

TOM AND ETHEL BRADLEY RESIDENCE

3807 S. Welland Avenue

CHC-2024-647-HCM

ENV-2024-648-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—March 14, 2024](#)
3. [Categorical Exemption](#)
4. [City Council Motion, Council File 23-1246](#)
5. [Historic-Cultural Monument Application](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2024-647-HCM
ENV-2024-648-CE**

HEARING DATE: April 4, 2024
TIME: 10:00 AM
PLACE: Edward R. Roybal Board of
Public Works Session Room
City Hall, Room 350
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference (see
agenda for login information)

Location: 3807 S. Welland Avenue
Council District: 10 – Hutt
Community Plan Area: West Adams - Baldwin
Hills - Leimert
Land Use Designation: Low II Residential
Zoning: R1-1
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
West Area
Legal Description: Tract 12012, Lot 46

EXPIRATION DATE: April 10, 2024

PROJECT: Historic-Cultural Monument Application for the
TOM AND ETHEL BRADLEY RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Lorraine Bradley
3807 Welland Avenue
Los Angeles, CA 90008

APPLICANT: Los Angeles City Council
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

PREPARER: Elysha Paluszek
Architectural Resource Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–March 14, 2024
City Council Motion, Council File 23-1246
Historic-Cultural Monument Application

FINDING

- The Tom and Ethel Bradley Residence “is associated with the lives of historic personages important to national, state, city, or local history” as the long-time residence of former City of Los Angeles Mayor Tom Bradley (1917-1998) and First Lady Ethel Bradley (1919-2008), both pioneering political leaders in Los Angeles.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

SUMMARY

The Tom and Ethel Bradley Residence is a one-story, single-family residence with a detached garage located in the Leimert Park neighborhood of Los Angeles. Constructed in 1940, the subject property was designed in the Minimal Traditional architectural style by an unknown architect. Former Los Angeles Mayor Tom Bradley and his wife, Ethel Bradley, purchased the subject property in 1950; they were among the first Black families to move into all-White Leimert Park after the neighborhood’s restrictive covenants were deemed unconstitutional in 1948. Tom and Ethel Bradley resided at the subject property until 1977, when they moved into the Getty House, the official residence of the mayor of Los Angeles. In 1993, the Bradleys relocated to a home in View Park where they resided until their deaths in 1998 and 2008, respectively. The Bradley family has retained ownership of the subject property since 1950 and it is currently owned by Tom and Ethel’s daughter, Lorraine Bradley.

Irregular in plan, the single-family dwelling is of wood-frame construction that is clad in horizontal and vertical tongue and groove siding and smooth stucco. It has a side-gabled roof with a cross-gabled portion over the north side of the rear, west-facing facade, both clad in composition shingles. The roof features exposed rafter tails and an interior brick chimney. The primary, east-facing elevation is asymmetrically composed with the entrance positioned on a projecting bay on the south end and a volume lower in height to the main volume that projects northward. The main entrance is off-center and marked by a stoop with decorative metal railing and wood lattice posts framing the door on each end; it is capped by a stylized pediment and metal awning. A backlit address placard reads “3807” directly to the left of the entrance. The primary door is a single door covered by a security door. Fenestration on the primary façade includes vinyl double-hung windows on each end and a large wood divided-lite tripartite window obscured by vegetation and capped by a metal awning. The north- and south-facing elevations have gable ends clad in tongue

and groove siding and gable vents. The rear, west-facing elevation features a sunroom clad with vertical wood siding and a shed roof. The sunroom is accessible by two fully-glazed sliding doors with cantilevered metal awnings that are framed by vinyl sliding and wood fixed windows and a partially-glazed single wood door. Fenestration consists of single- and double-hung, fixed wood and vinyl windows. Interior features of the dwelling include original hardwood flooring, crown molding, and a brick fireplace surrounded by a decorative mantel with fluted pilasters and a frieze. In the front yard there is a serpentine walkway with curved scoring that leads from the driveway to the primary entrance. In the rear yard there is a lawn and concrete patio shaded by a wood pergola structure with a corrugated metal roof. There is a detached garage south of the residence that features fully-glazed double sliding doors; single-lite fixed wood windows; stucco cladding; and a side-gabled roof.

Thomas J. Bradley was born in 1917 in Calvert, Texas and moved to Los Angeles with his family in 1924. Bradley attended Los Angeles Polytechnic High School and the University of California, Los Angeles, participating in football and track before joining the Los Angeles Police Department (LAPD) in 1940. Bradley served as a police officer for 20 years during which he participated in the new community relations detail, worked to facilitate trust and cooperation with the community, and pursued efforts to combat racism in the department. By 1960, he had risen to the rank of Lieutenant and was the highest ranking African American at the time. After retiring from the LAPD in 1961, Bradley began practicing law and that same year, he ran for a seat on the Los Angeles City Council. Winning the race, he became the first African American to be elected to the Council, where he represented the 10th district from 1963 to 1972. In 1969, Bradley ran for Mayor and although he lost to incumbent Sam Yorty, Bradley went on to win the next mayoral election in 1973 and became the first Black mayor of Los Angeles and the second African American mayor of a major American city. He served as the City's longest sitting mayor, serving for five terms from 1973 to 1993. During that time, Bradley oversaw many transformations and projects within Los Angeles such as the 1984 Summer Olympics; new developments in Downtown and Century City; the improvement of public transit; redevelopment of the airport and harbor; implementation of social welfare programs; and new low- and moderate-income family housing. He also made it a priority to open up positions in all aspects of city government to people of color through the passage of affirmative action and other civil rights policies. Bradley retired in 1993 and passed away in 1998 at age 80.

Ethel Bradley was born Ethel Arnold in Tyler, Texas in 1919 and moved to Los Angeles as a child with her family. She attended Jefferson High School and Los Angeles City College, studying to become a secretary. Discovering there were few opportunities for Black secretaries, Ethel Bradley opened a successful beauty salon in Los Angeles and another in Santa Barbara. Tom and Ethel – after dating since their late teens – married in 1941 and they had three children: Lorraine, Phyllis, and a baby who passed away on the day of her birth. Ethel Bradley quit work to raise her and Tom's children full-time. She was well known for her support of her husband's political career and was praised for work with a variety of organizations and causes as the First Lady of Los Angeles. In 1978, she co-founded the Black Women's Forum to help Black women become community leaders. She also started the organization Los Angelenas, a group of women from all across the city that performed a variety of civic duties. Additionally, Ethel Bradley was active in organizations including the Young Women's Christian Association (YWCA), National Association for the Advancement of Colored People (NAACP), and the Los Angeles Human Relations Commission. Ethel passed away in 2008 at the age of 89.

The subject property has experienced a number of alterations that include the conversion of the detached garage to an ancillary living space with the installation of windows and doors sometime before 1972; the replacement of some original wood windows with vinyl windows before 2008;

the addition of a metal shed roof canopy to the south-facing elevation circa 2020; and the addition of a patio covering with a corrugated metal roof and a security door over the primary entrance, both at unknown dates.

The subject property was identified in the citywide historic resources survey, SurveyLA, as eligible for listing under local, state, and national designation programs for its association with former Los Angeles City Mayor Tom Bradley.

DISCUSSION

The Tom and Ethel Bradley Residence meets one of the Historic-Cultural Monument criteria.

The subject property “is associated with the lives of historic personages important to national, state, city, or local history” as the long-time residence of former City of Los Angeles Mayor Tom Bradley (1917-1998) and First Lady Ethel Bradley (1919-2008), both pioneering political leaders in Los Angeles.

Tom and Ethel Bradley were significant figures throughout the period of immense change that characterized Los Angeles in the late 20th century. Beyond his significance in Los Angeles as the first Black city councilmember, first Black mayor, and longest serving mayor, Tom Bradley oversaw policy that bridged social divides, shaped modern Los Angeles, and contributed to a period of enormous growth for the city. Further, his legacy included his efforts on behalf of women and people of color; as one *Los Angeles Times* writer noted, “he spoke for those without a voice.”

Ethel Bradley was the first Black First Lady of Los Angeles and her support made Tom’s lifetime of service from the LAPD to mayor possible. In addition, Ethel’s lifelong engagement with the African American community, advocacy of groups for women, and contributions to the mayoral office have defined a shared Bradley legacy.

The Bradleys lived at the subject property during the formative years of Tom’s political career, including during his time on City Council and during his first term as Mayor. The subject property also served as campaign headquarters for Tom’s initial mayoral runs. Although the Bradleys resided at the Getty House for 16 years, the subject property remains the residence most closely associated with Tom and Ethel Bradley and their accomplishments. The Getty House in Hancock Park is more closely associated with the office of the mayor in general rather than a specific person.

Despite interior and exterior alterations over the years, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation*

or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings."

