

Appendix IS-2

Historic Report

HISTORIC RESOURCES GROUP

HISTORIC RESOURCES TECHNICAL REPORT LOWER LOT

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TABLE OF CONTENTS

- EXECUTIVE SUMMARY 2**
- 1.0 INTRODUCTION 4**
- 2.0 REGULATORY FRAMEWORK 11**
- 3.0 ENVIRONMENTAL SETTING..... 20**
- 4.0 HISTORICAL RESOURCES EVALUATION..... 29**
- 5.0 ANALYSIS OF POTENTIAL IMPACTS 35**
- REFERENCES 39**
- APPENDIX A: PREVIOUS EVALUATIONS..... 40**
- APPENDIX B: SELECTED ARCHIVAL IMAGES 50**
- APPENDIX C: SITE MAPS 50**
- APPENDIX D: EXISTING CONDITIONS PHOTOGRAPHS 56**
- APPENDIX E: RESUMES 57**
- APPENDIX F: PROJECT PLANS 60**

EXECUTIVE SUMMARY

The purpose of this technical report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)¹ are present within the boundaries of the Project Site at 6650 W. Romaine Street, and, if so, to identify potential impacts to historical resources caused by the proposed Project. The CEQA statute provides that a historical resource is a resource that is:

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

As proposed, the Project would remove all existing uses on the Project Site for the development of a new four-story building housing studio-related production support uses and four new sound stages.

None of the buildings, structures, objects, or sites located on the Project Site are listed as historical resources or eligible for listing as historic resources and are not considered historical resources for the purposes of CEQA. A portion of the present-day Sunset Las Palmas Studio property, known previously as the "Hollywood Center Studios,"² located north of and across Romaine Street from the Project Site, has been previously identified as eligible for listing as a historic district through survey evaluation and is treated herein as a historical resource for the purposes of CEQA.

Because all demolition, alteration, and new construction associated with the Project will take place on the Project Site, and the Project Site does not contain any historic resources, the Project will not demolish, alter, relocate, or convert any historical resources. The Project would not demolish, relocate, convert, or rehabilitate any aspect of the identified potential historic district or its immediate surroundings that is north of the Project Site, such that it will no longer be able to convey its historic significance. Therefore, the Project does not involve alteration that will result in an adverse change to the potential historic district, and, thus, there will be no direct or indirect impacts the potential historic district north of the Project Site.

The Project does not include the demolition, relocation, rehabilitation, alteration or conversion of any historical resources located inside or outside the Project Site and will not, therefore result in a substantial adverse change to the integrity and significance of any historical resource. Therefore, the Project's impacts on historical resources would

¹ California PRC, Section 21084.1.

²This report refers to the northern portion of Sunset Las Palmas Studios as "Hollywood Center Studios," which is consistent with the naming convention used in SurveyLA, though the present-day name of the area is "Sunset Las Palmas Studios".

be less than significant as defined by CEQA.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this technical report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)³ are present on the Project Site and/or in the near vicinity of the Project Site and, if so, to identify potential impacts to historical resources caused by the proposed Project.

Under CEQA, the potential impacts of a project on historical resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have a significant adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

The impacts of a project on a historical resource may be considered an environmental impact. CEQA states that:

*A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.*⁴

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether the project site contains or is adjacent to a historically significant resource or resources and, if so, (2) a determination of whether the proposed project will result in a “substantial adverse change” in the significance of the resource or resources. A substantial adverse change is defined in the CEQA Guidelines as the “physical demolition, destruction, relocation, or alteration of [a historical] resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”⁵ This report investigates whether historical resources exist within the Project Site or its vicinity and analyzes whether the Project would result in any substantial adverse change in the significance of such resources.

This report contains:

- A review of the existing buildings, structures, objects, and sites within the Project Site;
- A review of previous evaluations of the Project Site through historic survey, environmental review, or other official actions;
- A review of properties outside the Project Site where potential direct or indirect impacts could reasonably be expected to occur (defined below as the Potential Impact Area)

³ California Public Resources Code (PRC), Section 21084.1.

⁴ California PRC, Section 21084.1.

⁵ CEQA Guidelines Section 15064.1(b)(1).

- Evaluation of the historic significance and eligibility for listing as an historical resource of any potential historical resources; and
- Analysis of potential impacts to historical resources under CEQA.

1.2 Project Site Location

The Project Site is located at 6650 W. Romaine Street (APN# 5532014039) in the southern portion of the Hollywood Community Plan Area (CPA) in the City of Los Angeles (City). The Project Site is situated on the south side of W. Romaine Street and is bounded by W. Romaine Street to the north, a City maintenance yard to the east, Barton Avenue to the south, and North Las Palmas Avenue to the west. A map of the Project Site is included in Figure 1.

1.3 Project Description

The Sunset Las Palmas Studios Enhancement Plan (the Project) includes the development of new studio related uses within the Sunset Las Palmas Studios Lower Lot (Lower Lot, Project Site).¹ The Lower Lot is currently occupied by three single-story buildings and one two-story building comprising approximately 25,367 square feet of floor area,² as well as surface and structured parking. The Project would remove all existing uses on the Project Site for the development of new studio-related production support uses and four sound stages comprising a total of 129,783 square feet of floor area. The proposed production support uses would be provided within one new four-story building totaling 69,883 square feet of floor area. This new building would be located along Romaine Street and Las Palmas Avenue and would measure approximately 63 feet in height. Four sound stages, each comprising a floor area of 15,000 square feet would be situated in the center and along the south portion of the Project Site. Each of the sound stages would be 55 feet in height.

1.4 Potential Impact Area

The analysis in this report focuses on those areas reasonably foreseen to be potentially impacted by the Project. In addition to examining the Project Site, this report also defines an area outside the Project Site where potential direct or indirect impacts could reasonably be expected to occur (Potential Impact Area).

In determining the Potential Impact Area for this report, three factors were considered: (1) the existing setting of the Project Site; (2) the scale and nature of the Project; and (3) the potential impacts the Project could have on historical resources, if such resources exist.

The surrounding area contains an eclectic mix of commercial, light industrial, institutional, and residential uses that have been constructed over many decades, and all new construction associated with the Project will be of a similar size and scale to many

of the existing buildings found in the surrounding area. All demolition, alteration and new construction associated with the Project will be contained within the Project Site and the potential for impacts to historic resources located outside the Project Site is minimal. The Potential Impact Area has therefore been defined as all parcels located directly east of the Project Site, and parcels directly across Romaine Street to the north, Barton Avenue to the south, and Las Palmas Avenue to the west. The Potential Impact Area is shown in Figure 1.

A field examination of the Potential Impact Area was conducted in December 2023 to identify previously unevaluated properties that may be potentially eligible within the Potential Impact Area. Properties beyond the Potential Impact Area were not included in this report because the Project would have no potential to directly or indirectly impact those properties or their surrounding settings.

1.5 Previous Evaluations

PROJECT SITE

No buildings, structures, objects, or sites located on the Project Site have been listed or designated as historical resources. The Project Site is located within the Hollywood CPA which was most recently subject to historic resources survey by SurveyLA in 2015.⁶ No buildings, structures, or sites located on the Project Site have been previously identified as eligible for historic listing through survey evaluation, including SurveyLA and Built Environment Resources Directory.

POTENTIAL IMPACT AREA

SurveyLA – Hollywood Center Studios (1040 N. Las Palmas Avenue)

The Hollywood Community Plan Area which includes the Project Site and surrounding area, was subject to historic resources survey by SurveyLA in 2015.⁷ SurveyLA identified Hollywood Center Studios, a portion of the present-day "Sunset Las Palmas Studios" located north of the Project Site across Romaine Street (identified as 1040 Las Palmas Avenue), as a potential historic district. Hollywood Center Studios was evaluated using the *Entertainment Industry, 1908-1980* context; *Industrial Properties Associated with the Entertainment Industry, 1908-1980* theme; *Motion Picture Industry-Independent Studios and Rental Plants, 1919-1980* sub-theme; and *Motion Picture Studio property* sub-type. It was identified as an "Excellent example of an independent studio facility in Hollywood." The area identified by SurveyLA as a potential historic district is bounded by the parcels fronting the south side of Santa Monica Boulevard to the north; Romaine Street to the south; Las Palmas Avenue to the west; and a portion of Steward Street, Eleanor Avenue, and the parcels fronting the west side of Steward Street to the

⁶ SurveyLA Los Angeles Historic Resources Survey, "SurveyLA Results: Hollywood," <https://planning.lacity.org/preservation-design/survey-la-results-hollywood> (accessed December 2023).

⁷ SurveyLA Los Angeles Historic Resources Survey, "SurveyLA Results: Hollywood," <https://planning.lacity.org/preservation-design/survey-la-results-hollywood> (accessed December 2023).

east. This finding represents the original development of the property as a motion picture studio beginning in 1919. Over the next three decades, studio ownership changed several times and the studio property operated under various names including “Hollywood Studios,” “Metropolitan Studios,” “Metropolitan Sound Studios,” and “General Service Studios.” Throughout these name and ownership changes, it operated as a rental plant, leasing facilities to independent producers.

SurveyLA assigned three status codes to the Hollywood Center Studios:⁸

- 3S, or “appears eligible for National Register as an individual property through SurveyLA or other survey evaluation;”
- 3CS, or “appears eligible for California Register as an individual property through SurveyLA or other survey evaluation;” and
- 5S3, or “appears to be individually eligible for local listing or designation through SurveyLA or other survey evaluation.”

The property was identified as eligible under National Register Criterion A, California Criterion 1, and City of Los Angeles Criterion 1 as “an excellent example of an independent studio facility in Hollywood.”⁹

Field observation for SurveyLA was limited to the public right-of-way. As such, an intensive survey of the studio property was not conducted, and the integrity of individual buildings was not analyzed.¹⁰ Therefore, specific buildings, structures, objects, and sites potentially eligible for historic listing were not identified. The SurveyLA findings including a map of the area identified as a potential historic district is shown in Appendix A.

No other properties located in the Potential Impact Area have been previously identified as eligible for historic listing by SurveyLA.

Built Environment Resources Directory

The Built Environment Resources Directory (BERD) files provide information, organized by county, regarding non-archaeological resources in the California Office of Historic Preservation’s (OHP) inventory.¹¹ The OHP inventory contains information only for cultural resources that have been processed through the office. This includes resources

⁸ HistoricPlacesLA, “Hollywood Center Studios,” <http://www.historicplacesla.org/reports/38aa16e4-f201-44fb-9cfd-4f4c714db319> (accessed November 2020).

⁹ “Hollywood Historic Districts, Planning Districts and Multiple Property Resources,” in “SurveyLA Results: Hollywood,” https://planning.lacity.org/odocument/67fe48af-4197-49a8-85b5-17fbca34e741/Hollywood_DistrictsandMultiplePropertyResources.pdf (accessed December 2023).

¹⁰ Historic Resources Group, *SurveyLA Historic Resources Survey Report, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area*, Prepared for the City of Los Angeles, Office of Historic Resources, January 2013.

¹¹ Description of the scope of the California BERD has been excerpted from the Built Environment Resource Directory (BERD), California Office of Historic Preservation, https://ohp.parks.ca.gov/?page_id=30338 (accessed December 2023).

reviewed for eligibility to the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs.

No portion of the present-day Sunset Las Palmas property, including the portion identified by SurveyLA as a potential historic district, is listed in the BERD as a historic district. No other properties located in the Potential Impact Area have been previously identified as eligible for historic listing in the BERD.

1.6 Methodology

RESEARCH

This report was prepared using primary and secondary sources related to the history and development of the motion picture industry and television broadcasting industry in Los Angeles and the Project Site's development. Documents consulted for this report include:

- Published histories of the entertainment industry in Los Angeles
- Building permits
- Sanborn Fire Insurance maps
- Historic newspaper articles
- Los Angeles Citywide Historic Context Statement
- SurveyLA Hollywood Community Plan Area Survey Report, and Survey Findings
- Los Angeles County Tax Assessor Records
- Historic photographs and aerial photos
- Built Environment Resource Directory (BERD) for Los Angeles County

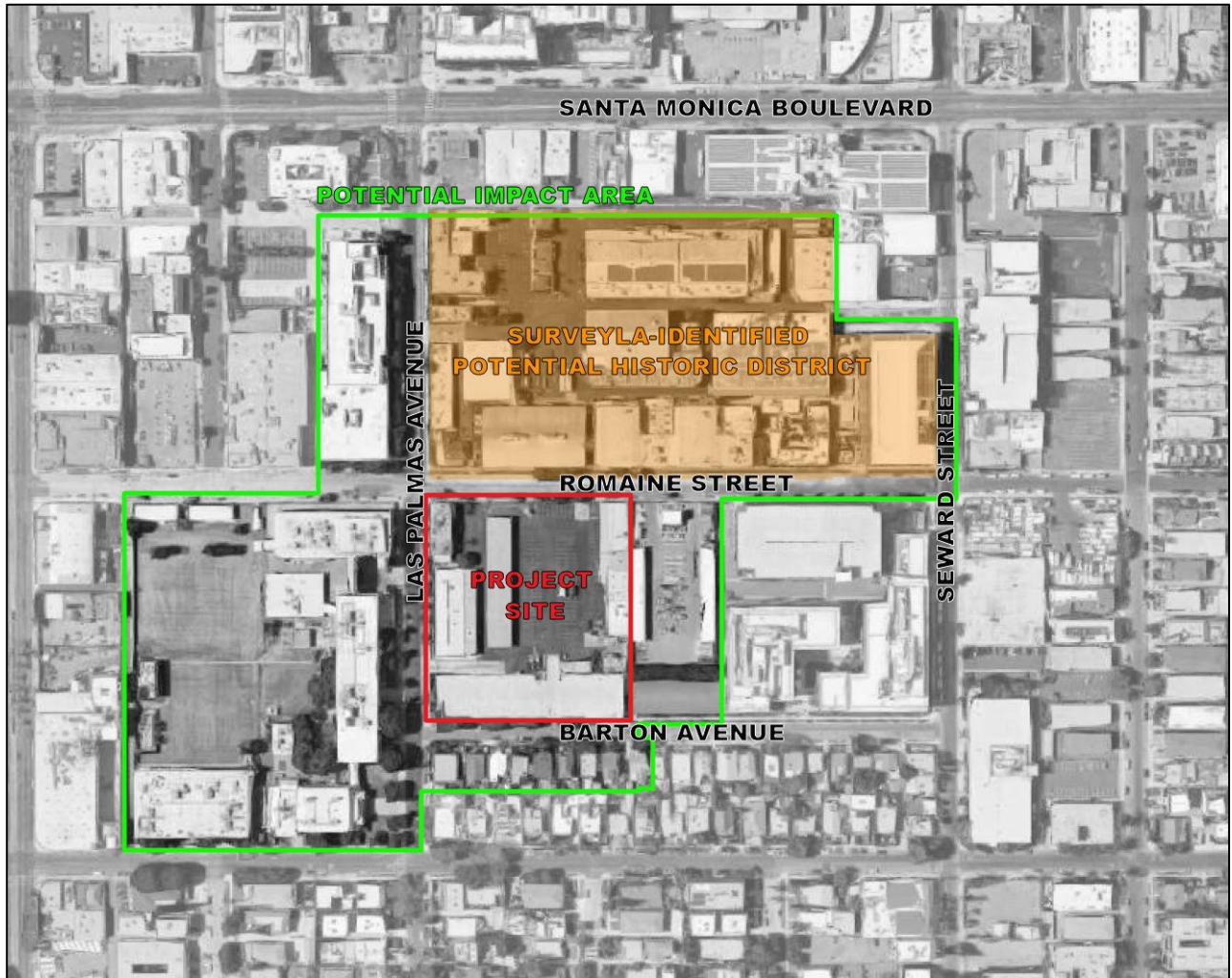
FIELD EXAMINATIONS

Equipped with historic research of the Project Site development history and relevant historic contexts, field examinations of the Project Site and Potential Impact Area were conducted in December 2023 to review and confirm previous findings and to identify previously unevaluated properties that may be potentially eligible for historic listing. Properties potentially eligible for historic listing were assessed for their physical integrity to determine if alterations had adversely affected their ability to convey their historic significance.

1.7 Project Team

Research, field inspection, and analysis were performed by Paul Travis, Principal; and Robby Aranguren, Planning Associate and GIS Specialist. Both are qualified professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards in their respective fields. Additional research and field study assistance was provided by Emi Takahara, Intern. Resumes for Project Team members are included in Appendix D.

FIGURE 1: PROJECT SITE LOCATION, POTENTIAL IMPACT AREA AND IDENTIFIED HISTORIC RESOURCES



2.0 REGULATORY FRAMEWORK

2.1 Historical Resources Under CEQA

When the California Register was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”¹² According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

Under CEQA, “historical resources” include the following:

- Resources listed in, or determined to be eligible for listing in, the California Register of Historical Resources.
- Resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1 or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.¹³

Thus, the fact that a resource is not listed in, or determined eligible for listing in, the

¹² CEQA Guidelines Section 15064.5(b)(1).

¹³ CEQA Guidelines Section 15064.5(a).

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

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

2.2 Historic Designations

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

NATIONAL REGISTER OF HISTORIC PLACES

The National Register is an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.¹⁴ The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways, including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for federal assistance for historic preservation, when funds are available.

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

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

¹⁴ 36 Code of Federal Regulations (CFR) 60, Section 60.2.

buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- 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.¹⁵

In addition to meeting any or all of the criteria listed above, properties nominated must also possess sufficient historic integrity, which is discussed below in Section 2.4.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register is an authoritative guide in California used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.¹⁶

A resource is eligible for listing in the California Register if it meets any of the following National Register criteria:

- 1. Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2. Associated with the lives of persons important in our past.
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.¹⁷

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

¹⁵ 36 CFR 60, Section 60.3.

¹⁶ California PRC, Section 5024.1(a).

¹⁷ California PRC, Section 5024.1(c).

- California properties formally determined eligible for, or listed in, the National Register of Historic Places.
- State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (Commission).
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the Commission for inclusion in the California Register in accordance with criteria adopted by the Commission.¹⁸

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

- Individual historical resources.
- Historical resources contributing to the significance of a historic district under criteria adopted by the Commission.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the OHP to be consistent with California Register criteria adopted by the Commission.
- Local landmarks or historic properties designated under any municipal or county ordinance.¹⁹

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

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

Section 22.171.7 of Article 1, Chapter 9, Division 22 of the City of Los Angeles Administrative Code (LAAC) defines a Historic-Cultural Monument as “any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles.” A proposed Monument may be designated by the City Council upon the recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

¹⁸ California PRC, Section 5023.1(d).

¹⁹ California PRC, Section 5023.1(e).

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.²⁰

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

2.3 SurveyLA

The Project Site is located within the City of Los Angeles, which has been subject to a citywide historic resources survey known as SurveyLA. SurveyLA, the Los Angeles Historic Resources Survey, is the City's comprehensive program to identify and document potential historical resources throughout the City of Los Angeles. SurveyLA is intended to provide baseline information on historical resources to inform planning decisions and support City policy goals and processes.²¹

As part of SurveyLA, the Office of Historic Resources has developed a Historic Context Statement (HCS) to provide a framework for identifying and evaluating potential historical resources within the City of Los Angeles. The HCS utilizes the Multiple Property Documentation (MPD) format developed by the National Park Service for the National Register of Historic Places and complies with the standards and guidelines set forth by the National Park Service and the California Office of Historic Resources.²² This approach organizes the themes, trends, and patterns of history shared by properties into historic contexts; identifies and describes historical resources or property types that represent the contexts; and provides specific standards to guide the evaluation of significance. The SurveyLA HCS is organized into nine broad historical contexts, which are specific to Los Angeles and focus on the development of the City during the period

²⁰ LAAC Section 22.171.7.

²¹ SurveyLA Los Angeles Historic Resources Survey, "Field Survey Results Master Report," August 2016, https://planning.lacity.org/odocument/c118f301-cc39-4ede-af5a-3e5ec901e7be/SurveyLA_Master_Report.pdf (accessed December 2023). Resources identified through SurveyLA are not designated resources; designation is a separate process that requires public hearings and property owner notification.

²² SurveyLA Los Angeles Historic Resources Survey, "Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020," https://planning.lacity.org/odocument/fbb3582b-b6b0-4fb7-b27a-dbabacd760aa/SurveyLA_HistoricContextStatementOutline_July2018.pdf (accessed December 2023).

dating from 1780 to 1980, and further subdivided into themes and sub-themes that reflect the various historical trends and patterns of events associated with each context.²³

SurveyLA surveys of the City of Los Angeles were organized by Community Plan Area (CPA). The Project Site falls within the boundaries of the Hollywood CPA, which was surveyed most recently as part of SurveyLA in 2015.²⁴

2.4 Historic Significance and Integrity

HISTORIC SIGNIFICANCE AND PERIOD OF SIGNIFICANCE

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the following definition used by the National Park Service for the National Register.²⁵

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

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

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

In addition to the above criteria, significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.²⁶ The National Park Service defines this period of time as the period of significance.

The period of significance is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it

²³ SurveyLA Los Angeles Historic Resources Survey, “Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020.”

²⁴ SurveyLA Los Angeles Historic Resources Survey, “Historic Resources Survey Report Hollywood Community Plan Area,” prepared for the City of Los Angeles Department of City Planning Office of Historic Resources by Historic Resources Group, August 2011, revised November 2015., https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLA_Hollywood_SurveyReport.pdf (accessed December 2023).

²⁵ U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf> (accessed December 2023).

²⁶ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

for listing. The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.²⁷

The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.²⁸ The period of significance can be as brief as a single year; many, however, span many years and consist of beginning and closing dates.²⁹ Identification and definition of the period is based on “specific events directly related to the significance of the property,” for example, the date of construction, years of ownership, or length of operation as a particular entity.³⁰

INTEGRITY

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”³¹ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.³²

²⁷ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²⁸ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²⁹ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

³⁰ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

³¹ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

³² U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by

While it is not necessary for a property to retain all seven aspects of integrity, or indeed, “all its historic physical features or characteristics,”³³ the National Park Service notes that the property must retain “the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant.”³⁴

CHARACTER-DEFINING FEATURES

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

2.5 Historic Districts

Standard preservation practice evaluates collections of buildings from similar time periods, places, and historic contexts as historic districts. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”³⁵ A historic district derives its significance as a single unified entity.

According to the National Park Service, “a district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.”³⁶ Resources that have been found to contribute to the historic identity of a district are referred to as contributors. Contributing resources date from the period of significance and retain sufficient integrity to convey their historic significance. Properties located within the district boundaries that do not contribute to its significance are identified as non-contributors. Non-contributing resources either do

Rebecca H. Shrimpton (Washington, DC: 1990; revised for Internet, 2002), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (accessed October 2023).

³³ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

³⁴ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

³⁵ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (5)

³⁶ *Ibid.*

not date from the period of significance or date from the period of significance but do not retain sufficient integrity to convey their historic significance.

As identified by the National Park Service, a historic district “must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations.”³⁷ National Park Service guidance also identifies “industrial complexes” as an example of a potential historic district.³⁸ Motion picture studios are typically geographically concentrated and purpose-built industrial plants, and therefore are appropriate property types to be evaluated as historic districts. Motion picture studios often exhibit definable campuses and unified site plans which reflect individual building’s interconnectedness and functionality as a larger grouping.

³⁷ U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, p. 6.

³⁸ U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, p. 6.

3.0 ENVIRONMENTAL SETTING

3.1 Project Site Surrounding Area³⁹

As noted in Section 1.2, the Project Site is located at 6650 W. Romaine Street in the southern portion of the Hollywood Community Plan Area (CPA). The Project Site occupies the north end of a block bounded by W. Romaine Street to the north, a City maintenance yard to the east and Seward Street further east, Barton Avenue to the south, and North Las Palmas Avenue to the west.

The surrounding area is highly urbanized and generally built out, characterized by a mix of uses within a range of building types of varying densities, including light industrial uses, commercial and retail operations, offices, hotels, educational institutions, and single- and multi-family residences.

3.2 Existing Conditions

The existing conditions of the Project Site were developed by the Los Angeles Department of Water and Power as a vehicle maintenance yard beginning in the late 1940s. As it exists today, the Project Site contains a two-story office building and one-story warehouse building located at the western edge of the Project Site; a two-level parking structure occupying the southern portion of the Project Site; a linear, single-story building occupying the eastern edge of the Project Site; a large canopy/shed structure at the interior of the Project Site; one ancillary single story building; a control booth at the main entry to the Project Site off of Romaine Street; and paved circulation and surface parking areas. A combination of concrete masonry walls and metal fencing secures the perimeter of the Project Site. Individual buildings and structures are described below, and their locations are shown in Figure 2.

1. TWO-STORY OFFICE BUILDING WITH ONE-STORY REAR ADDITION.

A two-story office building is located at the northwest corner of the Project Site and is constructed at the property line with no setback from the Romaine Street and Las Palmas Avenue sidewalks. Constructed in 1954, the concrete tilt-up building is rectangular in plan with a flat roof. A small, one-story, rectangular addition with concrete masonry walls is attached to the building's south end. The building is utilitarian in design. Subtle surface recesses on the building's facades delineate structural bays but the building is otherwise devoid of decorative or stylistic detailing. The primary entrance is located on the east-facing façade delineated by a projecting front-gable metal canopy with metal-frame, fully glazed doors. Fenestration consists of a regular

³⁹ This description is largely excerpted and adapted from *SurveyLA Historic Resources Survey Report Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area*. Prepared for the City of Los Angeles, Office of Historic Resources. January 2013.

arrangement of punched rectangular window openings fitted with vinyl windows. The roof of the one-story addition is used as an outdoor terrace accessed from the second floor of the main building. A metal guard rail contains the addition roof terrace.

2. ONE-STORY WAREHOUSE BUILDING.

A one-story warehouse is located just south of the two-story office building with little setback from Las Palmas Avenue. Constructed in 1955, the warehouse is similar in design to the office building with tilt-up concrete construction, rectangular plan and a flat roof. The warehouse is also of a similar height although it contains just one story. Fenestration consists of a regular arrangement of punched rectangular window openings fitted with metal-frame, divided light hopper windows.

3. PARKING STRUCTURE.

A two-level parking structure is located across the south end of the Project Site. The parking structure is rectangular in plan and of concrete construction consisting of a ground-floor parking level under an open-air second-level parking terrace supported by concrete structural columns. The parking structure is set back from Las Palmas Avenue and Barton Avenue behind linear landscape border areas.

4. CANOPY/SHED STRUCTURE

Constructed in 1950, this simple open-air structure is located at the interior of the Project Site. The structure is composed of concrete T-shaped central columns supporting a shallow pitched gabled roof.

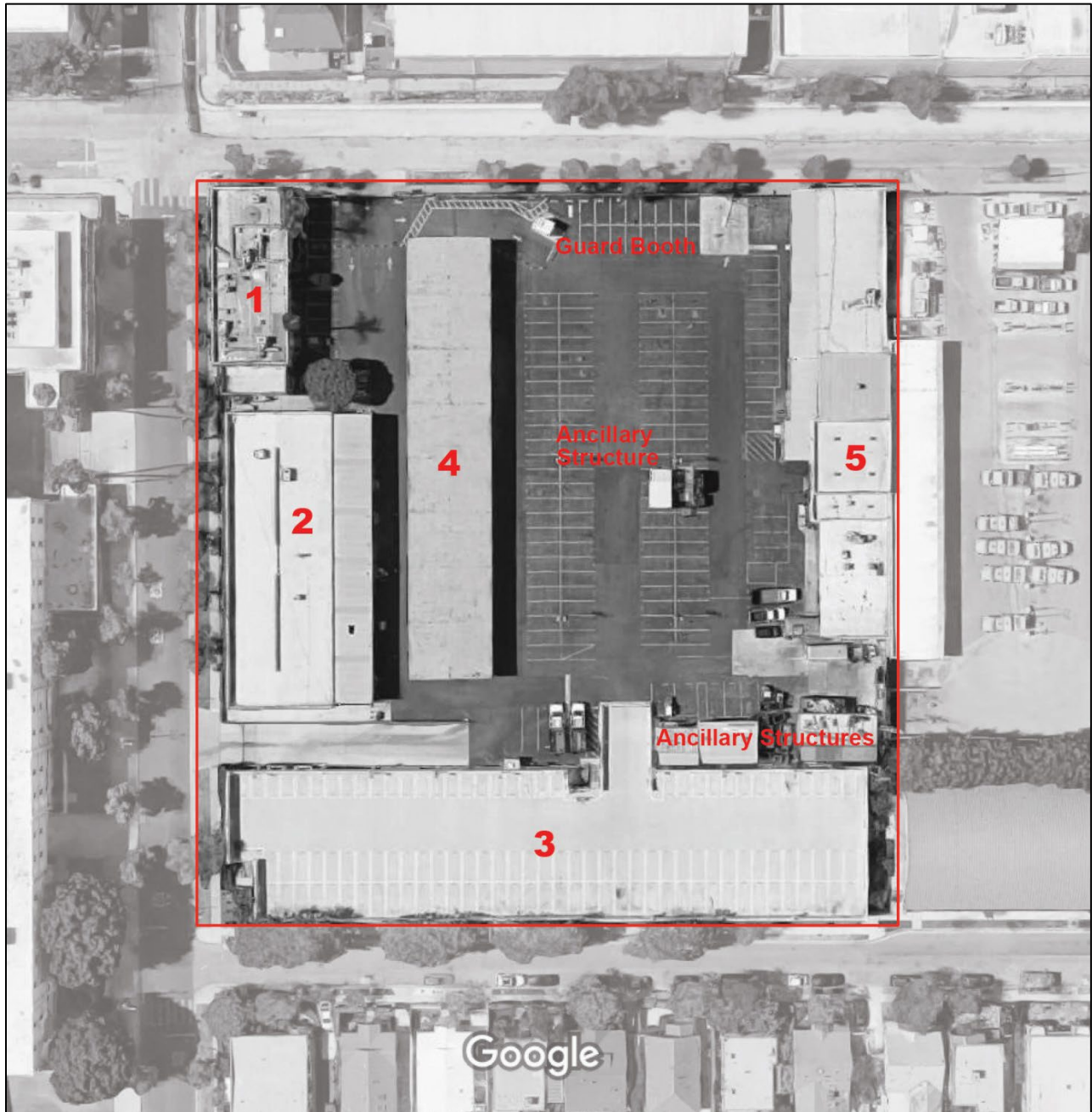
5. STORAGE AND REPAIR BUILDING

This building is located along the eastern edge of the Project Site and is a composite of buildings and additions constructed between 1948 and 1975. The one-story building is irregular in plan with varying flat roofs that reflect its ad-hoc construction over time. Exterior walls are largely concrete masonry with some sections clad in smooth stucco.

6. ANCILLARY STRUCTURES

In addition to the buildings and structures described above, the Project Site also contains several small ancillary structures, including small storage sheds and enclosures at the southeast corner of the Project Site and a small guard booth immediately east of the concrete canopy/shed structure.

FIGURE 2: SITE MAP



1. Two-Story Office Building
2. Warehouse Building
3. Parking Structure
4. Canopy/Shed Structure
5. Storage and Repair Building

3.3 Historic Background and Project Site Development History

HISTORY OF THE SURROUNDING AREA

The area that would become Hollywood was originally part of two former Spanish land grants – Rancho La Brea and Rancho Los Feliz.⁴⁰ Hollywood began as a small agricultural community in the nineteenth century. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. The agricultural character of the community changed in the early twentieth century as large real estate tracts were developed, transforming the community into a bustling suburb of Los Angeles.

In 1900, the first electric streetcar track was completed along Hollywood Boulevard (then Prospect Avenue). Other streetcar lines soon followed, including along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive.

In 1903 the City of Hollywood was officially incorporated, and in 1910 it was consolidated to the City of Los Angeles. The pre-consolidated area boundary is generally defined by the southernmost portion of the Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.

The most significant factor in the development of Hollywood in the twentieth century was the entertainment industry. Film production began in Hollywood in 1911, and quickly grew into a significant economic force. The first motion picture studio to be located in Hollywood was established by the Nestor Film Company in the existing Blondeau Tavern (now demolished) at the northwest corner of Sunset Boulevard and North Gower Street, across the intersection from the current Project Site. As the popularity of motion pictures grew, more physical facilities related to motion picture production were constructed in Hollywood, and several studios were developed in the area surrounding the intersection of Sunset Boulevard and North Gower Street. In 1919 the City established a series of industrial zones specifically designated for motion picture use. Due to its key role in the motion picture industry, Hollywood later became a center for radio, television, and record production. The burgeoning entertainment industry brought about the development of thriving business districts along Sunset Boulevard, Hollywood Boulevard, and Vine Street.

⁴⁰ Discussion of the surrounding area has been excerpted and adapted from SurveyLA Los Angeles Historic Resources Survey, “Historic Resources Survey Report: Hollywood Community Plan Area.”

From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe, resulting in a true “melting pot.” For a period of time preceding World War II, the entertainment industry also became a refuge for émigrés from Eastern Europe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types. During the 1920s, there was also significant residential development in the Hollywood Hills, in particular in Los Feliz, Laurel Canyon, and Beachwood Canyon. Several residential developments from this period were specifically marketed to people working in the entertainment industry, with advertisements touting their proximity to the Hollywood studios.

Density in Hollywood increased substantially following World War II. In the hillsides, residences were built on previously undeveloped lots. In the flatlands, inexpensive stucco-clad apartment buildings were erected as infill in previously established residential neighborhoods. Along the major commercial corridors, earlier buildings were updated or replaced with new construction. By the 1950s, entertainment industry-related properties began to spread out throughout the greater Los Angeles area, and the major industry in Hollywood shifted to tourism. During the late 1950s the Capitol Records Building was constructed on Vine Street and the Hollywood Walk of Fame was created on Hollywood Boulevard as a tribute to actors, directors, and other contributors to the entertainment industry.

Also, during this period, some of the nation’s most important Modernist architects were working in Los Angeles, building sleek commercial buildings in the flatlands and highly innovative residential projects in the hillsides. The Hollywood CPA contains residential and commercial properties designed by a number of important Modernists, including Richard Neutra, Rudolph Schindler, Lloyd Wright, John Lautner, Craig Ellwood, Raphael Soriano, Gregory Ain, and Pierre Koenig.

In the 1960s-1970s Hollywood’s population became more ethnically diverse, as new immigrant groups began settling in the area. In addition to a significant Latino population, Armenian and Thai immigrants began living and working in the East Hollywood area and opened shops and other businesses. Community and residential densities continued to increase, as original single-family houses, bungalow courts, and smaller apartment buildings were replaced with larger multi-family residential complexes.

By the 1980s the Hollywood community was in a state of economic decline; the Community Redevelopment Agency of Los Angeles established the Hollywood Redevelopment Project Area in 1986 to encourage development in the area. Among the

goals of the agency were to revitalize the historic core and preserve historically significant buildings.

By the dawn of the new millennium, Hollywood began to experience a resurgence that continues today. The establishment of the city's Adaptive Reuse ordinance greatly facilitated the reuse of under-utilized historic buildings into new housing. New, large-scale mixed-use projects – Hollywood & Highland (including the Kodak Theater), the Renaissance Hotel, the W Hotel at Hollywood and Vine – along with the Red Line subway stations, have helped to revitalize Hollywood's streets and its economy, bringing with it an influx of new residents and tourists, higher rents, and new development pressures.

Today, Hollywood contains a wide range of building types, including single- and multi-family residences, along with commercial, institutional, and industrial properties. Extant properties remain from every significant period of development in Hollywood, and together they represent an impressive range of historical themes and property types.

The following section provides a narrative construction history and existing conditions of the Project Site. Historic maps, images and existing condition images are included in Appendices A through C.

SITE DEVELOPMENT HISTORY

The Project Site was first subdivided from Rancho La Brea land in 1908 as part of Tract No. 215, which was developed by G. Allan Hancock and his wife, Ida. A subsequent subdivision in 1921, as part of Tract No. 4287, incorporated the Project Site and gave the area its current arrangement.

By the mid-1920s, the Project Site remained largely vacant with the exception of the southern portion of the site which was developed with small single-family residences and some duplex residences facing Barton Avenue.⁴¹ This development mirrored similar residences on the south side of Barton Avenue, many of which remain today. In contrast, the immediate surrounding area was largely developed. The block immediately north across Romaine Street was developed as a motion picture studio and had been operating for several years. Film labs and other ancillary businesses supporting the motion picture industry had also been developed nearby.⁴²

The Project Site remained vacant until the Los Angeles Department of Water and Power began developing the site as a maintenance yard in the late 1940s. The maintenance yard included the neighboring property to the east which is not part of the Project Site. In 1948, permits were filed for several modest buildings to house storage space, offices, and a locker room. These buildings were simple frame structures with

⁴¹ Sanborn Map, Volume 20, Sheet 2024, 1926.

⁴² "Huge Studios Change Hands," *Los Angeles Times*, July 9, 1923.

corrugated metal walls. The 1950 Sanborn Map shows several structures extant on the property. Around this time an open concrete shed structure shaded by a gabled canopy was constructed.⁴³ This structure, running north-south in the central portion of the Project Site, is the dominant structure on the Project Site in its current condition. A more modest concrete masonry shed structure, located in the northeastern corner of the Project Site was also constructed in 1950.⁴⁴ This building continued to be expanded to the south throughout the 1950s to house shop and storage facilities.

