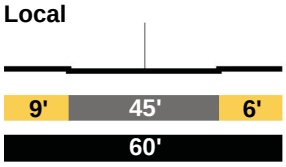
Spring - Main



Main - Magdalena



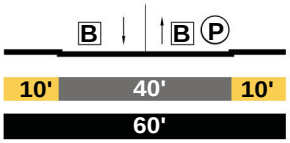
Magdalena - Cardinal
Local



PROPOSED

COLLEGE
Collector Modified

Spring - Main



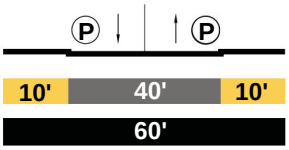
CYPRESS
Local Modified

Figueroa - Arroyo Seco Ave



ELMYRA
Local Modified

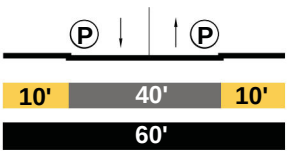
Spring - Main



Main - Magdalena



Magdalena - Cardinal

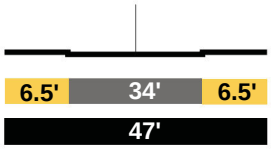


North - South Streets (Looking North)

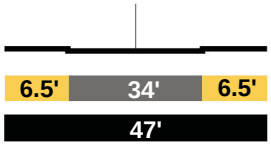
EXISTING

LEROY
Local

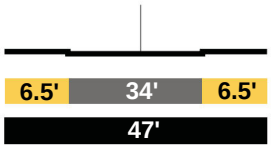
Main - Magdalena



Magdalena - Cardinal

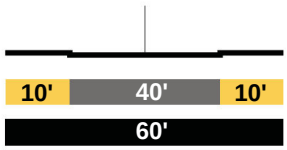


Cardinal - Bolero



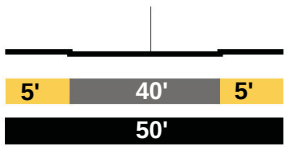
LLEWELLYN
Local

Roundout - Main



MESNAGERS
Collector

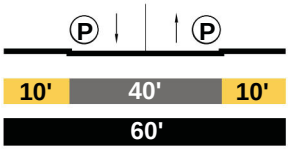
Spring - Naud



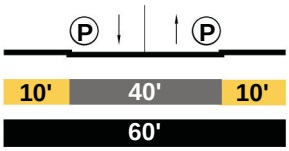
PROPOSED

LEROY
Local Modified

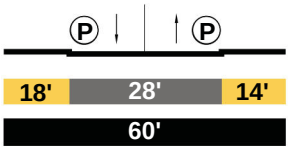
Main - Magdalena



Magdalena - Cardinal

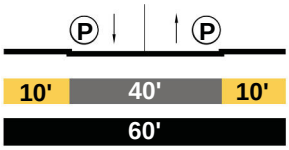


Cardinal - Bolero



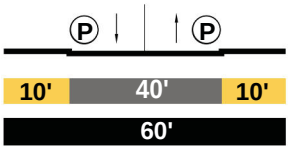
LLEWELLYN
Local Modified

Roundout - Main



MESNAGERS
Local Modified

Spring - Naud

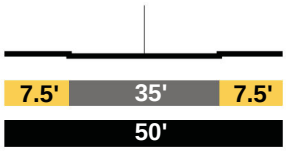


North - South Streets (Looking North)

EXISTING

RIVER
Local

Huron - Figueroa



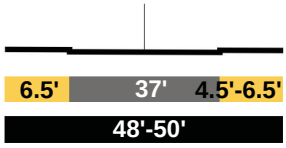
ROUNDOUT
Local

Spring - Main

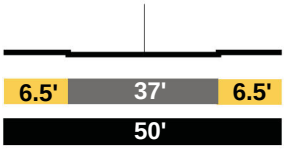


SOTELLO
Collector

Spring - Naud



Naud - Main



PROPOSED

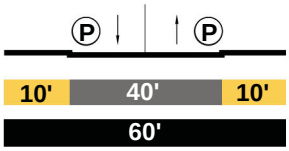
RIVER
Local Modified

Huron - Figueroa



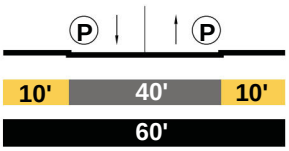
ROUNDOUT
Local Modified

Spring - Main

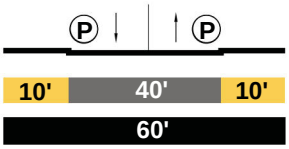


SOTELLO
Local Modified

Spring - Naud



Naud - Main

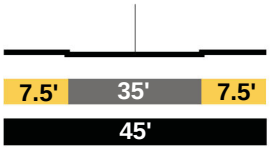


North - South Streets (Looking North)

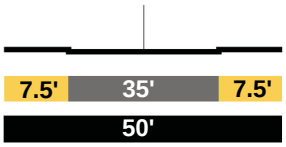
EXISTING

WILHARDT
Collector

Spring - Naud



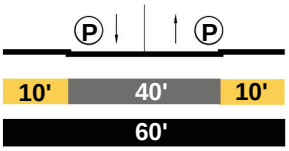
Naud - Main



PROPOSED

WILHARDT
Local Modified

Spring - Naud



Naud - Main



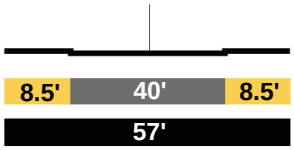
MESNAGERS
Local Modified

East - West Streets (Looking West)