The designation of the Tom and Ethel Bradley Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

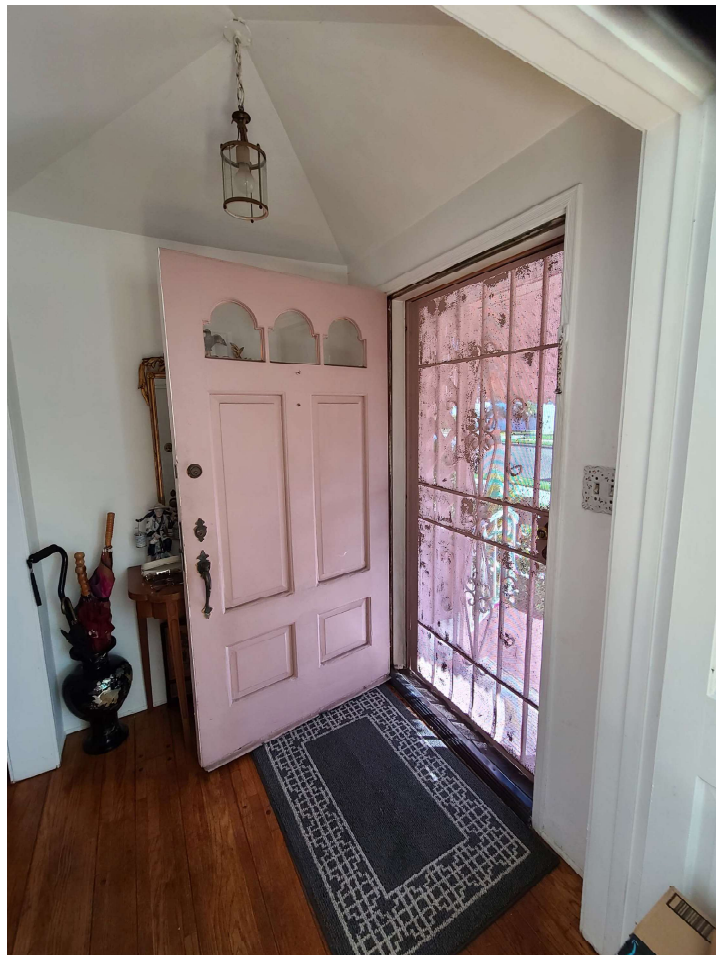
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2024-648-CE was prepared on March 15, 2024.

BACKGROUND

On January 26, 2024, the Los Angeles City Council, acting upon a motion introduced by Councilmembers Heather Hutt and Monica Rodriguez and seconded by Councilmembers Marqueece Harris-Dawson and Curren D. Price Jr, initiated consideration of the subject property as an Historic-Cultural Monument. On March 14, 2024, a subcommittee of the Commission consisting of Commissioners Milofsky and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.

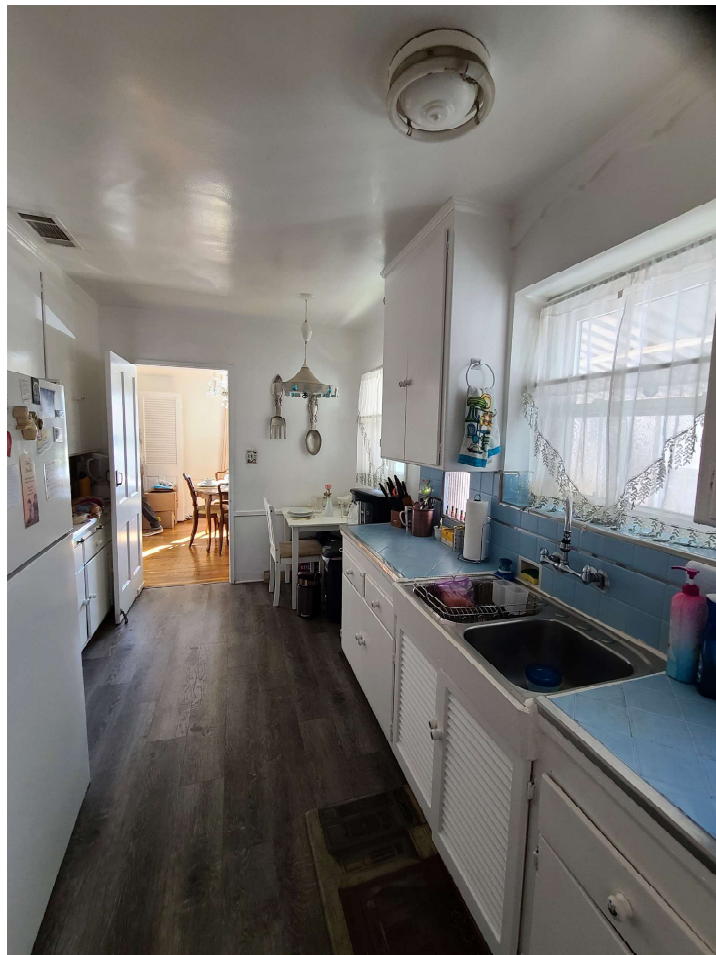
















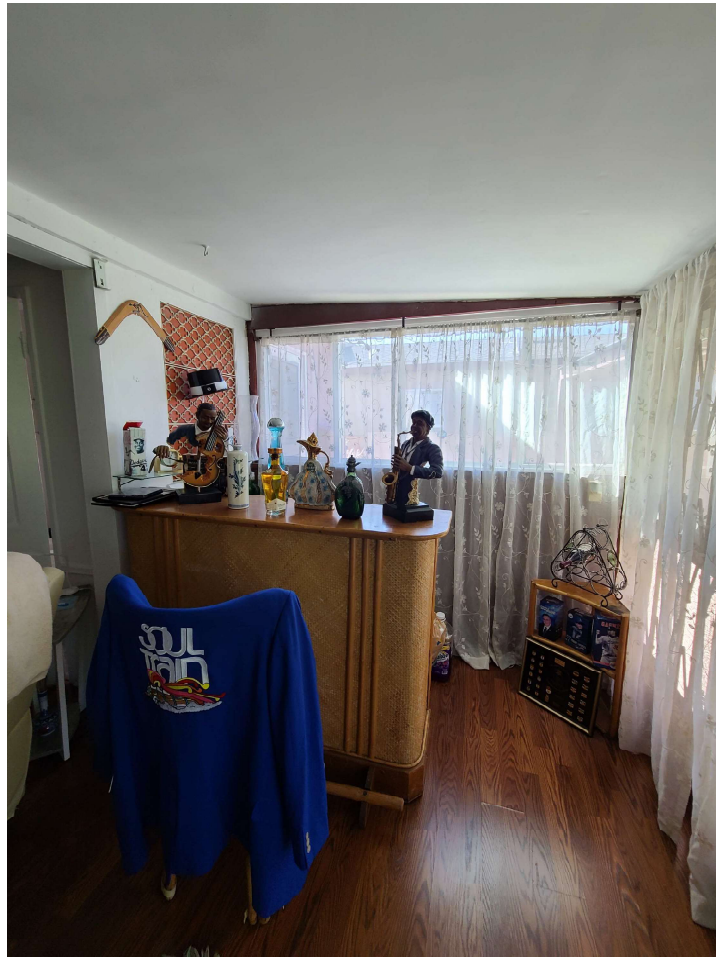




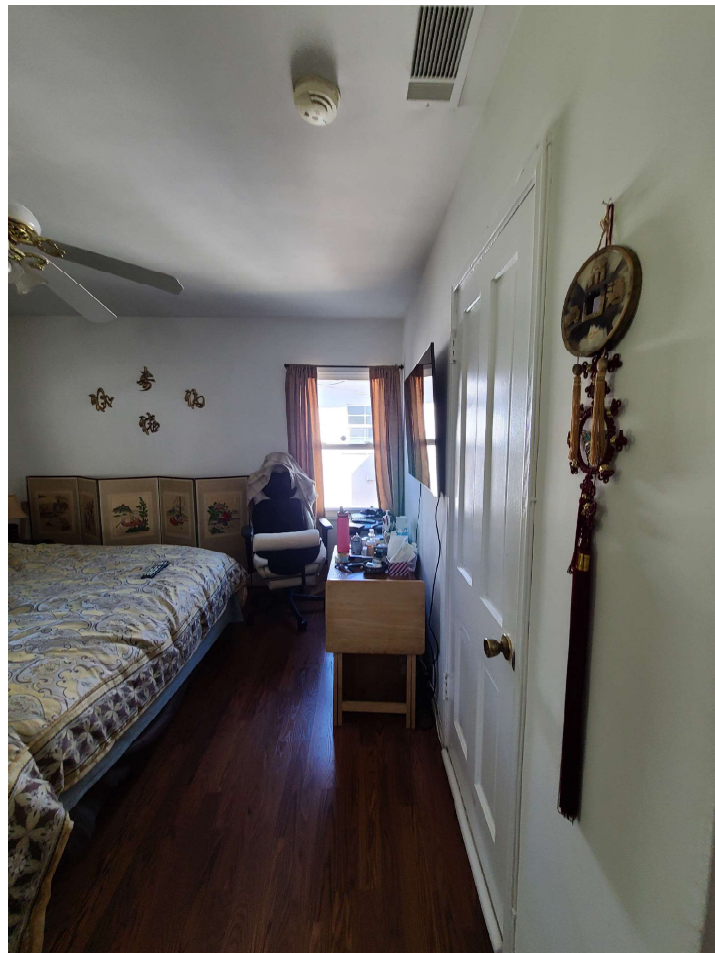




































COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2024-647-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-648-CE

PROJECT TITLE

Tom and Ethel Bradley Residence

COUNCIL DISTRICT

10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

3807 S. Welland Avenue, Los Angeles, CA 90008

☐ Map attached.