In 1954, a two-story office building of tilt-up concrete construction was built at the northwest corner of the Project Site.⁴⁵ This was quickly followed by the construction of a tilt-up concrete warehouse immediately to the south.⁴⁶ It was also in the 1950s that several of the earliest buildings constructed on the site were demolished.⁴⁷ A one-story, concrete block addition was added to the 1954 office building in 1966.⁴⁸

In the 1960s the residential buildings lining the north side of Barton Avenue were removed and the southern portion of the Project Site was developed for employee parking.⁴⁹ No major new construction was recorded on the site after the 1960s. In 2001, the two-story office building and warehouse were seismically retrofitted.

Table 1: Selected Permit Table

DATE	PERMIT NO.	OWNER	ARCHITECT/ CONTRACTOR	DESCRIPTION OF WORK
6650 W. Romaine Street				
1948-3-8	LA8196	Dept. of Power and Water	Architect name illegible. Owner contractor	New construction: 20' x 48' storeroom. 26-gage corrugated galvanized sheet exterior walls. <i>Note: Permit indicates "3 warehouses" extant on site.</i>
1948-3-8	LA8197	Dept. of Power and Water	Architect name illegible	New construction: 1-story 20' x 48' office building. 26-gage corrugated galvanized sheet exterior walls. <i>Note: Permit indicates "3 warehouses" extant on site.</i>
1948-3-8	LA8198	Dept. of Power and Water	Architect name illegible	New construction: 1-story 20' x 48' office and locker room. 26-gage corrugated galvanized sheet exterior walls. <i>Note: Permit indicates "3 warehouses" extant on site.</i>

⁴³ Permit No. LA13797, August 10, 1950. The structure is not present in 1948 aerial photographs but is present by 1952.

⁴⁴ Permit No. LA17315, June 21, 1950.

⁴⁵ Permit No. LA90474, June 25, 1954.

⁴⁶ Permit No. LA8435, February 2, 1955.

⁴⁷ Permit No. LA45094, June 7, 1956; Permit No. LA54167, August 24, 1956; Permit No. LA92075, January 29, 1958; Permit No. LA92076, January 1, 1958.

⁴⁸ Permit No. LA31448, June 16, 1966.

⁴⁹ Permit No. LA42776, August 12, 1965.

DATE	PERMIT NO.	OWNER	ARCHITECT/ CONTRACTOR	DESCRIPTION OF WORK
1948-4-1	LA10964	Dept. of Power and Water	Architect name illegible	Office (illegible)
1948-11-23	Certificate of Occupancy			1-story, Type IV, 20x48, Office, G-1 occupancy
1950-4-21	LA10823	Dept. of Power and Water	Dept. of Power and Water (contractor)	Retaining wall (shown at south end of property)
1950-6-21	LA17315	Dept. of Power and Water	Edwin H. Holton (contractor)	1-story, 115' x 36' "Truck Shed". Concrete block exterior walls. <i>Note: Permit indicates "7 structures used as offices and storerooms" extant on site.</i>
1950-8-10	LA13797	Dept. of Power and Water	A.L. Minasion (architect) Catalina Const. Co. (contractor)	1-story, 43' x 224' Truck Shed. Reinforced concrete exterior walls.
1954-6-25	LA90474	Dept. of Power and Water		2-story, 90'x40' office building. Concrete (tilt-up).
1955-2-5	LA8435	Dept. of Power and Water		1-story, 50.5'x151.3' warehouse. Tilt up concrete.
1955-11-30	Certificate of Occupancy	Dept. of Power and Water		2-story, Type V, 40'x90' office building. G-1 occupancy.
1956-3-16	LA38121	Dept. of Power and Water		1-story, 12'x20' cement storage building. Metal exterior walls.
1956-6-7	LA45094	Dept. of Power and Water	Gorhams Const. (contractor)	Demolish storage (Quonset hut).
1956-6-11	Certificate of Occupancy	Dept. of Power and Water		1-story, type IV, 12'x20', cement storage. G-1 occupancy.
1956-8-24	LA54167	Dept. of Power and Water	Dept. of Power and Water (contractor)	"Demolition of the north 96' of a 24'x204' galvanized iron storage shed on portion of lot."
1956-8-24	Certificate of Occupancy	Dept. of Power and Water		2-story, type V, 50'x151' warehouse. G-1 occupancy.
1957-1-3	LA61106	Dept. of Power and Water	Dept. of Power and Water (contractor)	1-story, 40'x51'3" automotive service building addition to existing 119'x35' truck shed.
1957-11-18	Certificate of Occupancy	Dept. of Power and Water		1-story, 36'x60' concrete block storage addition to existing automotive service building.
1958-1-29	LA92075	Dept. of Power and Water	Dept. of Power and Water (contractor)	Demolish existing 1-story 24'x48' steel frame and metal clad warehouse.
1958-1-29	LA92076	Dept. of Power and Water	Dept. of Power and Water (contractor)	Demolish existing 1-story 24'x106' wood frame and metal clad warehouse.

DATE	PERMIT NO.	OWNER	ARCHITECT/ CONTRACTOR	DESCRIPTION OF WORK
1959-7-8	LA36759	Dept. of Power and Water	Dept. of Power and Water (contractor)	1-story, 24'x48' concrete block storage addition to existing automotive service building.
1965-8-12	LA42776	Dept. of Power and Water	Dept. of Power and Water (contractor)	470 lin. Ft. concrete block fence for parking lot at southern end of property.
1966-3-8	LA13086	Dept. of Power and Water	Dept. of Power and Water (contractor)	Remodel roof and second floor of existing 39'x90' office building for A.C. ducts.
1966-6-16	LA31448	Dept. of Power and Water		1-story 34'x15' concrete block addition to existing 2-story office building.
1966-10-6	LA49582	Dept. of Power and Water	Dept. of Power and Water (contractor)	18'x70' concrete wall storage bin enclosure.
1967-1-27	Certificate of Occupancy	Dept. of Power and Water		"1-story, type IIIB, 15'x34' addition to an existing 2-story, type IIIBV, 39'x90' office building. G-1 occupancy."
1975-12-18	LA41586	Dept. of Power and Water	DWP Construction Force	1-story, 30'x32' apprentice training room addition with stucco front and side walls and roll-up door
1998-4-8	98016-10000-06112	L.A. City Dept. of Water and Power	Ryan A. Olsen (contractor)	"Change of use from truck storage/repair to auto parking str."
2001-6-14	01016-10000-09589	L.A. City Dept. of Water and Power	Dept. of Power and Water (contractor)	Seismic retrofit of existing 1-story 54'6"x151' warehouse building.
2001-6-14	01016-10000-09590	L.A. City Dept. of Water and Power	Dept. of Power and Water (contractor)	Seismic retrofit of existing 2-story 39'x90' office building.

4.0 HISTORICAL RESOURCES EVALUATION

Individual buildings, structures, and site features of the Project Site are examined below for the purposes of identifying potential historical resources. As a framework for this assessment, HRG examined the entire Project Site, inclusive of all buildings and features that are within its boundary.

As previously outlined in Section 1.5, no buildings, structures, objects, or sites present on the Project Site have been listed as historic resources or previously identified as eligible for listing as historic resources. The Project Site falls within the boundaries of the Hollywood CPA, which was surveyed most recently in 2015 by SurveyLA. At that time, nothing present on the Project Site was identified as a potential historic resource as part of the survey effort.

Because all buildings and structures would be demolished as part of the proposed Project, the buildings and structures on the Project Site are evaluated below for their eligibility for listing as historic resources.

Although archaeological sites may be considered historical resources for CEQA purposes if they are listed or eligible for listing in the National or California Registers, this report is limited to historical resources that are part of the built environment.

4.1 Los Angeles Citywide Historic Context Statement: Applicable Historic Contexts and Themes

Los Angeles' Citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historical resources surveys in the City of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service for use in nominating properties to the National Register. This format provided a consistent framework for evaluating historical resources. It was adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs. The HCS used Eligibility Standards to identify the character defining, associative features and integrity aspects a property must retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of the Eligibility Standards in order to be eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant under the National Register, California Register or City of Los Angeles HCM eligibility criteria.

The SurveyLA HCS is organized into nine broad historical contexts, which are specific to Los Angeles and focus on the development of the City during the period dating from 1780 to 1980, and further subdivided into themes and sub-themes that reflect the various historical trends and patterns of events associated with each context.⁵⁰

The Project Site was originally developed by the Los Angeles Department of Water and Power as a maintenance yard. As such, the Project Site is evaluated for historic significance under the following context, sub-context, theme, and sub-theme provided in the HCS:

Context: *Public and Private Institutional Development, 1850-1980*⁵¹

Sub-Context: *Municipal Infrastructure and Services, 1900-1980*

Theme: *Municipal Water and Power, 1902-1980*

Sub-Theme: *Administration Buildings and Service Yards*

Summary Statement of Significance: *The supply of water and power is one of the most significant themes in the history and development of Los Angeles. Administration buildings and service yards are buildings and structures constructed to housing office and maintenance functions for employees. Neighborhood administration buildings also provided services to the public/customers.*

Resources related to administration offices and service yards may be significant in the areas of Engineering, Architecture, and/or Community Planning and Development. They illustrate how changes in maintenance machinery and technical procedures gave shape to the utilitarian facilities that housed them. They may also be excellent examples of architectural styles of the day and designed by noted architects. Associated resources also reflect significant trends in community planning relating to the expansion of publicly owned utilities to provide water and power services to a city growing in both area and population. Administration buildings are typically individual resources while service yards comprise historic districts.

Period of Significance: *1902-1980*

Period of Significance Justification: *The period of significance begins in 1902,*

⁵⁰ SurveyLA Los Angeles Historic Resources Survey, "Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020."

⁵¹ SurveyLA Los Angeles Citywide Historic Context Statement "Context: Public and Private Institutional Development, 1850-1980, Sub-Context: Municipal Infrastructure and Services, 1900-1980, Theme: Municipal Water and Power, 1902-1980," August 2017. pp. 60-61

when municipal ownership of utilities began, and ends in 1980, the end date for SurveyLA.

Geographic Location: *Citywide, within the current boundaries of Los Angeles*

Area(s) of Significance: *Engineering, Architecture, Community Planning and Development*

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

Associated Property Types:

- *Infrastructure-Water & Power – Administration Building*
- *Infrastructure-Water & Power – Service Yard*

Property Type Description:

- *Administration Building – Offices for employees and public service activities*
- *Service Yard – Facility for maintenance procedures and vehicle storage. Service yards may be recorded as historic districts*

Eligibility Standards:

- *Was constructed during the period of significance*
- *Is associated with water and power administration and maintenance*

Character-Defining/Associative Features:

- *Retains most of the essential character-defining features from the period of significance*
- *Administration buildings have significant lobby spaces and prominent signage; may have significant landscape features*
- *Of an engineering and/or architectural form/style typical of the 1902-1980 period*
 - *May also be significant within themes of the Architecture and Engineering context, particularly administration buildings*
- *May be designed by noted architects*

- *Reflects significant trends in community planning relating to the expansion of publicly owned utilities*
 - *Associated with the physical growth of the city during the 1902-1980 period*

Integrity Considerations:

- *Should retain integrity of Design, Materials, Locations, Feeling, and Association*
- *Minor engineering and/or architectural changes to details and materials are allowed*
- *Setting may have changed (adjacent buildings and land uses)*
- *Primary interior public spaces associated with administration buildings should be intact*

4.2 Evaluation of the Project Site

DISCUSSION OF POTENTIAL HISTORIC SIGNIFICANCE

In discussing the potential historic significance of the DWP service yard property type, the SurveyLA HCS highlights three service yard properties from the early 20th century. These are the Water Works Yard at Second Street and Rose Street in Downtown Los Angeles dating from 1903; the Ducommun Yard near Union Station and established in the mid-1920s; the DWP general machine shop at 1630 North Main Street also established in the 1920s; and the District Number Two Headquarters at the corner of Hoover and Clinton street established in 1925.⁵² All of these facilities played a significant role in the early development of the DWP and were either impressive in the size and physical development of the property and/or notable for their overall design.

Initially developed in the late 1940s, the Project Site served as part of a DWP service yard long after the DWP as an agency had been established. The property was constructed on an ad-hoc basis with one-story shed structures, repair and maintenance shops, storage buildings, and offices. All of the buildings and structures located on the Project Site that were constructed by the DWP were utilitarian and not distinguished in terms of their design or engineering. Nor do they demonstrate notable physical responses to advances in machinery and technical procedures associated with maintenance. The site planning was also rudimentary with the majority of the lot given over to paved areas for the storage and circulation of vehicles. No evidence was

⁵² SurveyLA Los Angeles Citywide Historic Context Statement “Context: Public and Private Institutional Development, 1850-1980, Sub-Context: Municipal Infrastructure and Services, 1900-1980, Theme: Municipal Water and Power, 1902-1980,” August 2017. pp. 57-59

uncovered by this study to suggest that the Project Site played a particularly outstanding role in DWP operations or community development.

HISTORIC EVALUATION

Evaluation Under Criterion NR A/CR 1/City of Los Angeles 1

Developed as a DWP maintenance yard starting in the late 1940s, the former DWP maintenance yard at 6650 W. Romaine Street does not reflect important patterns and trends in community planning and development. Research conducted for this study did not identify any important historical events or trends associated with this property. For these reasons, the former DWP maintenance yard at 6650 W. Romaine Street is not eligible for listing as a historic resource under National Register Criterion A, California Register Criterion 1, or City of Los Angeles Criterion 1.

Evaluation Under Criterion NR B/CR 2/ City of Los Angeles 2

This investigation did not identify any associations with the lives of individuals or groups important to national, state, or local history to suggest that the former DWP maintenance yard at 6650 W. Romaine Street is significant under Criterion B/2. For these reasons, the former DWP maintenance yard at 6650 W. Romaine Street is not eligible for listing as a historic resource under National Register Criterion B, California Register Criterion 2, or City of Los Angeles Criterion 2.

Evaluation Under Criterion NR C/CR 3/ City of Los Angeles 3

The former DWP maintenance yard at 6650 W. Romaine Street is not an excellent or notable example architectural style, engineering, building type or site plan and is not the work of a recognized master or noted architect, designer or builder. As such, the former DWP maintenance yard at 6650 W. Romaine Street is not individually eligible for historic listing under National Register Criterion C, California Register Criterion 3, or City of Los Angeles Criterion 3.

4.3 Resources Located in the Potential Impact Area

As discussed in Section 1.5 of this report, no buildings, structures, objects, or sites located in the Potential Impact Area have been listed or designated as historical resources. Hollywood Center Studios, a portion of the present-day Sunset Las Palmas Studio property, located north of and across Romaine Street from the Project Site, has been previously evaluated through SurveyLA and identified as eligible for listing as a historic resource under National Register Criterion A, California Criterion 1, and City of Los Angeles Criterion 1 as “an excellent example of an independent studio facility in Hollywood.”⁵³ This property is, therefore, treated as a historical resource in this report for the purposes of CEQA. The location of the potential historic district identified by

⁵³ “Hollywood Historic Districts, Planning Districts and Multiple Property Resources,” in “SurveyLA Results: Hollywood,” https://planning.lacity.org/odocument/67fe48af-4197-49a8-85b5-17fbca34e741/Hollywood_DistrictsandMultiplePropertyResources.pdf (accessed December 2023).

SurveyLA and the Project Site are shown in Figure 1 above.

Field investigation for this report did not identify any additional historically significant buildings, structures, objects, or sites located in the Potential Impact Area.

5.0 ANALYSIS OF POTENTIAL IMPACTS

5.1 Significance Thresholds

The State Legislature, in enacting the California Register of Historical Resources, amended CEQA to clarify which project impacts are considered to be significantly adverse. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.⁵⁴ A substantial adverse change in the significance of a historical resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.⁵⁵

The CEQA Guidelines further state that “[t]he significance of an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources...local register of historical resources...or its identification in a historical resources survey.”⁵⁶

5.2 Impacts to Historical Resources Located on the Project Site

As demonstrated in Section 4.2 of this report, none of the buildings, structures, objects, or sites located on the Project Site are listed as historical resources or eligible for listing as historic resources and are not considered historical resources for the purposes of CEQA. Because all demolition, alteration, and new construction associated with the Project will take place on the Project Site, the Project will not demolish, alter, relocate, or convert any historical resources. As such the Project does not have the potential to result in significant impacts to historical resources located on the Project Site.

5.3 Impacts to Historical Resources Located in the Potential Impact Area

POTENTIAL IMPACTS TO HOLLYWOOD CENTER STUDIOS

As noted in Section 1.5, a review of previous evaluations indicates that the Hollywood Center Studios, located north of and across Romaine Street from the Project Site, that has been identified as eligible for listing as a historic district through survey evaluation

⁵⁴ CEQA Guidelines Section 15064.5(b).

⁵⁵ CEQA Guidelines Section 15064.5(b)(1).

⁵⁶ CEQA Guidelines Section 15064.5(b)(2).

present within the Potential Impact Area.

The potential historic district is spatially separated from the Project Site by Romaine Street with over 50 feet of distance between the southern boundary of the historic district and the northern boundary of the Project Site. All demolition and new construction associated with the Project will remain within the Project Site, well outside the potential historic district. As proposed, the Project would not demolish, relocate, convert, or rehabilitate any aspect of the potential historic district such that it will no longer be able to convey its historic significance. Therefore, the Project does not involve alteration that will result in a direct adverse impact to the potential historic district, and, thus, there will be no direct impacts to the potential historic district.

The Project does involve new development on a site currently with one- and two-story buildings and open paved areas. New development associated with the Project will alter the larger surroundings of the potential historic district by introducing additional height and density to the south. Despite introducing additional height and density, the new development associated with the proposed Project will not result in significant indirect adverse impacts to the potential historic district, as further detailed below.

The potential historic district was identified by SurveyLA. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” Thus, a historic district derives its significance as a single unified entity.⁵⁷ According to the National Park Service, boundaries for districts are selected to encompass the single area of land containing the significant concentration of buildings, sites, structures, or objects that contribute to the historic significance of the district and delineate the district from immediately surrounding areas of a different historic character or development pattern.⁵⁸

Motion picture studio properties have traditionally been developed as private and enclosed compounds with a secured perimeter and almost no engagement with the surrounding area. The portion of the Sunset Las Palmas Studios property identified as a historic district is no exception to this and is largely internally focused. Indeed, the southern edge of the potential historic district facing the Project Site is characterized by the blank facades of stage buildings, perimeter walls, and metal fencing. As such, all of the features associated with the historic significance of the potential historic district would necessarily be included *within* the historic district boundaries.

As noted in Section 2.4, *historic integrity* is the ability of a property to convey its significance. The National Park Service defines seven aspects of integrity: *location*,

⁵⁷ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997.

⁵⁸ National Register Bulletin Defining Boundaries for National Register Properties, Washington D.C., U.S. Department of the Interior, National Park Service, revised 1997, p. 12.

*design, setting, materials, workmanship, feeling, and association.*⁵⁹

Alteration of the immediate surroundings of the potential historic district would not affect the integrity of *location, design, materials, or workmanship* of the potential historic district. All of the contributing buildings, sites and their spatial relationships to each other would remain intact in their current locations. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the potential historic district would continue to convey the property's historic significance. Because the potential historic district would retain integrity of *location, design, materials, workmanship, and feeling*, it would continue to reflect its significance as an "excellent example of an independent studio facility in Hollywood;" therefore integrity of *association* would also remain unaffected by the Project.

The only aspect of integrity that could potentially be affected by the Project is *setting*. Because it has been developed as a private, internally focused compound, however, the larger surroundings outside the potential historic district have little meaning to the historic significance of the property. The larger setting (located outside the potential historic district) would not be considered character-defining or important to the integrity of the potential historic district, therefore, the introduction of new development south of the potential historic district would not diminish its integrity. The immediate setting (inside the potential historic district) would remain unchanged.

Moreover, the Project proposes to construct four new stage buildings and a new mill/production support building to serve media production purposes. These buildings will be similar in size and scale to the buildings located in the historic district boundary and consistent in use to the uses found within the historic district boundary and in the larger surrounding area.

The potential historic district would not be materially impaired by the Project because it would continue to retain all of its contributing elements and character-defining features, convey its significance, and remain eligible for listing as a historic district. For these reasons, the significance and integrity of the potential historic district will not be materially impaired by nearby new development associated with the Project, and indirect impacts to the potential historic district would be less than significant.

5.4 Summary of Historical Resource Status and Associated Project Impacts

The Project does not include the demolition, relocation, rehabilitation, alteration or conversion of any historical resources located inside or outside the Project Site and will not, therefore result in a substantial adverse change to the integrity and significance of

⁵⁹ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

any historical resource. Therefore, the Project's impacts on historical resources would be less than significant as defined by CEQA.

REFERENCES

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- . “*Historic Resources Survey Report: Hollywood Community Plan Area*.” Prepared for the City of Los Angeles Department of City Planning Office of Historic Resources by Historic Resources Group, August 2011, revised November 2015. <https://planning.lacity.org/preservation-design/survey-la-results-hollywood> (accessed November 2020).
- . *Industrial Properties Associated with the Entertainment Industry, 1908-1980*. Prepared for the City of Los Angeles, Office of Historic Resources. December 2019.
- . “*Los Angeles Citywide Historic Context Statement: Context Outline, Revised January 2020*.” https://planning.lacity.org/odocument/fbb3582b-b6b0-4fb7-b27a-dbabacd760aa/SurveyLA_HistoricContextStatementOutline_July2018.pdf (accessed November 2020).
- . “*SurveyLA Results: Hollywood*.” <https://planning.lacity.org/preservation-design/survey-la-results-hollywood> (accessed November 2020).
- . *Los Angeles Citywide Historic Context Statement: Context: Public and Private Institutional Development, 1850-1980, Sub-Context: Municipal Infrastructure and Services, 1900-1980, Theme: Municipal Water and Power, 1902-1980*,” August 2017. Prepared for the City of Los Angeles, Office of Historic Resources. August 2017.
- U. S. Department of the Interior. National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, and edited by Rebecca H. Shrimpton. Washington, DC: 1990; revised for Internet, 2002. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (accessed November 2020).
- . National Park Service. *National Register Bulletin 16A: How to Complete the National Register Nomination Form*. Washington, DC: 1997. <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf> (accessed November 2020).

APPENDIX A: PREVIOUS EVALUATIONS

Name: Hollywood Center Studios

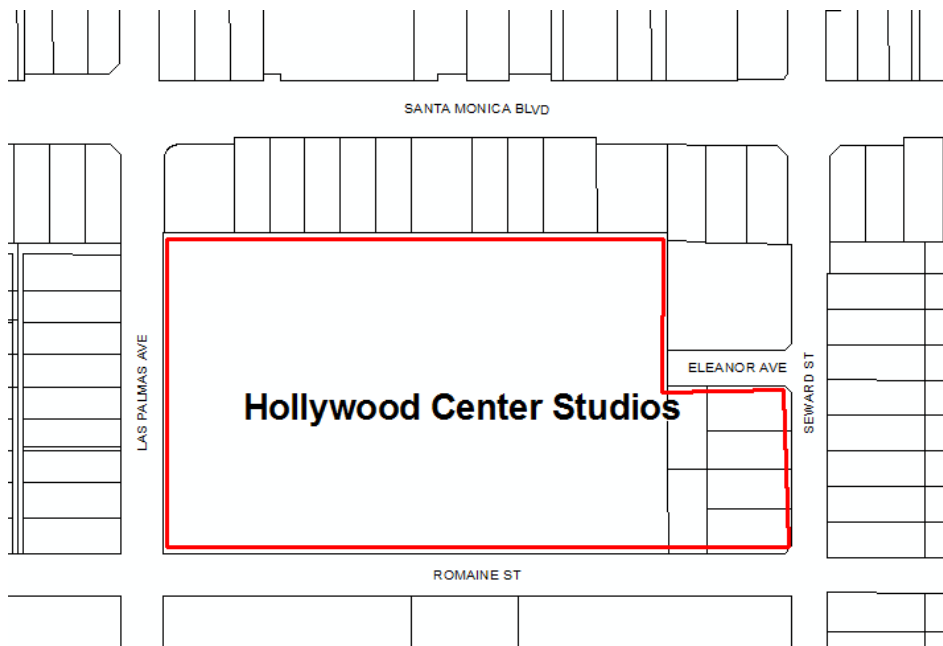


Description:

Studio facility located at 1040 Las Palmas Avenue comprised of multiple structures on a large superblock; a variety of building types, including offices, soundstages, construction facilities and prop storage; surface parking; high perimeter walls and fences; and restricted access at secure entry points. The property is not accessible to the public; therefore, contributing and non-contributing features could not be determined.

Significance:

Excellent example of an independent/rental studio in Hollywood; originally constructed in 1919 as Hollywood Studios Inc.; in 1926, it operated as Metropolitan Studios; it became General Services Studios in the 1930s; in the 1940s, it transitioned to television production; now operates as Hollywood Center Studios; in continuous operation since its inception in 1919.

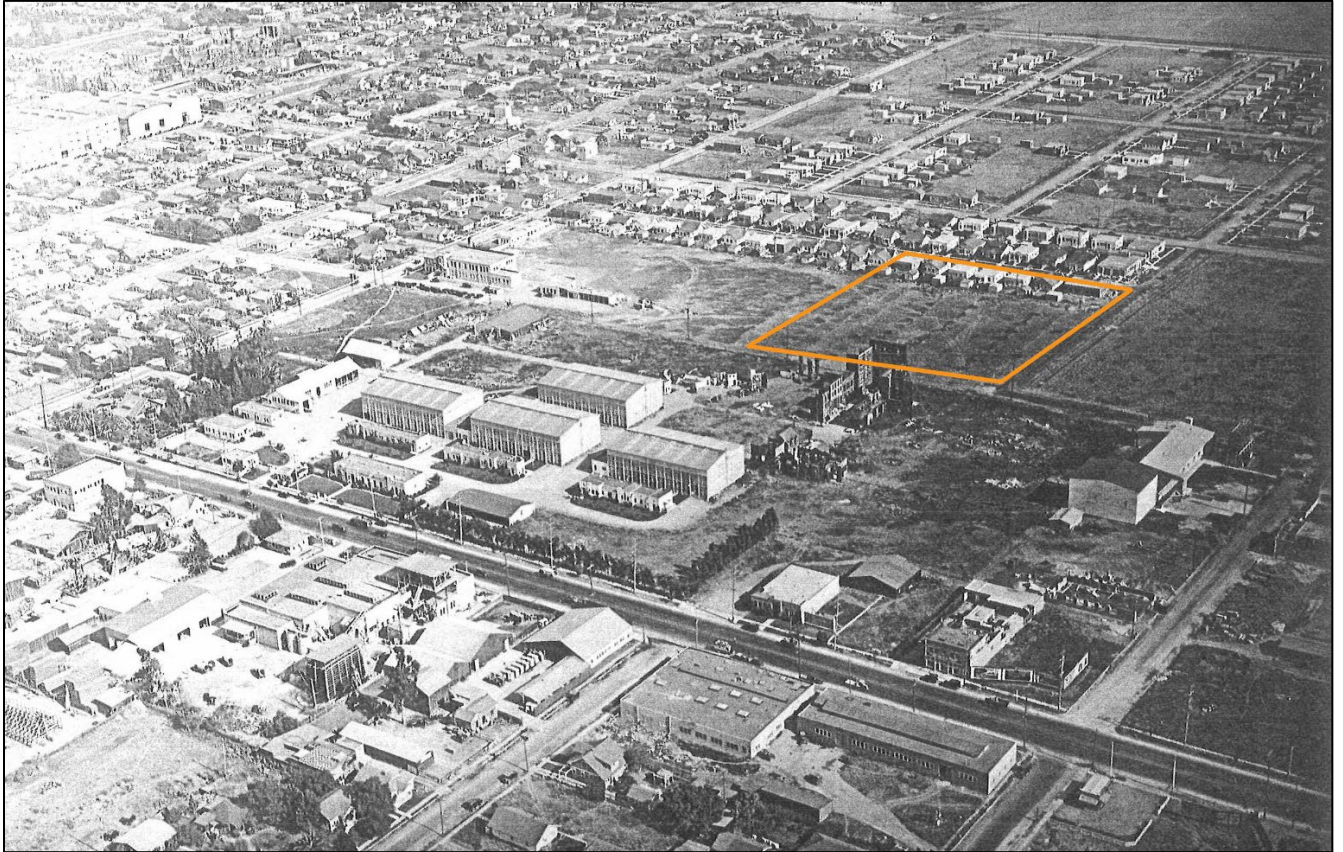


Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Industrial Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Motion Picture Industry – Independent Studios and Rental Plants, 1919-1980
Property type:	Industrial
Property sub type:	Motion Picture Studio
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of an independent studio facility in Hollywood.

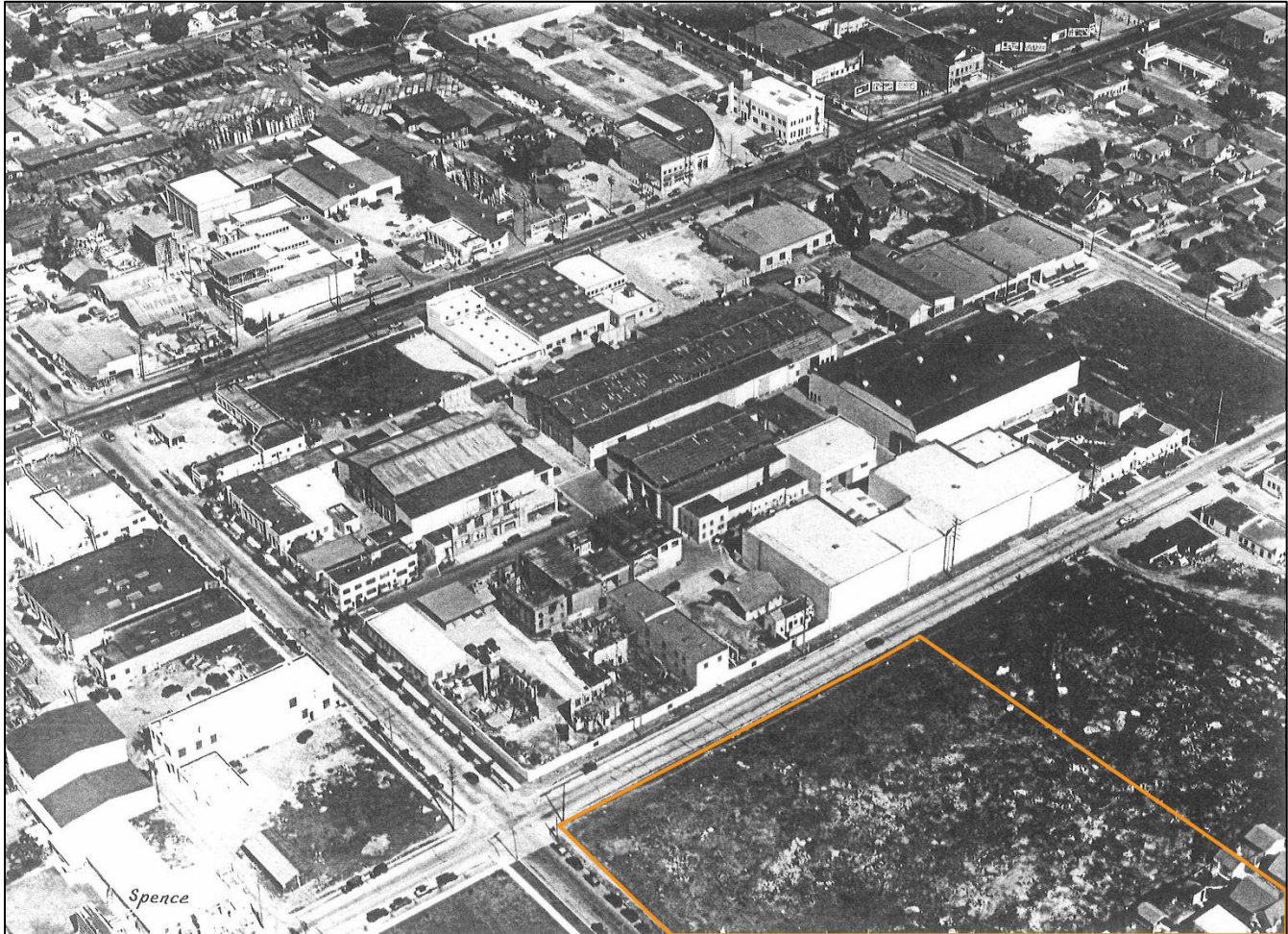
APPENDIX B: SELECTED ARCHIVAL IMAGES

Aerial Photo with Project Site Highlighted, 1923.



Source: Hollywood Center Studios Collection.

Aerial Photo with Project Site Highlighted, 1931



Source: Hollywood Studio Center Collection.

Aerial Photo with Project Site Highlighted, 1947



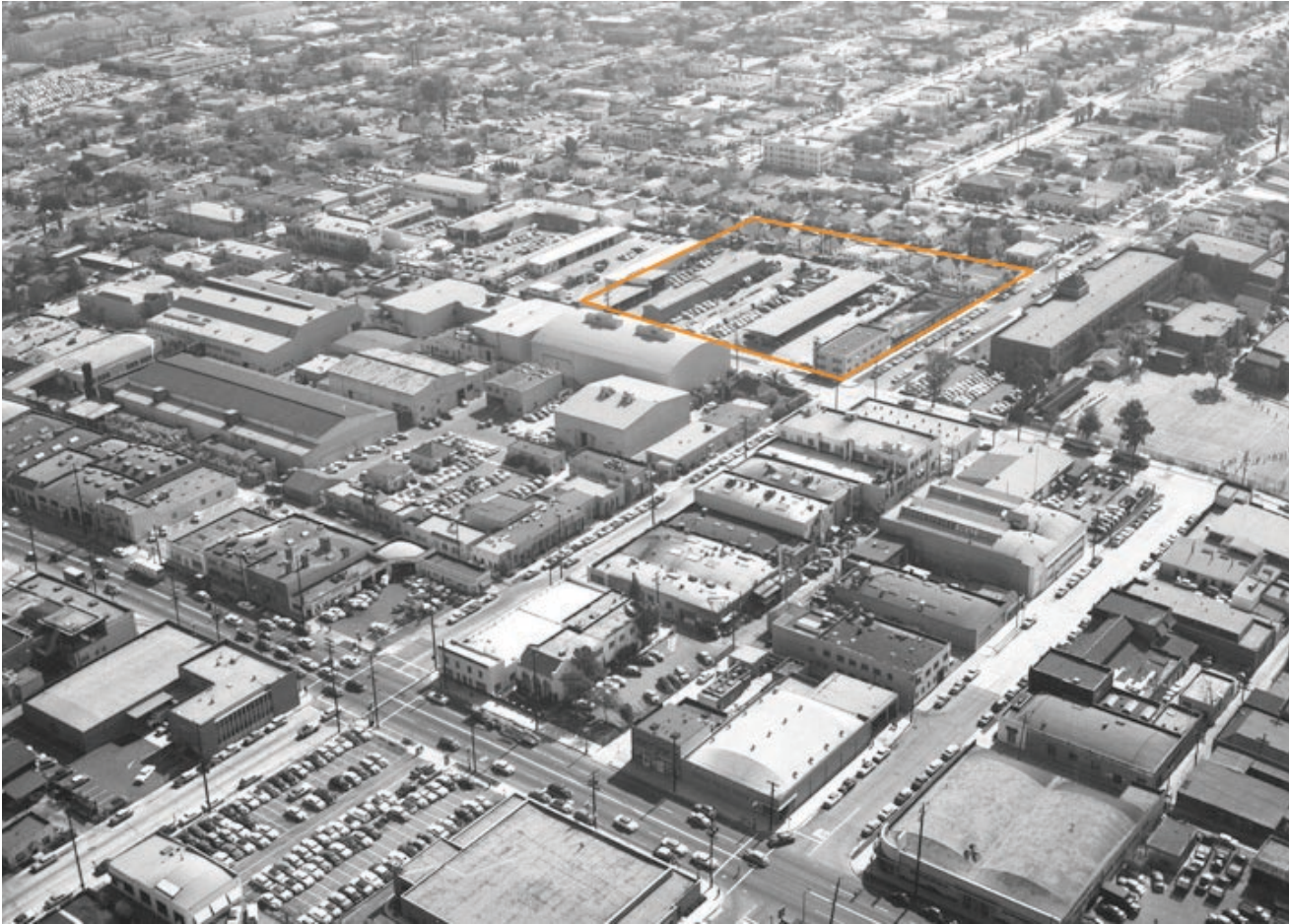
Source: University of California Santa Barbara Library

Aerial Photo with Project Site Highlighted 1953.



Source: Hollywood Studio Center Collection

Aerial Photo with Project Site Highlighted, 1956.



Source: Hollywood Studio Center Collection

Aerial Photo with Project Site Highlighted in Blue, 2001.