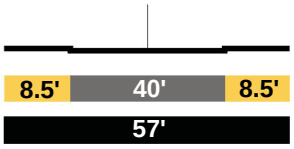
EXISTING

ALBION STREET
Local

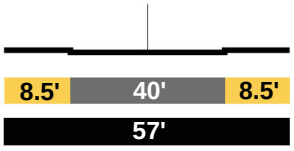
Main - Ave. 16



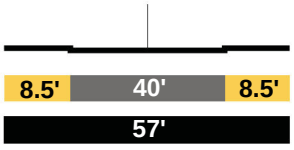
Ave. 16 - Ave. 17



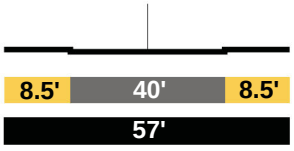
Ave. 17 - Ave. 18



Ave. 18 - Ave. 19



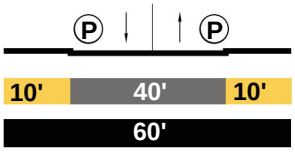
Ave. 19 - Ave. 20



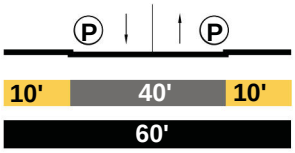
PROPOSED

ALBION STREET
Local Modified

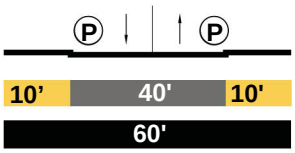
Main - Ave. 16



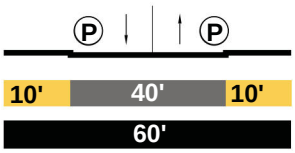
Ave. 16 - Ave. 17



Ave. 17 - Ave. 18



Ave. 18 - Ave. 19



Ave. 19 - Ave. 20

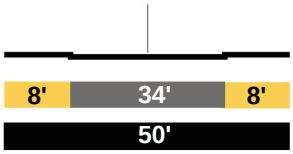


East - West Streets (Looking West)

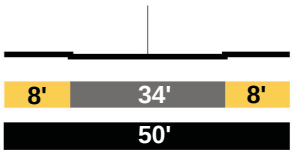
EXISTING

AVE. 33
Local

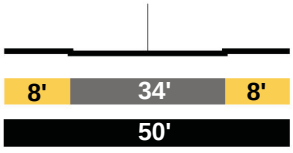
Pasadena - Humboldt



Humboldt - Artesian

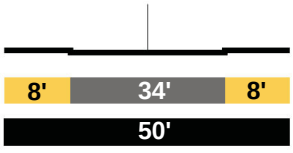


Artesian - Lacy



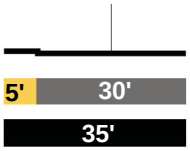
AVE. 34
Local

Pasadena - Artesian



BAKER STREET
Local

Spring - Aurora



PROPOSED

AVE. 33
Local Modified

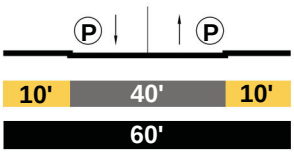
Pasadena - Humboldt



Humboldt - Artesian

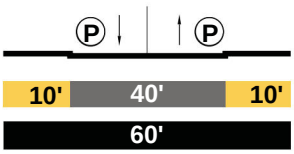


Artesian - Lacy



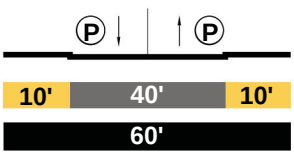
AVE. 34
Local Modified

Pasadena - Artesian



BAKER STREET
Local Modified

Spring - Aurora



East - West Streets (Looking West)

EXISTING

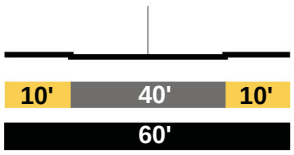
BARRANCA
Local

Ave. 18 - Ave. 19

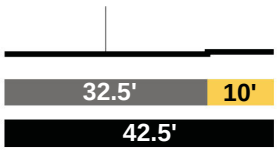


BARRANCA
Local

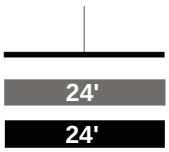
Ave. 20 into (San Fernando Rd) - Ave. 21



Ave. 23 - Ave. 25

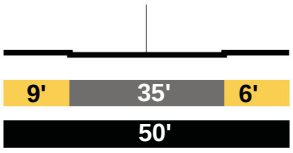


Ave. 25 - Ave. 26



BOLERO STREET
Local

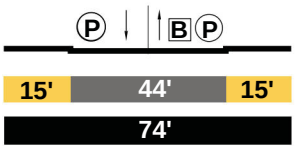
Bloom - Leroy



PROPOSED

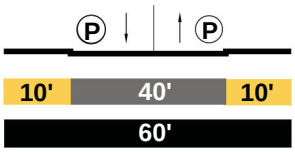
BARRANCA
Collector Modified

Ave. 18 - Ave. 19

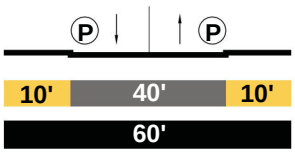


BARRANCA
Local Modified

Ave. 20 into (San Fernando Rd) - Ave. 21



Ave. 23 - Ave. 25

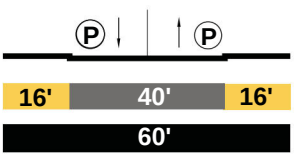


Ave. 25 - Ave. 26



BOLERO STREET
Local Modified

Bloom - Leroy

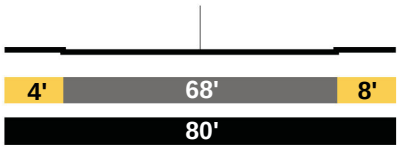


East - West Streets (Looking West)