PROJECT DESCRIPTION:

Designation of Tom and Ethel Bradley Residence as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Andrez Parra

(AREA CODE) TELEPHONE NUMBER

213-756-1698

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) 8 and 31☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Tom and Ethel Bradley Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Andrez Parra

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213)978-1040

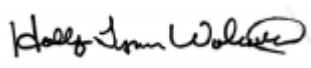
PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 23-1246
Council Meeting Date: January 26, 2024
Agenda Item No.: 13
Agenda Description: CONTINUED CONSIDERATION OF MOTION (HUTT - RODRIGUEZ - HARRIS-DAWSON - PRICE) relative to initiating consideration of the following five properties: 1) Tom and Ethel Bradley Residence; 2) California Eagle Offices; 3) First African Methodist Episcopal Church; 4) StylesVille Beauty & Barbershop; and 5) Jewel's Catch One, in the list of Historic Cultural Monuments.
Council Action: A MOTION (HUTT - RODRIGUEZ - HARRIS-DAWSON - PRICE) - ADOPTED AS AMENDED BY MOTION (HARRIS-DAWSON FOR HUTT – PRICE)

Council Vote:					
YES	Blumenfield	YES	de León	YES	Harris-Dawson
YES	Hernandez	ABSENT	Hutt	YES	Krekorian
YES	Lee	YES	McOsker	YES	Padilla
YES	Park	ABSENT	Price Jr.	YES	Raman
ABSENT	Rodriguez	YES	Soto-Martínez	YES	Yaroslavsky


HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s)Title
Amending Motion (Harris-Dawson for Hutt - Price) dated 1-26-24
Motion (Hutt - Rodriguez - Harris-Dawson - Price) dated 11-03-23

13 A

MOTION

I MOVE that matter of Consideration of Motion (Hutt-Rodriguez-Harris Dawson-Price) relative to initiating consideration of the following five properties: 1) Tom and Ethel Bradley Residence; 2) California Eagle Offices; 3) First African Methodist Episcopal Church; 4) Stylesville Beauty & Barbershop; and 5) Jewel's Catch One, in the list of Historic Cultural Monuments, **Item 13** (CF 23-1246) on today's Council Agenda, **BE AMENDED** to adopt the following additional recommendations to clarify the Council's initiation timeline of the five properties:

4. Instruct the Planning Department to prepare the Historic-Cultural Monument applications for the following two properties: 1) Tom and Ethel Bradley Residence; 2) California Eagle Offices, upon Council's adoption of this Motion today, January 26, 2024.

5. Instruct the Planning Department to prepare the Historic-Cultural Monument applications for the following three properties: 3) First African Methodist Episcopal Church; 4) Stylesville Beauty & Barbershop; and 5) Jewel's Catch One, which will be scheduled for Council's initiation effective March 2024 or thereafter.

PRESENTED BY: _____

HEATHER HUTT

Councilmember, 10th District

SECONDED BY: _____

ORIGINAL

JAN 26 2024

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PLANNING & LAND USE MANAGEMENT

MOTION

Despite ambitious and comprehensive efforts to identify significant historic resources across Los Angeles, the City's historic designation program does not yet equitably highlight the diversity and richness of the African American experience in the City. Only about 4% of the City's approximately 1,290 locally-designated landmarks (Historic-Cultural Monuments) currently reflect associations with African American history.

To help rectify these disparities, the Planning Department's Office of Historic Resources launched African American Historic Places, Los Angeles (AAHPLA), a multi-year partnership with the Getty Conservation Institute to identify, conserve, interpret and celebrate African American people, contributing to the City's heritage. In addition to prioritizing the designation of additional sites as City Historic-Cultural Monuments (HCMs), the project will expand the City's historic preservation framework for African American history, develop cultural preservation strategies with three historically African American neighborhoods, and enhance inclusion and representation within the historic preservation field.

The AAHPLA project has been guided by a 15-member advisory committee of local African American civic and cultural leaders, which has provided strategic direction and support to advance the project's work. To jump-start the historic designation of significant Los Angeles sites associated with African American heritage, the advisory committee conducted a comprehensive review of the City's 2018 SurveyLA African American History of Los Angeles Historic Context Statement to identify an initial five sites that should be prioritized for HCM designation. The AAHPLA project has begun community engagement activities to help prioritize an additional five sites for HCM designation, which would be initiated in 2024.

With the advisory committee's guidance, the African American Historic Places, Los Angeles project recommends that the following five sites be initiated for consideration by the Cultural Heritage Commission and City Council as potential HCMs:

Tom and Ethel Bradley Residence, 3807 Welland Ave, Los Angeles, CA 90008 (Council District 10): A modest single-family home in Leimert Park is the property most associated with the remarkable life and career of Tom Bradley (1917-1998), the first African American Mayor of Los Angeles. Bradley's 20 years in office (1973-1993) mark the longest tenure by any Mayor in the City's history. He and his wife Ethel, a significant community leader and political partner, lived in the house when he was elected to the City Council in 1963; they remained until 1977, when they moved into The Getty House (the Mayor's official residence).

California Eagle Offices, 4071-4075 S. Central Avenue, Los Angeles, CA 90011 (Council District 9): This commercial structure on the Central Avenue corridor was home to the *California Eagle*, the oldest African American newspaper in Los Angeles, and one of the most prominent African American publications in the West during the twentieth century. While the newspaper traces its origins to 1879, it is most associated with the pioneering publisher Charlotta Bass, who is believed to be the first African American woman to own and operate a newspaper in the United States; she published the *California Eagle* from 1912 until 1951. In 1952, Bass became the first African American woman nominated for Vice President, as a candidate of the Progressive Party.

First African Methodist Episcopal Church, 2270 S. Harvard Blvd., Los Angeles, CA 90018 (Council District 8):

Designed by celebrated Black architect Paul R. Williams, the church was constructed by 1968 to accommodate the growing number of members of the First African Methodist Episcopal Church (First AME). When Williams passed away in 1980, his funeral was held in the church. First AME was founded in 1872 by Bridgett (Biddy) Mason, a former enslaved woman who sued for her freedom and later amassed considerable

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wealth through real estate. In recent decades, the church's current location has become a center of community activism, where pastors and congregants have advocated for political representation, economic development, and social justice.

Jewel's Catch One, 4067 W. Pico Blvd., Los Angeles, CA 90019 (Council District 10): Jewel's Catch One was established by Jewel Thais-Williams in 1972, and is considered one of the first Black-owned Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) dance clubs in the nation. Catch One played a vital role in the lives of LGBTQ persons of color, not just as a place to have fun, but also a place to develop social support. Thais-Williams regularly allowed local Black lesbian and gay community groups to use the space for meetings and events, and the space also hosted HIV and peer counseling services, discussion groups, and poetry readings.

StylesVille Beauty & Barbershop, 13161 Van Nuys Blvd, Pacoima, CA 91331 (Council District 7) Established in 1957, StylesVille is the oldest Black barbershop and beauty salon in the San Fernando Valley, and perhaps in all of Los Angeles. Opened by Freddie and Ollie Carter, the barbershop is currently operated by a third-generation family member, Greg Carter Faucett, who began cutting hair when he was 10 years old.

Section 22.171.10 of the Los Angeles Administrative Code (LAAC) provides that the City Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as an HCM. The Cultural Heritage Commission, after inspecting and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council. In addition, LAAC Section 22.171.12 provides that there shall be a temporary stay of demolition, substantial alteration, or removal of any such proposed location or structure pending designation.

I THEREFORE MOVE that the Council initiate consideration of the following five properties: (1) *Tom and Ethel Bradley Residence*, located at 3807 Welland Ave, Los Angeles, CA 90008; (2) *California Eagle Of ices*, located at 4071-4075 S. Central Avenue, Los Angeles, CA 90011; (3) *First African Methodist Episcopal Church*, located at 2270 S. Harvard Blvd, Los Angeles, CA 90018; (4) *StylesVille Beauty & Barbershop*, located at 13161 Van Nuys Blvd, Pacoima, CA 91331; and (5) *Jewel's Catch One*, located at 4067 W. Pico Blvd., Los Angeles, CA 90019, as City Historic-Cultural Monuments under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument applications for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that the Council instruct the City Clerk to create subfiles, for tracking purposes, to the main Council file, for each of the abovementioned five properties,, such that the applicable time limitations under the procedures of Administrative Code Section 22.171.10, would only be triggered upon final Council adoption of each Historic-Cultural Monument application.

I FURTHER MOVE that, after reviewing the applications, the Cultural Heritage Commission submit its reports and recommendations to the Council regarding the inclusion of these properties in the list of Historic-Cultural Monuments.