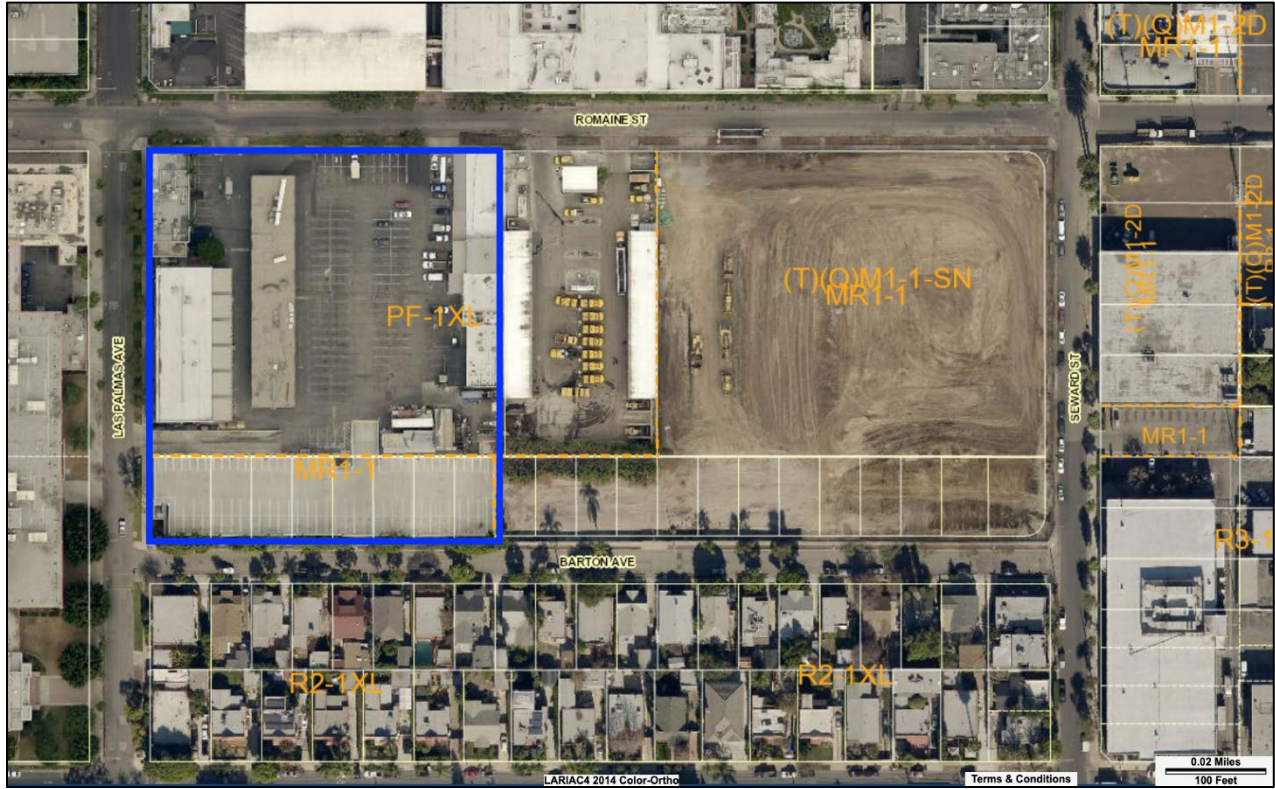
Source: ZIMAS

Aerial Photo with Project Site Highlighted in Blue, 2008.



Source: ZIMAS

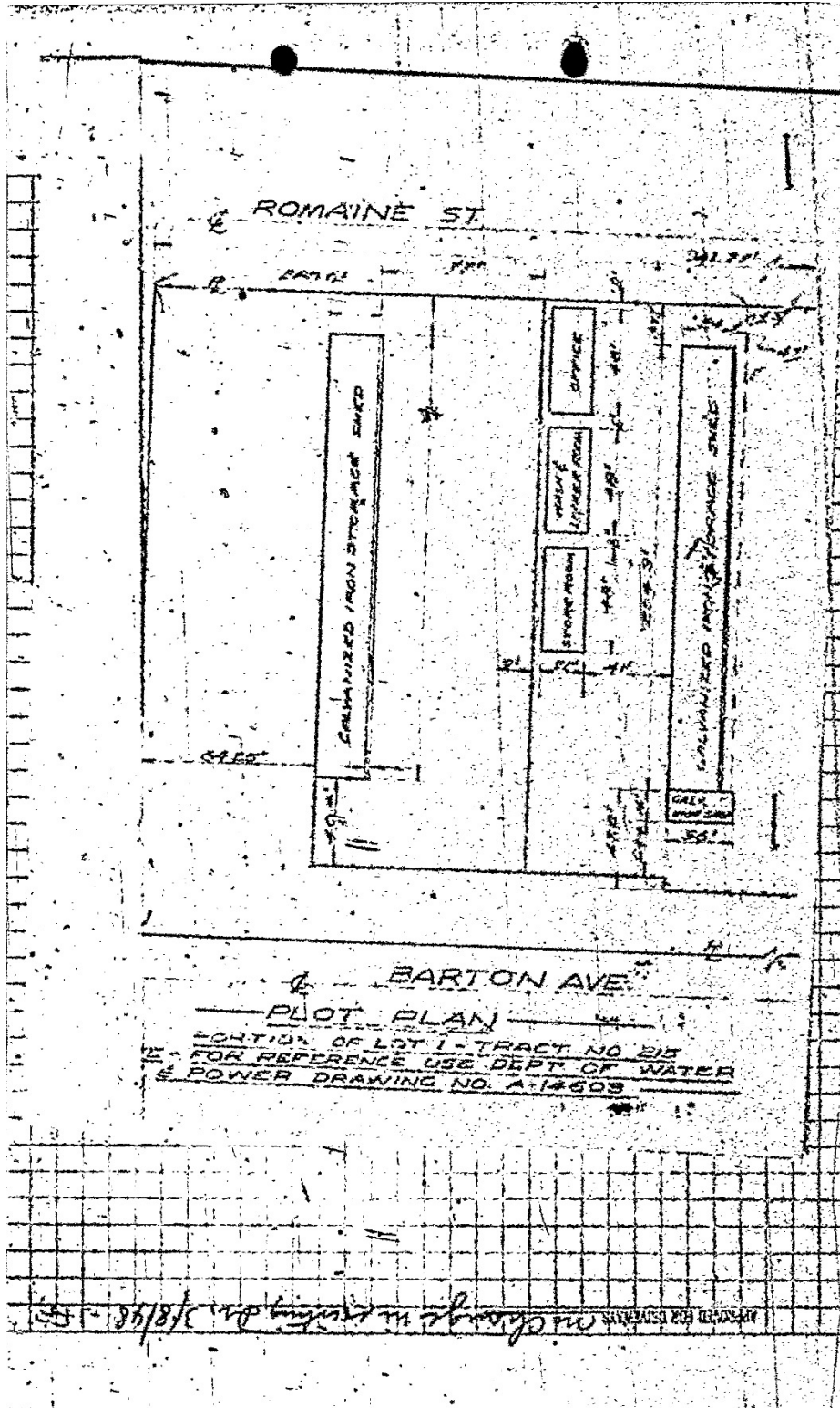
Aerial Photo with Project Site Highlighted in Blue, 2014.



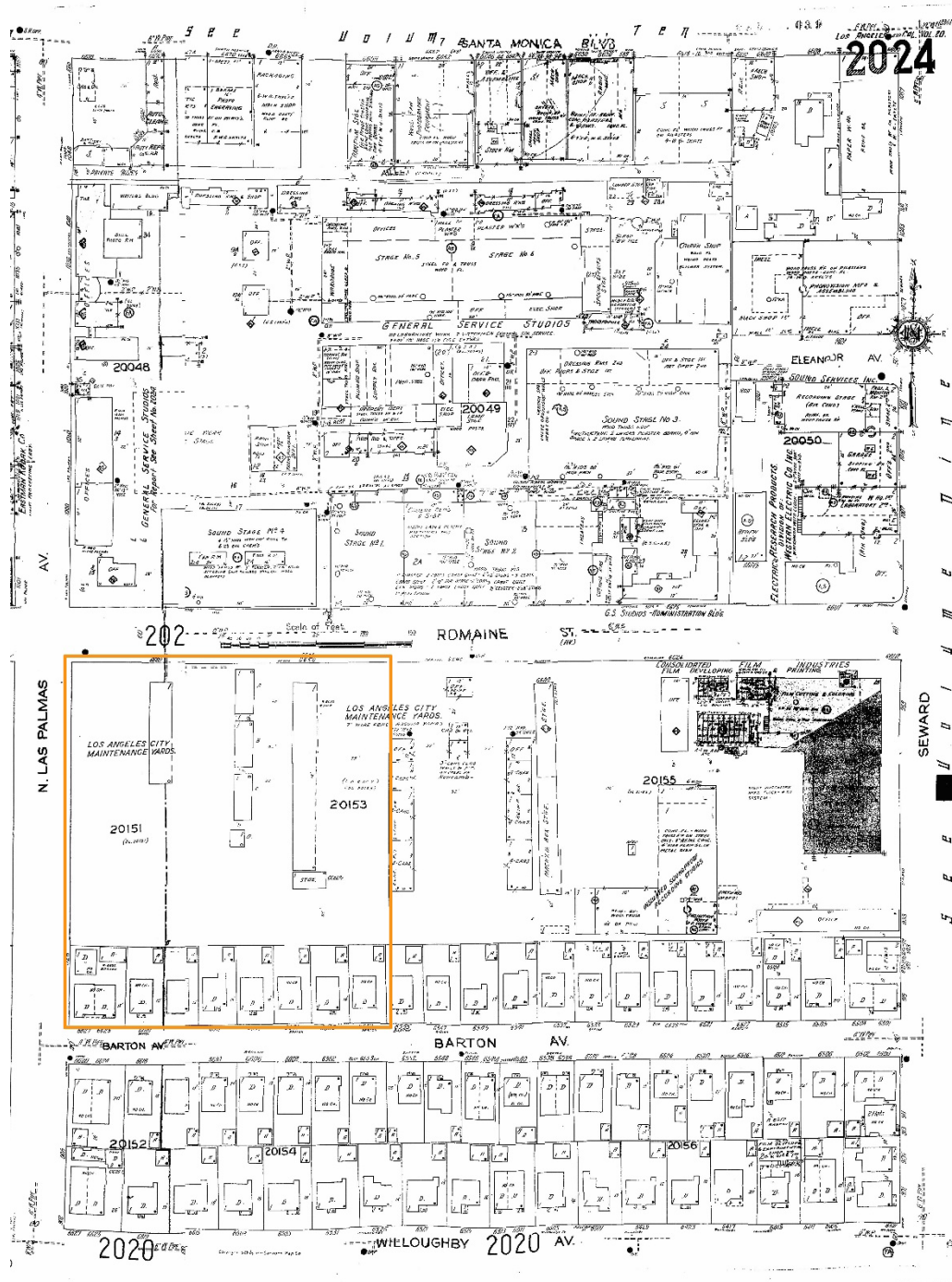
Source: ZIMAS

Appendix C: Site Maps

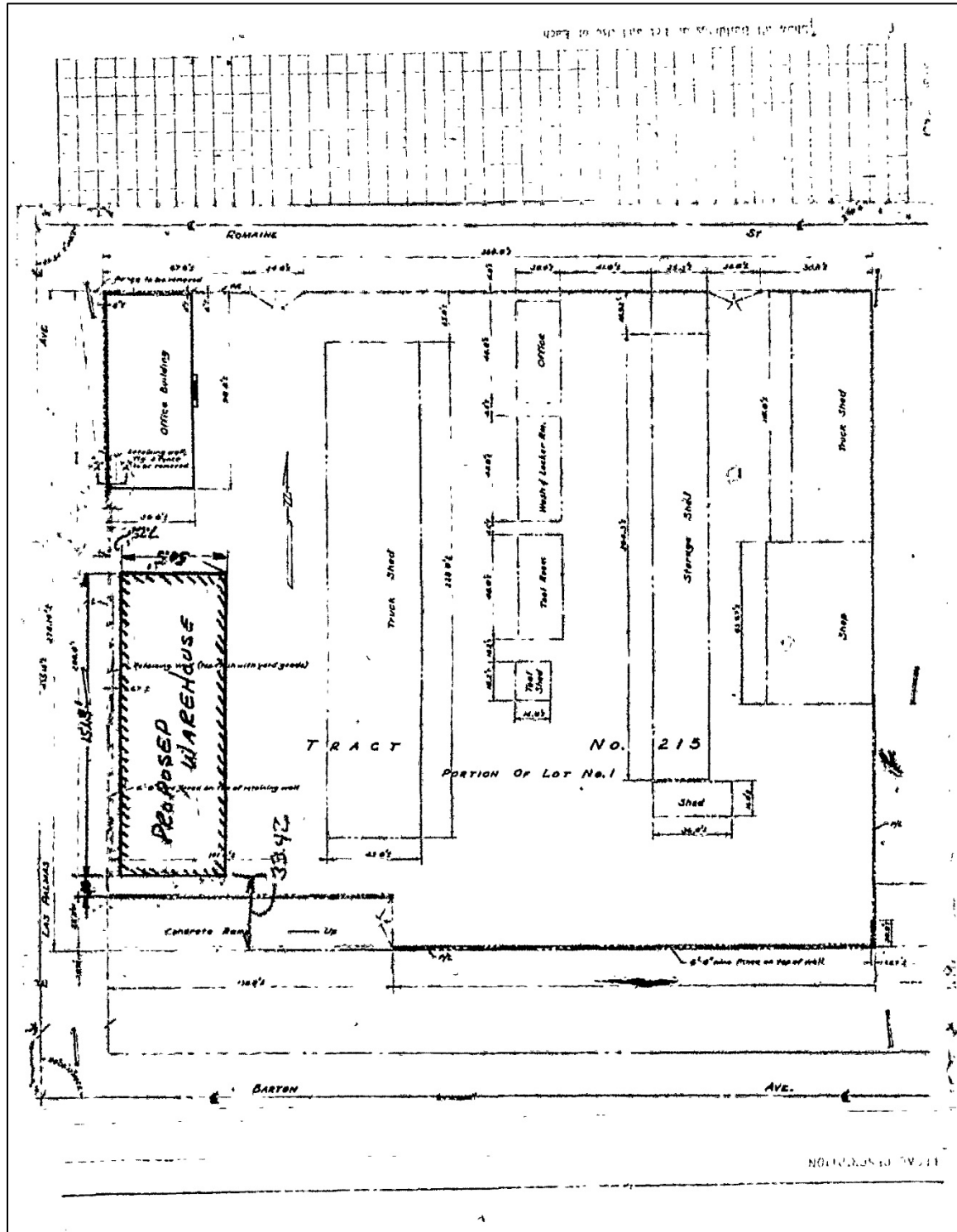
1948 PERMIT NO. LA8198 PLOT PLAN



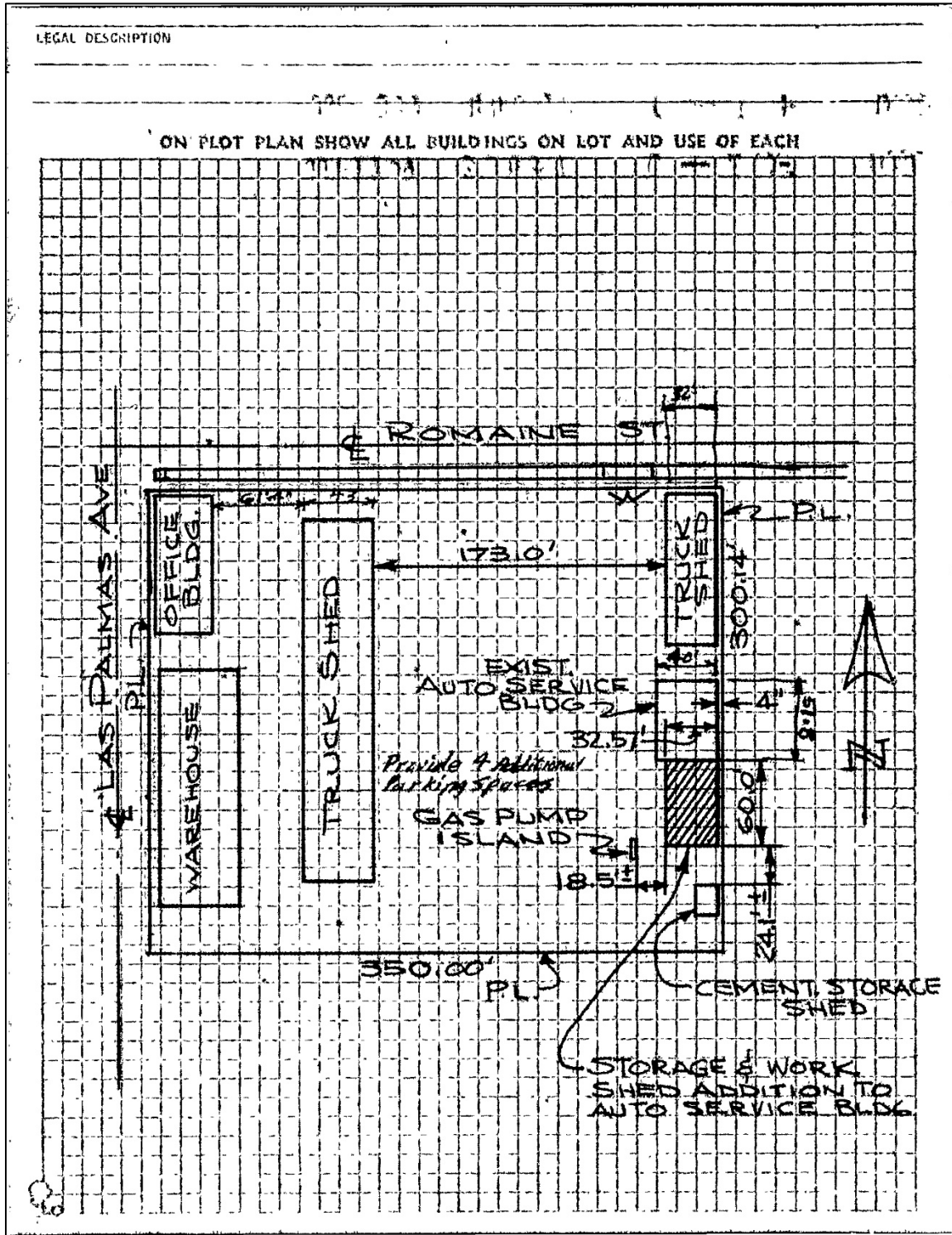
1951 SANBORN MAP WITH PROJECT SITE HIGHLIGHTED



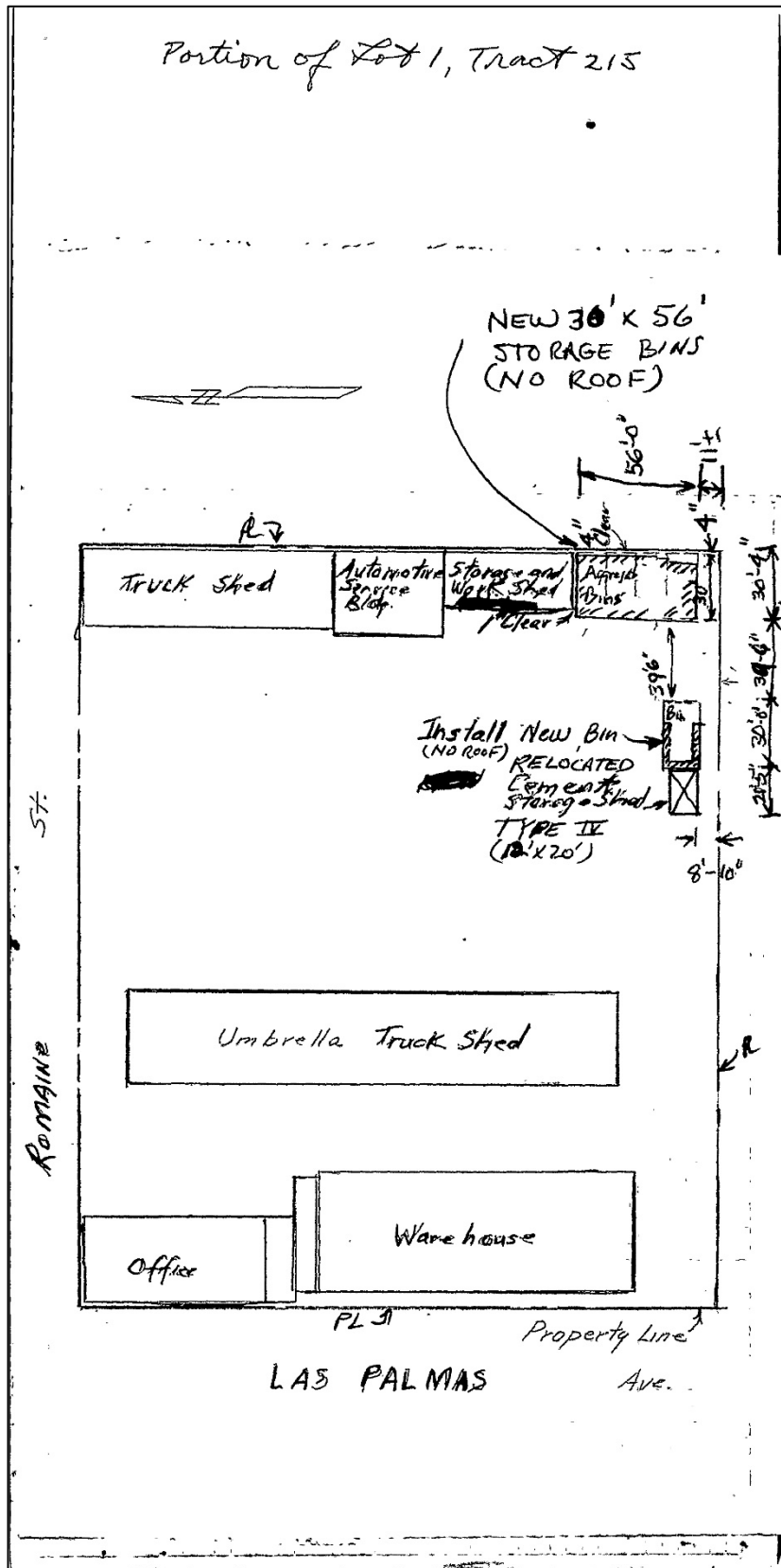
1955 PERMIT NO. LA8435 PLOT PLAN



1958 PERMIT NO. 36759 PLOT PLAN



1966 PERMIT NO. LA49582 PLOT PLAN



1998 PERMIT NO. 98016-10000-06112 PLOT PLAN

6650 W Romaine St

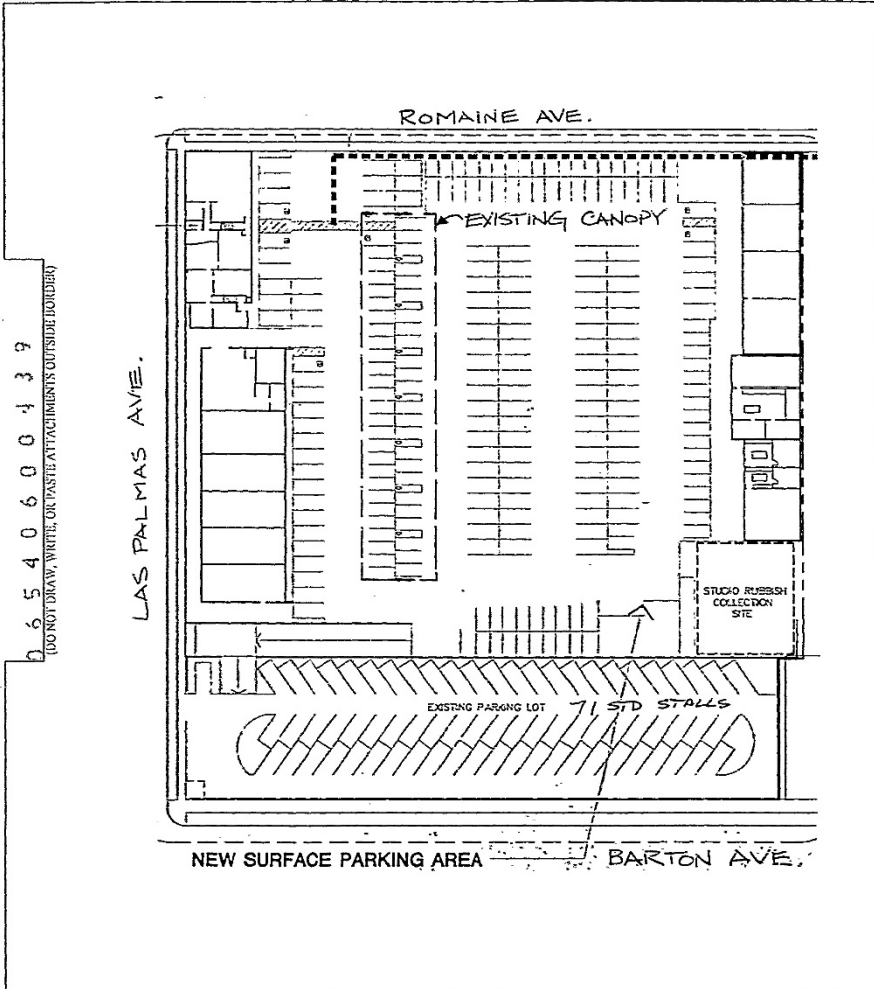
Permit Application #: 98016 - 10000 - 06112

Bldg--Alter/Repair
Commercial
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: METRO
Printed on: 04/02/98 12:35:41

PLOT PLAN ATTACHMENT



COUNCIL DISTRICT: 4

PLOT PLAN ATTACHMENT

Appendix D: Existing Conditions Photographs



Two-story office building (Figure 2 #1)
Looking southeast from the intersection of Romaine St. and Las Palmas Ave.



Two-story office building (Figure 2 #1)
Looking southwest from Romane St.



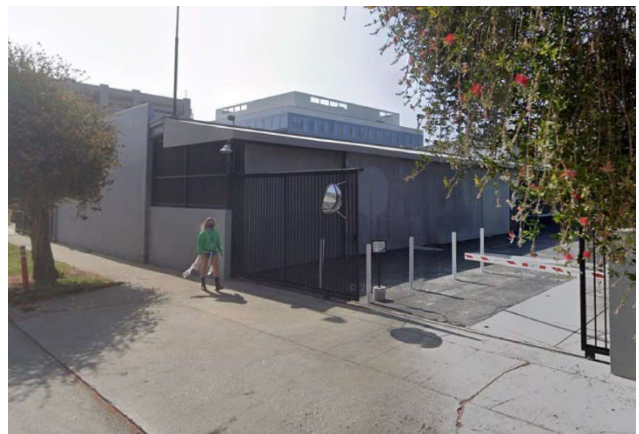
Warehouse (Figure 2 #2)
Looking northeast from Las Palmas Ave.



Parking Structure (Figure 2 #3)
Looking northeast from Barton Ave.



Concrete Canopy/Shed (Figure 2 #4)
Looking southeast from Romaine St.



Storage and Shop Building (Figure 2 #5)
Looking southwest from Romaine St.

Appendix E: Resumes

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicrosourcesgroup.com



Education

Master of Arts, Urban
Planning, University of
California, Los Angeles
Bachelor of Fine Arts,
Printmaking, San Jose
State University

Professional Affiliations

American Institute of
Certified Planners
American Planning
Association, Urban
Design & Preservation
Division
American Planning
Association, Los
Angeles Chapter
California Preservation
Foundation
National Trust for
Historic Preservation

PAUL D. TRAVIS, AICP *Managing Principal*

Experience Profile
Years of Experience: 17

Paul Travis has been with Historic Resources Group since 2006 and specializes in master planning, CEQA, NEPA and Section 106 environmental review, and historic resources assessment.

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

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

Selected Projects

Fresno Fulton Corridor Specific Plan, Fresno
Fox Studios Master Plan, Century City
Gamble House Cultural Landscape Report, Pasadena
LAX Historic Assessments, Environmental Review, Preservation Plan
NBC Universal Evolution Plan, Universal City
Sunset Bronson Studios, Hollywood
SurveyLA, Los Angeles
Thacher School, Ojai

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicrosourcesgroup.com



Education

Bachelor of Arts,
Interdisciplinary
Studies: Architecture,
Urban Planning and
Business (Real Estate)
University of Texas,
Arlington, 2009

Honors and Awards

California Preservation
Foundation
Preservation Design
Award, Multiple

Professional Affiliations

Los Angeles
Conservancy
Los Angeles GIS Portal
California Preservation
Foundation

ROBBY ARANGUREN

Planning Associate/GIS Specialist

Experience Profile

Years of Experience: 13

Robby Aranguren has been with HRG since 2009 and specializes in database management, GIS, and research.

At HRG, Robby provides mapping, database creation and management, photography, and research for historic assessments. He also provides assistance with character-defining features inventories and paint analysis studies. He is proficient with the Microsoft Access Database, FIGSS GIS Survey System, Photoshop, Google SketchUp, ESRI ArcMap and ArcCatalog. He has worked on numerous large-scale historic resources surveys, building and manipulating large databases.

Robby Aranguren meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

Selected Projects

SurveyLA, Los Angeles
CBS Columbia Square Paint Sampling
Chapman University VPOA Window Survey
City of Riverside Modernism Survey
City of Palm Springs Citywide Survey
City of South Pasadena Citywide Survey Update
Glendale Central Air Terminal Paint Sampling
South Glendale Historic Context Statement & Historic Resources Survey
Jordan House Rehabilitation & Construction Monitoring,
Whittier
Lincoln Place Apartments Historic Tax Credit, Los Angeles
UC Riverside Citrus Experiment Station Character-defining
Features Inventory
Villa Elaine Character-defining Features Inventory
Wallace Annenberg Center for the Performing Arts Adaptive
Reuse and Historic Tax Credit, Beverly Hills

Appendix F: Project Plans

SUNSET LAS PALMAS STUDIOS LOWER LOT PLAN

JUNE 6, 2023



Gensler

WALTER P MOORE



TABLE OF CONTENT

PROJECT INFORMATION	3
SURVEY MAP AND LEGAL DESCRIPTION	4
TOPOGRAPHIC MAP	5
SITE LOCATION	6
PLOT PLAN	7
DEMOLITION PLAN	8-9
MILL/PRODUCTION SUPPORT BUILDING C	10
-RENDERINGS	11-13
-BUILDING C FLOOR PLANS	14-20
-BUILDING C SECTIONS	21
-BUILDING C ELEVATIONS	22
-BUILDING C ISOMETRIC VIEW	23
STAGES A B C D	24
-STAGES FLOOR PLANS	25-26
-STAGES SECTIONS	27
-STAGES ELEVATIONS	28-29
-STAGE WALL ENHANCEMENTS	30
-RENDERINGS	31
LANDSCAPE	32
-PLANS	33-38
-PLANTING PALETTE	39

PROJECT INFORMATION

6650 W ROMAINE STREET, LOS ANGELES, CA 90038

Zoning PF-1XL & MR 1-1
APN 5532-014-039

Project			
Building Type		Type III Construction	
Fire Protection		Fully Sprinklered	
BUILDING	HEIGHT	CONSTRUCTION	SPRINKLERED
BUILDING C :	63'-0"	TYPE 3B	YES
Primary Structure		Steel Clt Floor	
BELOW GRADE PARKING:	21'-0"	TYPE 1A	YES
STAGES :	55'-0"	TYPE 3B	YES
Primary Structure		Reinforced Tilt-up Concrete, Steel Truss	

Entitlement Site Area	=	133,989 sf
Total Existing Floor Area*	=	25,367 sf
Demolished Floor Area	=	- 25,367 sf
Proposed Floor Area	=	129,783 sf
Allowable Floor Area (based on 1.5 FAR)	=	200,983 sf
Total Proposed Floor Area	=	129,783 sf
PROPOSED FAR	=	0.97

Pursuant to LAMC Section 11.5.6-A, a General Plan Amendment to redesignate the underlying land use for the Project Site from Public Facilities and Limited Manufacturing to Limited Industrial;

Pursuant to LAMC Section 12.32-Q, a Vesting Zone Change for the Project Site from PF and MR1 to a uniform M1 Zone for the entire Project Site;

Pursuant to LAMC Section 12.32-F, a Height District Change for the Site from Height District 1 and 1XL to Height District 2;

Pursuant to LAMC Section 12.24-X.22, a Conditional Use Permit to authorize relief from transitional height per the requirements of LAMC Section 12.21.1-A.10;

Pursuant to LAMC Section 16.05, a Site Plan Review for approval of development of a project which creates 50,000 gross sf or more of non-residential floor area.