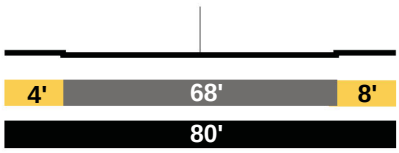
EXISTING

BROADWAY
Major Hwy Class II

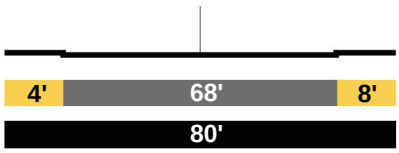
Cottage Home - Bishops



Bishops - Savoy



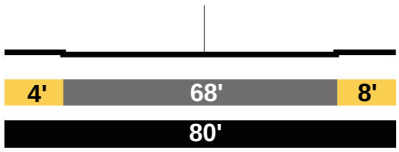
Savoy - Solano



Solano - Casanova



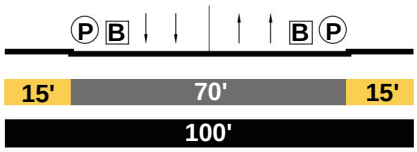
Casanova - Park Row Drive



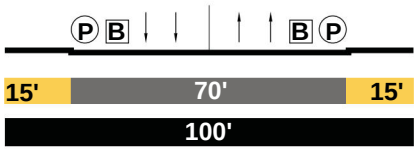
PROPOSED

BROADWAY
Secondary Modified

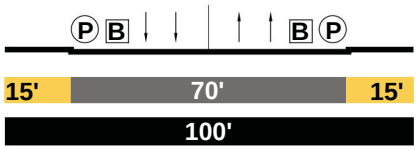
Cottage Home - Bishops



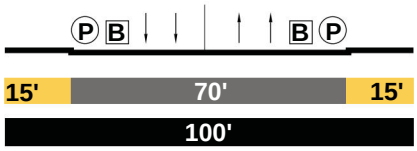
Bishops - Savoy



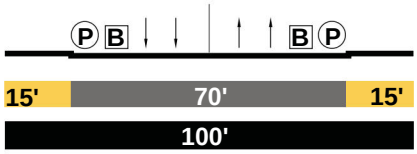
Savoy - Solano



Solano - Casanova



Casanova - Park Row Drive

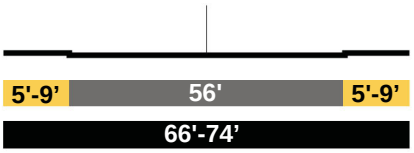


East - West Streets (Looking West)

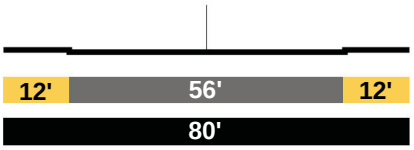
EXISTING

BROADWAY/BRIDGE
Major Hwy Class II

Park Row Drive - Pasadena

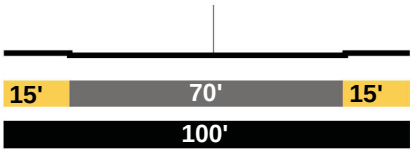


Pasadena - Ave. 18

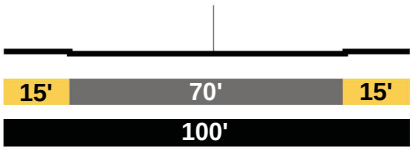


BROADWAY
Major Hwy Class II

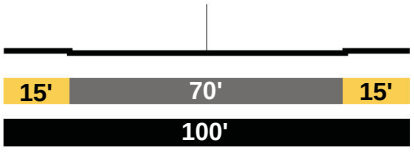
Ave.18 - Ave.19



Ave.19 - Ave.20



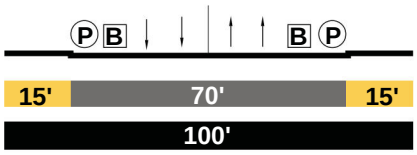
Ave.20 - Ave.21



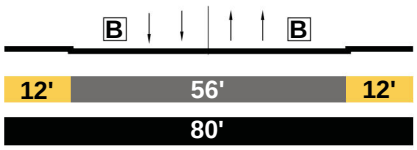
PROPOSED

BROADWAY/BRIDGE
Secondary Modified

Park Row Drive - Pasadena

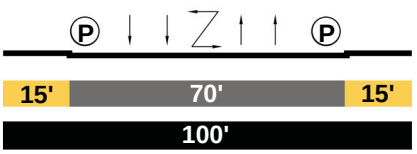


BROADWAY Secondary Modified 2
Pasadena - Ave. 18

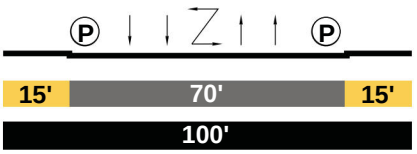


BROADWAY
Major Hwy Class II

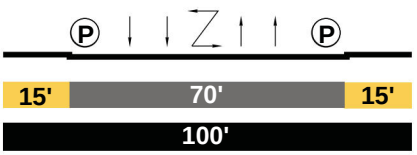
Ave.18 - Ave.19



Ave.19 - Ave.20



Ave.20 - Ave.21

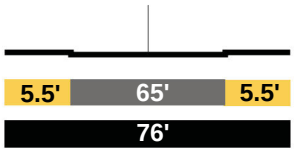


East - West Streets (Looking West)