PRESENTED BY:


HEATHER HUTT
Councilwoman, 10th District


MONICA RODRIGUEZ
Councilwoman, 7th District

ORIGINAL

SECONDED BY:



MARQUEECE HARRIS-DAWSON
Councilmember 8th District



CURREN D. PRICE, JR
Councilmember, 9th District

ORIGINAL



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Tom and Ethel Bradley Residence		Former residence of notable person(s)	
Other Associated Names:			
Street Address: 3807 Welland Avenue		Zip: 90008	Council District: 10
Range of Addresses on Property:		Community Name: West Adams-Baldwin I	
Assessor Parcel Number: 5034-002-018	Tract: TR 12012	Block: None	Lot: 46
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1940	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: None listed	Contractor: Homes Inc.	
Original Use: Residence	Present Use: Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Minimal Traditional		Stories: 1	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood tongue-and-groove	Material: Stucco, smooth	
ROOF	Type: Gable	Type: Gable, front	
	Material: Composition shingle	Material: Composition shingle	
WINDOWS	Type: Fixed	Type: Single-hung	
	Material: Wood	Material: Vinyl	
ENTRY	Style: Off-center	Style: Select	
DOOR	Type: Slab	Type: Sliding glass	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	See continuation sheets

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places
<input type="checkbox"/>	Listed in the California Register of Historical Resources
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)
<input type="radio"/>	Contributing feature
<input type="radio"/>	Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)
Survey Name(s): SurveyLA (2016)	
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input type="checkbox"/>	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.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: City of Los Angeles		Company: Los Angeles City Council	
Street Address: 200 N. Spring Street 3rd Floor		City: Los Angeles	State: CA
Zip: 90012	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination? ☒ Yes ☐ No ☐ Unknown

Name:		Company:	
Street Address: 3807 Welland Avenue		City: Los Angeles	State: CA
Zip: 90008	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Elysha Paluszek		Company: Architectural Resources Group	
Street Address: 360 E 2nd Street Suite 225		City: Los Angeles	State: CA
Zip: 90012	Phone Number: 626-583-1401 x105	Email: e.paluszek@argcreate.com	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Elysha Paluszek

Name:

03/06/2024

Date:

Elysha Paluszek

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Tom and Ethel Bradley Residence

Historic-Cultural Monument Continuation Sheet

A. Proposed Monument Description

Site

The property at 3807 Welland Avenue is located on the west side of Welland Avenue in the Leimert Park neighborhood in the City of Los Angeles. Surrounding development is primarily single-family residential in nature. The property includes a single-family residence and detached garage, both of which face east towards Welland Avenue. The residence is set back from the street behind a grass lawn and mature vegetation which obscures portions of the primary façade. A paved driveway is on the south side of the property, and a paved walkway leads to the main entrance. The backyard on the west side of the property includes a grass lawn and concrete patio shaded by a pergola structure with wood supports and a corrugated metal roof. A concrete pathway leads between the driveway and west (rear) entrance of the residence. To the southwest of the residence is a detached garage with side-gabled roof and stucco cladding. It features fully-glazed double sliding doors and large single-light fixed wood windows, one of which has a fixed single-light sidelight.

Building, Exterior

The Tom and Ethel Bradley Residence is one-story in height and Minimal Traditional in style. The plan of the building is mostly rectangular with a projecting bay at the main façade. The exterior walls of the house are clad in stucco and tongue and groove siding (both horizontal and vertical). The building is capped by a side gabled roof clad in composition shingles with a cross gabled portion over the north side of the rear façade. The roof includes details such as exposed rafter tails, gable vents on the north and south façades, and an interior brick chimney.

The primary (east) façade fronts on Welland Avenue. The main entrance is off-center and marked by a stoop with decorative metal railing and wood lattice posts framing the door on each end; it is capped by a stylized pediment and metal awning. The primary door is a single paneled wood door with three arched glazed openings; it is covered by a security door. Fenestration on the primary façade includes vinyl double-hung windows on each end and a large wood divided light tripartite window obscured by vegetation and capped by a metal awning.

The gable ends of the north and south façades are clad in tongue and groove siding with the rest of the exterior walls at these elevations clad in stucco. The north façade has three single-hung vinyl windows and two smaller double-hung wood windows. The south façade has three single-hung vinyl windows and one double-hung wood window covered by security bars. The south façade has a metal shed canopy attached to the side of the building, and a decorative metal gate separates the driveway from the backyard. The rear (west) façade features a sunroom with a shed roof and clad with vertical wood siding. It is accessed by two fully-glazed sliding doors. Extending above the doors is a cantilevered metal canopy matching those in the front façade. The doors are framed by vinyl sliding and wood fixed windows on each side. The west façade also features a vinyl single-hung window, tripartite fixed and sliding window on the south wall of the sunroom, and partially-glazed single wood door.

Interior

The main entrance opens onto a small entryway that leads into a living room directly ahead (to the west) and a dining room on the left (to the south). The living room has original hardwood floors, plaster walls, and crown molding. A brick fireplace surrounded by a decorative mantel with fluted pilasters and frieze is on the west wall. The dining room has plaster walls with a fluted chair rail and original hardwood floors. To the north of the dining room is a long galley style kitchen with a fluted chair rail along part of the west wall, wood cabinets, blue tile backsplashes and countertops, updated sink and refrigerator, vintage stove, and vinyl floors. To the west of the kitchen is a laundry room with updated appliances, plaster ceiling and walls, and vinyl floors. At the west side of the residence is a sunroom (added by Tom Bradley, date unknown) with vinyl flooring and sliding glass doors that look onto the backyard. Other rooms in the house include two bathrooms and two bedrooms.

Alterations

Alterations to the property were not documented in the building permit record. Those observed during the visual inspection of the building on July 14, 2023 and gleaned from a historic photograph of Ethel Bradley in 1972 are listed below. The majority of circa dates were obtained using images of the property obtained from Google Street View:

Pre-1972	Detached garage converted to ancillary living space (installation of windows and doors)
Pre-2008	Windows replaced with vinyl windows
ca. 2020	Metal shed roof canopy added to south façade

Unknown	Installation of patio covering with corrugated metal roof
Unknown	Security door added over primary entrance

Character-Defining Features

- One-story height
- Side gabled roof with lower front gable on rear (west) façade
- Exposed rafter tails
- Gable vents on north and south façades
- Interior brick chimney
- Asymmetrical primary (east) façade
- Stucco cladding
- Horizontal and vertical wood siding
- Gabled stoop overhang with lattice supports
- Paneled wood door with arched glazed openings
- Minimal applied decoration
- Divided light tripartite wood windows on primary façade
- Fenestration pattern on primary façade

B. Statement of Significance

Summary

The residence at 3807 Welland Avenue is significant under Criterion 2 for its association with Tom and Ethel Bradley, pioneering political leaders in the City of Los Angeles. The Bradleys lived in the residence from 1950 until 1977.¹ Tom Bradley is known for a legacy of firsts in the history of civic duty in Los Angeles; he was among the highest ranking African American members of the police force, one of the first African Americans to serve on City Council, and the first Black mayor of Los Angeles. Tom Bradley was also the longest-serving mayor in the City and left a lasting and compelling political legacy, which is detailed below. His wife, Ethel Bradley, was the first Black first lady of Los Angeles and was a dedicated supporter of her husband's positions of leadership and a community leader in her own right. She was involved in a variety of capacities during Tom Bradley's elections to city office and was an active member of Los Angeles' African American community in her own right, working for organizations like the NAACP and YWCA.

The Bradley family purchased the residence at 3807 Welland Avenue in 1950; they were among the first Black families to move into all-White Leimert Park after the neighborhood's restrictive covenants were deemed unconstitutional in 1948.² White resistance to the diversification of Leimert Park persisted in the 1950s, and the Bradleys purchased the house with the help of a White friend; they moved into the home in 1950.³ The Bradleys lived in the Welland Avenue residence during the formative years of Tom's political career, including during his time on City Council and during his first term as mayor. Tom and Ethel moved to Getty House (the official mayor's residence) in Hancock Park shortly after he began his second term as mayor in 1977 and remained there throughout the rest of his 20 years in office.⁴ After the end of his last term as mayor in 1993, Tom and Ethel Bradley moved to a two-story home in View Park (in unincorporated Los Angeles County).⁵ However, the family retained ownership of the Welland Avenue residence during that time. Tom and Ethel's daughter, Lorraine Bradley, lived in the

¹ Interview with Lorraine Bradley, July 19, 2023.

² David Freed, "Finance Profile Paints Bradley As a Risk Taker," *Los Angeles Times*, August 6, 1989, OC1.

³ Betty Kiddick, "LA First Lady a Reluctant Celebrity," *Los Angeles Times*, August 5, 1973, J1; Interview with Lorraine Bradley, July 19, 2023.

⁴ J. Gregory Payne and Scott C. Ratzan, *Tom Bradley: The Impossible Dream* (Santa Monica: Rountable Publishing, Inc., 1986), 206.

⁵ Valerie J. Nelson, "Ethel Bradley, 1919-2008, Wife of L.A. Mayor Tom Bradley," *Los Angeles Times*, November 26, 2008, B6.

subject residence until 2008, whereafter their daughter Phyllis Bradley moved into the residence. It remains under the ownership of the Bradley family.