SUMMARY	
BUILDING C (4 LVL)	69,883 sf
STAGES (1 LVL)	59,900 sf
GRAND TOTAL	129,783 sf

PARKING CALCULATIONS

Automobile Parking

PARKING REQUIRED

New	(Code minimum as required per LAMC SEC. 12.21)		
Building C	69,883 sf		
Stages A B C D	59,900 sf		
Total Spaces Required	129,783 sf	(1/500sf)	260 Stalls*
Bicycle Parking Credit	39 Bikes	(1 car/4 bikes)	-9 Bikes

Total Parking Required

Minimum Number of ADA Parking Required	7 Stalls
Minimum Number of Standard Stalls	151 Stalls

PARKING PROVIDED

New	
Parking Below Building C	277 Stalls
ADA Parking Provided	7 Stalls
Compact Stalls Provided	110 Stalls
Standard Stalls Provided	167 Stalls
Total Stalls Provided	277 Stalls

BICYCLE PARKING

Short Term (Required & Proposed for new Buildings)	
Proposed Building C	69,883 sf (1/10,000sf) 7 Spaces
Proposed Stages	59,900 sf (1/10,000sf) 6 Spaces
(Excl. Bike Parking Facility)	
Total Short-Term Spaces Provided	13 Spaces

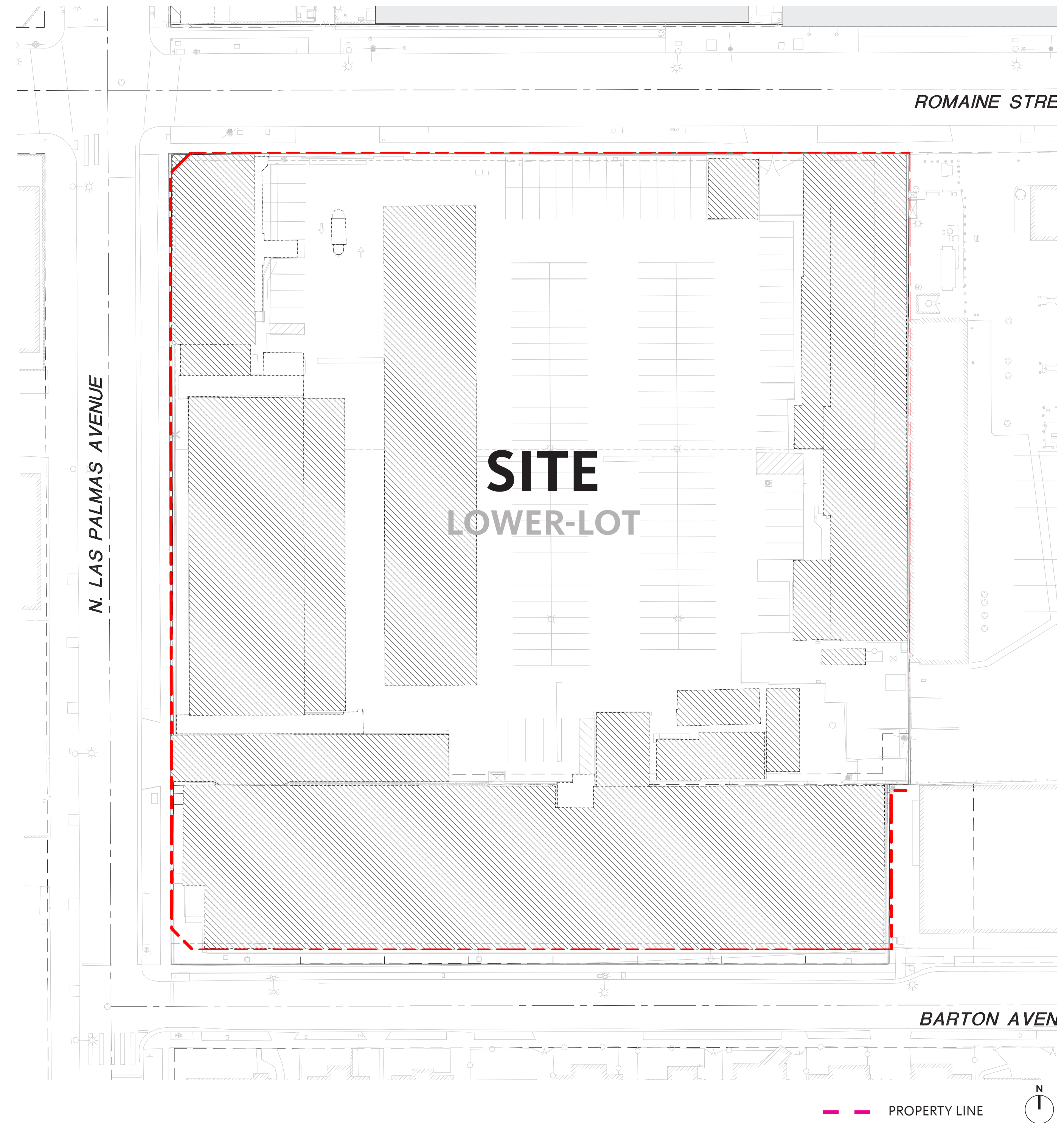
Long Term (Required & Proposed for new Buildings)	
Proposed Buildings	129,783 sf (1/5,000sf) 26 Spaces
Total Long-Term Spaces Provided	= 26 Spaces

(*REQUIRED PARKING NUMBER IS CALCULATED BY ADDING UP TOTAL BUILDINGS' AREA AND THEN CALCULATING REQUIRED PARKING NUMBER)

LANDSCAPING

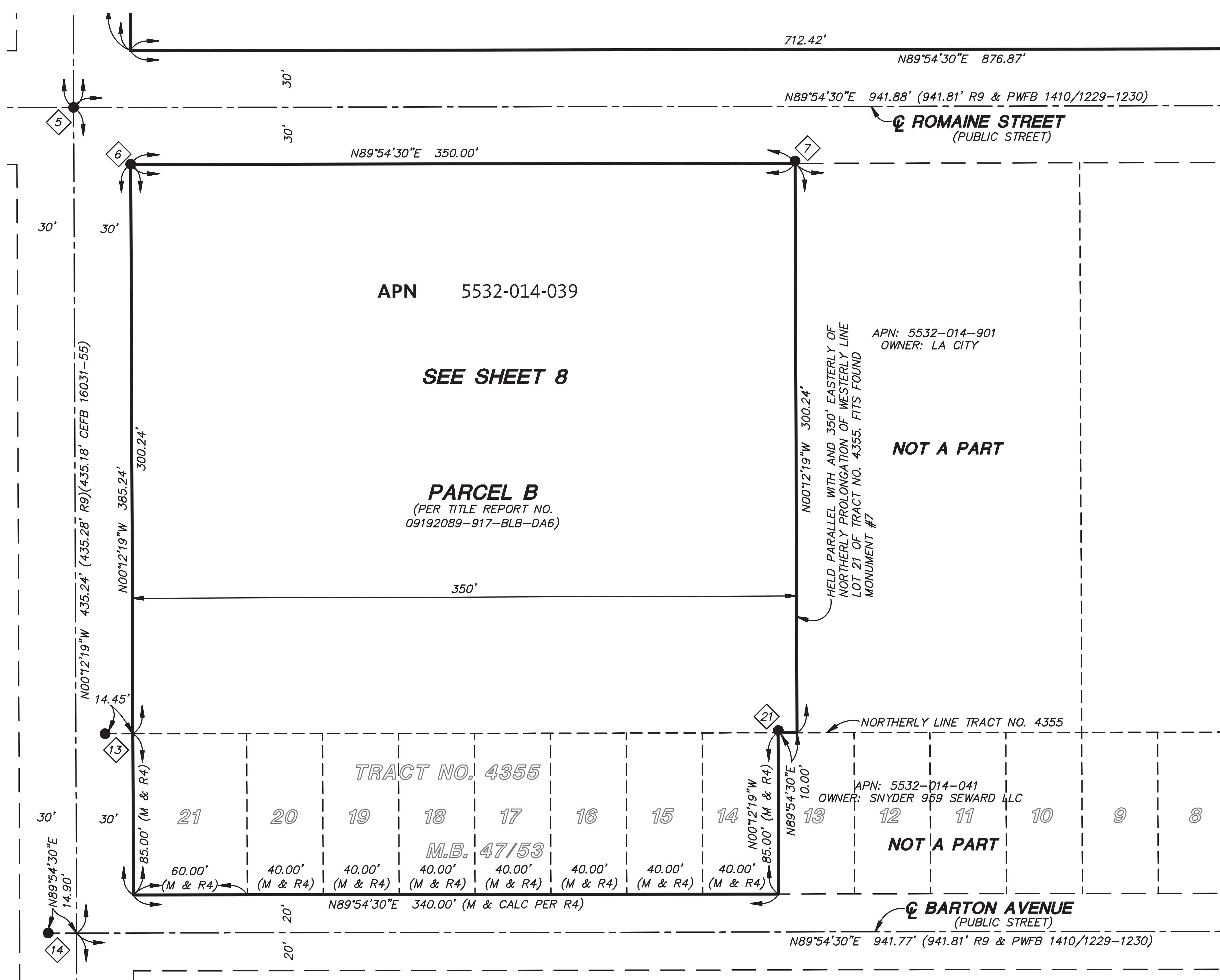
Total Entitlement Site Area	=	133,989 sf
Site Disturbance Area	=	133,989 sf
Hardscape Area	=	40,803 sf
Planting Area:	-	1,866sf (within delineated Site Disturbance)
	-	11,779sf (Green Roof)
Total Landscape Area (for Low Impact Development compliance)	=	13,645 sf

Total Amount of Trees Required: 27 (1/500sf)
Total Amount of Trees Provided within the Property: 27

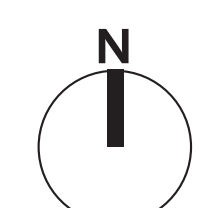


PROJECT INFORMATION

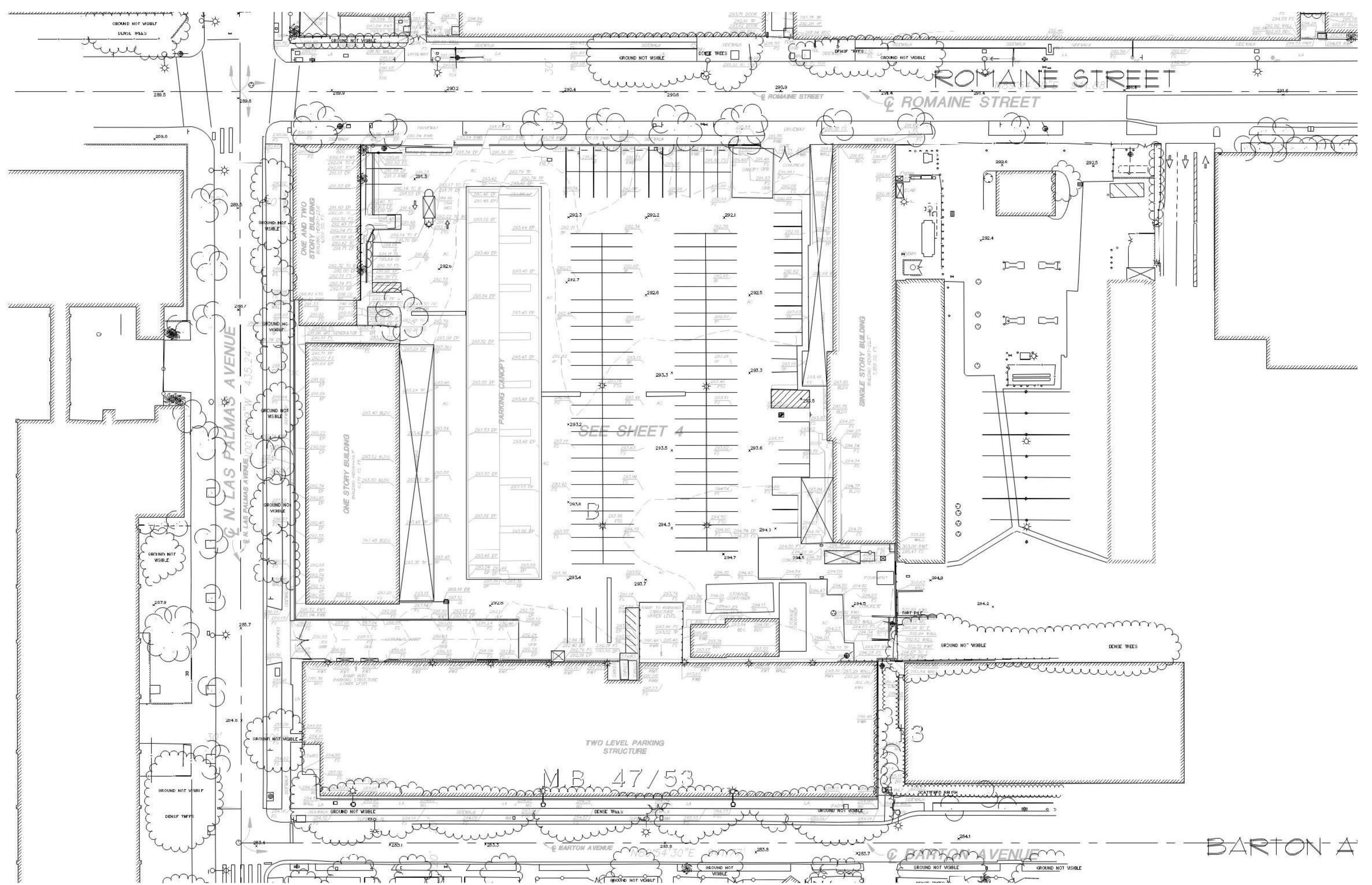




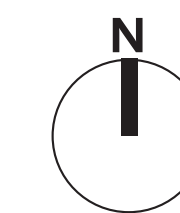
ALTA SURVEY



PROJECT NAME	SENSET LAS PALMAS STUDIOS
PROJECT NUMBER	05.4388.000
DATE	06.06.2023



TOPOGRAPHIC MAP





ROMAINE ST

N LAS PALMAS AVE

BARTON AVE

SITE | LOCATION

Gensler
500 S FIGUEROA STREET
LOS ANGELES, CA 90071
T: 213.327.3600 F: 213.327.3601

**HUDSON
PACIFIC
PROPERTIES**

11601 WILSHIRE BLVD
LOS ANGELES, CA 90025
T: 310.445.5700

WALTER P MOORE

707 WILSHIRE BLVD #2100
LOS ANGELES, CA 90017
T: 310.254.1900

kpff

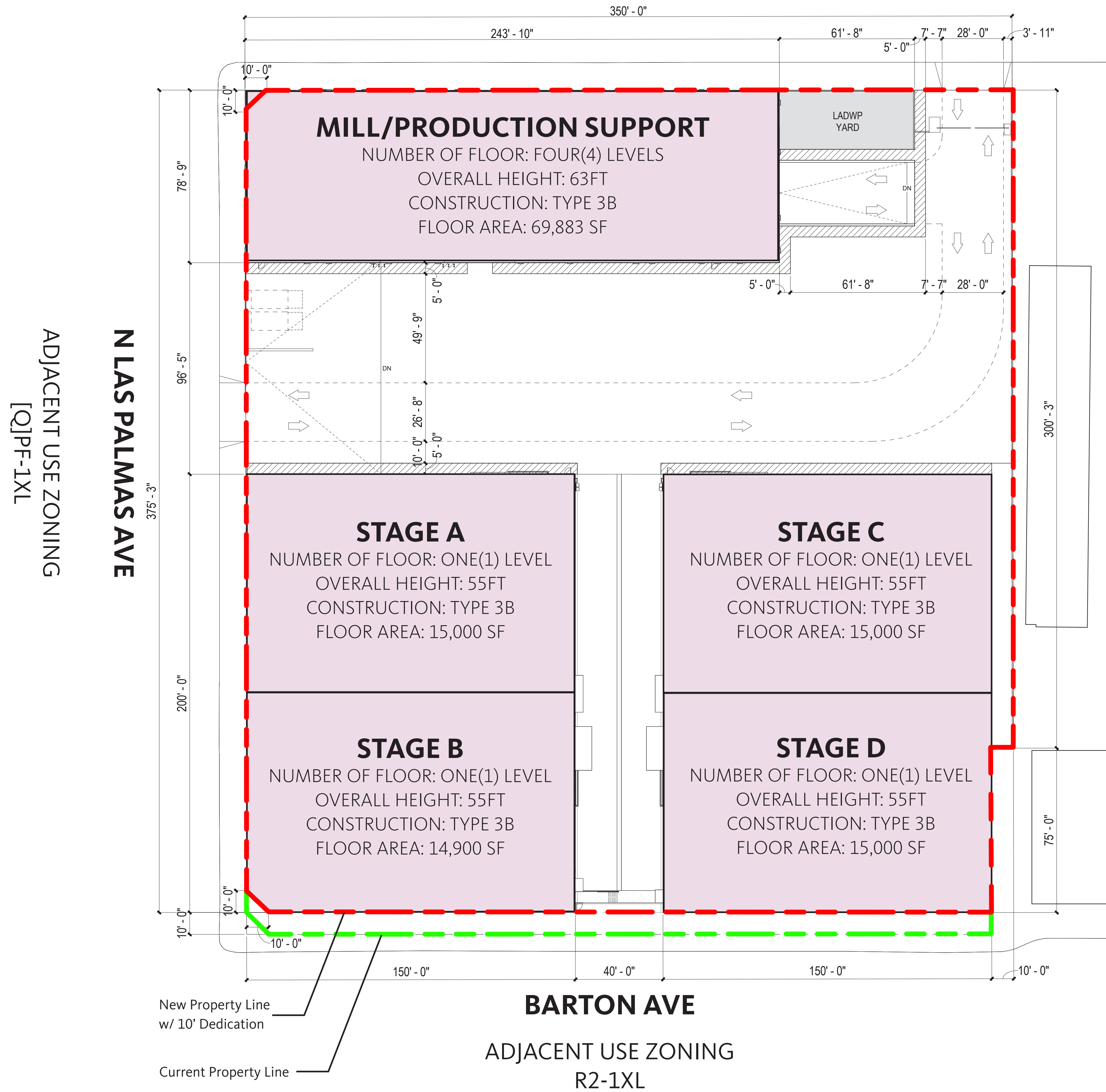
700 FLOWER ST., 5th
Los Angeles, CA 90017
O: 213.418.0201
F: 213.286.5284

**UP
ON**



PROJECT NAME	SENSET LAS PALMAS STUDIOS
PROJECT NUMBER	05.4388.000
DATE	06.06.2023

ADJACENT USE ZONING
MR1-1-SN
ROMAINE STREET



Entitlement Site Area Pre-dedication	133,989 sf
Entitlement Site Area Post-dedication	130,484 sf
Total Existing Floor Area	25,367 sf
Demolished Floor Area	-25,367 sf
Housing Units to be Demolished	0

FAR

Permitted Based on Allowable	1.5	200,983 sf
Proposed Total Proposed Floor Area	0.97	129,783 sf

Open Space Landscape	Required: N/A	Provided: N/A
Parking	Required: 13,645 sf	Provided: 13,645 sf (per LID)
	Required: 251 Stalls	Provided: 277 Stalls

Building Type Fire Protection **Type III Construction Fully Sprinklered**

BUILDING	HEIGHT	CONSTRUCTION	SPRINKLERED
Mill/Production	63'-0"	TYPE 3B	YES
Primary Structure		Steel, CLT Floor	
Below Grade Parking	21'-0"	TYPE 1A	YES
Stages	55'-0"	TYPE 3B	YES
Primary Structure		Reinforced Tilt-up Concrete, Steel Truss	

Lot Coverage (post-dedication)

Building footprint:	60%
Permeable hardscape:	0%
Paving/hardscape:	31%

PLOT PLAN



EXISTING SITE | DEMOLITION PLAN



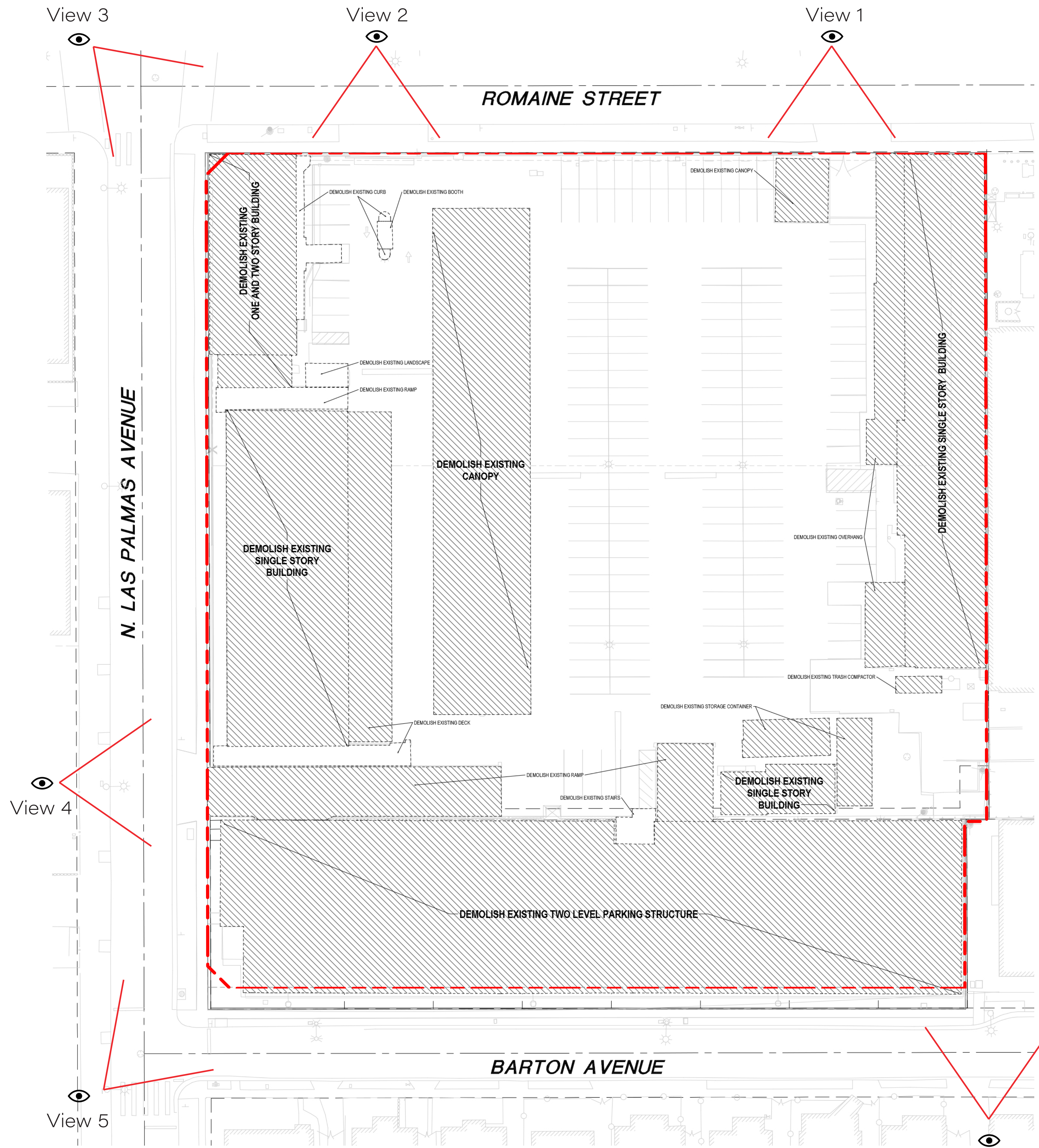
View 2
 ▪ Existing curb cut at gate on Romaine St.
 ▪ Existing pedestrian gate



View 3
 ▪ Cross walk at Las Palmas and Romaine St.



View 4
 ▪ Existing curb cut at gate on Las Palmas Ave.



View 1
 ▪ Existing curb cut at gate on Romaine St.



View 6
 ▪ Parking garage wall setback from property line



View 5
 ▪ Cross walk at Las Palmas and Barton Ave.



EXISTING SITE | DEMOLITION PLAN



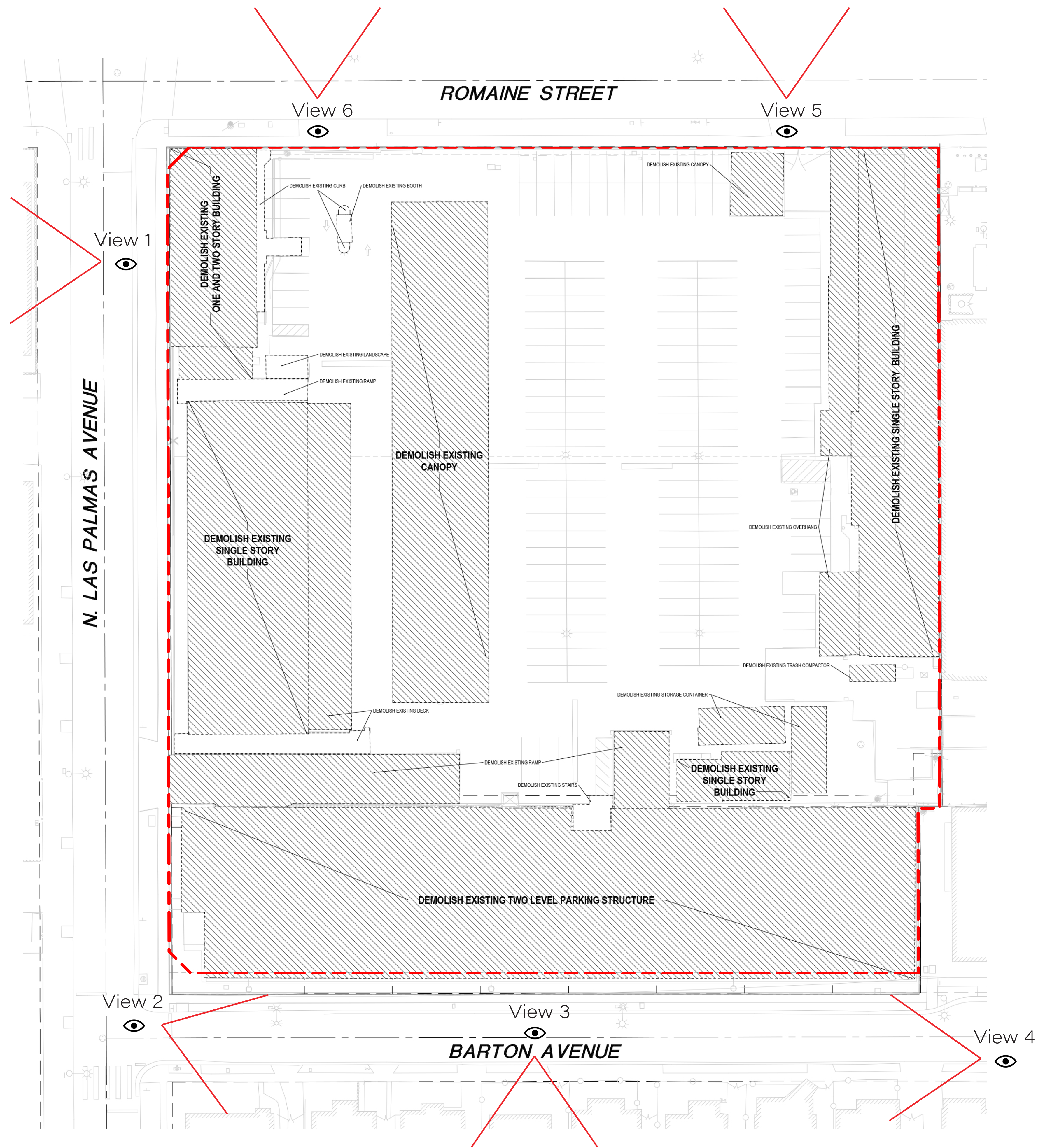
View 1
 ▪ Existing middle school on Las Palmas



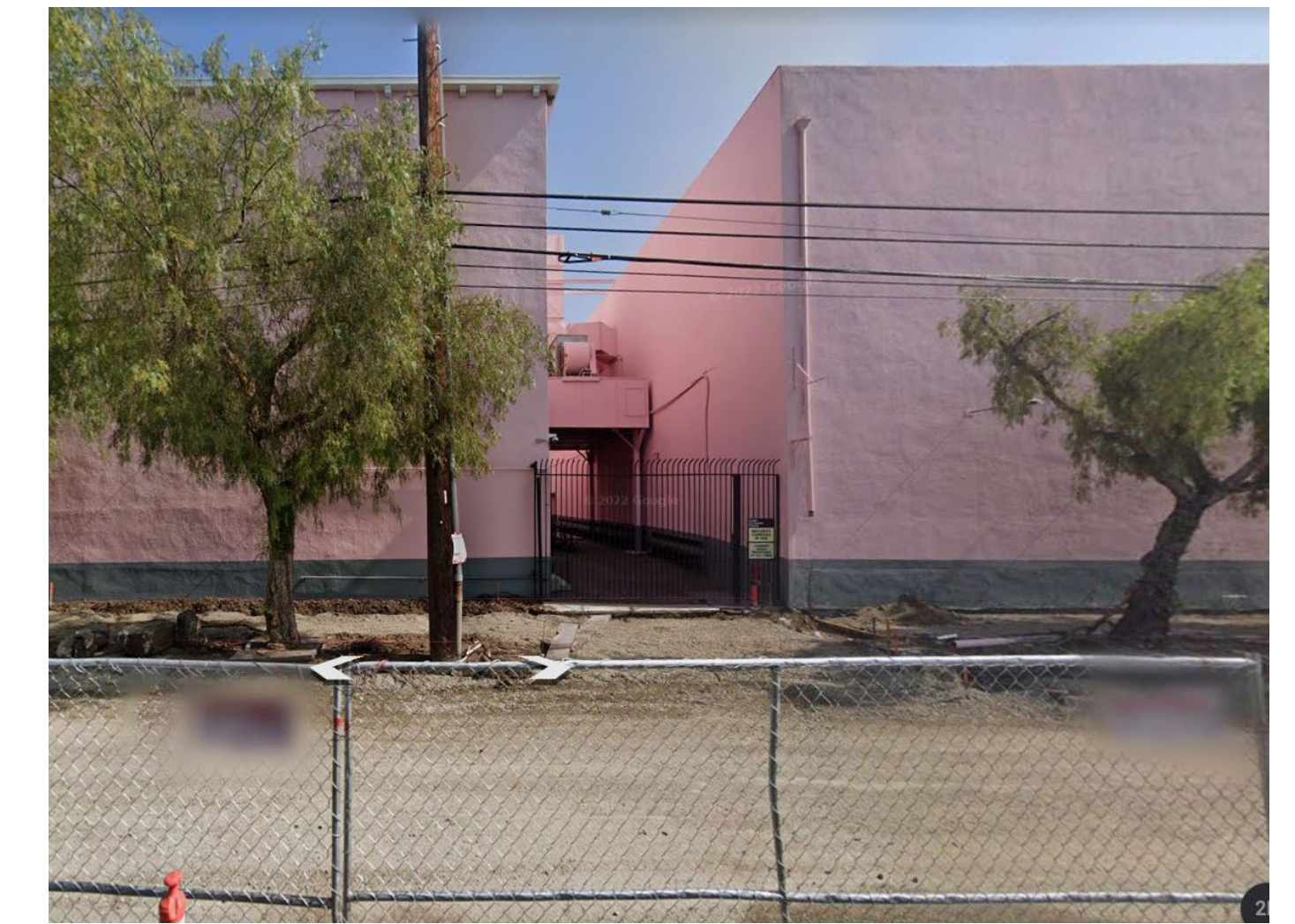
View 2
 ▪ Residential homes on Barton Ave.



View 3
 ▪ Residential homes on Barton Ave.



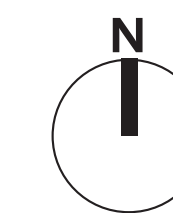
View 6
 ▪ Existing studio lot on Romaine St.



View 5
 ▪ Existing studio lot on Romaine St.



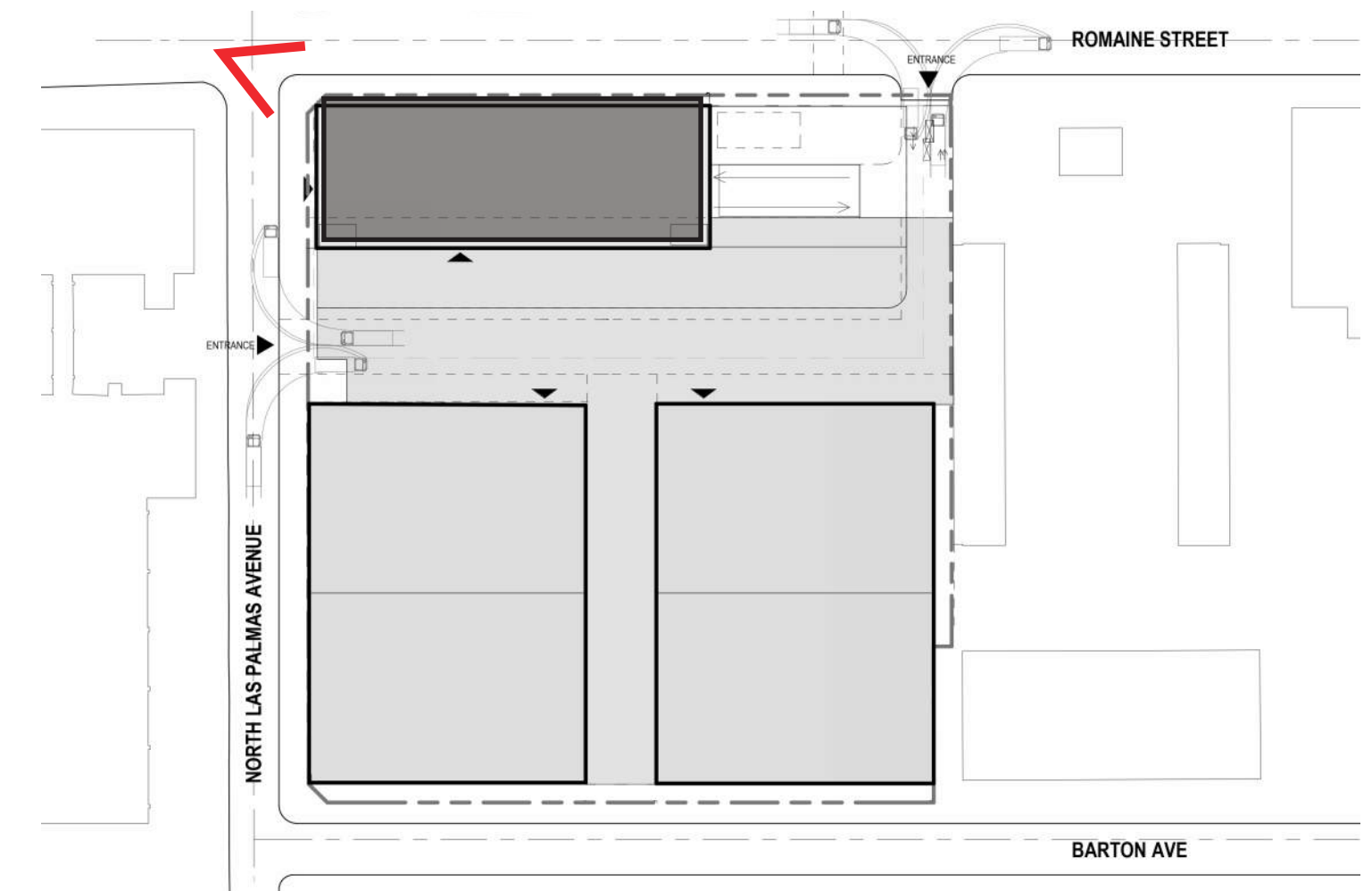
View 4
 ▪ Residential homes on Barton Ave.