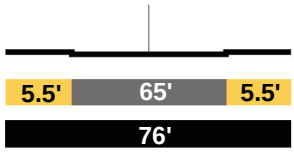
EXISTING

CARDINAL STREET
Local

Elmyra - Bloom

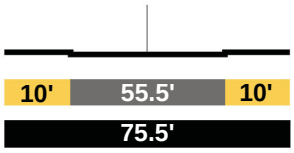


Bloom - Leroy

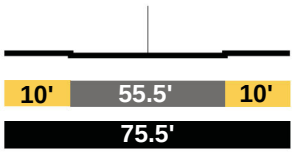


DARWIN
Local

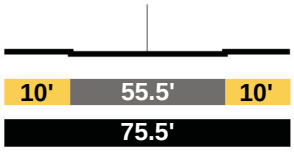
Ave.17 - Ave.19



Ave.19 - Ave.20



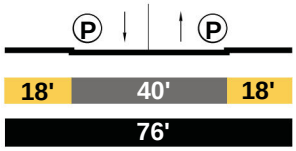
Ave.20 - Ave.21



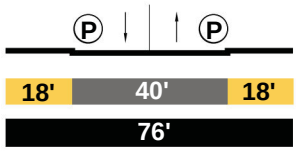
PROPOSED

CARDINAL STREET
Local Modified

Elmyra - Bloom

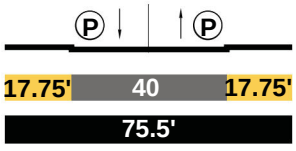


Bloom - Leroy

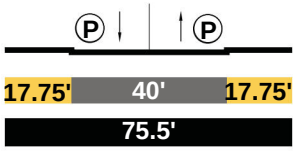


DARWIN
Local Modified 3

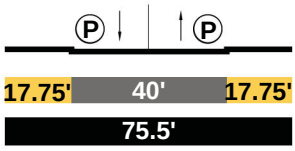
Ave.17 - Ave.19



Ave.19 - Ave.20



Ave.20 - Ave.21

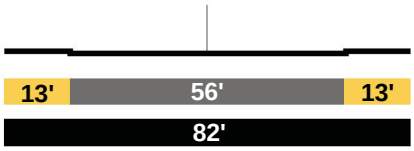


East - West Streets (Looking West)

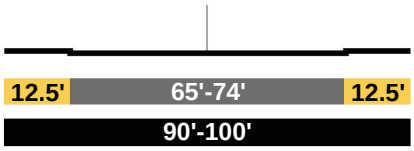
EXISTING

FIGUEROA
Major Hwy Class II

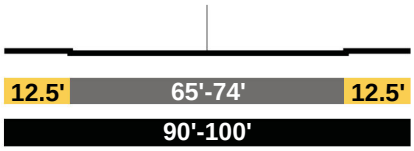
San Fernando Rd - Ave. 22



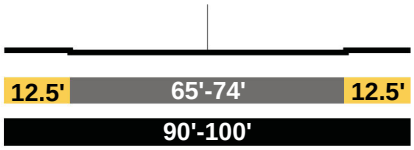
Ave.22 - Ave.26



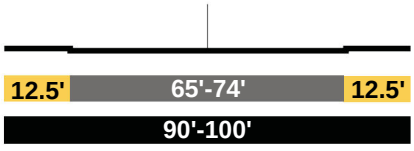
Ave.26 - Ave.28



Ave.28 - River



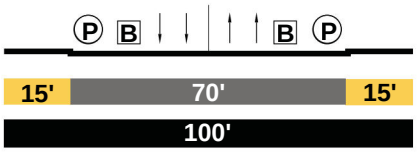
River - Cypress



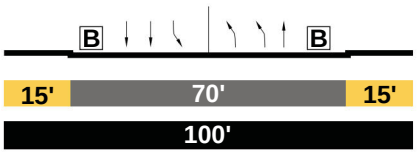
PROPOSED

FIGUEROA
Secondary Modified

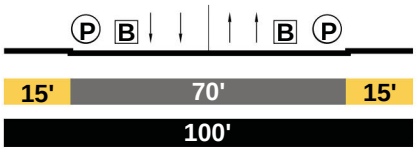
San Fernando Rd - Ave. 22



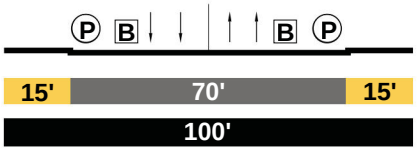
Ave.22 - Ave.26



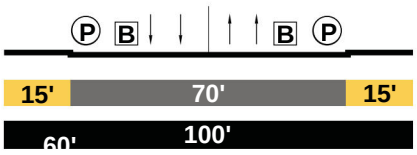
Ave.26 - Ave.28



Ave.28 - River



River - Cypress

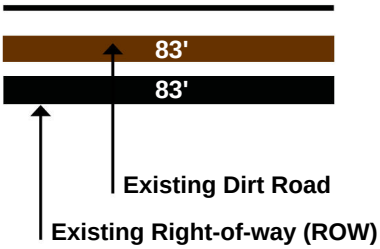


East - West Streets (Looking West)