As their residence during the formative period of Bradley's political career, including his time on City Council, and his first term as mayor, the Welland Avenue residence remains the property most closely associated with Tom and Ethel Bradley and their accomplishments. Getty House in Hancock Park is more closely associated with the office of the mayor in general rather than a specific person, as it holds a tradition of mayors in residence starting in 1977. The Bradley family retained ownership of the residence at 3807 Welland Avenue during the rest of his career as mayor.⁶ Other known addresses in the City of Los Angeles associated with Tom and Ethel Bradley include 1369 Newton Street (Tom Bradley's childhood home; no longer extant), 1202 E. 57th Street (where they lived in 1942; extant), and 1192 E. 58th Street (where they lived in 1950; no longer extant). Of these locations, the residence on Welland Avenue has the longest direct association with Tom and Ethel Bradley and is the most closely associated remaining property which represents their productive lives.

Tom and Ethel Bradley

Thomas J. Bradley (1917-1998) was born in 1917 in Calvert, Texas to Lee Thomas and Crenner Bradley. His family moved to Los Angeles in 1924.⁷ His biography notes that even from an early age, he was the mediator among his siblings and displayed maturity and dependability beyond his years.⁸ While neither of his parents had more than an elementary level education, they stressed the importance of an education and the opportunities it would provide him.⁹

Tom Bradley attended Los Angeles Polytechnic High School from 1934 to 1937. There, he participated in football and track, which he later pursued at UCLA.¹⁰ It was also during this time that Tom met Ethel Arnold (1919-2008), whom he would later marry.¹¹ Ethel was born in Tyler, Texas and moved to Los Angeles with her family when she was a child. Tom and Ethel met when they were 14 and 13 years old, respectively, when they both attended New Hope Baptist

⁶ Other known locations associated with Bradley include his childhood home at 1369 Newton Street, which no longer remains. Additional addresses associated with Bradley are discussed further below.

⁷ Payne and Ratzan, 7.

⁸ Payne and Ratzan, 9.

⁹ Payne and Ratzan, 11.

¹⁰ Payne and Ratzan, 18.

¹¹ Payne and Ratzan, 23

Church.¹² She attended Jefferson High School and then Los Angeles City College.¹³ As teenagers, they “both shared a strong sense of family and a deeply held religious outlook on what was right and wrong. Both were very ambitious, and they discussed their respective goals and aspirations at church dinners and afterward at the Arnold home.”¹⁴ They began dating when Tom turned eighteen and Ethel was seventeen.

Tom Bradley went on to attend the University of California Los Angeles (UCLA) from 1937 to 1940. There, he continued to run track and was a member of the Kappa Alpha Psi fraternity.¹⁵ While at UCLA, he explored the possibility of becoming a teacher, as the teaching profession was beginning to open up to people of color. During his junior year, though, he and several friends took the entrance exam for the Los Angeles Police Academy. He scored well on the test and joined the Los Angeles Police Department (LAPD) in 1940.¹⁶

Ethel reportedly considered a career as a singer, but her father didn’t approve of the choice, so she instead attended college to become a secretary. However, she discovered that there were few job opportunities for Black secretaries. Undeterred, she opened two successful beauty salons – one in Los Angeles and one in Santa Barbara.¹⁷

Tom Bradley and Ethel Arnold married in 1941. They had three children: Lorraine, Phyllis, and a baby who passed away on the day of her birth. Following the birth of their children, Ethel quit work to raise their children full time.¹⁸ In 1950, the Bradley’s purchased the residence at 3807 Welland Avenue in Leimert Park.¹⁹

Initially, Leimert Park was envisioned as an all-White neighborhood by its original developer, the Walter H. Leimert Investment Company, who included racially restrictive covenants in the deeds of its houses to ensure it stayed that way. These types of deed restrictions were deemed unconstitutional in 1948, but White property owners continued to employ other methods of intimidation and, at times violence, to maintain neighborhood homogeneity. In Leimert Park, an organization called “Neighbourly Endeavor” formed to maintain the racist color line in the

¹² Marshall Berges, “Home Q&A: Ethel and Tom Bradley,” *Los Angeles Times*, December 1, 1974, M62.

¹³ “Ethel Bradely Giving Her All to the Race for Mayor,” *Los Angeles Times*, March 24, 1969, G1.

¹⁴ Payne and Ratzan, 24.

¹⁵ Payne and Ratzan, 28.

¹⁶ Payne and Ratzan, 29, 32-33.

¹⁷ Betty Kiddick, “LA First Lady a Reluctant Celebrity,” *Los Angeles Times*, August 5, 1973, J1; Payne 25, 33.

¹⁸ Payne and Ratzan, 33, 38-39.

¹⁹ Payne and Ratzan, 50-51.

neighborhood by funding lawsuits against White homeowners who sold to Black buyers. In 1950, the same year that the Bradleys purchased their home, a rally of almost 400 people at a Leimert Park junior high school met to condemn the activities of Neighbourly Endeavor.²⁰ In 1951, vandals broke into the home of a Black couple who had just moved into the neighborhood and poured automobile oil all over the walls and floors of the house. This incident, which took place two blocks from the Bradley's house on Welland, was reported by the *Los Angeles Sentinel* which added that Leimert Park had "for the past few years ... been the scene of violent protests and acts of vandalism because residents of the area have objected to Negro families moving into the area."²¹ Although there is no documented evidence of the Bradleys facing similar violence or intimidation, that they had a White friend purchase their home for them is evidence of their acknowledgement of the barriers they faced as potential homebuyers in Leimert Park. To even be able to look at their prospective home, Bradley and longtime friend Lowell Steward had to dress as workmen in order to avoid alarming the street's residents.²² This provides striking context to the fact that within a dozen years, Tom Bradley would be elected as the councilperson representing the neighborhood that until 1948 he was prohibited from living in.

Bradley would ultimately serve as a police officer for twenty years. He continued to display leadership during his years with LAPD; it was also here that he honed the mediation skills he would later use in his political career. In 1955, he transferred to LAPD's new community relations detail. Initially, he was the only officer in the program. He worked to facilitate cooperation and trust between the police department and community members; groups and individuals throughout Los Angeles worked with Bradley towards this goal, and "in the process of constructing this intricate network of neighborhood groups, Bradley forged alliances that would prove invaluable to him in the years to come."²³ By 1960, Bradley had risen to the rank of Lieutenant and was the highest ranking African American at the time. He was one of only a small number of African American officers, and he noted the racism and discrimination that he and other Black officers faced.²⁴ He worked to combat racism within the department and attempted integration of squad cars, though the attempt was unsuccessful and was not implemented until after he left.²⁵ Realizing that his opportunities within the LAPD were limited, he pursued a law

²⁰ "Restrictive Covenanters Blasted in Home Territory," *California Eagle*, 21 July 1950, 17.

²¹ "Hoodlums Damage Home," *Los Angeles Sentinel*, March 15, 1951, A1.

²² Payne and Ratzan, 50.

²³ Payne and Ratzan, 52.

²⁴ Payne and Ratzan, 35.

²⁵ Payne and Ratzan, 55.

degree, taking classes at Southwestern University and Loyola University.²⁶ In 1961, he retired from the police department and began practicing law. At the time of his retirement, he was the highest ranking African American in the LAPD.²⁷ That same year, a number of leaders in the Black community approached him and suggested he run for City Council.²⁸ Bradley later recalled, “Running for office was not in my mind, nor had it been in any of long-range plans. [...] But after mulling over the possibilities, and the fact that it would enable me to help out in a more active role in the community, would give me the credentials to propose policy change that were desperately needed, I decided to go for it.”²⁹ Once he decided to run, Ethel was supportive of his political endeavors. She was well-known and admired in their community, and was described as a “sharp, creative, charming person who had been a major factor and bedrock in Tom Bradley’s success.”³⁰ While Tom campaigned, Ethel hosted community coffee gatherings, conveying her husband’s stance on issues to attendees. His daughters, Lorraine and Phyllis, also helped by distributing political pamphlets around the neighborhood.³¹

Bradley won the election by a two-to-one margin, a first in Los Angeles. He was also the first African American to be elected to City Council.³² He served on City Council, representing the 10th District, from 1963 to 1972. While on the City Council, Bradley cultivated a multi-racial coalition of support from both middle-class African Americans and Whites.³³ He was known “for being a pragmatic problem-solver, capable of dealing effectively with all elements of the neighborhood’s [10th District] diverse constituency.”³⁴ This became a significant contributor to his political success in subsequent years.

While on the City Council, Bradley, along with Councilmen Billy Mills and Gilbert Lindsey, pressed for the creation of a Human Relations Board to mediate between the police and communities of color. Their efforts were in vain. Bradley also suggested measures to diffuse the worsening

²⁶ Alonzo Smith, “Tom Bradley, 1917-1998,” BlackPast, accessed August 17, 2023, <https://www.blackpast.org/african-american-history/bradley-tom-1917-1998/>.

²⁷ Carla Rivera and Matea Gold, “A City Pays Its Final Respects: L.A. Remembers Bradley,” *Los Angeles Times*, October 5, 1998, A1A.

²⁸ Payne and Ratzan, 55.