MILL + PRODUCTION SUPPORT
BUILDING C

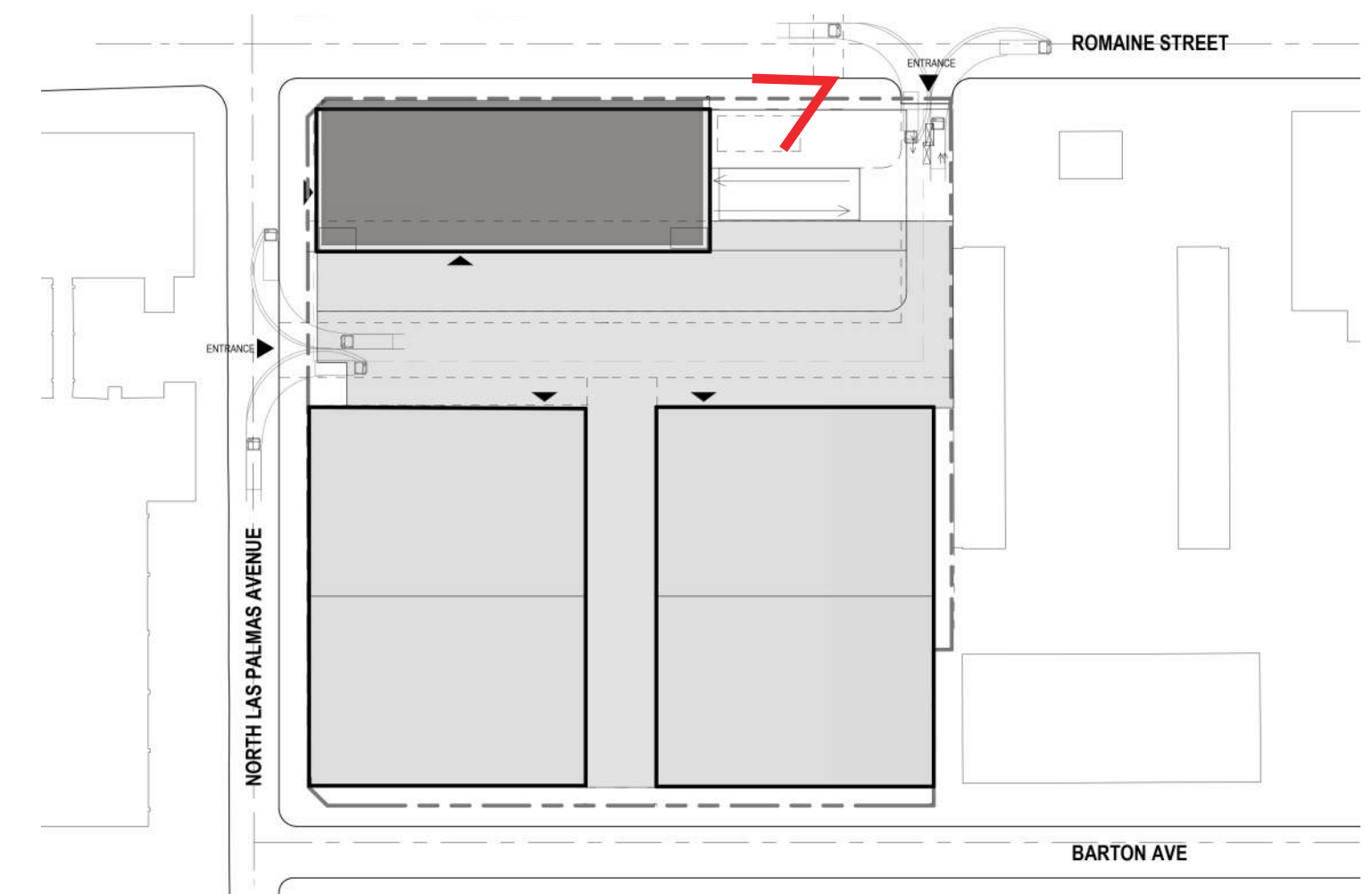


VIEW HEADING EAST ALONG ROMAINE ST





VIEW HEADING WEST ALONG ROMAINE ST





ELEVATION - SOUTH



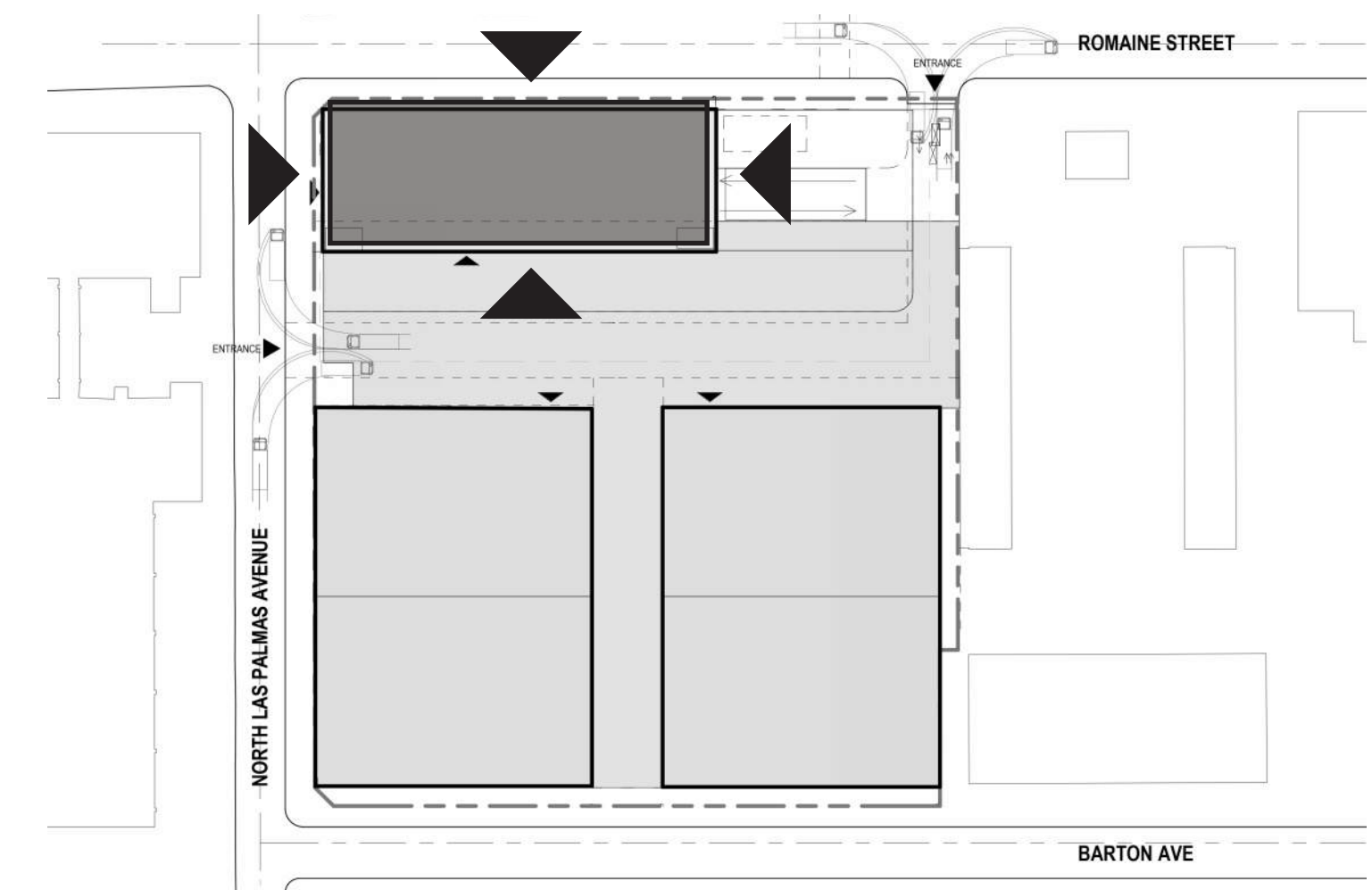
ELEVATION - WEST



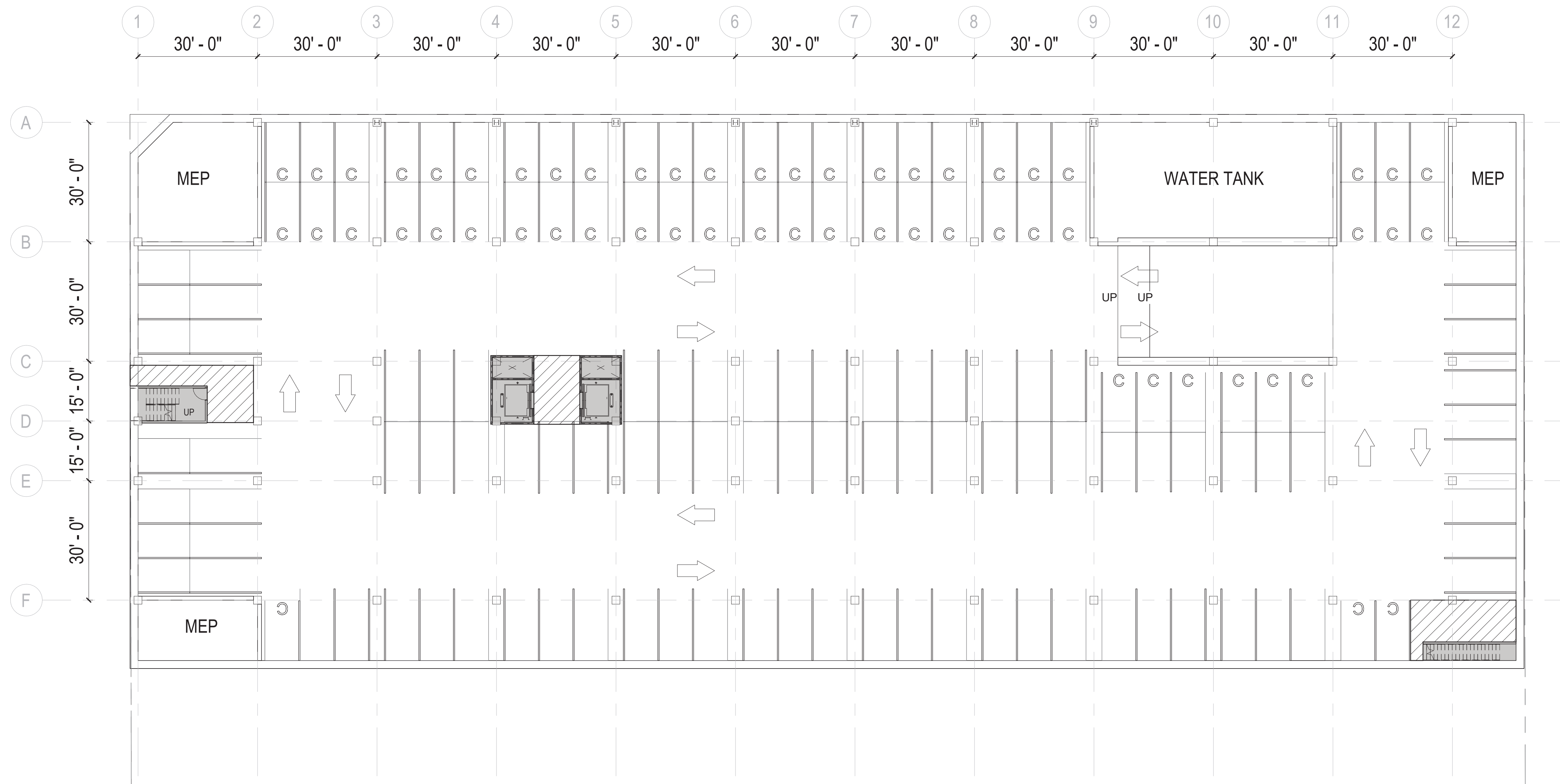
ELEVATION - NORTH



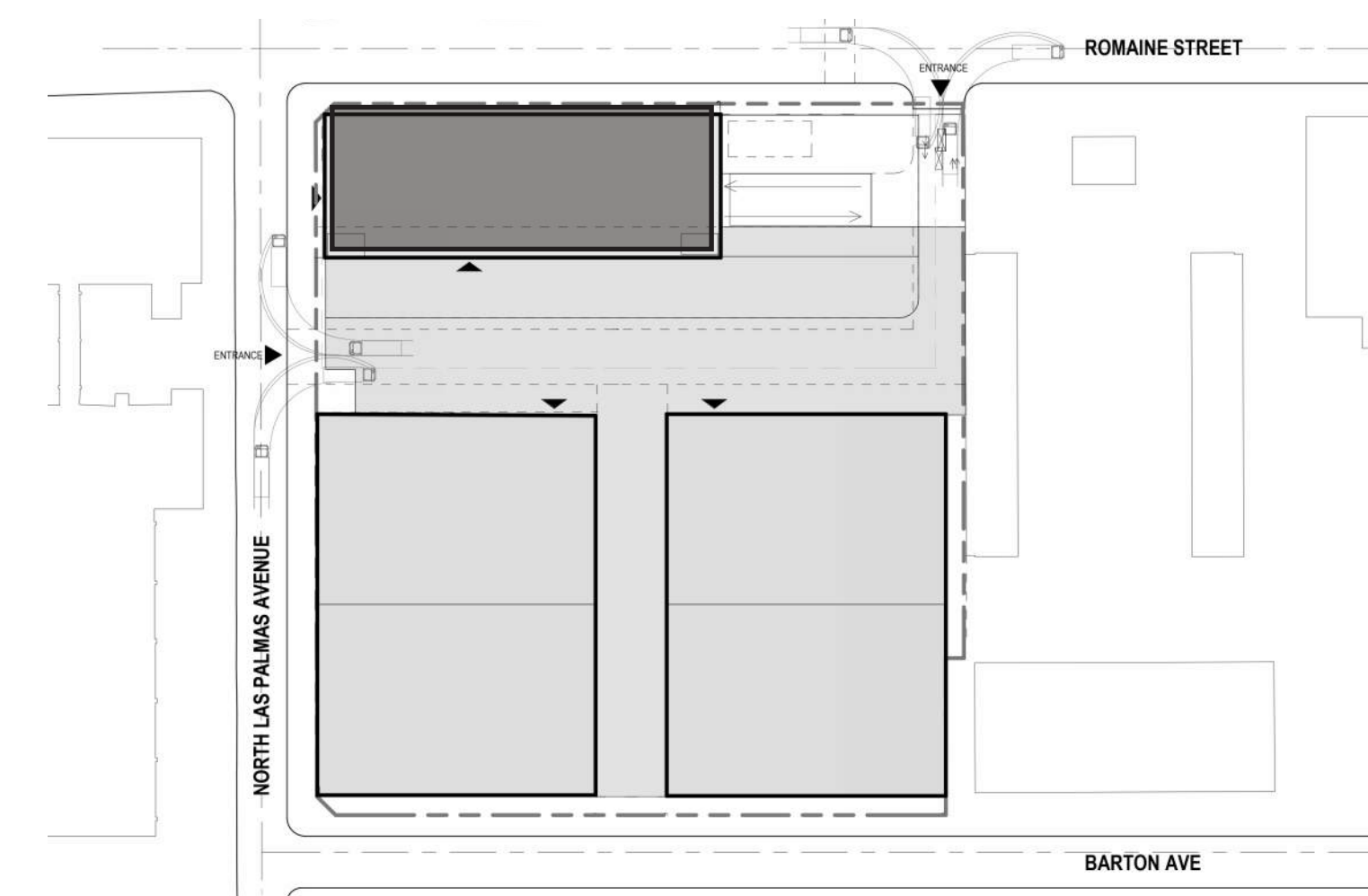
ELEVATION - EAST



ELEVATIONS

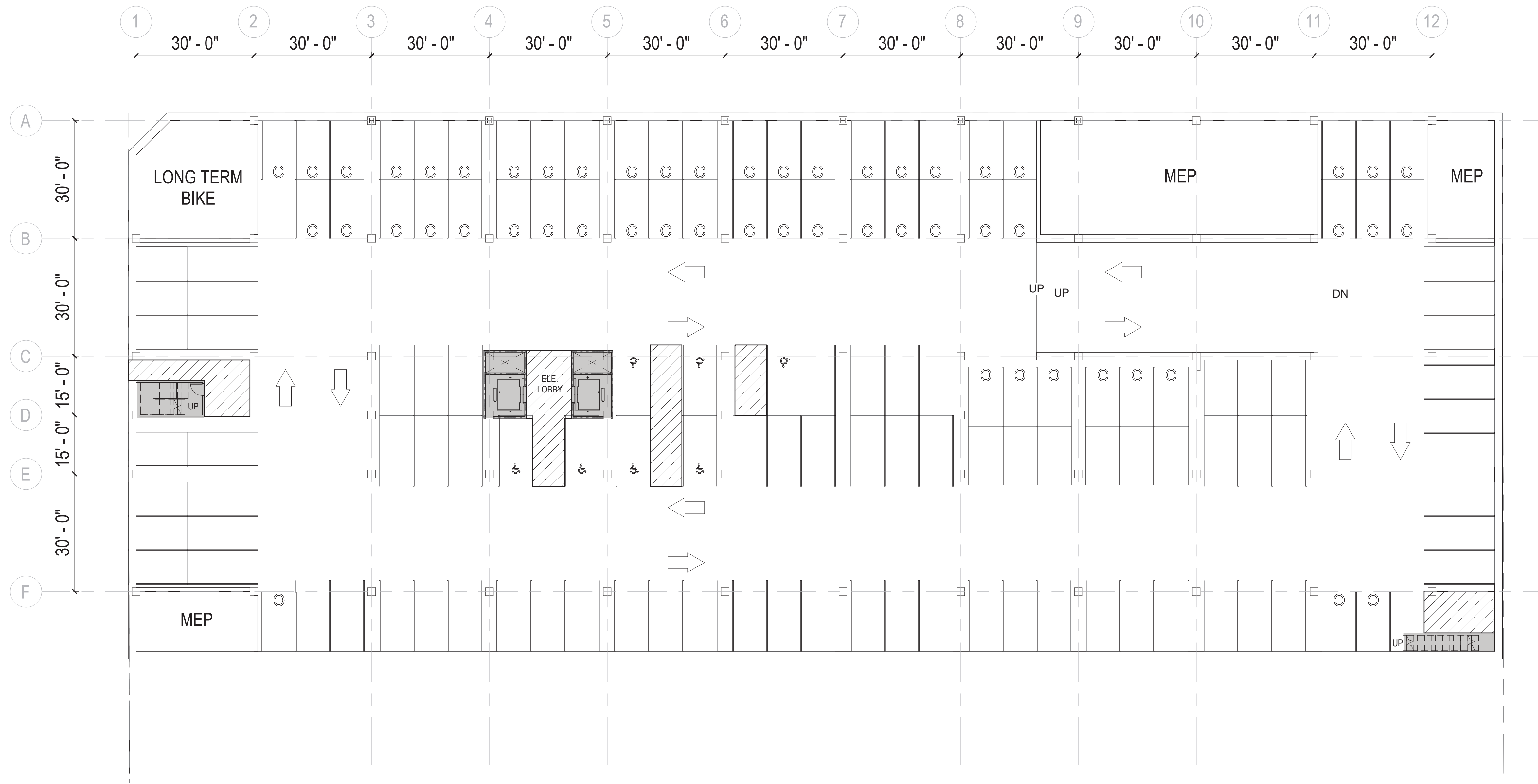


Parking Stalls Provided : 141 Stalls
 ADA Parking Provided : 0 Stalls
 Compact Stalls Provided : 55 Stalls
 Standard Stalls Provided : 86 Stalls

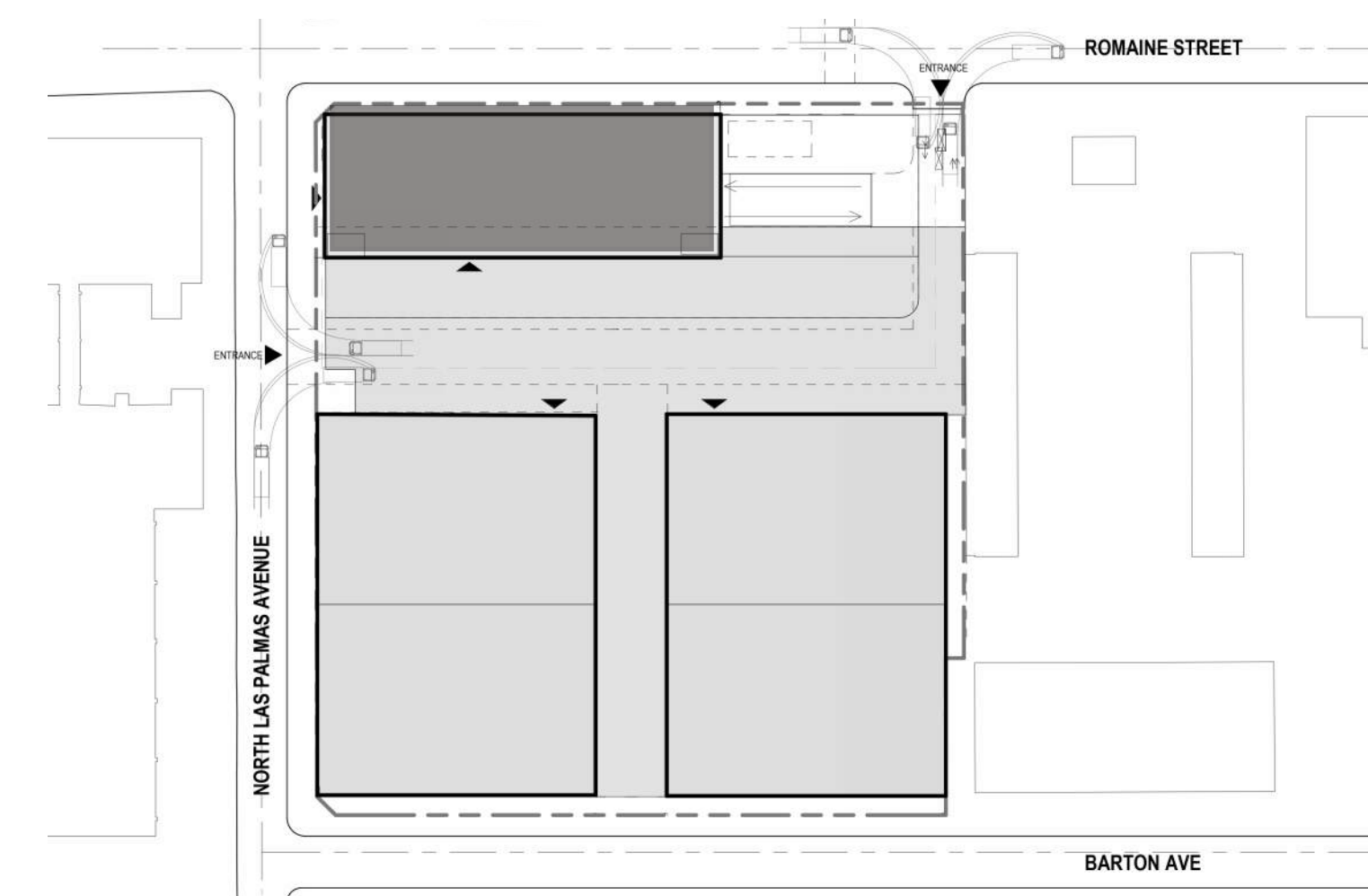


BUILDING C FLOOR PLAN | PARKING LEVEL B2



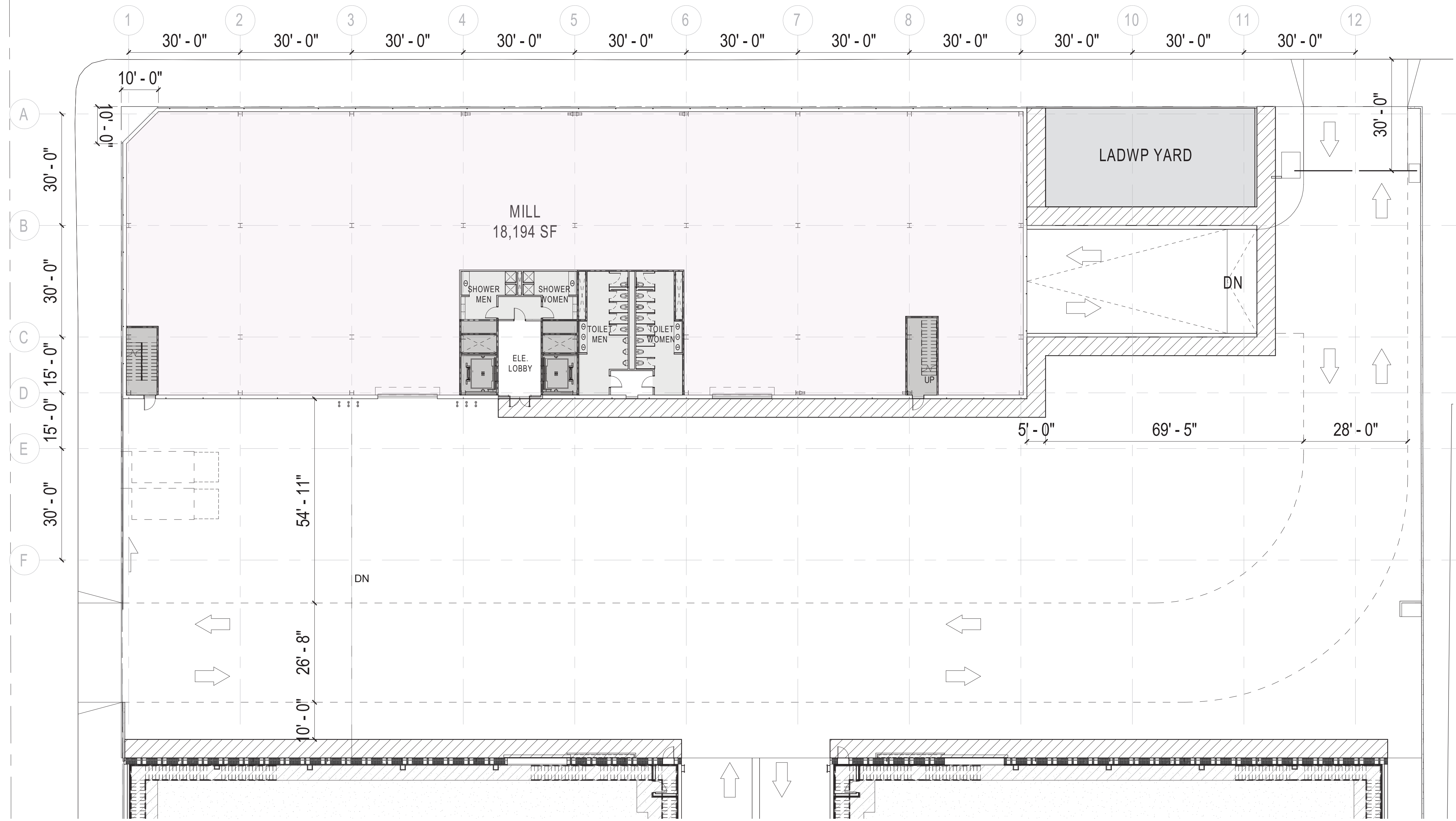


Parking Stalls Provided : 136 Stalls
 ADA Parking Provided : 7 Stalls
 Compact Stalls Provided : 55 Stalls
 Standard Stalls Provided : 81 Stalls



BUILDING C FLOOR PLAN | PARKING LEVEL B1

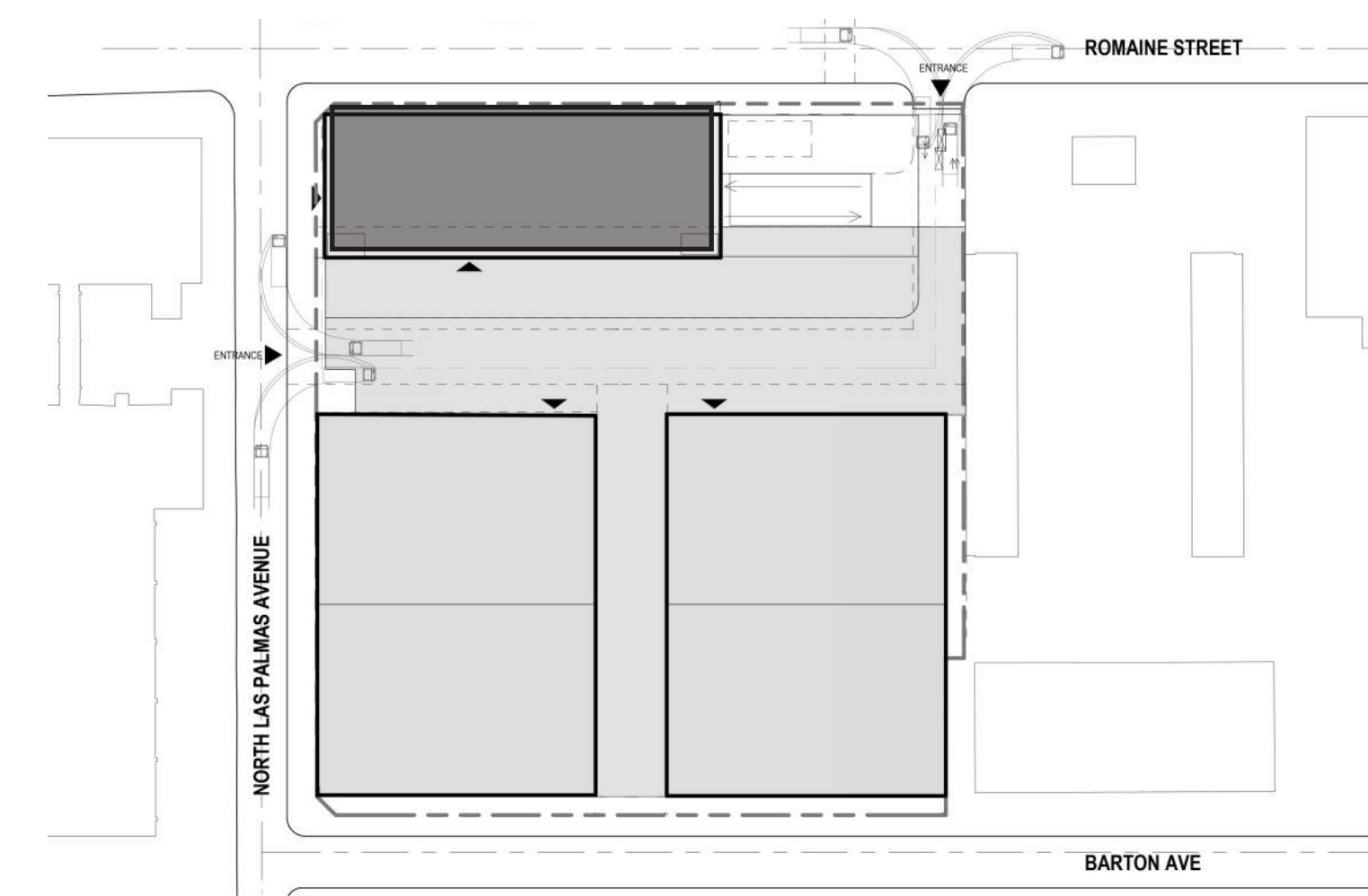




Floor Area

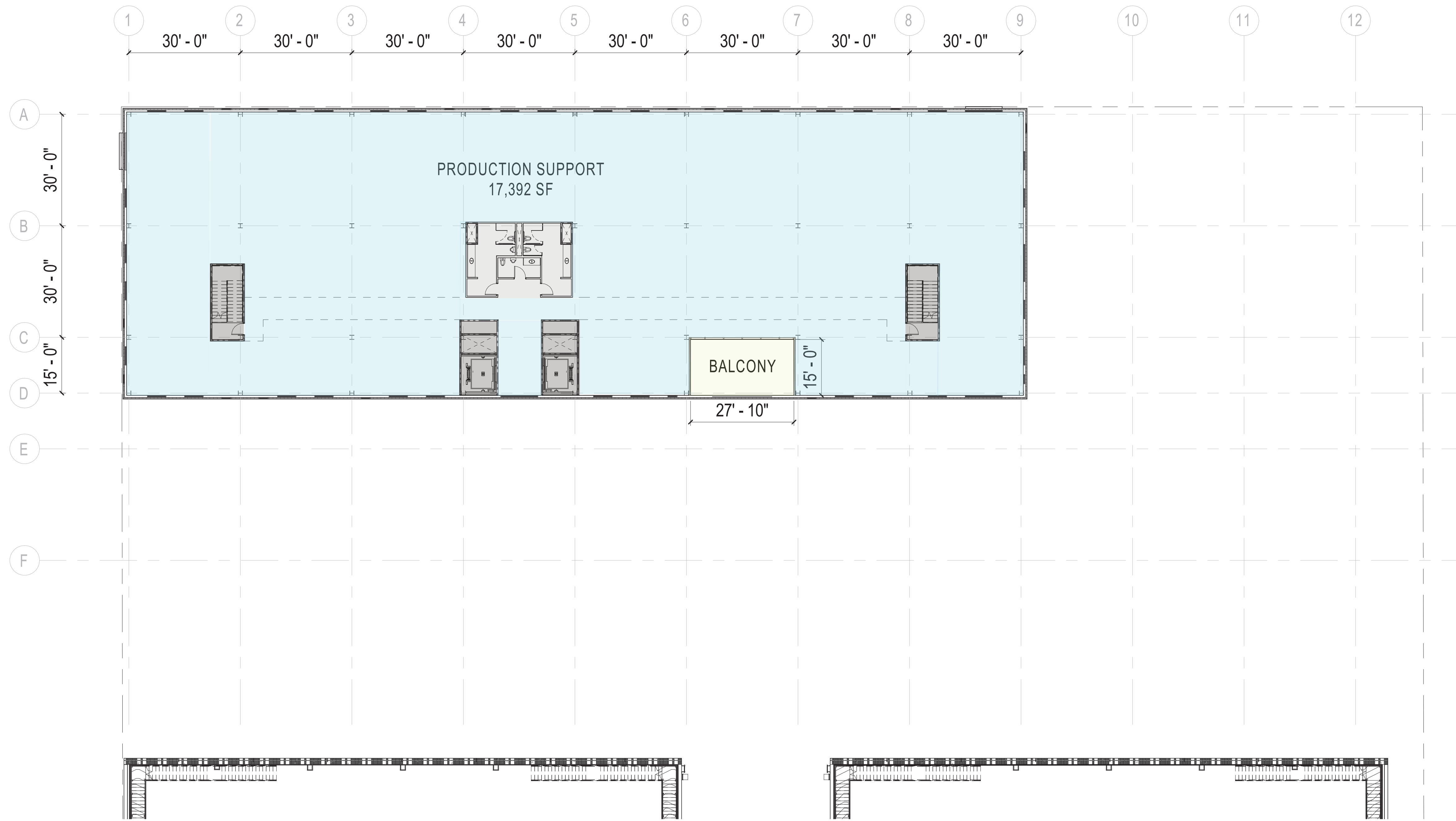
Level 1	: 18,194 sf
Level 2	: 17,392 sf
Level 3	: 17,392 sf
Level 4	: 16,905 sf

Building C Total : 69,883 sf



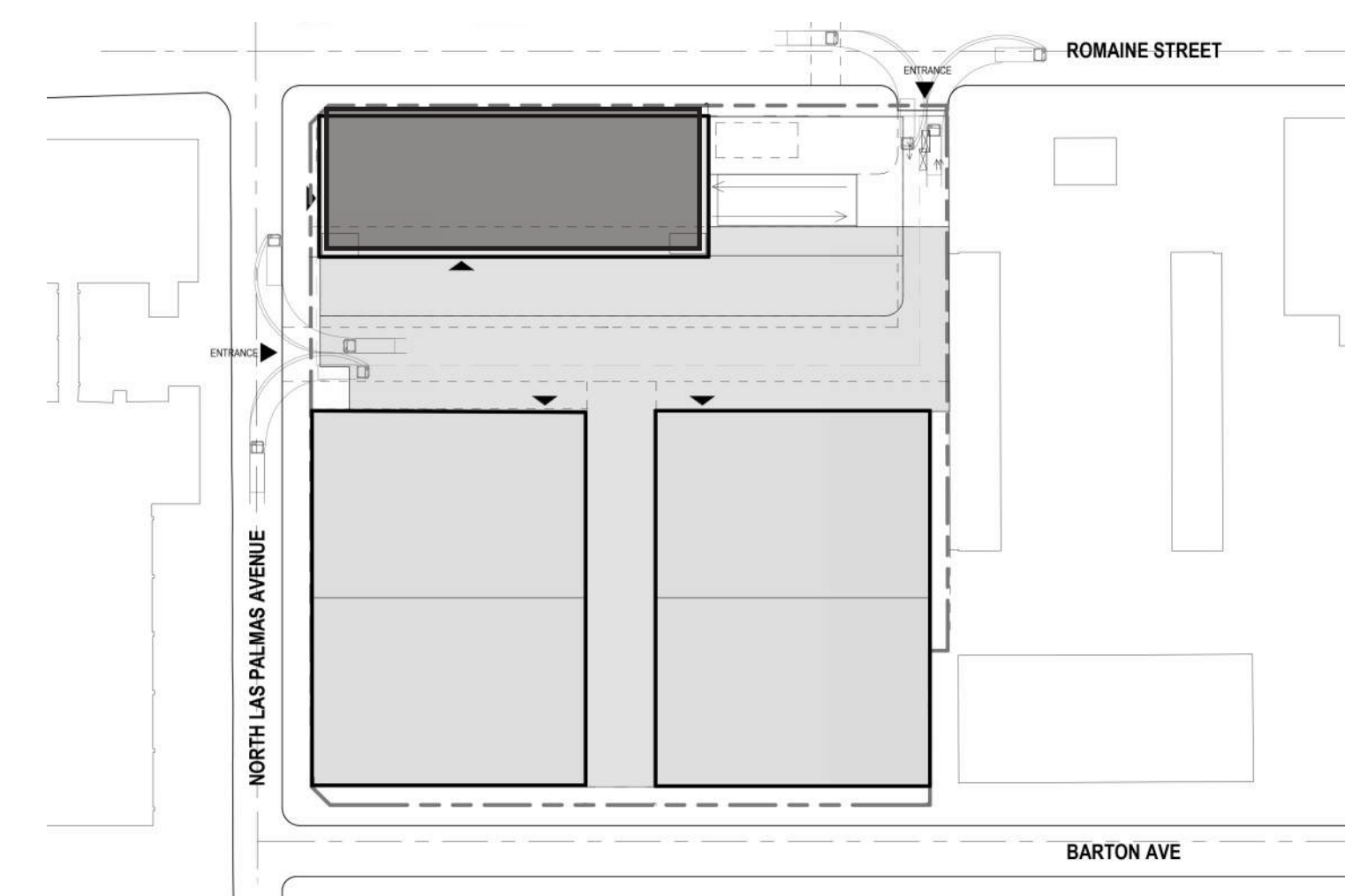
BUILDING C FLOOR PLAN | GROUND LEVEL 01





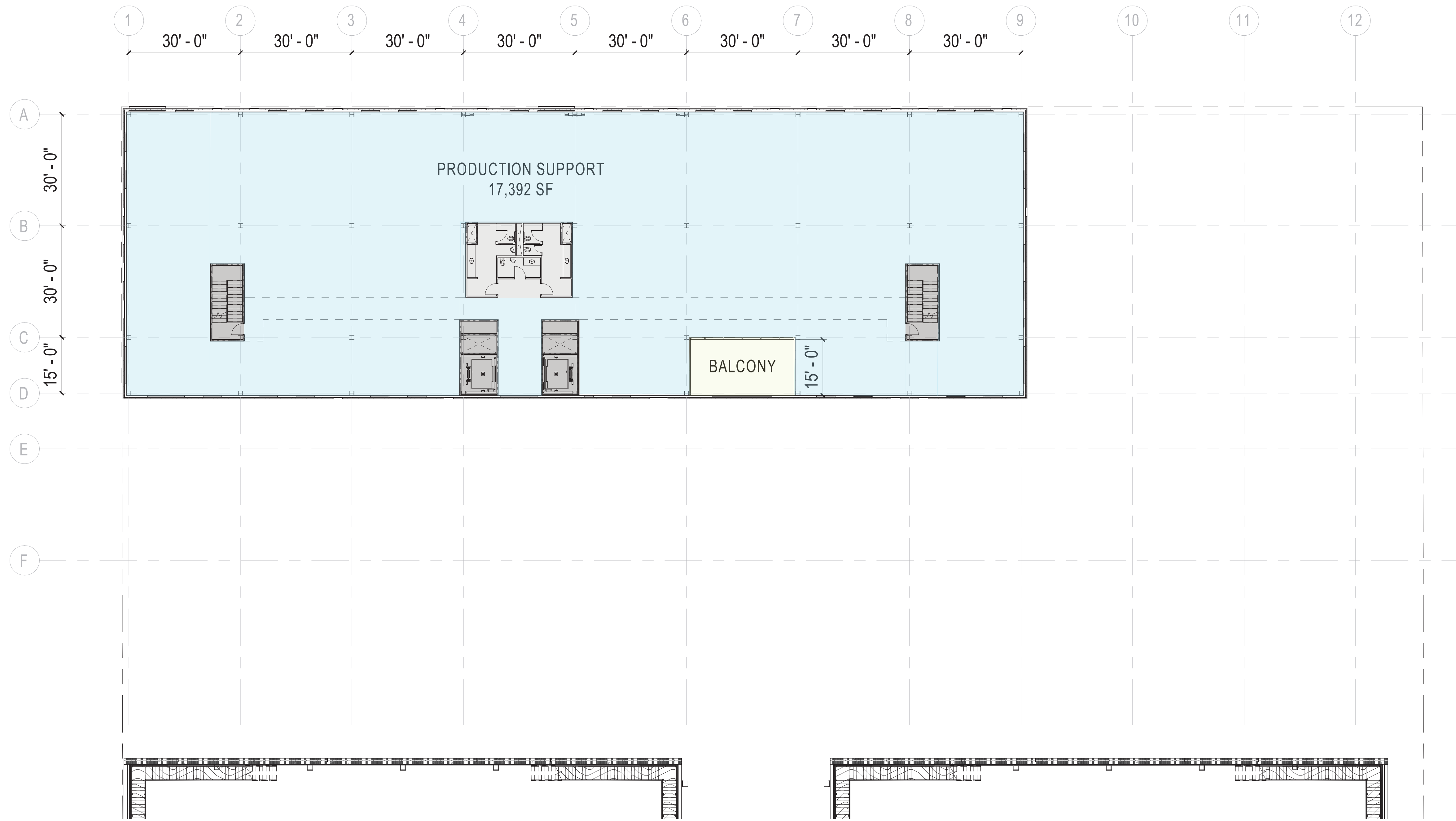
Floor Area
 Level 1 : 18,194 sf
 Level 2 : 17,392 sf
 Level 3 : 17,392 sf
 Level 4 : 16,905 sf