EXISTING

HUMBOLDT
Local

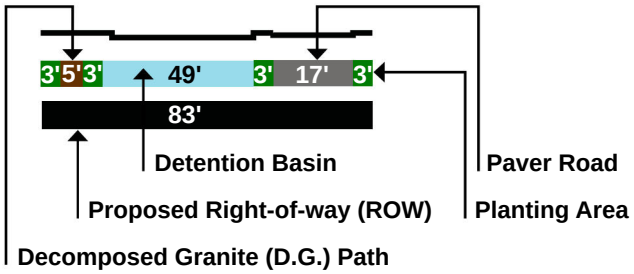
Ave. 18 - Ave. 19



PROPOSED

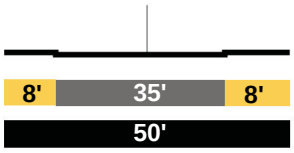
HUMBOLDT
Local Modified

Ave.18 - Ave. 19

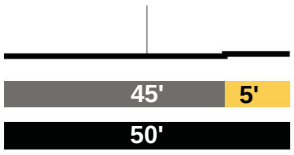


HUMBOLDT
Local

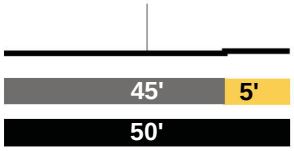
Ave.19 - San Fernando Rd



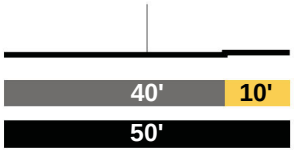
San Fernando Rd - Ave. 21



Ave. 21 - Ave. 23

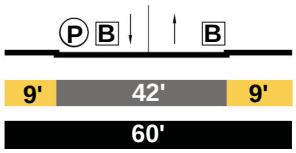


Ave. 23 - Ave. 25

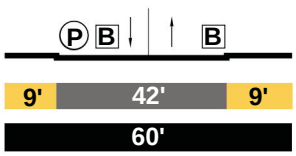


HUMBOLDT
Local Industrial Modified

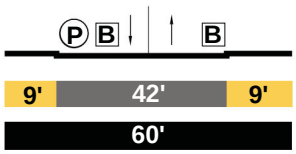
Ave.19 - San Fernando Rd



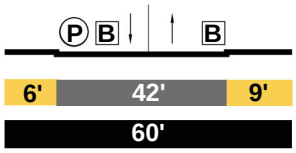
San Fernando Rd - Ave. 21



Ave. 21 - Ave. 23



Ave. 23 - Ave. 25

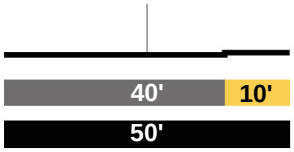


East - West Streets (Looking West)

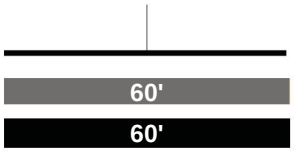
EXISTING

HUMBOLDT
Local

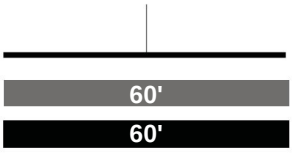
Ave. 25 - Ave. 26



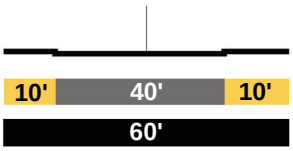
Ave. 26 - Ave. 30



Ave. 30 - Ave. 31

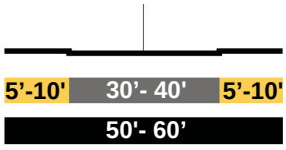


Ave. 31 - Ave. 33



LACY STREET
Local

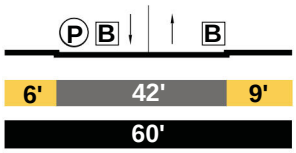
Ave. 26 - Ave. 23



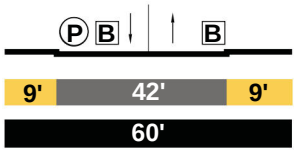
PROPOSED

HUMBOLDT
Local Industrial Modified

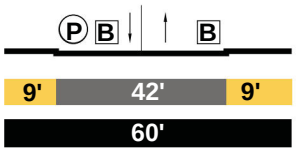
Ave. 25 - Ave. 26



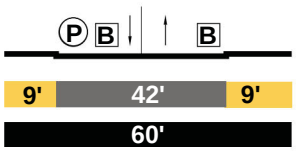
Ave. 26 -Artesian



Ave. 30 - Ave. 31

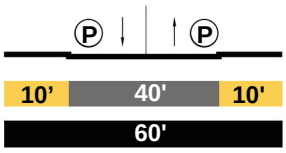


Ave. 31 - Ave. 33



LACY STREET
Local Modified

Ave. 26 - Ave. 33

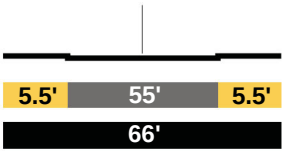


East - West Streets (Looking West)

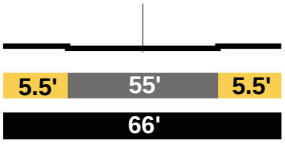
EXISTING

MAGDALENA
Local

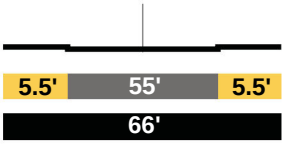
Elmyra - Ann



Ann - Bloom



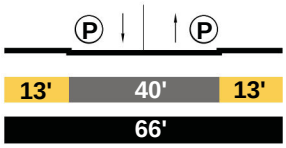
Bloom - Leroy



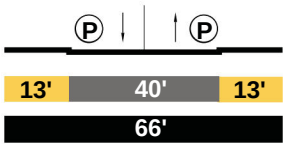
PROPOSED

MAGDALENA
Local Modified

Elmyra - Ann



Ann - Bloom



Bloom - Leroy



East - West Streets (Looking West)