²⁹ Payne and Ratzan, 56.

³⁰ Payne and Ratzan, 64.

³¹ Payne and Ratzan, 64.

³² Payne and Ratzan, 67. Gilbert Lindsey was the first Black man on City Council; he was appointed by Mayor Yorty just prior to the 10th District City Council election.

³³ Alonzo Smith, “Tom Bradley, 1917-1998,” BlackPast, accessed August 17, 2023, <https://www.blackpast.org/african-american-history/bradley-tom-1917-1998/>.

³⁴ Payne and Ratzan, 57.

situation in Watts, where decades of inequality in education, police brutality, job discrimination, segregation, and housing shortages were coming to a head.³⁵ These attempts also came to naught. It was not until after the 1965 Uprising that the City created a Human Relations Commission. Following the Uprising, Bradley spoke out against the abuse perpetuated by police. While on City Council, Bradley called for independent investigations into incidents of police brutality and offered specific recommendations on ways the LAPD could improve.³⁶

Bradley ran for mayor in 1969. The residence on Welland Avenue became his campaign headquarters. Ethel was supportive of her husband throughout the campaign. She fielded phone calls to their home phone number and delivered campaign pamphlets and posters.³⁷ She also attended dinners, receptions, and other events with her husband, though she admits, “I didn’t like it at first ... and I didn’t think I would ever get involved, but I’ve done a lot of campaigning since then.”³⁸ Another article notes that Ethel was “business manager, budgeter, gardener, wife, beautician, and mother. She believes in staying in the background when it comes to policies, however, playing a very definite supporting role.”³⁹

Despite their work and initial widespread support, Bradley lost to incumbent Sam Yorty. This was in part because of allegations levied by the Yorty campaign that Bradley was backed by “Black militants” and counted Communists among his supporters and staff. In the wake of the loss, Bradley worked to widen his political base and became increasingly well-known and popular beyond the 10th District.⁴⁰ He won the following election cycle in 1973, becoming the first Black mayor of Los Angeles and the second African American mayor of a major American city.⁴¹ With his election, political scientist Raphael J. Sonenshein notes, “the civil rights movement in Southern California finally got its reward.”⁴² At his mayoral inauguration, Bradley was quoted as saying, “This ceremony would not have been possible without my wife Ethel’s sacrifices.”⁴³

³⁵ Gerald Horne, *Fire This Time: The Watts Uprising and the 1960s* (Charlottesville: University of Virginia Press, 1996), Ch. 1.

³⁶ Payne and Ratzan, 72-73, 75.

³⁷ “Ethel Bradley Giving Her All to the Race for Mayor,” *Los Angeles Times*, March 24, 1969, G1.

³⁸ “Ethel Bradley Giving Her All to the Race for Mayor,” *Los Angeles Times*, March 24, 1969, G1.

³⁹ “Ethel Bradley Manages Unique Role as Wife,” *Los Angeles Sentinel*, May 15, 1969, C2.

⁴⁰ Payne and Ratzan, 112, 114.

⁴¹ GPA Consulting and Alison Rose Jefferson, “African American History of Los Angeles,” *Los Angeles Citywide Historic Context Statement*, prepared for the Los Angeles Department of City Planning, February 2018, 83.

⁴² Raphael J. Sonenshein, *Politics in Black and White*, 79 qtd. in GPA Consulting and Jefferson, 38.

⁴³ Betty Kiddick, “LA First Lady a Reluctant Celebrity,” *Los Angeles Times*, August 5, 1973, J1.

Tom Bradley ultimately served as mayor for five terms (twenty years) and was the longest serving mayor in the city's history. He left a vast and varied list of accomplishments from his time in office ranging from ensuring new development in Downtown and Century City to securing the city as host for the 1984 Summer Olympic Games. He also worked to improve public transportation in Los Angeles and oversaw the redevelopment of the airport and harbor, helping to increase global trade for Los Angeles.⁴⁴ While in office, Bradley implemented programs that subsidized housing utility tax rebates for senior citizens, assisted small businesses, and helped at-risk youth with counseling as well as job training and placement. He also championed the development of new housing for low- and moderate-income families.⁴⁵

Again and again, sources point to Bradley's accessibility during his time in office. He worked to communicate directly with Angelenos and made himself available to the city's diverse population. He hosted a monthly open house and conducted "Area Days" in which he visited different areas of the city and spoke with residents. He also designated specific staff members as liaisons to different racial and ethnic communities.⁴⁶ He implemented an affirmative action program for both the city and companies the city did business with.⁴⁷ At the end of his first year as mayor, Bradley was widely praised by both members of City Council and Angelenos citywide.⁴⁸

During Bradley's time as mayor, Ethel supported her husband in a variety of ways. She remained active in the African American community and volunteered at a number of organizations, as she had earlier in life. In 1978, she co-founded the Black Women's Forum to help Black women become community leaders.⁴⁹ She started the organization Los Angelenas, a group of women from all across the city that performed a variety of civic duties. She was also active in organizations including the YWCA, NAACP, Los Angeles Human Relations Commission (she served as the honorary chairperson for the Bicentennial program), and others.⁵⁰ She attended events with Mayor Bradley, ran the Getty House, where the Bradleys moved in 1977, and was well-known

⁴⁴ Jean Merl and Bill Boyarsky, "Mayor Who Reshaped L.A. Dies," *Los Angeles Times*, September 30, 1998; GPA Consulting and Jefferson, 84; Payne and Ratzan, 144-145.

⁴⁵ Payne and Ratzan, 161, 167, 206.

⁴⁶ Payne and Ratzan, 147.

⁴⁷ John W. Murray, Jr., "His Power Stemmed From Including All," *Los Angeles Times*, October 1, 1998, VYB11; Payne and Ratzan, 157.

⁴⁸ Payne and Ratzan, 159-160.

⁴⁹ Valerie J. Nelson, "Ethel Bradley, 1919-2008, Wife of L.A. Mayor Tom Bradley," *Los Angeles Times*, November 26, 2008, B6.

⁵⁰ Libby Clark, "A 'Taste' of History: Living Legends, a First Lady Who Remains No. 1 in Our Hearts," *Los Angeles Times*, January 19, 2000, C8; "Mayor's Wife Hosts Salute to Women," *Los Angeles Sentinel*, June 26, 1975, A2.

as a hostess. Ethel enjoyed gardening as an escape from the demands of political life and was a longtime Dodgers fan, attending games whenever she could.

In later years, Tom Bradley would come under fire from some Black and Latino leaders who said he had turned his back from low-income communities of color and focused too much on the affluent Westside, Downtown, and redevelopment of the airport and harbor.⁵¹ At the end of his administration, he was criticized for his pro-growth policies as concerns about traffic congestion, the environment, and overdevelopment increased.⁵² However, by and large, he is remembered for the numerous accomplishments of his political career. His initiatives shaped modern Los Angeles, and he oversaw a period of enormous growth for the city.

Bradley's legacy included his efforts on behalf of women and people of color; as one *Los Angeles Times* writer noted, "he spoke for those without a voice."⁵³ Upon his death in 1998, both political allies and opponents attended his funeral and praised him, showing his wide appeal and popularity despite political differences.⁵⁴ People of every background, race, and ethnic group came from across the city and state to pay their respects.⁵⁵ For many, Bradley "epitomized reconciliation – this polyglot city's attempt to come to terms with all of its parts."⁵⁶ Over the course of his mayorship, Tom Bradley's "ability to form coalitions across racial, religious, and ideological lines was the essence of leadership."⁵⁷ He also made it a priority to open up positions in all aspects of city government to people of color through the passage of affirmative action and other civil rights policies.⁵⁸

Ethel Bradley was equally as well-known and praised as her husband for her contributions as first lady. She was praised for her support of and work with a variety of organizations and causes. She was known for having "an affinity for and an uncompromising interest in the common individual

⁵¹ Jean Merl and Bill Boyarksy, "Mayor Who Reshaped L.A. Dies," *Los Angeles Times*, September 30, 1998.

⁵² Jean Merl and Bill Boyarksy, "Mayor Who Reshaped L.A. Dies," *Los Angeles Times*, September 30, 1998.

⁵³ John W. Murray, Jr., "His Power Stemmed From Including All," *Los Angeles Times*, October 1, 1998, VYB11.

⁵⁴ James Rainey and Larry Gordon, "Bradley's Life Saluted in Outpouring of Tributes," *Los Angeles Times*, October 6, 1998, VYA1.

⁵⁵ Carla Rivera and Matea Gold, "A City Pays Its Final Respects: L.A. Remembers Bradley," *Los Angeles Times*, October 5, 1998, A1A.

⁵⁶ Carla Rivera and Matea Gold, "A City Pays Its Final Respects: L.A. Remembers Bradley," *Los Angeles Times*, October 5, 1998, A1A.

⁵⁷ John W. Murray, Jr., "His Power Stemmed From Including All," *Los Angeles Times*, October 1, 1998, VYB11.