Building C Total : 69,883 sf



BUILDING C FLOOR PLAN | LEVEL 02

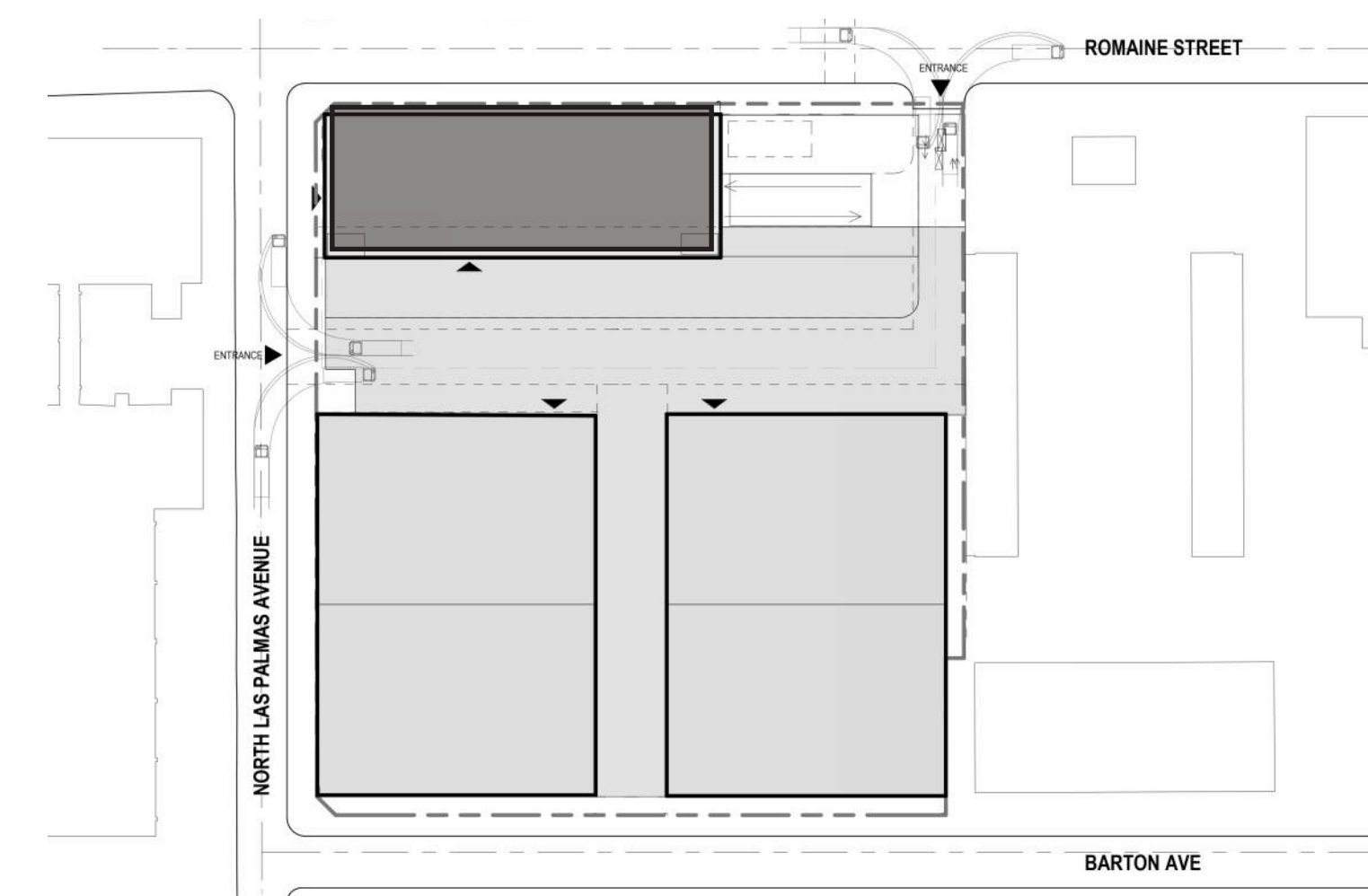




Floor Area

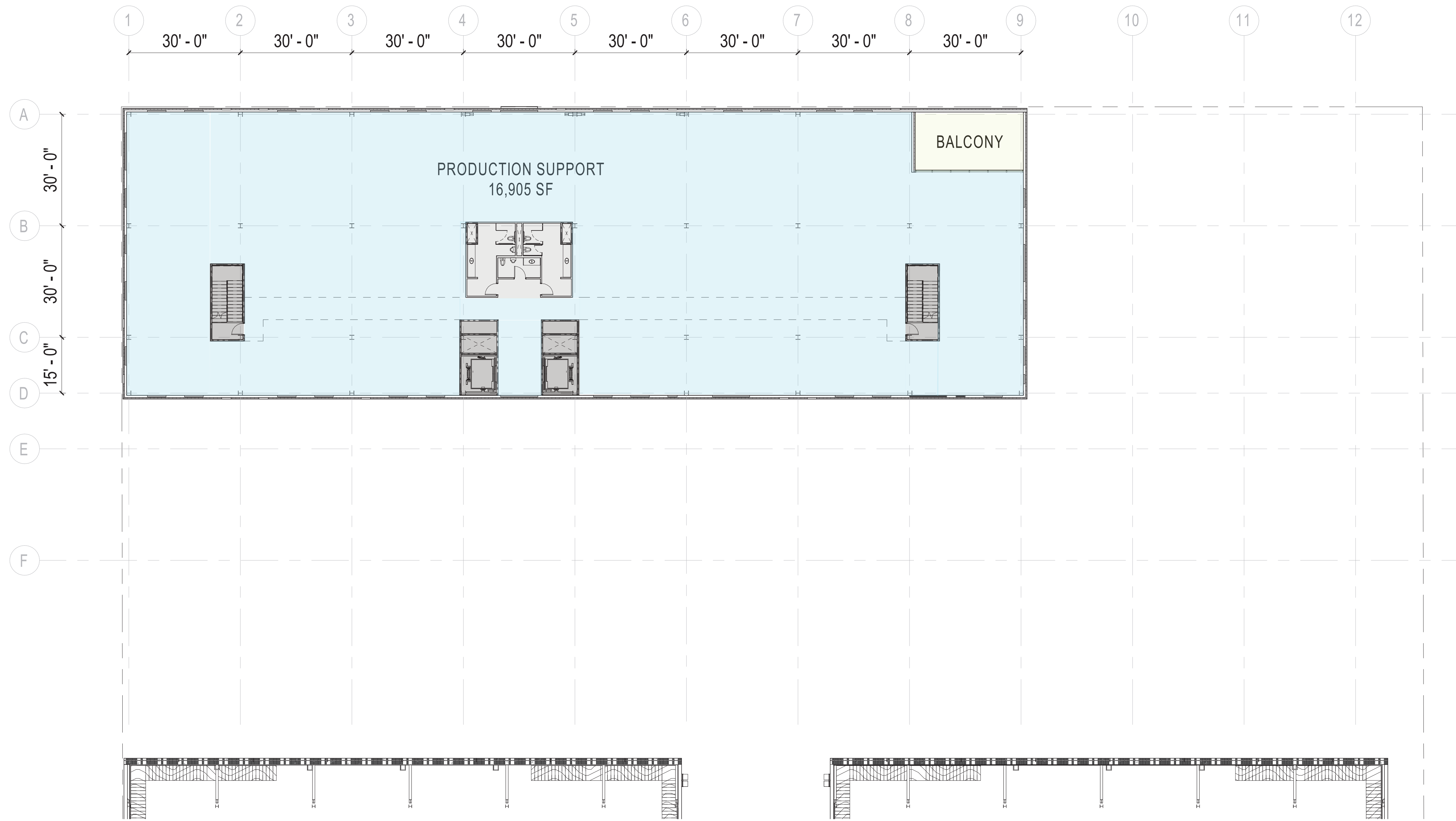
Level 1	: 18,194 sf
Level 2	: 17,392 sf
Level 3	: 17,392 sf
Level 4	: 16,905 sf

Building C Total : 69,883 sf



BUILDING C FLOOR PLAN | LEVEL 03

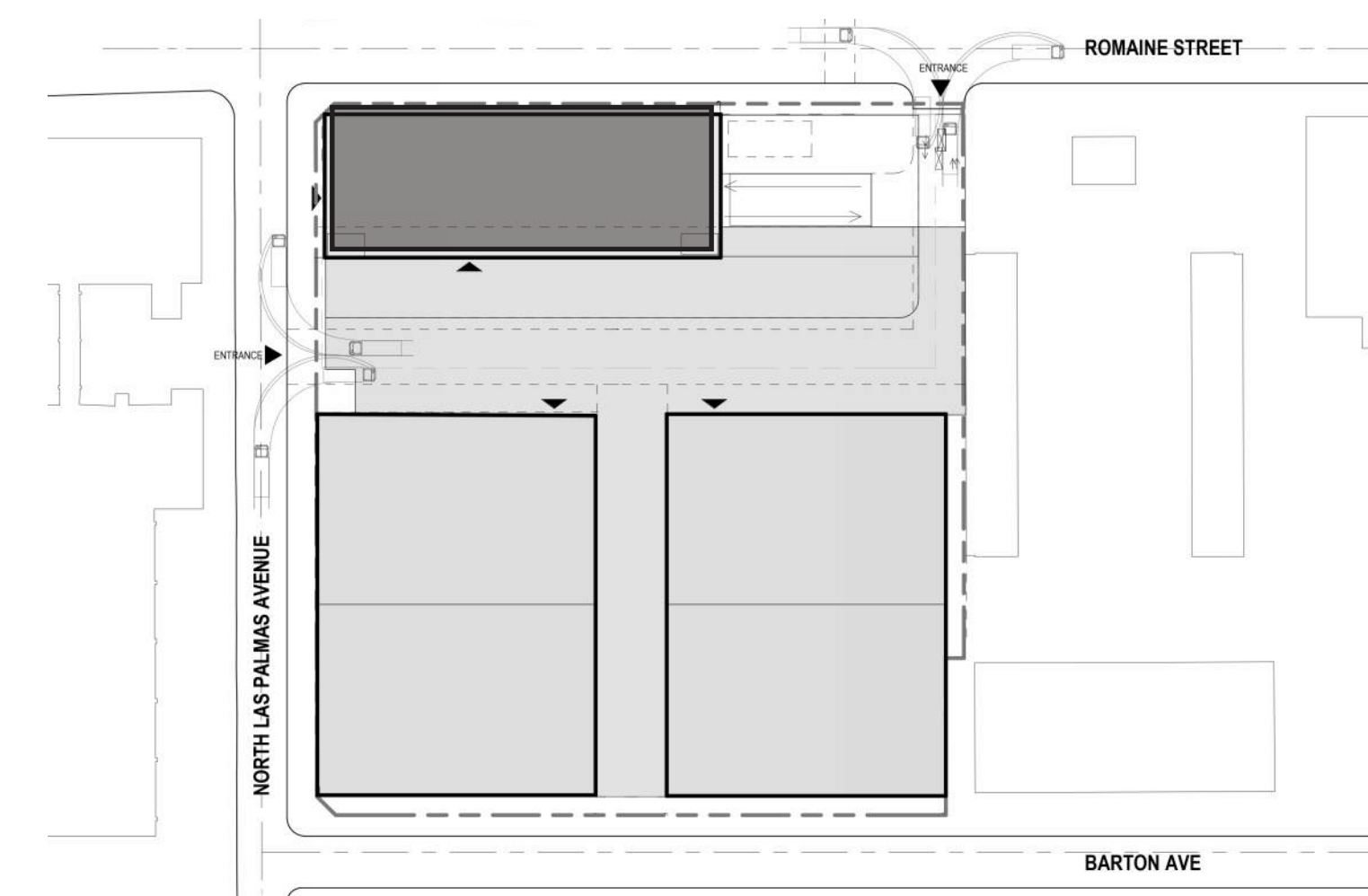




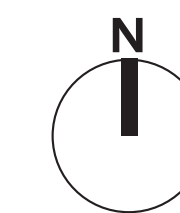
Floor Area

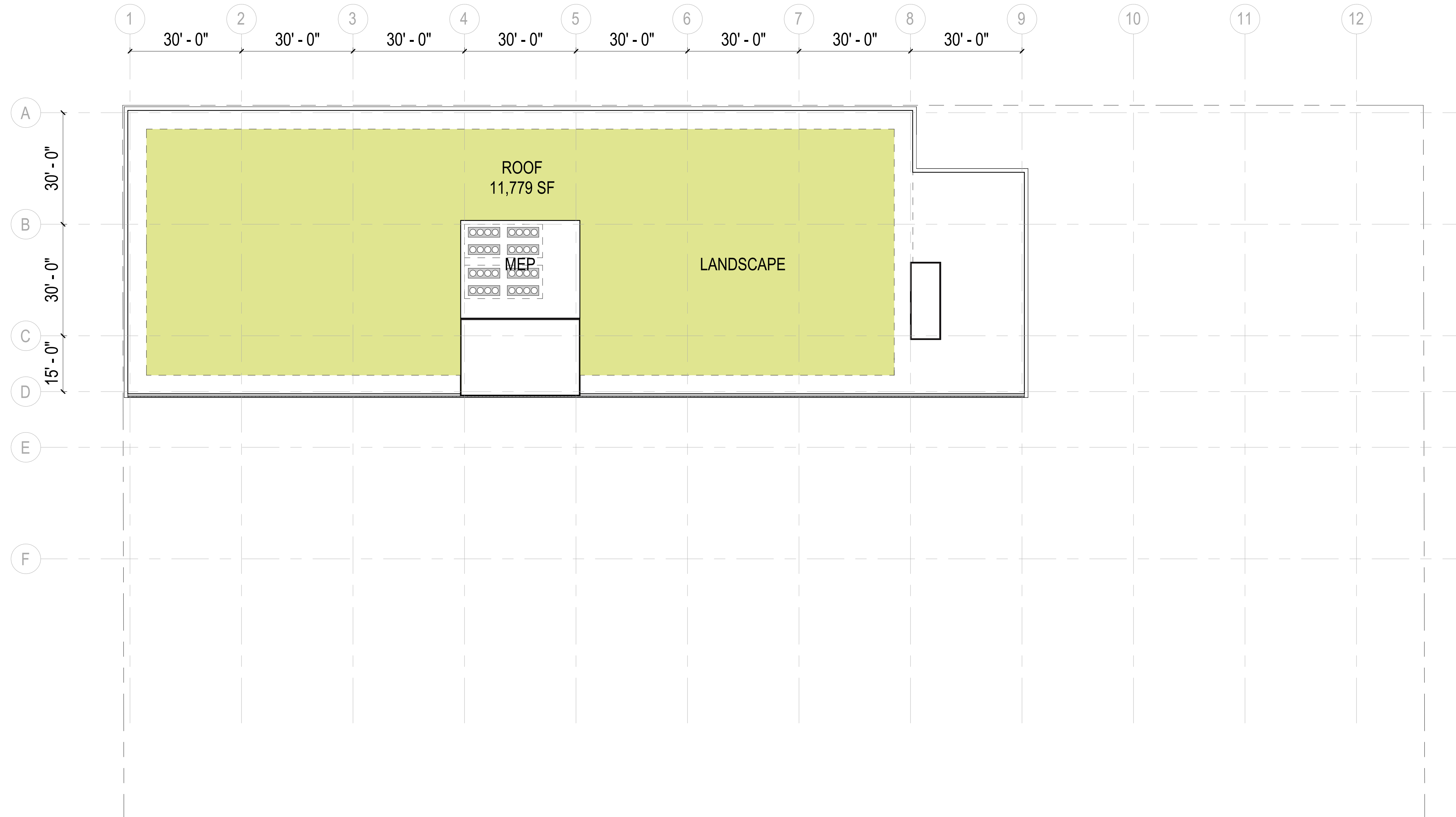
Level 1	: 18,194 sf
Level 2	: 17,392 sf
Level 3	: 17,392 sf
Level 4	: 16,905 sf

Building C Total : 69,883 sf



BUILDING C FLOOR PLAN | LEVEL 04

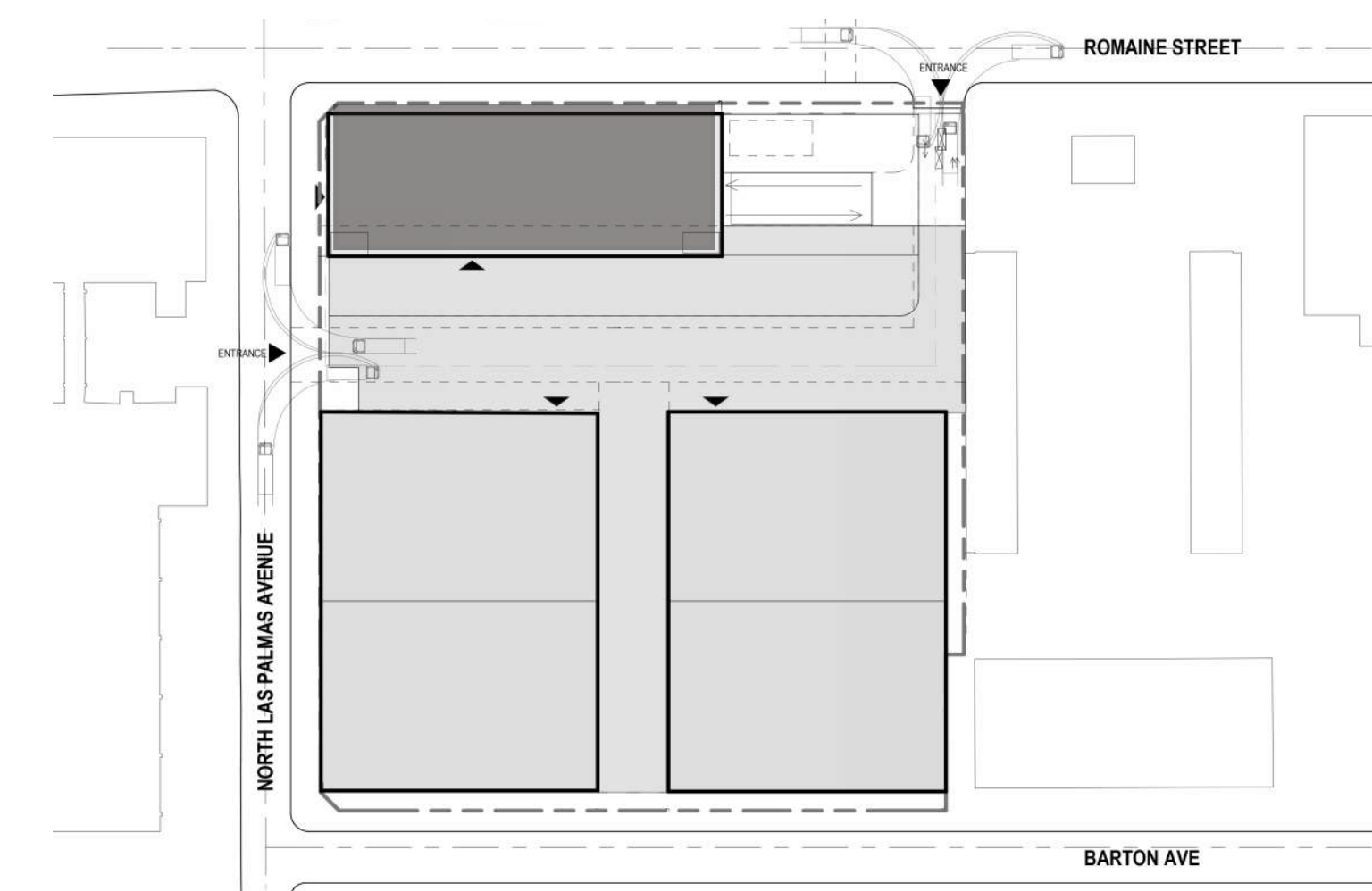




Floor Area

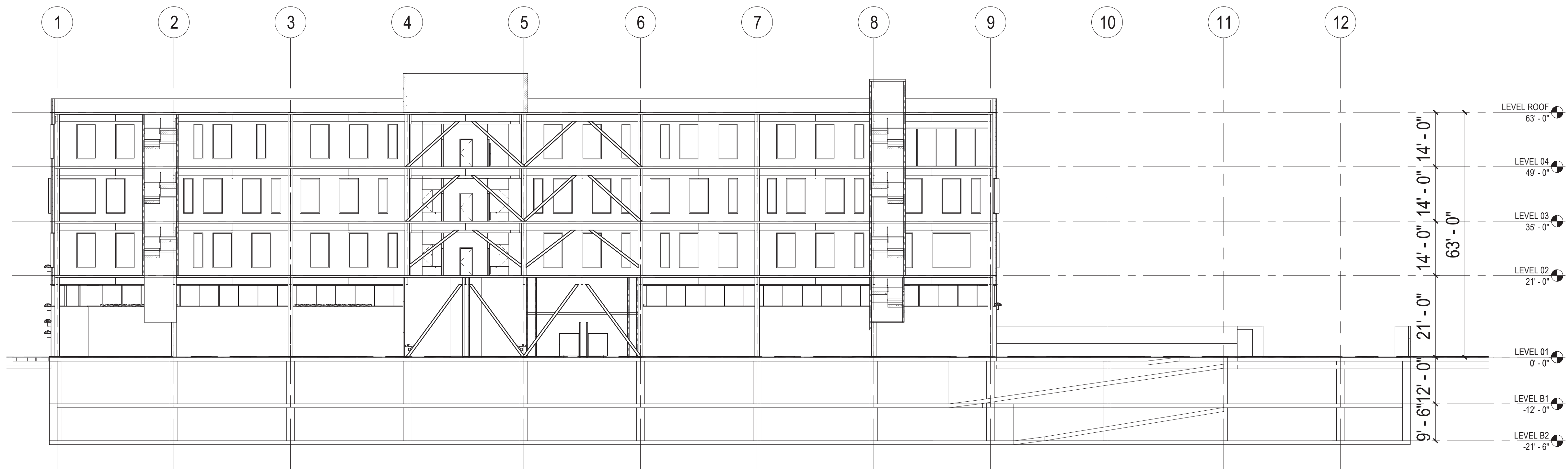
Level 1	: 18,194 sf
Level 2	: 17,392 sf
Level 3	: 17,392 sf
Level 4	: 16,905 sf