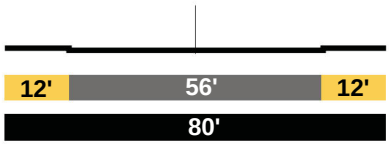
EXISTING

MAIN
Secondary Hwy

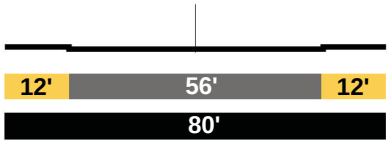
Vignes - College



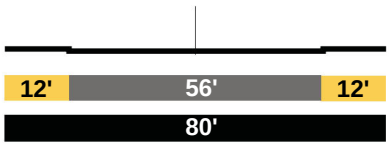
College - Roundout



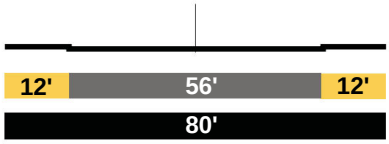
Roundout - Llewellyn



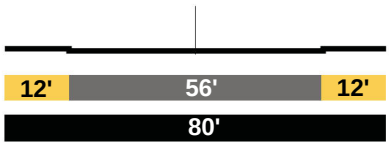
Llewellyn - Elmyra



Elmyra - Ann



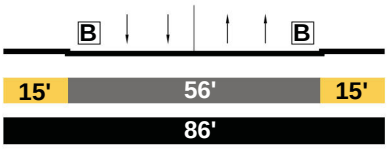
Ann - Bloom



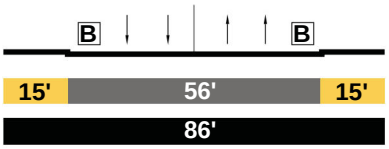
PROPOSED

MAIN
Secondary Modified

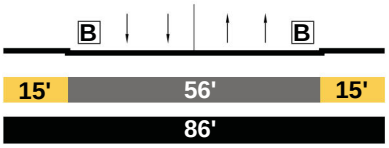
Vignes - College



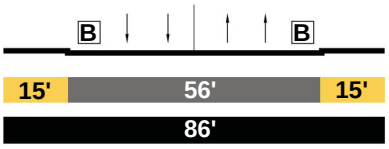
College - Roundout



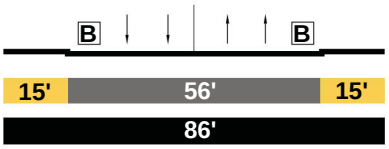
Roundout - Llewellyn



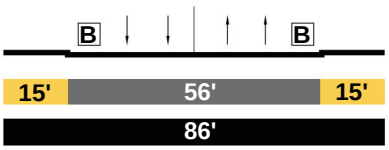
Llewellyn - Elmyra



Elmyra - Ann



Ann - Bloom



East - West Streets (Looking West)

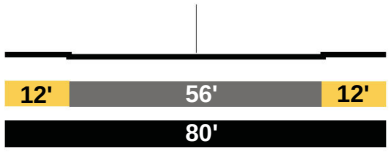
EXISTING

MAIN
Secondary Hwy

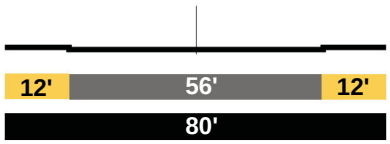
Bloom - 150' east of Bloom



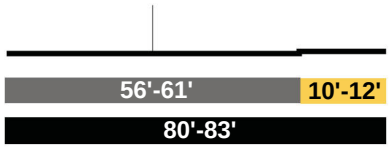
150' east of Bloom - 400' east of Leroy



400' east of Leroy - Wilhardt



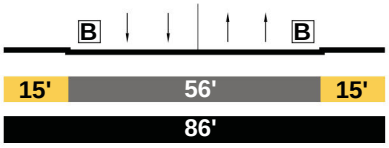
Wilhardt - Albion



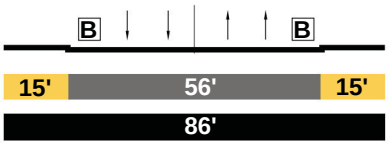
PROPOSED

MAIN
Secondary Modified 3

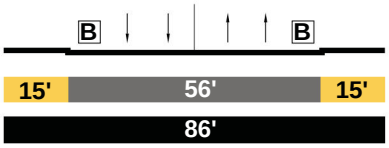
Bloom - 150' east of Bloom



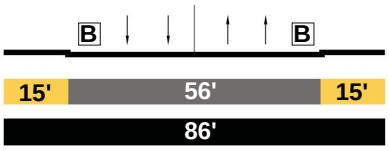
150' east of Bloom - 400' east of Leroy



400' east of Leroy - Wilhardt



Wilhardt - Albion

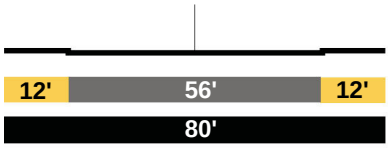


East - West Streets (Looking West)

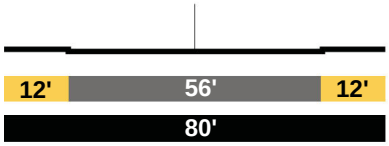
EXISTING

MAIN
Secondary Hwy

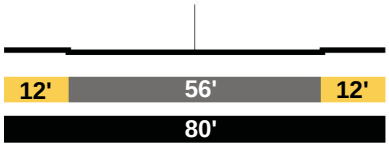
Lamar - Ave 17



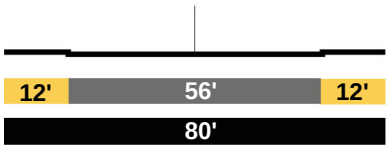
Ave 17 - Clover



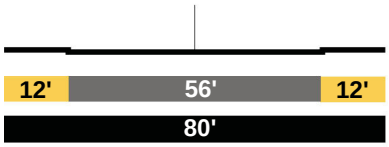
Clover - Ave 19



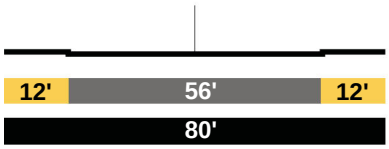
Ave 19 - Moulton



Moulton - Ave 20



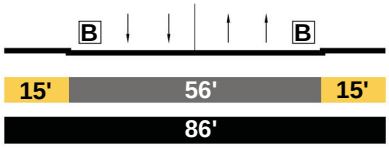
Ave 20 - Ave 21



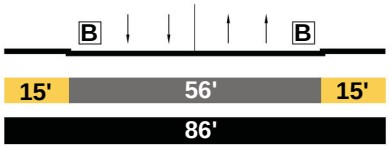
PROPOSED

MAIN
Secondary Modified

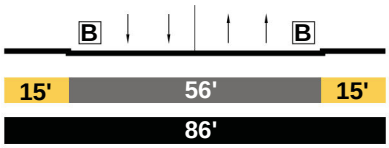
Lamar - Ave 17



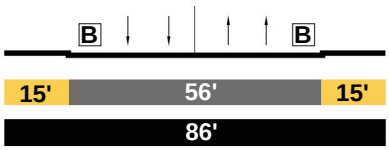
Ave 17 - Clover



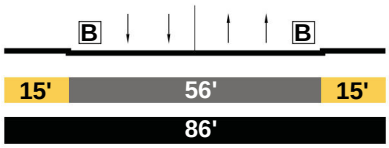
Clover - Ave 19



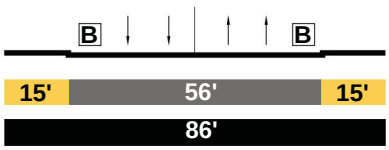
Ave 19 - Moulton



Moulton - Ave 20



Ave 20 - Ave 21

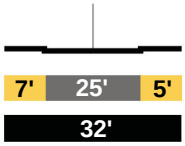


East - West Streets (Looking West)