⁵⁸ GPA Consulting and Jefferson, 38.

and his or her concerns, regardless of race, religion, or ethnicity.”⁵⁹ People spoke of her devotion to her family, her support of her husband’s political career, and her approachability. A *Los Angeles Times* article published after her passing noted, “Through her tenacity and organizational skills, and her ability to work with grass roots individuals as well as professionals and the social elite, she spawned a climate of racial harmony in Los Angeles unparalleled throughout the country.”⁶⁰

Tom and Ethel Bradley contributed greatly to Los Angeles over the course of their lives in myriad ways. Tom Bradley led the city during a time of incredible change and helped bridge gaps between differing groups, a skill for which he is widely remembered. Ethel Bradley lent support to her husband and was a skilled community leader during both Tom Bradley’s time as city councilperson and mayor. Their contributions to the City of Los Angeles continue to be felt to this day.

Integrity

In addition to meeting eligibility criteria, the subject property retains sufficient integrity to express its historic significance. 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.”⁶¹ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling, and association.

- Location: The subject building remains on its original site; it therefore retains integrity of location.
- Design: The building has been minimally altered and overall retains integrity of design. The replacement of the windows, though it has minimally impacted its design, has not resulted in the complete loss of this aspect of integrity. The majority of the building’s original design features remain, and it thus retains integrity of design.
- Setting: The surrounding setting, namely a neighborhood of similarly-scaled single-family residences, remains unchanged since the building was constructed. The property retains integrity of setting.

⁵⁹ Libby Clark, “A ‘Taste’ of History: Living Legends, a First Lady Who Remains No. 1 in Our Hearts,” *Los Angeles Times*, January 19, 2000, C8.

⁶⁰ Libby Clark, “A ‘Taste’ of History: Living Legends, a First Lady Who Remains No. 1 in Our Hearts,” *Los Angeles Times*, January 19, 2000, C8.

⁶¹ National Park Service, National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1990, revised 1997).

- Materials: Aside from alterations to the windows, the residence retains the majority of its original materials. The property therefore retains integrity of materials overall.
- Workmanship: The property retains integrity of workmanship overall, as its original workmanship remains evident.
- Feeling: A property's integrity of feeling "results from the presence of physical features that, taken together, convey the property's historic character" and its sense of a particular period of time.⁶² Because all other aspects of integrity remain essentially intact, the property retains its overall feeling as a single-family Minimal Traditional residence from the 1940s and thus retains integrity of feeling.
- Association: The property retains integrity of association, which is defined by the National Park Service as "the direct link between an important historic event or person and a historic property." A property is said to retain integrity of association if it "is sufficiently intact to convey that relationship [between the property and event or person] to an observer."⁶³ The property at 3807 Welland Avenue retains integrity of association because it has the same appearance as it did during the period in which Tom and Ethel Bradley lived there. It continues to convey its historic character from when the Bradleys lived there.

⁶² National Register Bulletin 15, 45.

⁶³ National Register Bulletin 15, 45.

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Items Attached

Exhibit 1. Tract Map

Exhibit 2. Sanborn Fire Insurance Map

Exhibit 3. Building Permits

Exhibit 4. Historic Photos

Exhibit 5. Existing Conditions Photos, ARG, 2023

Exhibit 6. Parcel Profile Report



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Exhibit 1. Tract Map

TRACT N° 12012

IN THE CITY OF LOS ANGELES

Being a subdivision of a portion of the Rancho Cienega O' Paso De La Tijera
as per map recorded in Book 1, page 259 of Patents, Records of Los Angeles
County, State of California.

DEC 2 1939
45 10 AM.
222
49

J. Matthee
500

SCALE: 1" = 100'

I, HAROLD M. TEGART, hereby certify that I am a Registered Civil Engineer and that this map, consisting of two sheets, correctly represents a survey made under my supervision Aug. 1, 1939 and that all of the monuments shown hereon, will be in place not later than January 1, 1940, and that their positions and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Harold M. Tegart
R.E. 2151

We hereby certify that we are the owners of, or interested in, the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line, and hereby dedicate to the public use all the Roads, Avenues, and Streets shown on said map within said subdivision and grant and dedicate to the City of Los Angeles easements for public utility purposes over the strips of land shown thereon.

HOMES, INC.,

Ernest A. Becker, Vice President,
Attest *Paul F. Chapman*, Treasurer

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Trustee

Paul F. Chapman, Vice President,
Attest *Paul F. Chapman*, Asst. Secretary.

State of California ss.
County of Los Angeles

On this 27th day of October, in the year one thousand nine hundred and 39, before me, William S. Wright, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn personally appeared Ernest A. Becker, Jr. known to me to be the President, and Ernest A. Becker, Jr. known to me to be the Treasurer of the Homes, Inc., the corporation that executed the within instrument, and known to me to be the persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

William S. Wright
Notary Public in and for Los Angeles County, State of California

State of California ss.
County of Los Angeles

On this 25th day of October, in the year one thousand nine hundred and 39, before me, M. Copp, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared H. M. Bardt known to me to be the President, and Paul F. Chapman known to me to be the Secretary of the Bank of America National Trust and Savings Association, the corporation that executed the within instrument, and known to me to be the persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same, as Trustee.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

M. Copp
Notary Public in and for Los Angeles County, State of California

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE STREETS, ROADS, ALLEYS, HIGHWAYS AND EASEMENTS SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION, EXCEPT THOSE STRIPS MARKED "FUTURE STREET" AND "FUTURE ALLEY". PROVIDED THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY OR EASEMENT SHOWN ON THIS MAP.
DATED Nov. 22, 1939 CITY CLERK *Ralph E. Davis*

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF: THAT ALL PROVISIONS OF CHAPTER 670, STATUTES OF 1937, STATE OF CALIFORNIA, AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN EFFECT AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER *Leah Adair*
DATE Nov. 28, 1939

I HEREBY CERTIFY THAT THERE IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A CERTIFICATE MADE BY THE Title Guaranty Trust Co. OF SAID CITY, ORDER NO. 1181747 DATED Nov. 21, 1939, CERTIFYING THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT Homes, Inc. Bank of America National Trust & Savings Assn.

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

CITY ENGINEER *Leah Adair*
DATED Nov. 28, 1939

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH I AM IN CHARGE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.
DIRECTOR, BUREAU OF ASSESSMENTS *C. H. Steele*
DATED Nov. 26, 1939 DEPUTY *J. P. Davis*

Dec. 1, 1939
At Los Angeles, California
By *Harold A. Harris*

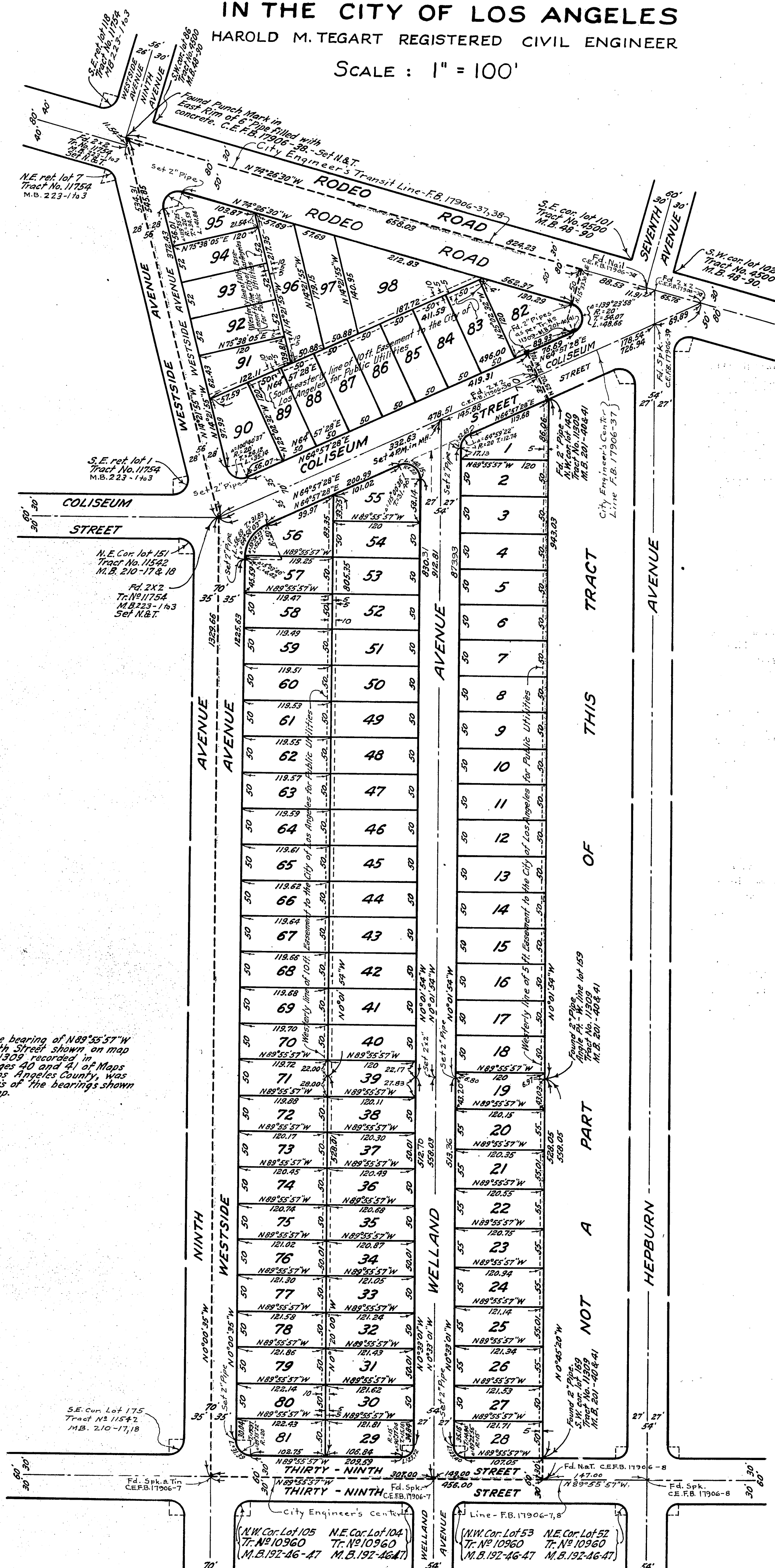
TRACT Nº 12012

HAROLD M. TEGART REGISTERED CIVIL ENGINEER

SCALE : 1" = 100'