Building C Total : 69,883 sf

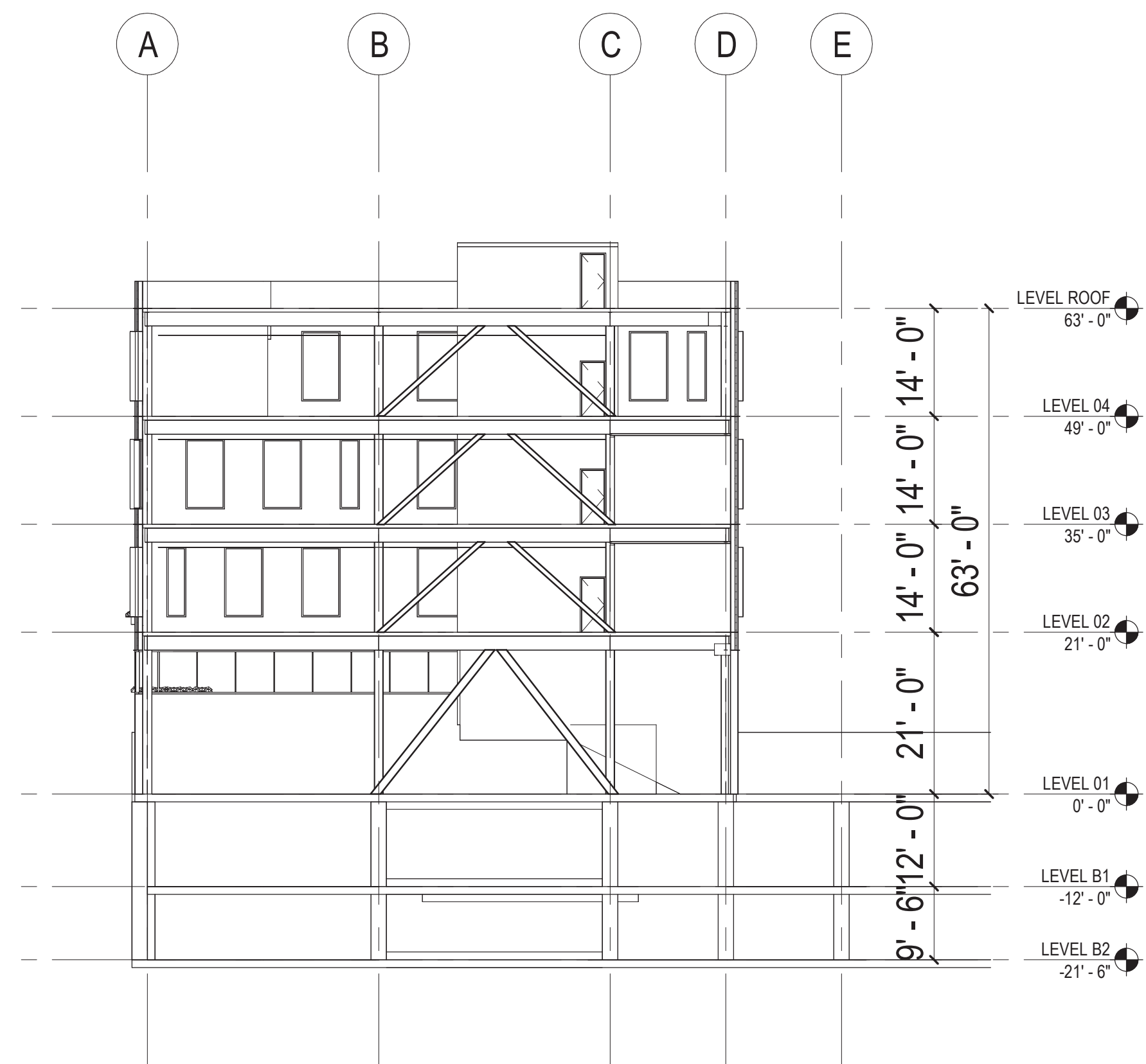


BUILDING C FLOOR PLAN | ROOF LEVEL

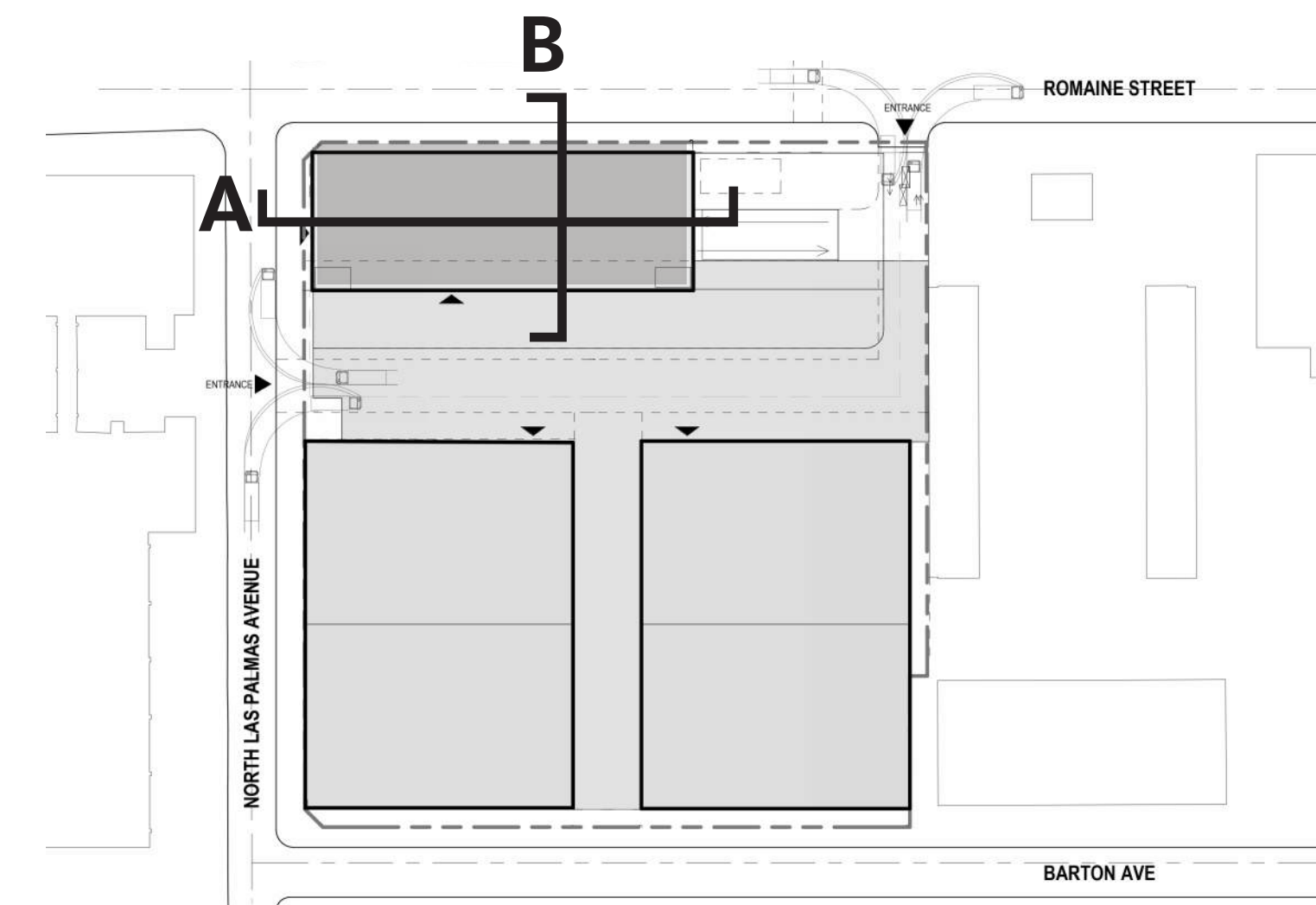




SECTION A



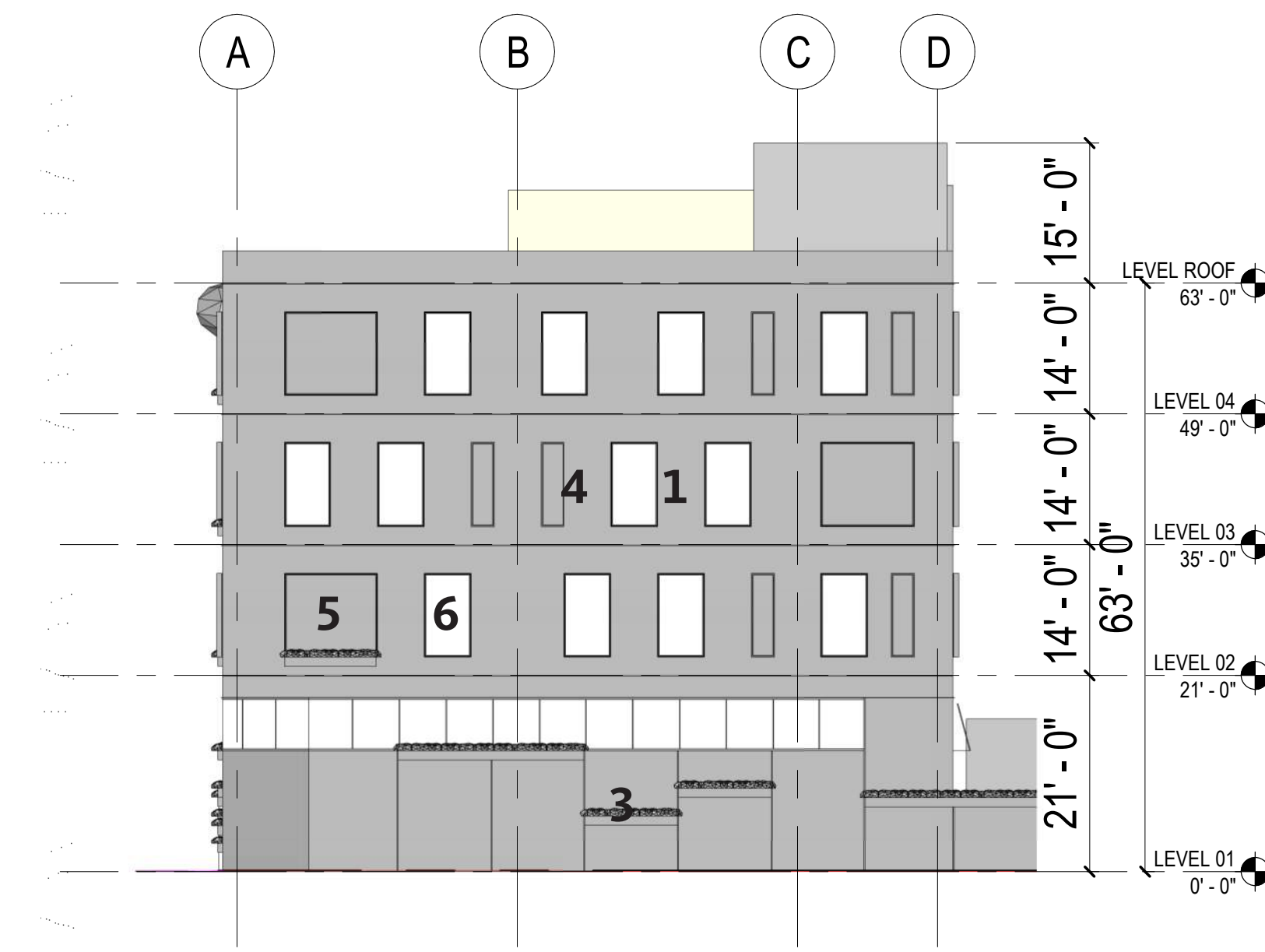
SECTION B



BUILDING C | SECTIONS



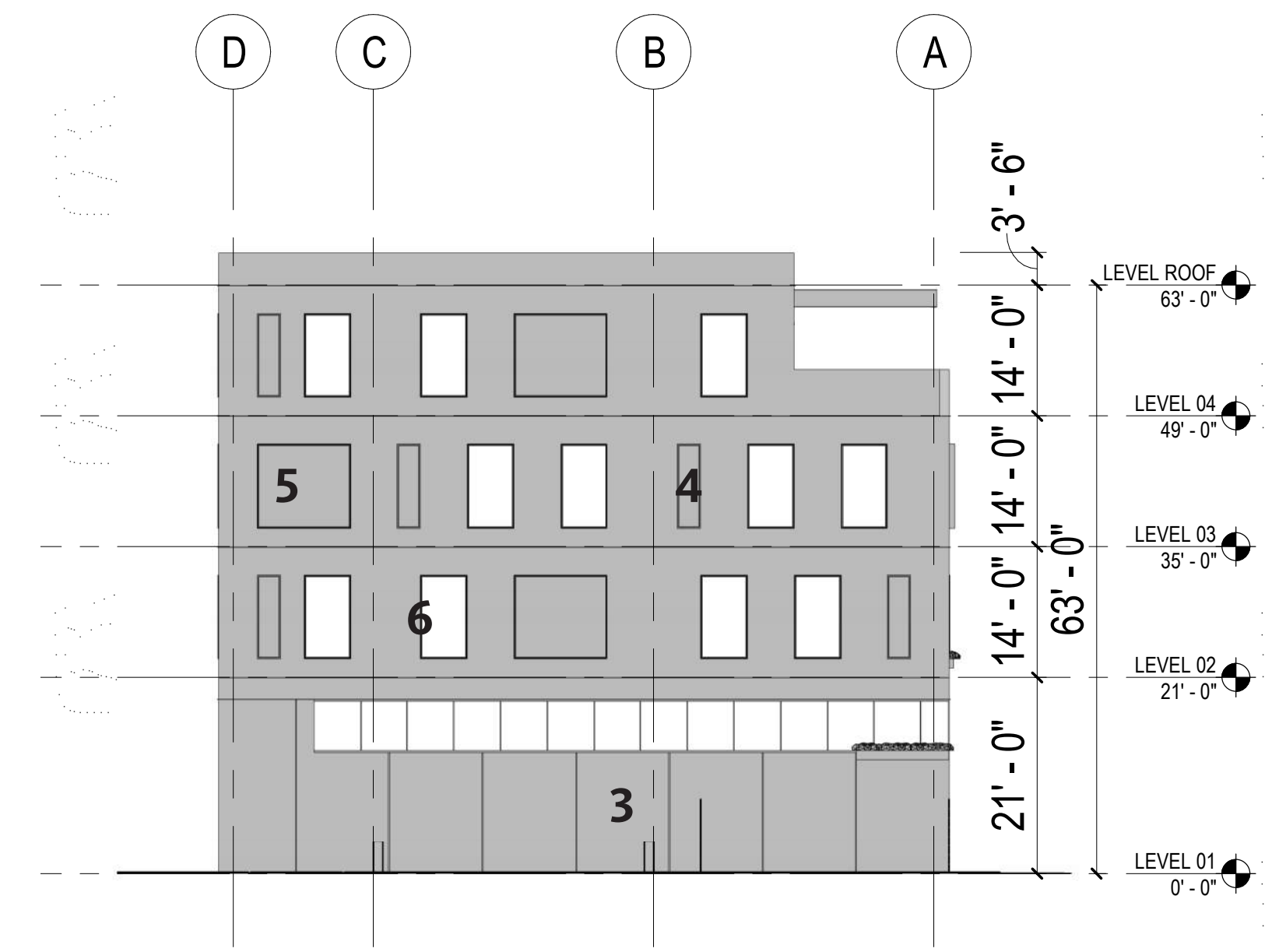
ELEVATION - SOUTH



ELEVATION - WEST

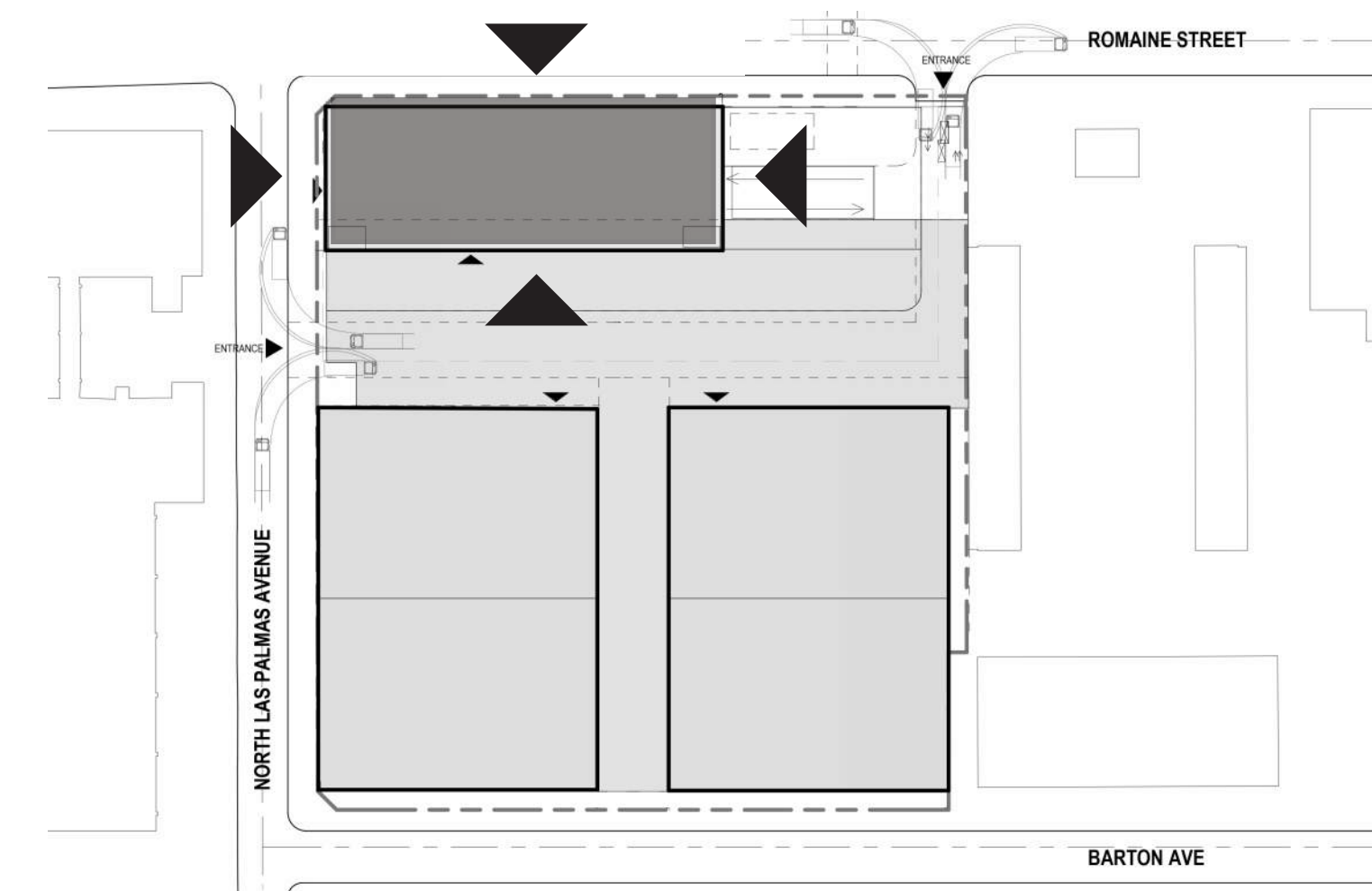


ELEVATION - NORTH

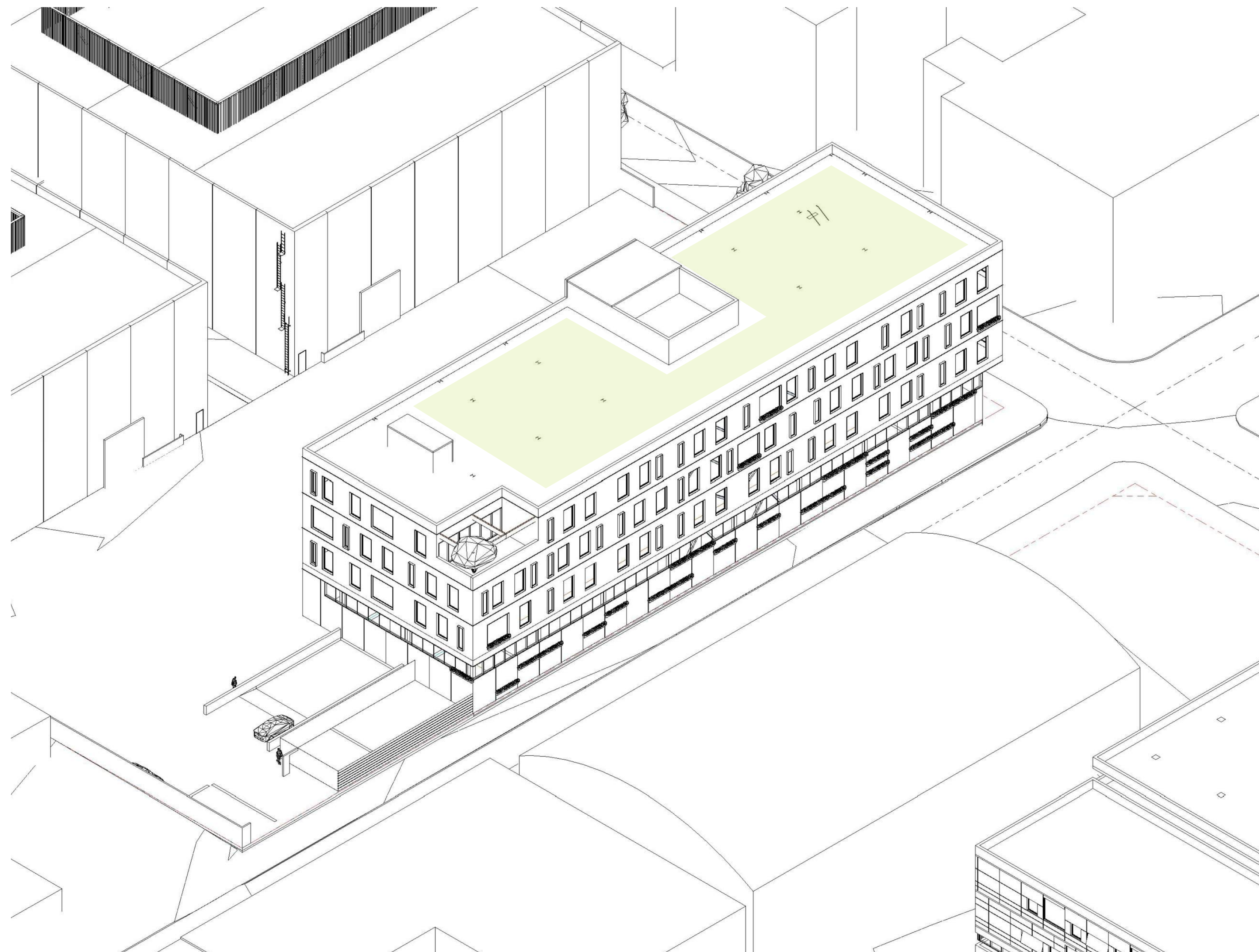


ELEVATION - EAST

- 1 RAINSCREEN PANELS
- 2 ROLLING DOOR 16'X18'
- 3 CONCRETE WALL WITH PLANTERS
- 4 FIXED SINGLE WINDOW 8'X2.5'
- 5 FIXED SINGLE WINDOW 9'X10'
- 6 FIXED SINGLE WINDOW 8'X5'



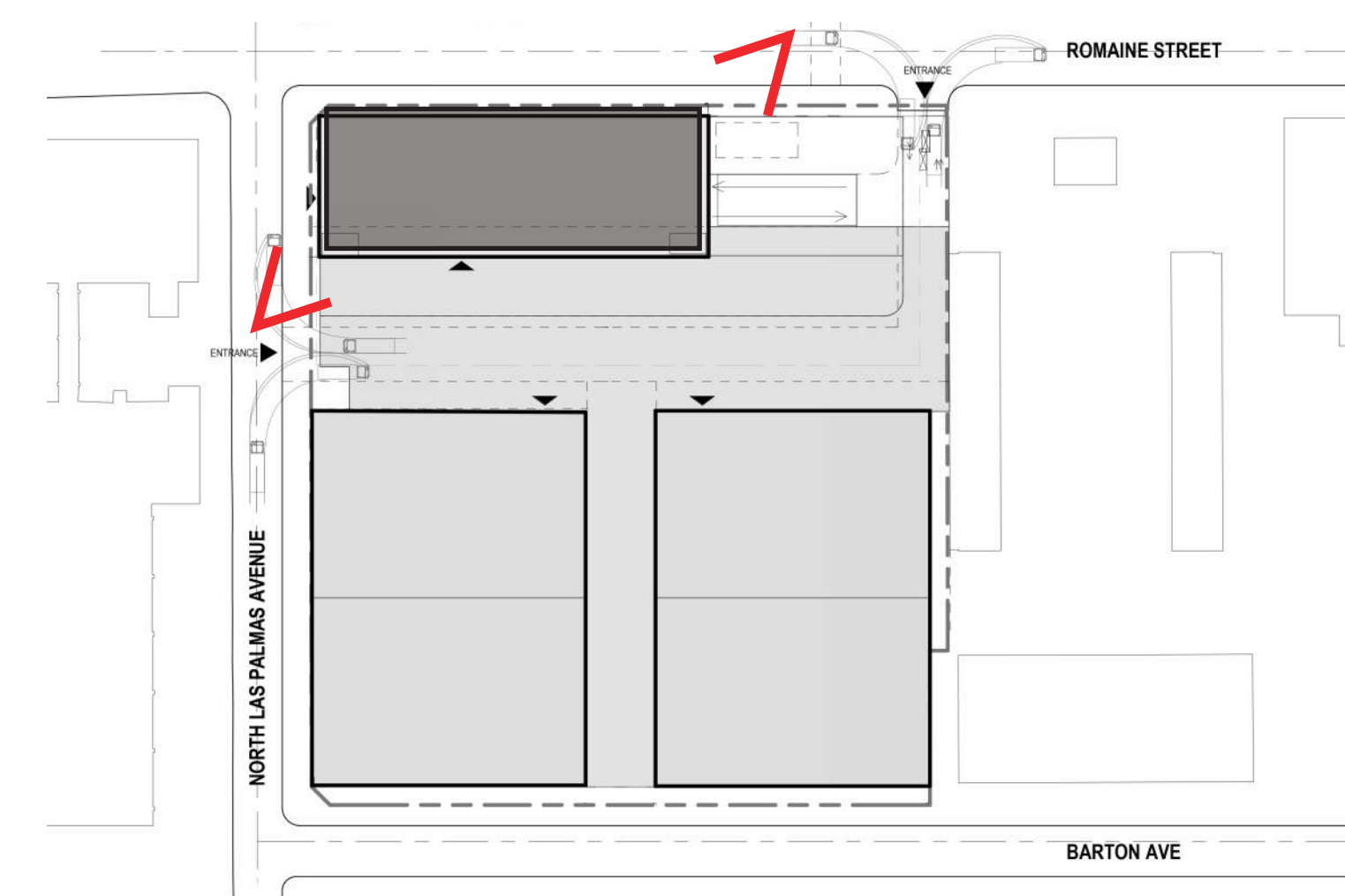
BUILDING C | ELEVATIONS



NORTHEAST VIEW



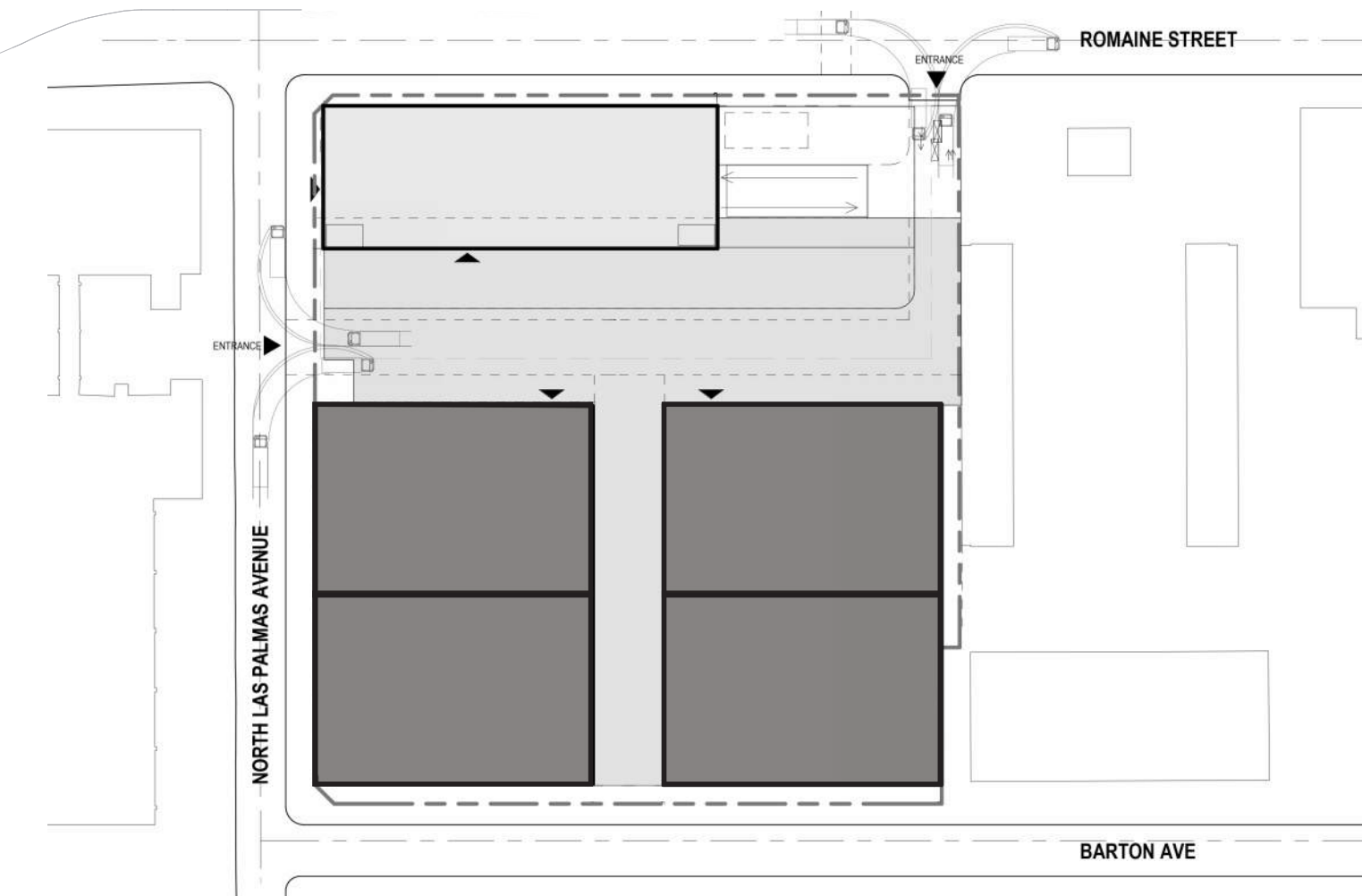
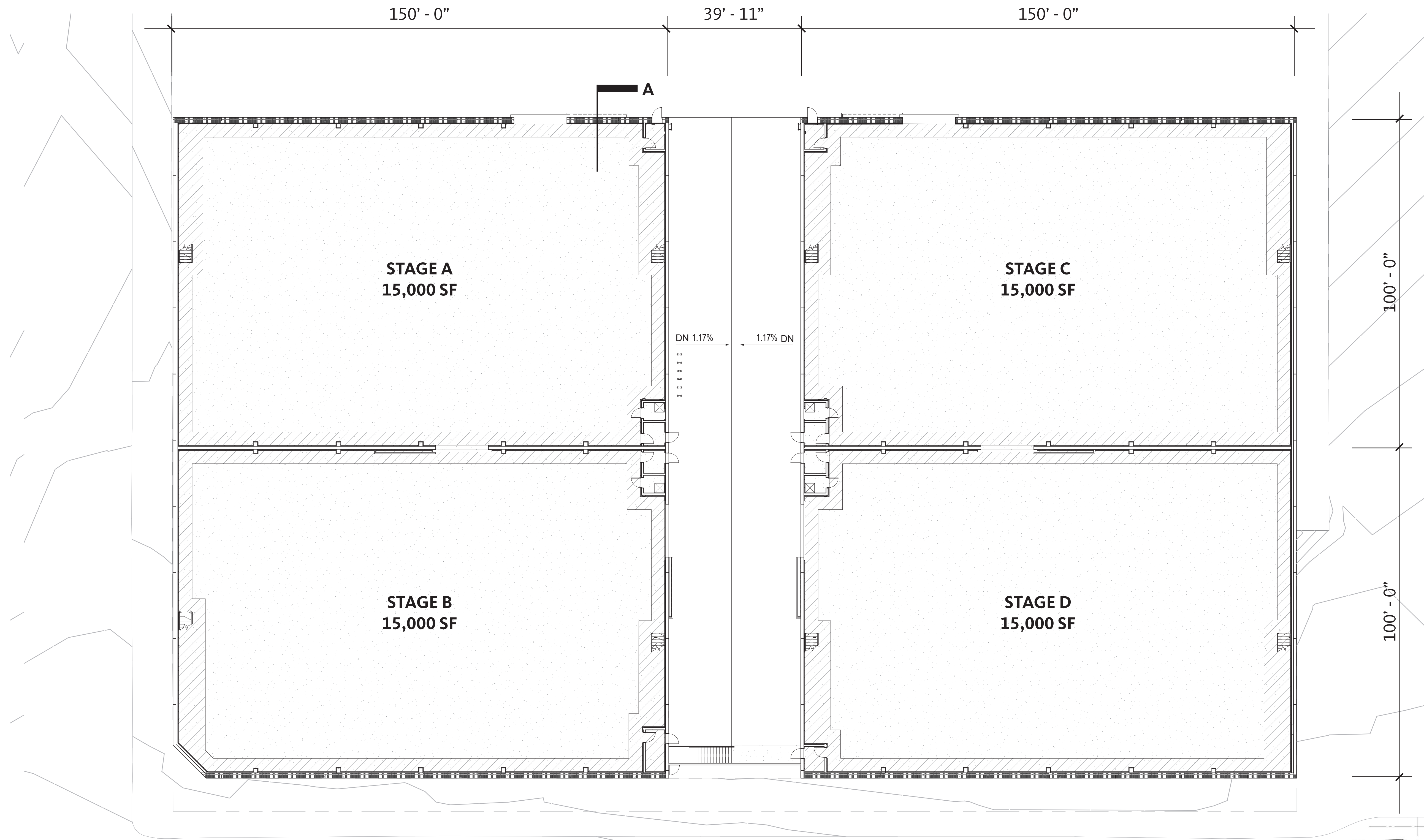
SOUTHWEST VIEW



BUILDING C | ISOMETRIC VIEW

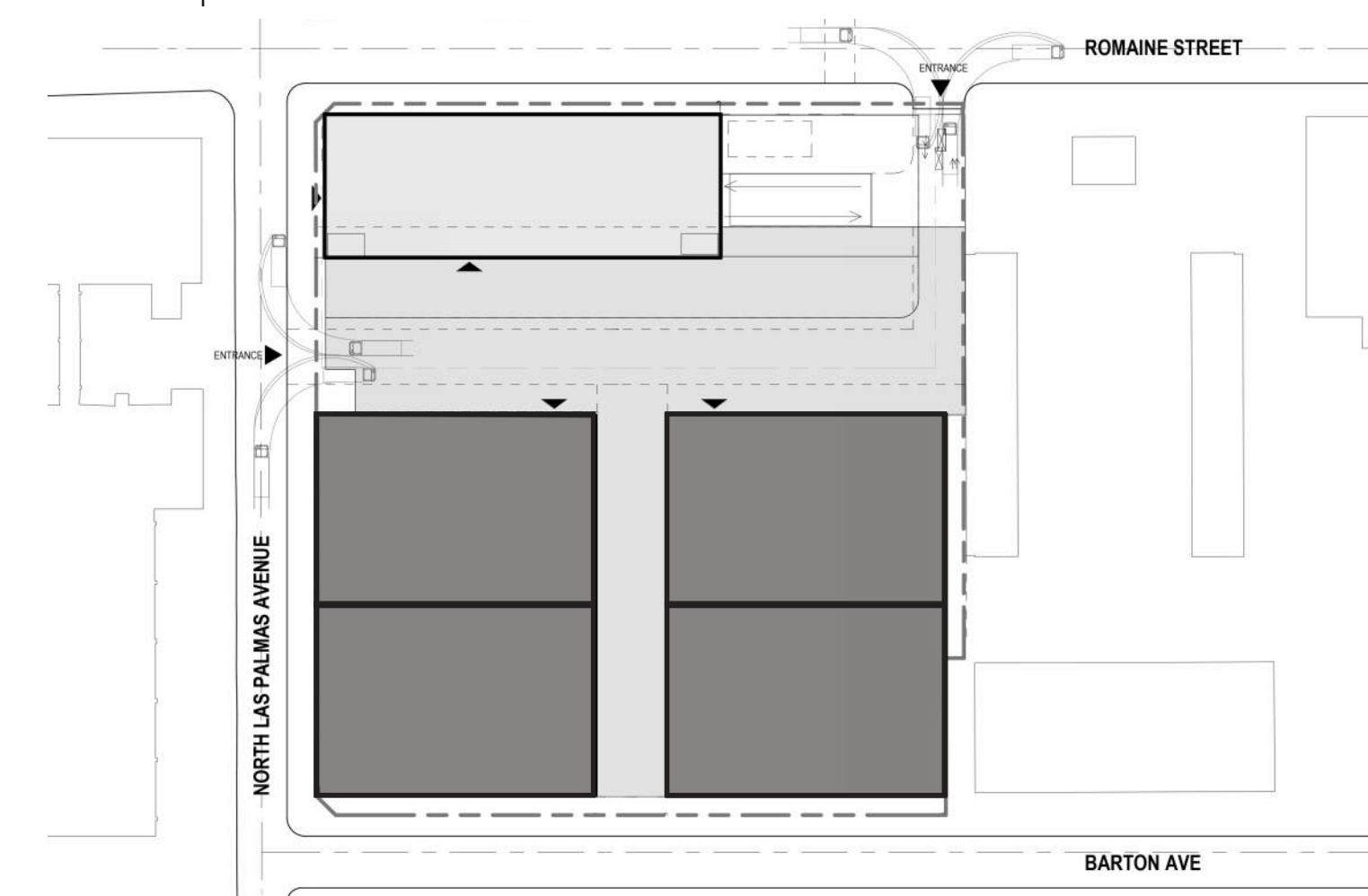
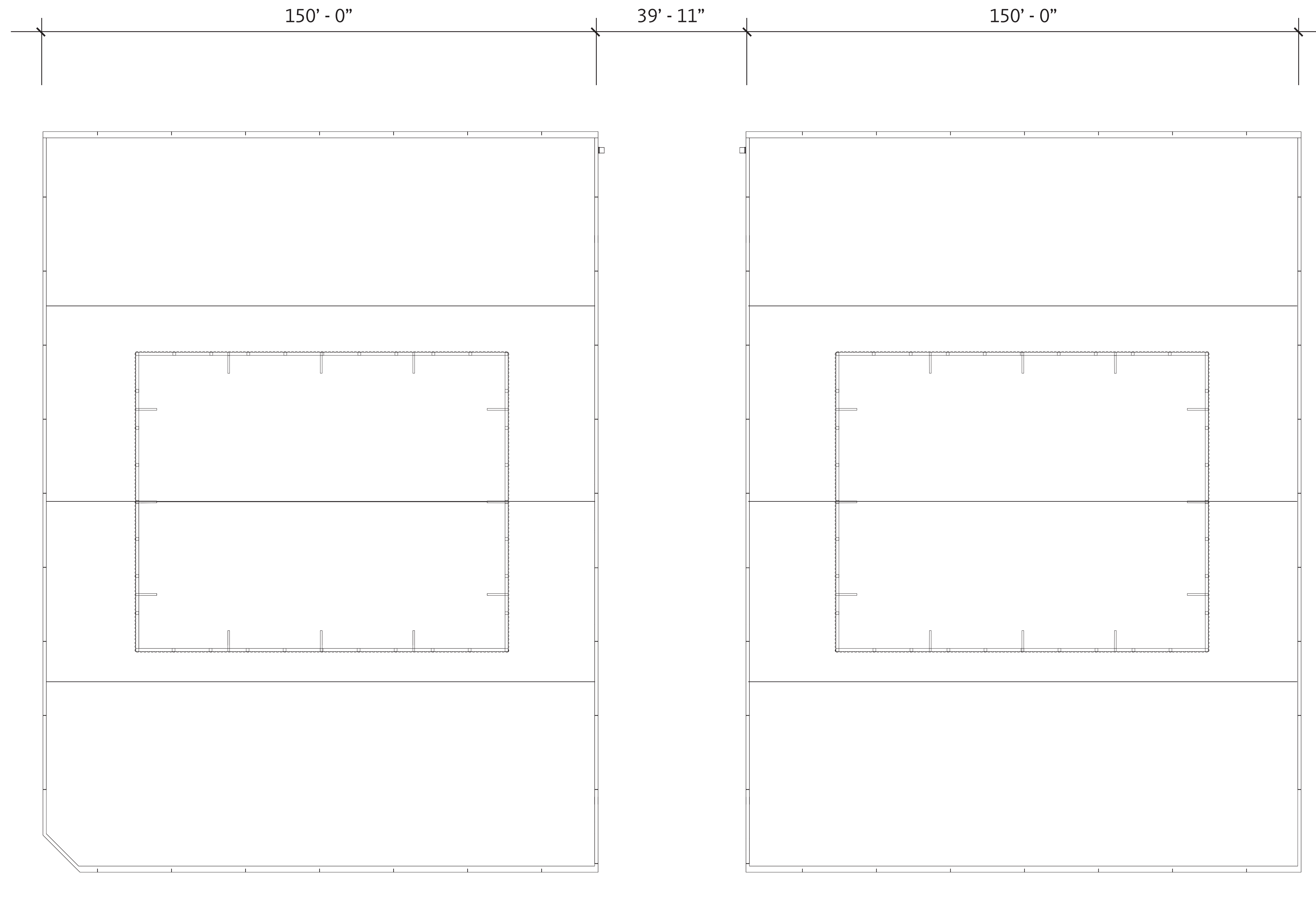
STAGES