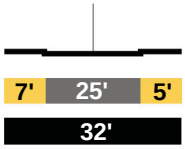
EXISTING

MOZART
Local

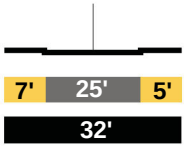
Ave.16 - Ave.17



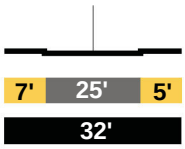
Ave.17 - Ave.18



Ave.18 - Ave.19



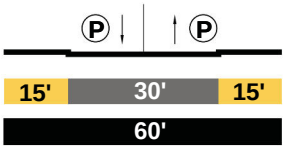
Ave.19 - Ave.20



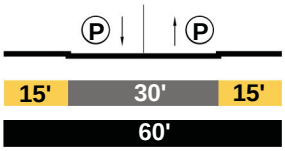
PROPOSED

MOZART
Local Modified

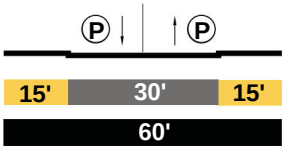
Ave.16 - Ave.17



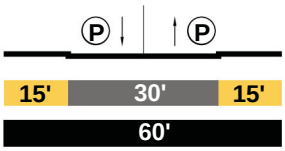
Ave.17 - Ave.18



Ave.18 - Ave.19



Ave.19 - Ave.20

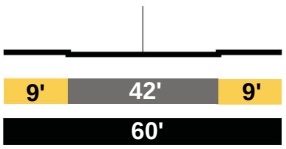


East - West Streets (Looking West)

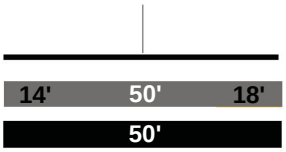
EXISTING

NAUD
Collector

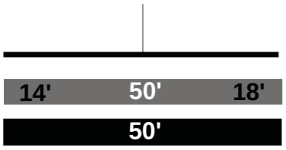
Ann - Sotello



Mesnagers - Wilhardt



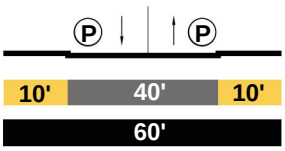
Wilhardt - (LA River)



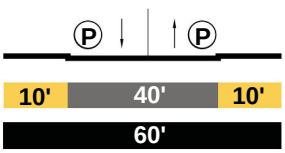
PROPOSED

NAUD
Local Modified

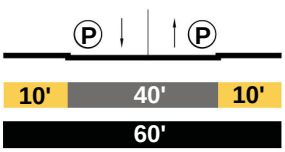
Ann - Sotello



Mesnagers - Wilhardt

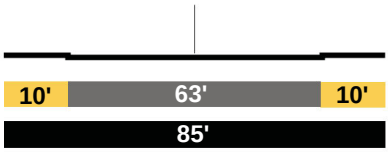


Wilhardt - (LA River)

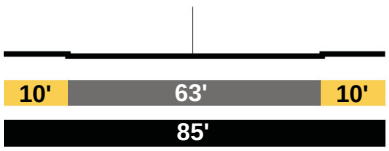


Secondary Hwy

Broadway - Ave. 18

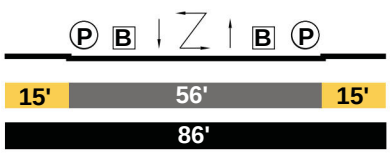


Ave. 18 - Ave. 19

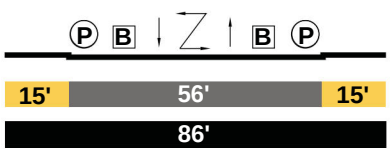


PASADENA
Secondary Modified

Broadway - Ave. 18



Ave. 18 - Ave. 19

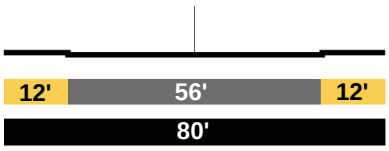


East - West Streets (Looking West)