A | B | C | D



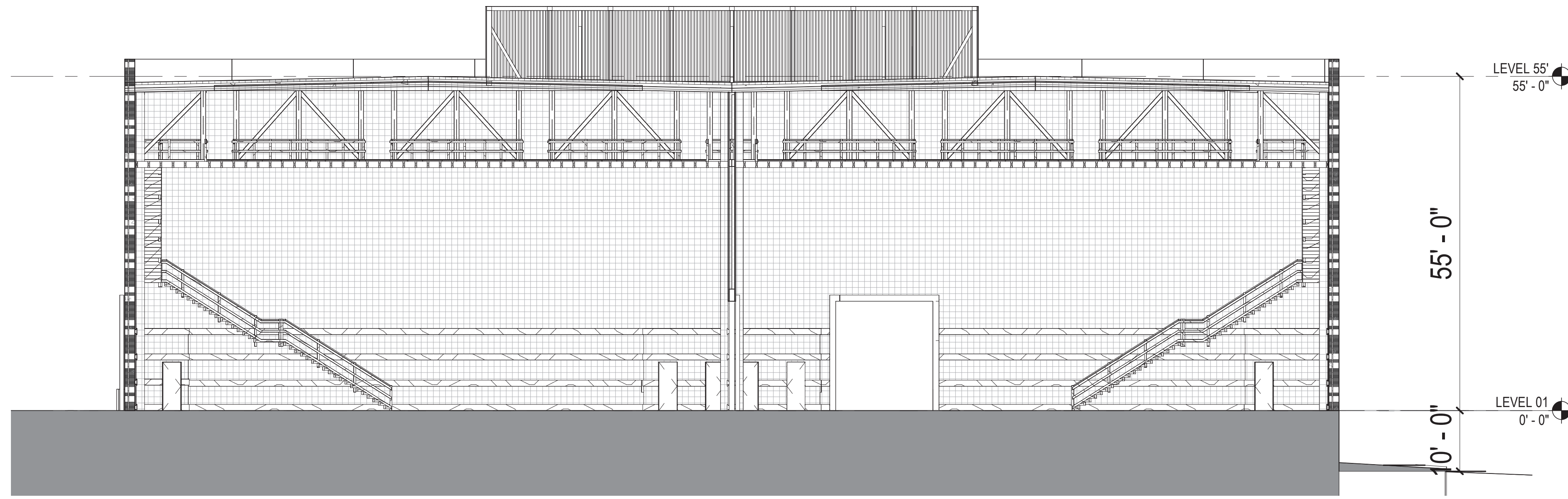
STAGES | GROUND FLOOR LEVEL 01



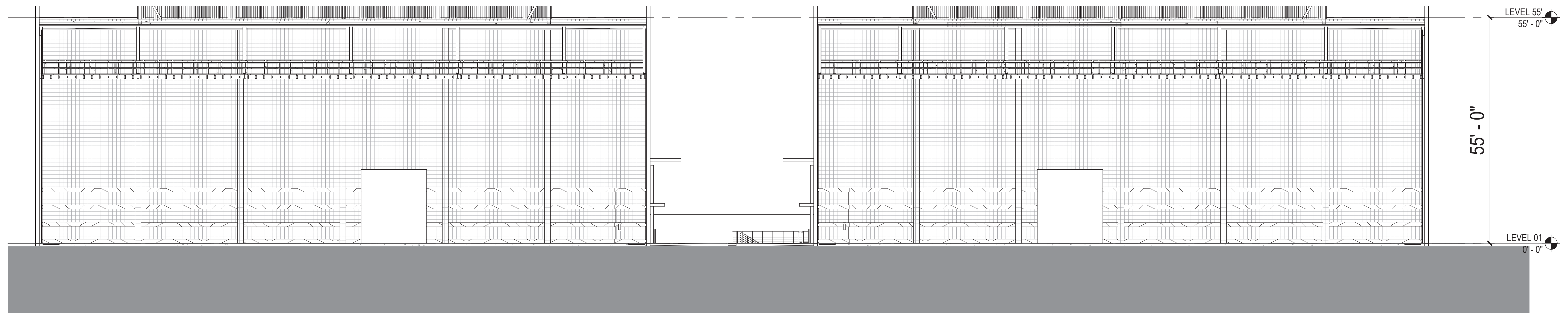


STAGES | ROOF LEVEL 04

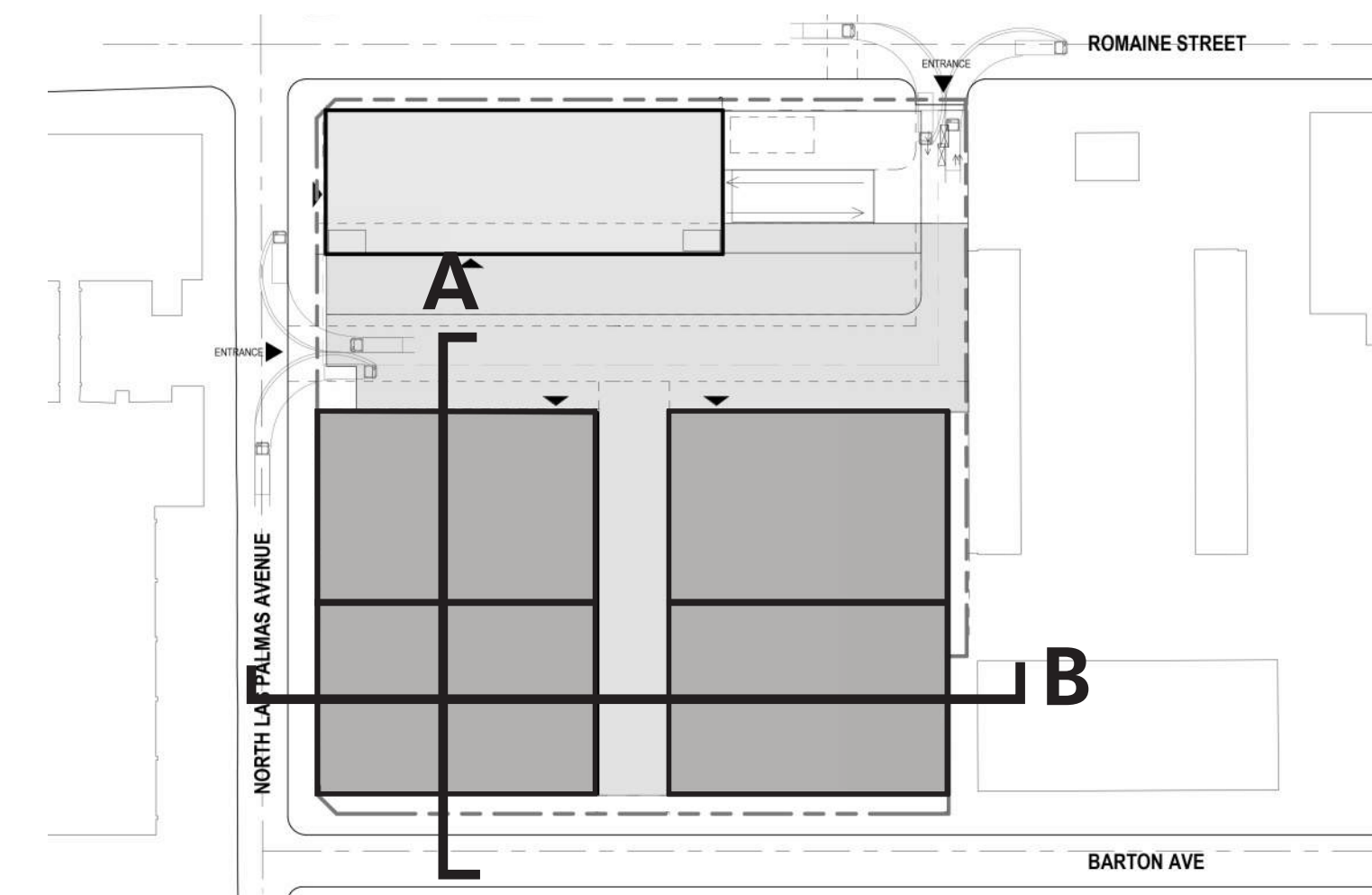




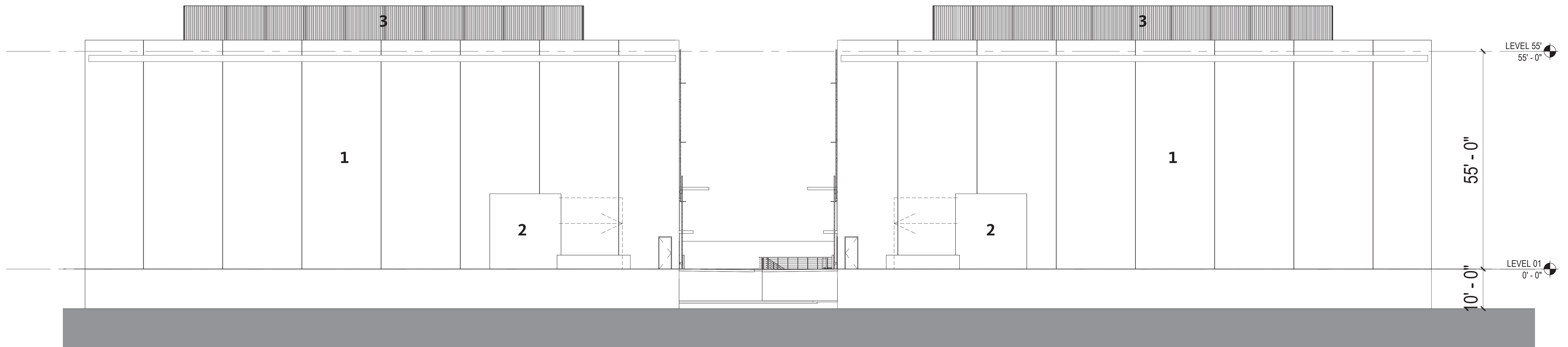
SECTION A



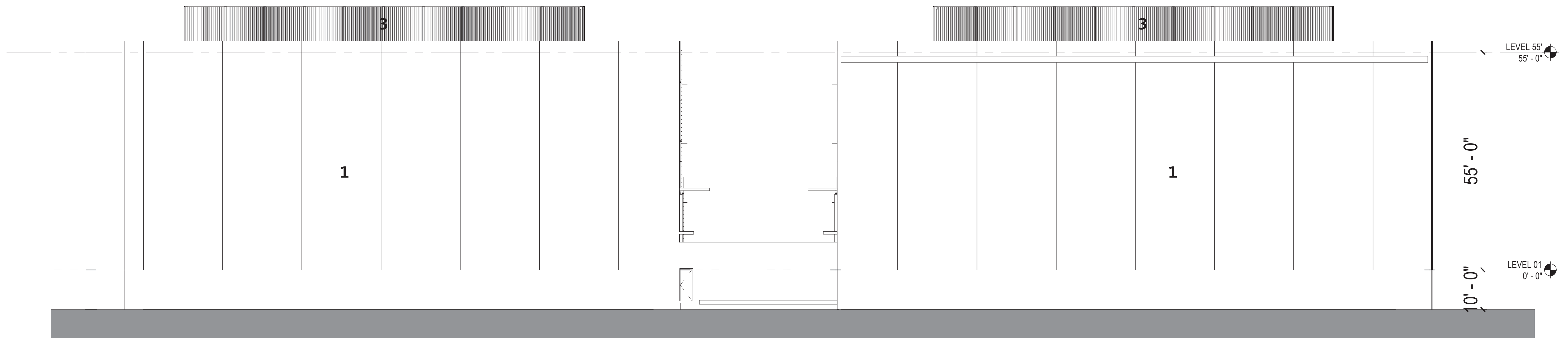
SECTION B



STAGES | SECTIONS

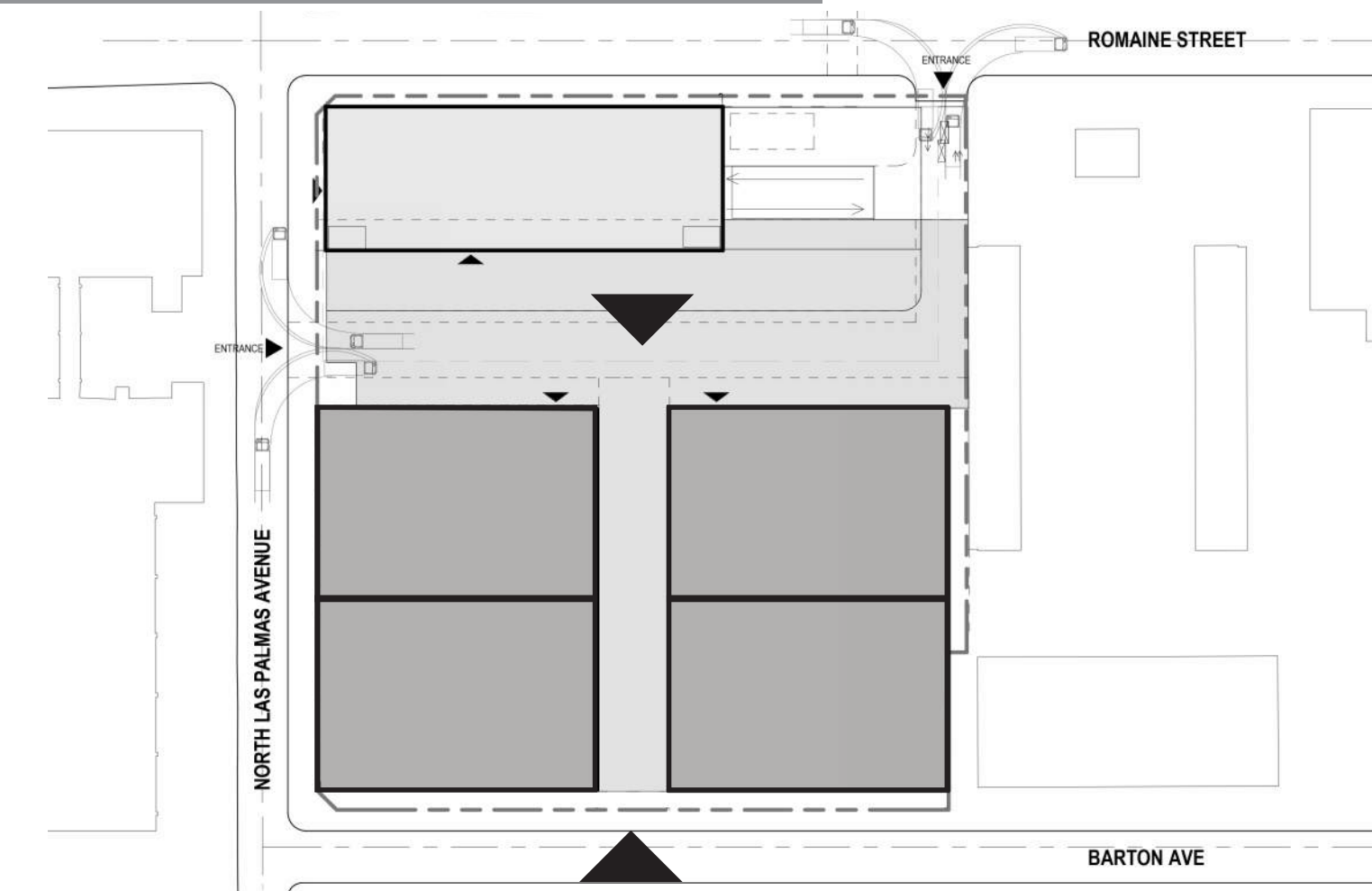


NORTH ELEVATION

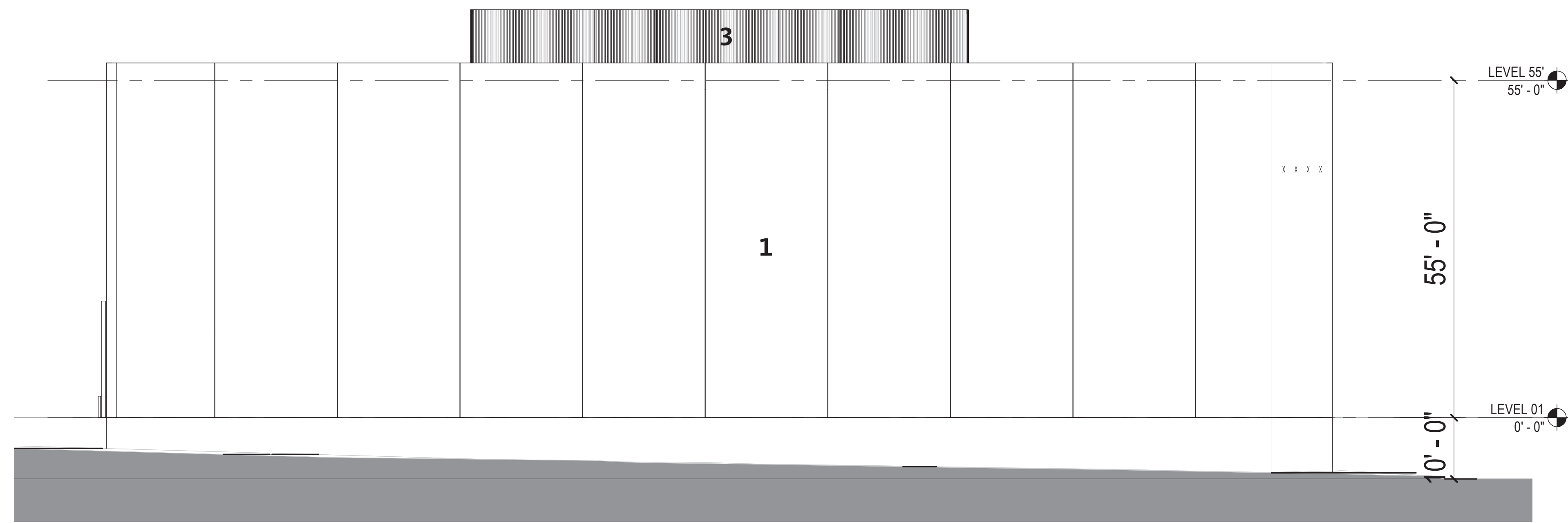


SOUTH ELEVATION

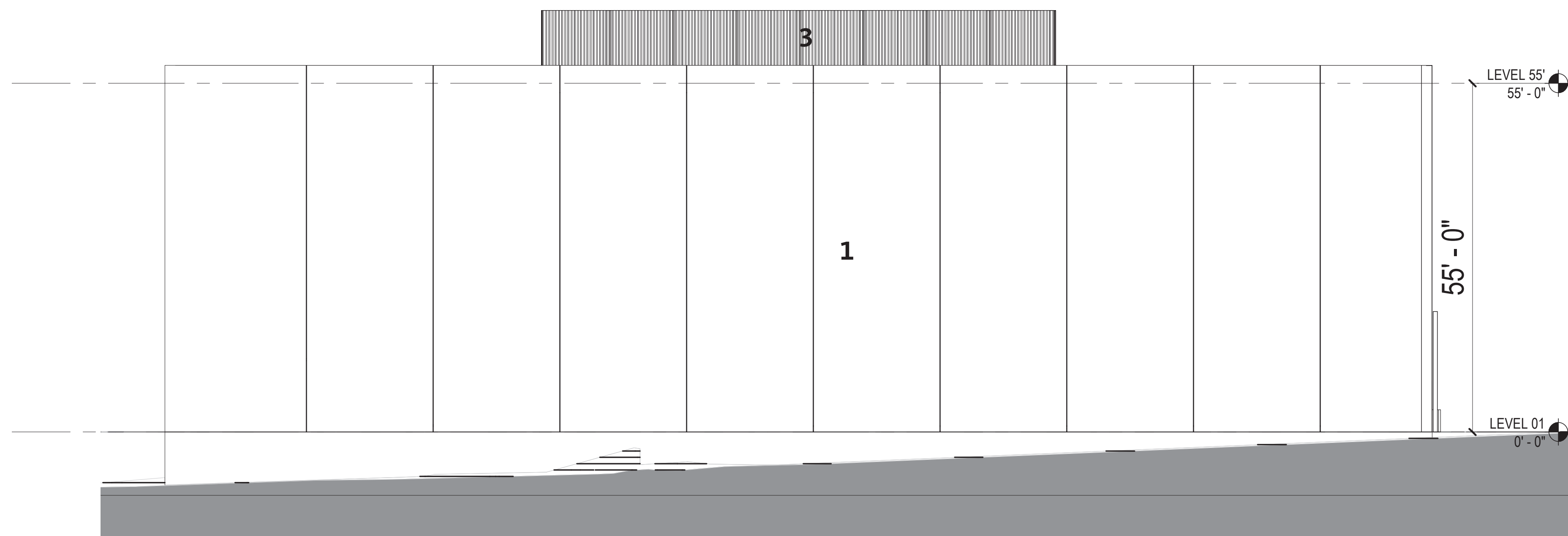
- 1 PLASTER WALL
- 2 ELEPHANT DOOR 16'X18'
- 3 MECHANICAL SCREEN



STAGES | ELEVATIONS

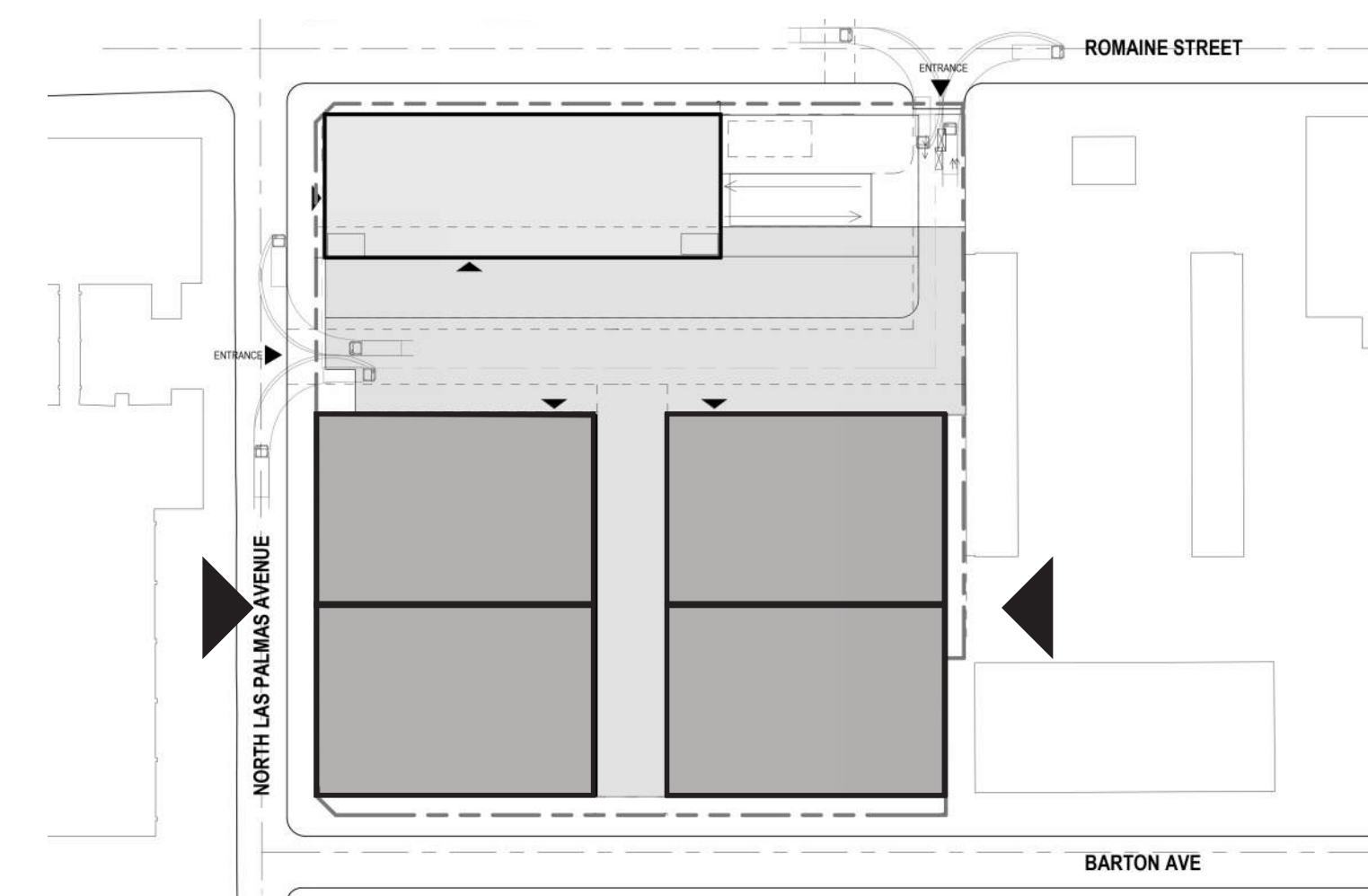


WEST ELEVATION

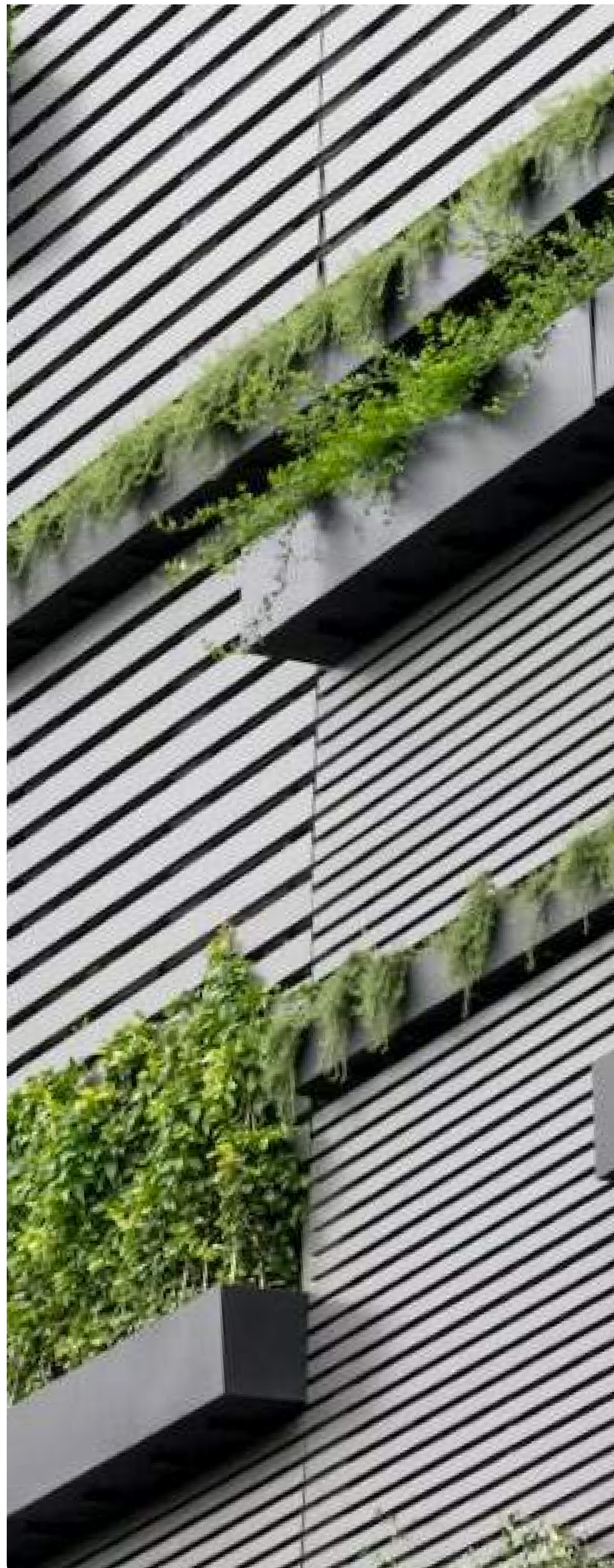


EAST ELEVATION

- 1 PLASTER WALL
- 3 MECHANICAL SCREEN



STAGES | ELEVATIONS



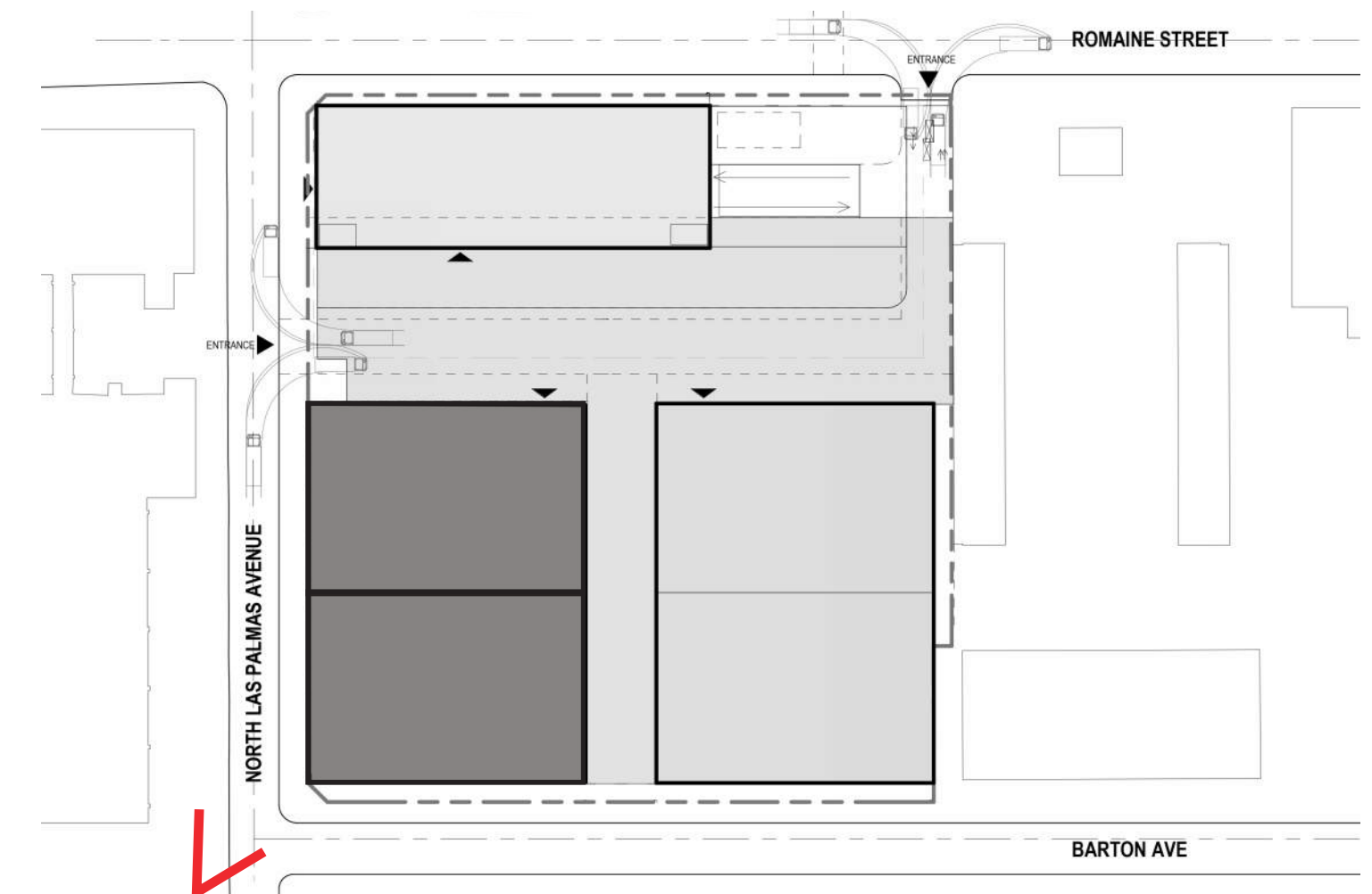
STAGE WALL | PLANTERS / MURALS / PAINT / FORMLINER



SOUTH ELEVATION



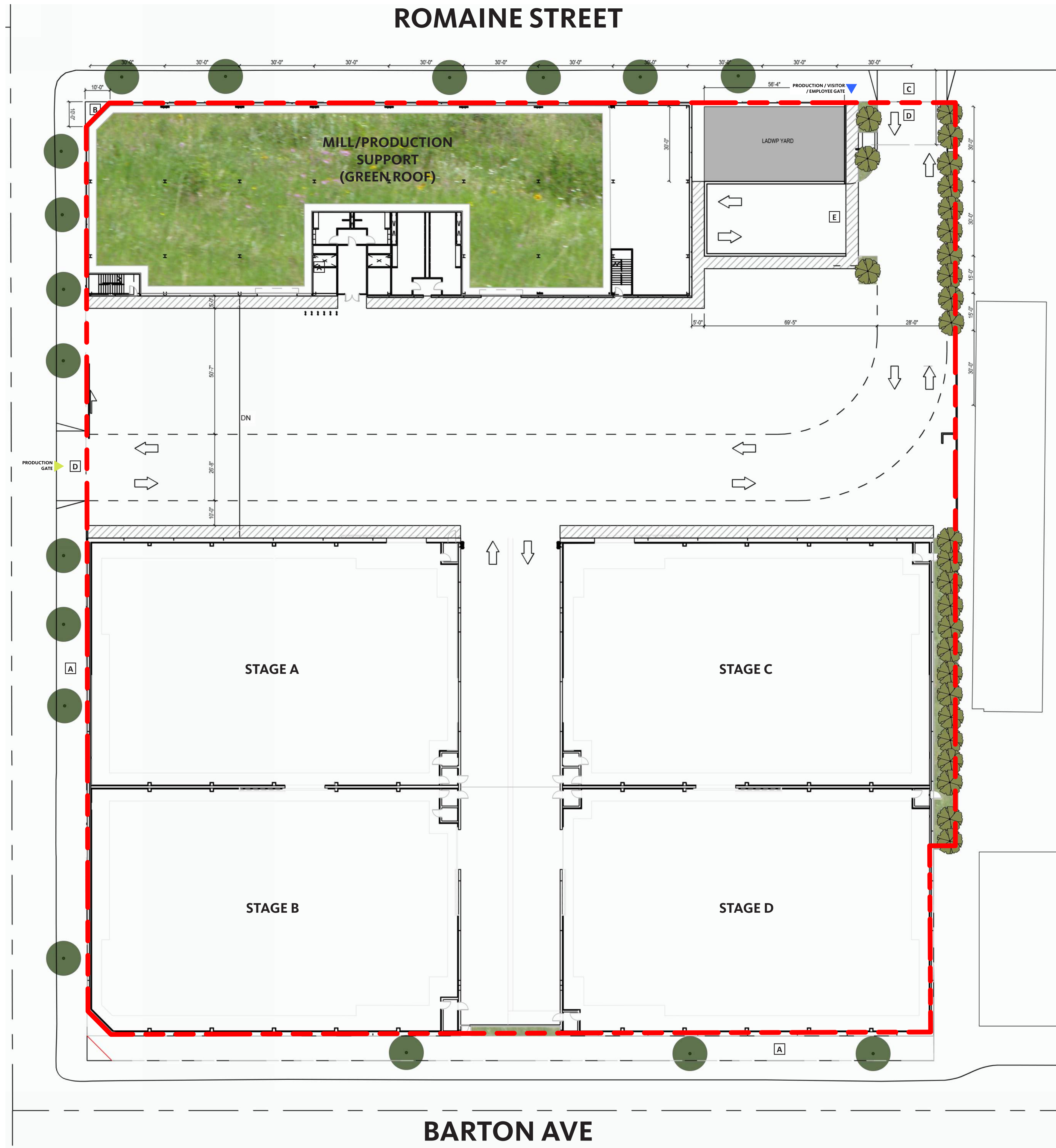
VIEW AT CORNER OF LAS PALMAS & BARTON



LANDSCAPE

ROMAINE STREET

N LAS PALMAS AVE



LEGEND

- A PAVED PEDESTRIAN PATH
- B IDENTIFICATION SIGNAGE
- C MAIN ENTRY GATE
- D VEHICULAR ENTRY GATE
- E VEHICULAR ENTRY PARKING GARAGE

LANDSCAPE | CONCEPTUAL PLAN



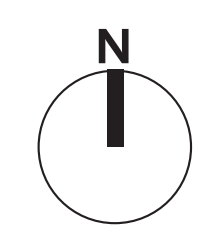


LEGEND

	Private Open Space at Ground Level
	Private Open Space at Green Roof Level

Total Entitlement Site Area:	133,989 sf
Hardscaped Area:	40,803 sf
Planting Areas:	
Within delineated site disturbance	1,866 sf
Green Roof	11,779 sf
Total Planting Areas:	13,645 sf

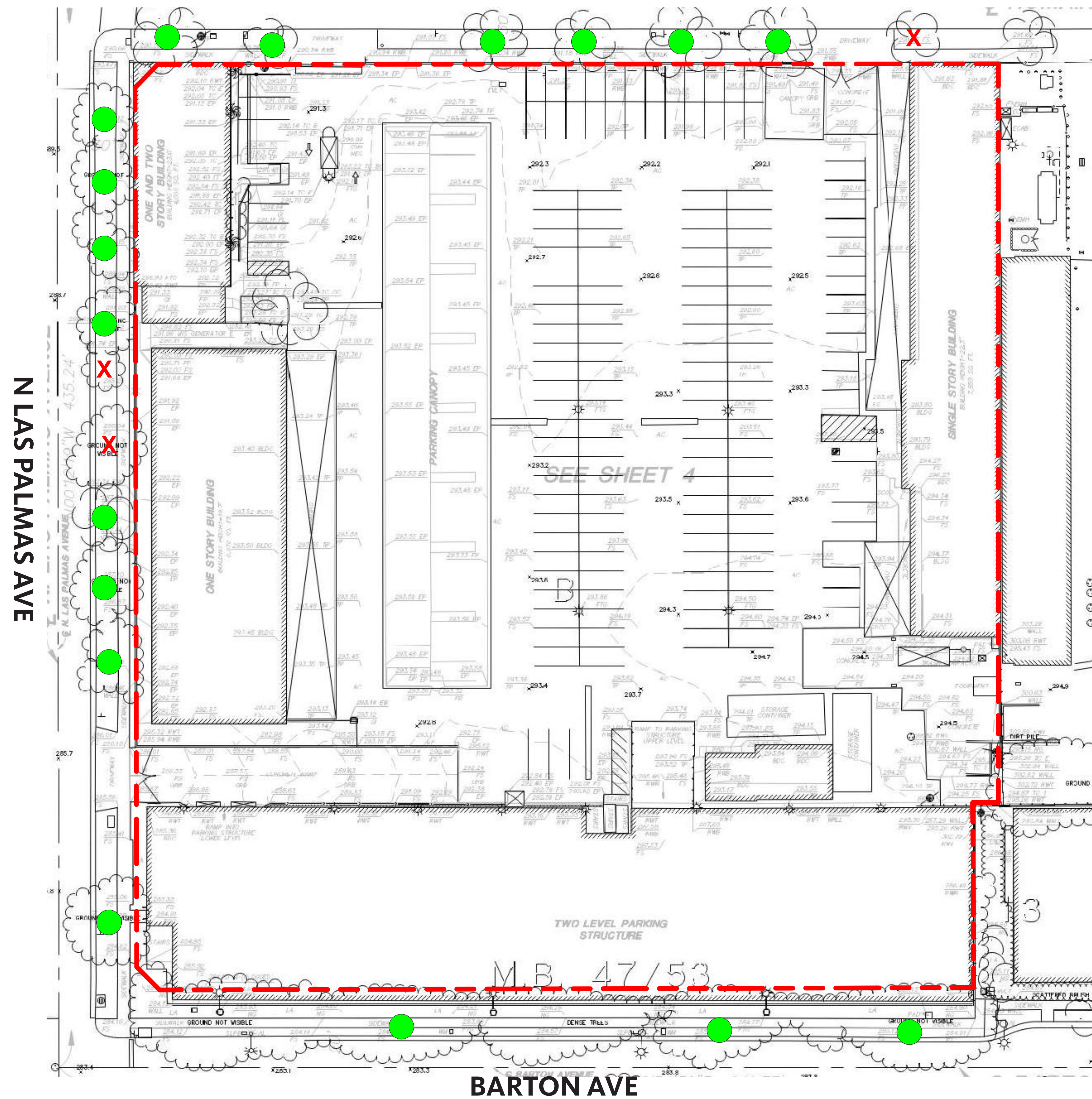
LANDSCAPE | CONCEPTUAL OPEN SPACE DIAGRAM



ROMAINE STREET

LEGEND

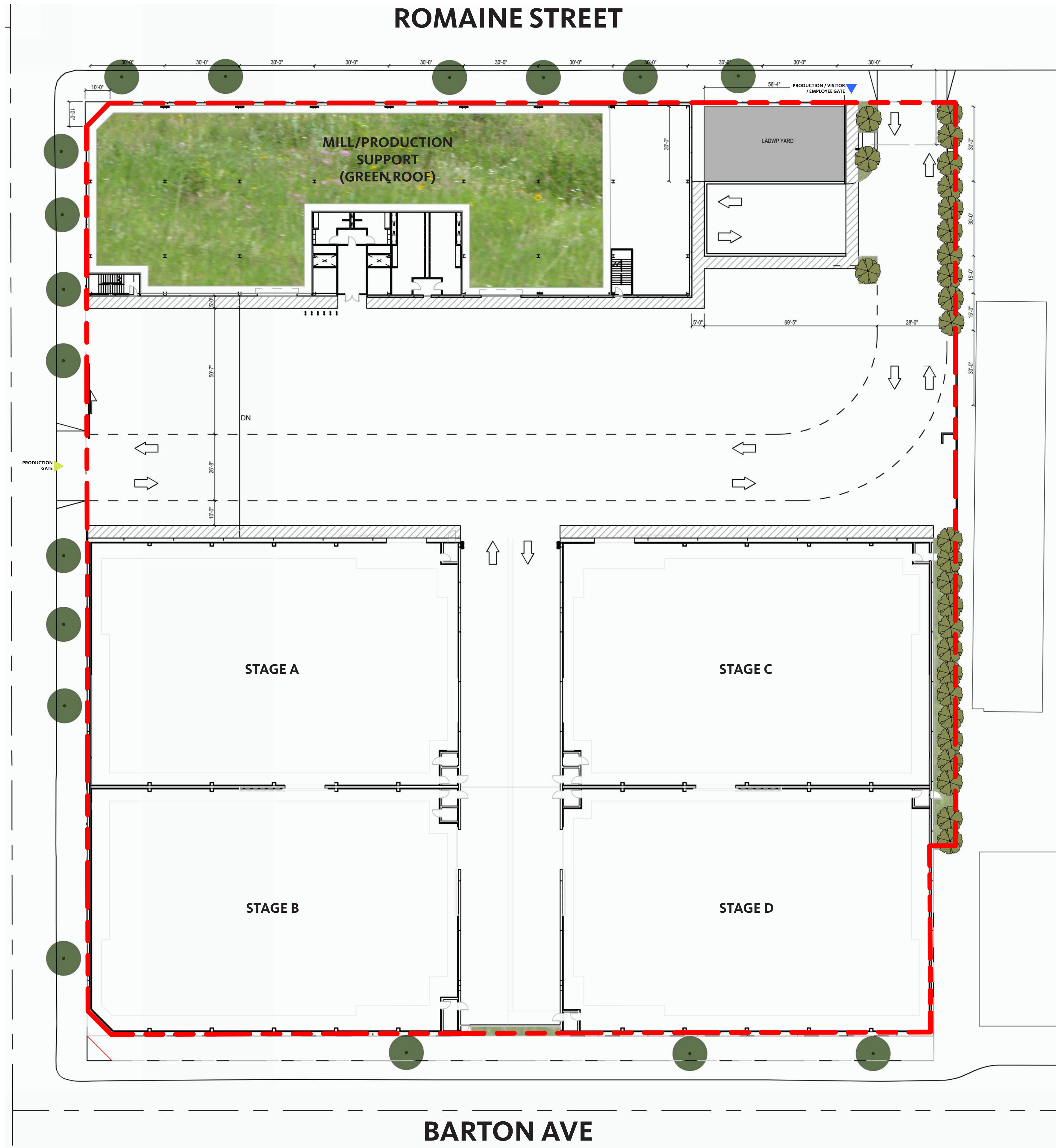
- X Tree to be removed.
- Tree to remain in place.





LANDSCAPE | EXISTING TREE PLAN



N LAS PALMAS AVE



LEGEND

-  Lyonothamnus floribundus ssp. asplenifolius - Catalina ironwood 36" Box, Low Water, Count 27 on-site
-  Existing tree to remain.

NOTES:

1. At least one tree shall be provided in the project for each 500 sq. ft. of landscaped area in the project. A minimum of 100 sq. ft. of unpaved area shall be provided at the base of each tree, the shortest dimension of which shall be 4' minimum, to allow for water infiltration and gas exchange.

2. All on-site trees are California Native or Non-Invasive Adaptive Species.

Total Landscape Area: 13,645 sq.ft.
Total Amount of Trees Required: 27
Total Amount of Trees Provided within the Property: 27

LANDSCAPE | CONCEPTUAL TREE PLAN

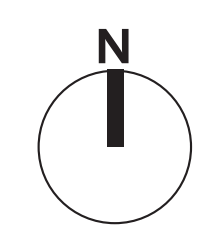




- LEGEND**
- GROUND LEVEL PLANTINGS: California Native Plant Mix (Shrubs, Perennials, Groundcovers, and Vines)
 - GREEN ROOF PLANTINGS: Sedum Mix

- NOTES:**
1. ALL PLANTINGS TO MEET OR EXCEED REQUIREMENTS SET FORTH BY THE CITY OF LOS ANGELES LANDSCAPE ORDINANCE NO. 170,978

LANDSCAPE | CONCEPTUAL PLANTING DIAGRAM



PROJECT NAME	SENSET LAS PALMAS STUDIOS
PROJECT NUMBER	05.4388.000
DATE	06. 06. 2023



- LEGEND**
- GROUND LEVEL PLANTINGS: HYDRO-ZONE 1 LOW WATER USE (DRIP)
 - GREEN ROOF PLANTINGS: HYDRO-ZONE 2 LOW WATER USE (DRIP)

Total Landscaped Area Provided: 13,645 sf

ESTIMATED TOTAL WATER USE (ETWU)

$$ETWU = (ET_o)(0.62)((PF \times HA)/IE)$$

ET_o = Evaporation Rate

Evaporation Rate = 48.5

Conversion Factor (to gallons per sf) = 0.62

PF = Plant Factor

Low Plant Factor = 0.2

HA = Hydrozone Area (sf)

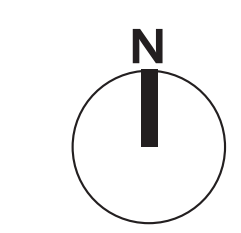
Total Low Water Area (drip irrigation) = 13,645 sf

Efficiency = Irrigation Type

Drip = 0.62

ESTIMATED TOTAL WATER USE = 132,030 GALLONS

LANDSCAPE | IRRIGATION HYDROZONE PLAN



PROJECT NAME	SENSES LAS PALMAS STUDIOS
PROJECT NUMBER	05.4388.000
DATE	06.06.2023

California Native Plant Mix (80% 1 GALLON & 20% 5 GALLON CONTAINERS)

SHRUBS

BOTANICAL	COMMON	WATER USE
Rhamnus californica	Coffeeberry	LOW
Opuntia oricola	Prickly Pear	LOW
Eriogonum fasciculatum	California Buckwheat	LOW
Agave x 'Blue Flame'	Blue Flame Agave	LOW
Agave shawii	Shaw's Agave	LOW
Yucca whipplei	Chaparral Yucca	LOW

PERENNIALS & GRASSES

BOTANICAL	COMMON	WATER USE
Encelia californica	Bush Sunflower	LOW
Muhlenbergia rigens	Deer Grass	LOW
Bouteloua gracilis Blonde Ambition	Blue Grama Grass	LOW
Eschscholzia californica	California Poppy	LOW
Romneya coulteri	Matilija Poppy	LOW

GROUND COVER

BOTANICAL	COMMON	WATER USE
Achillea millefolium	Yarrow	LOW
Baccharis pilularis subsp. pilularis	Coyote Brush	LOW

VINES:

BOTANICAL	COMMON	WATER USE
Calystegia macrostegia ssp. Intermedia	Wild Morning Glory	LOW



Plant material images are displayed in order (left to right) as listed.



A combination of vines and shrubs will be used to screen fencing along the perimeter.

Sedum Mix for Extensive Green Roof

SEDUM APPLICATION

A minimum of 13 varieties of Sedum species within mix. Applied as a vegetation blanket which consists of a coir fiber mat planted with different varieties of Sedum. 95% coverage upon installation.



Sedum Mix applied as a vegetation blanket.

NOTES:

1. All planting meets or exceeds the requirements per LAMC 12.40 - 12.42.
2. All proposed plant material for this project, with the exception of matching the existing ROW trees on the bordering streets and the sedum on the Green Roof, is considered native to the Southern California region per LAMC Sec. 12.40 D.
3. All pervious areas shall be landscaped with grass, ground cover and/or shrubbery.

LANDSCAPE | CONCEPTUAL PLANTING PALETTE