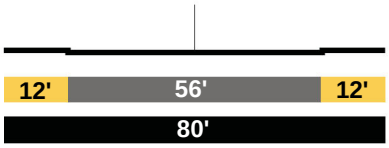
EXISTING

PASADENA
Secondary Hwy

Ave. 19 - Ave. 20



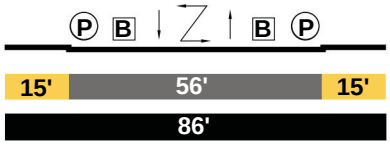
Ave. 20 - Ave. 21



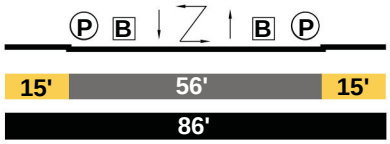
PROPOSED

PASADENA
Secondary Modified

Ave. 19 - Ave. 20

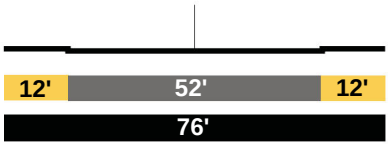


Ave. 20 - Ave. 21

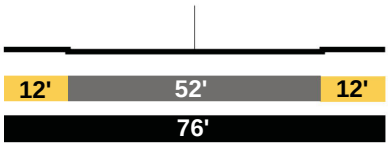


PASADENA
Secondary Hwy

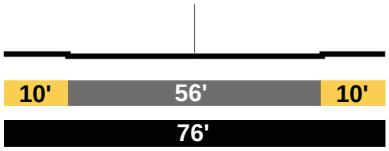
Ave. 33 - Ave. 34



Ave. 34 - Ave. 35

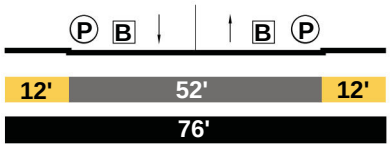


Ave. 35 - (Arroyo Seco/Pasadena Fwy.)

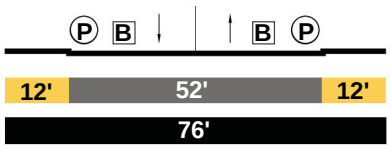


PASADENA
Collector Modified

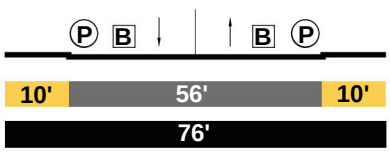
Ave. 33 - Ave. 34



Ave. 34 - Ave. 35



Ave. 35 - (Arroyo Seco/Pasadena Fwy.)

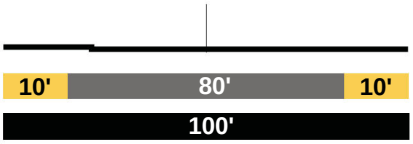


East - West Streets (Looking West)

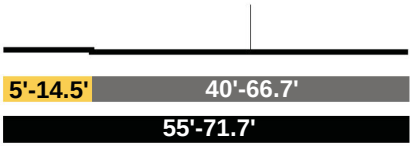
EXISTING

SPRING
Major Class Hwy II

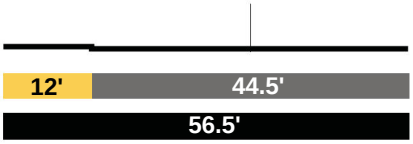
College - Roundout/Elmyra



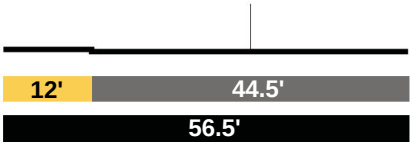
Roundout/Elmyra - Ann



Ann - Sotello



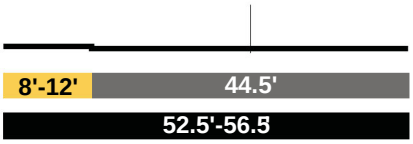
Sotello - Mesnager



Mesnager - Baker



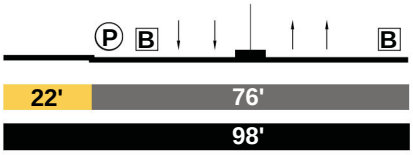
Baker - Wilhardt



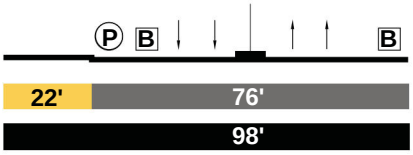
PROPOSED

SPRING
Secondary Modified

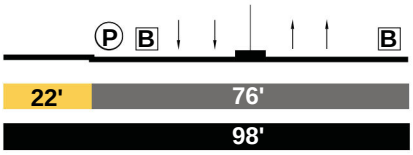
College - Roundout/Elmyra



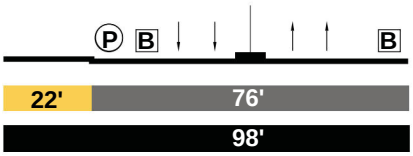
Roundout/Elmyra - Ann



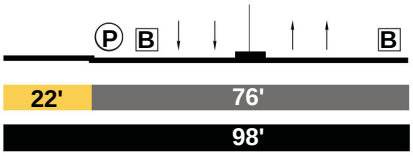
Ann - Sotello



Sotello - Mesnager

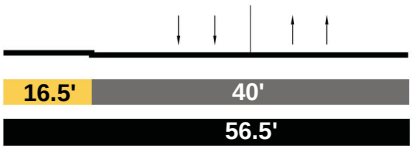


Mesnager - Baker



SPRING
Secondary Modified 3

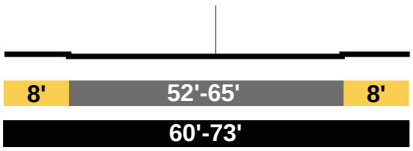
Baker - Wilhardt



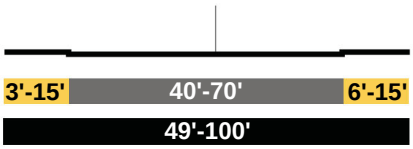
East - West Streets (Looking West)

EXISTING

SPRING
Major Class Hwy II



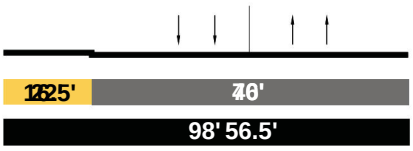
Aurora - Ave. 18



PROPOSED

SPRING
Secondary Modified 4

Wilhardt - Aurora

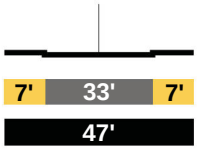


Aurora - Ave. 18

P B B
BRIDGE SECTION
Secondary Modified

Collector

Ann - (ends before Sotello)



WEYSE STREET
Local Modified

Ann - (ends before Sotello)