DEC 2 1939
45 10 A.M.
222
50

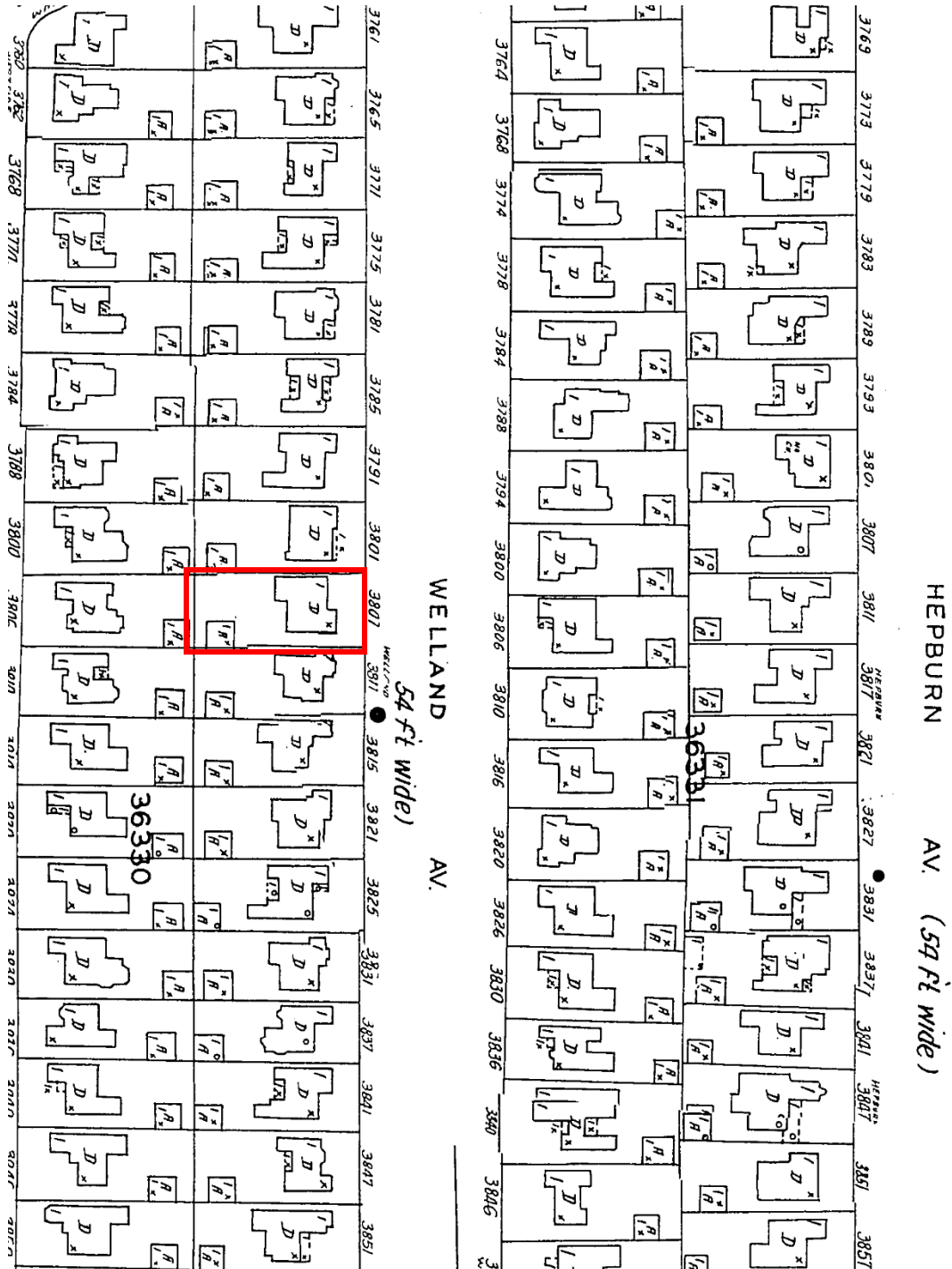
Smatschke
Free





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Exhibit 2. Sanborn Fire Insurance Map (1950)



Detail from Volume 36, 1929, rev. May 1950, Sheet 3646. 3807 Welland Avenue is outlined in red (Source: Los Angeles Public Library, annotations by ARG, 2023).



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Exhibit 3. Building Permits

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 46

Tract 12012

Location of Building 3807 Wilcox Ave.
(House Number and Street)

Between what cross streets Wilcox St & 39th

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence Families 1 Rooms 6
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Norman Inc. Phone VE 1123
- Owner's address 2719 W. Santa Barbara
- Certificated Architect _____ State License No. _____ Phone _____
- Licensed Engineer _____ State License No. _____ Phone _____
- Contractor Norman Inc. State License No. 75313 Phone VE 1123
- Contractor's address 2719 W. Santa Barbara 04 Wk
- VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. \$ 3900.00
- State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 38' x 42' No. Stories 1 Height to highest point 18' Size lot 50' x 120'
- Type of soil quartz sand Foundation (Material) concrete Depth in ground 6"
- Width of footing 12" Width of foundation wall 6" Size of redwood sill 2x6"
- Material exterior wall stucco Size of studs: (Exterior) 2x4' (Interior bearing) 2x4'
- Joist: First floor 4x6' Second floor 2x4' Rafters 2x4' Material of roof Shingles
- Chimney (Material) brick Size Flue 9x12' No. inlets each flue 1 Depth footing in ground 12"

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Norman Inc.
(Owner or Authorized Agent)

By W. H. Hillman

Plans, Specifications and other data must be filed if required.

PERMIT NO 1510 PLANS Ref'd <u>12012</u>	FOR DEPARTMENT USE ONLY <u>7270</u>				Fee <u>14.70</u> Stamp here when Permit is issued JAN 15 1940 Inspector <u>E. W. Brown</u>
	Plans and Specifications checked	Zone	Fire District		
	<u>Finley 1-12-40</u>	<u>110</u>	<u>110</u>		
	Corrections verified	Bldg. Use	Street Widening		
Plans, Specifications and Application rechecked and approved	Application checked and approved	FL			
For Plans Fee	Filed with	SPRINKLER			
		Specified			
		Yes No			

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street widening	

(1) REINFORCED CONCRETE		(2) The building referred to in this Application will be more than 100 feet from	
Barrels of Cement		Street	
Tons of Reinforcing Steel		Sign here (Owner or Authorized Agent)	

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.		(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.	
Sign here (Owner or Authorized Agent)		Sign here (Owner or Authorized Agent)	

REMARKS:

PLAN CHECKING

RECEIPT NO. 33860

VALUATION \$ 3900.00

FEE PAID \$ 750

All wood and lumber below the first floor boards will be
 PRESSURE treated as required by Sec. 91.121 of the
 Angeles Municipal Code AND WILL BE KEPT ABOVE
 THAN 6 INCHES ABOVE THE GROUND EXCEPT
 WHEN PRESSURE TREATED WITH CREOSOTE.

Owner or Authorized Agent

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 46

Tract 12012

Location of Building 3809 Welland Ave.
(House Number and Street)

Between what cross streets Columbus St + 39th

Approved by
City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Garage Families 1 Rooms 1
(Store, Residence, Apartment, House, Hotel, or any other purpose)

2. Owner (Print Name) HOMESIDE INC. Phone VE 1133

3. Owner's address 2719 W. Santa Barbara

4. Certificated Architect _____ State License No. _____ Phone _____

5. Licensed Engineer _____ State License No. _____ Phone _____

6. Contractor Wm. D. Mc State License No. 25313 Phone VE 1133

7. Contractor's address 2719 W. Santa Barbara

8. VALUATION OF PROPOSED WORK 250.00
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.

9. State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 18 x 19 No. Stories 1 Height to highest point 12' Size lot 50 x 130

11. Type of soil Sandy loam Foundation (Material) Concrete Depth in ground 6"

12. Width of footing 12" Width of foundation wall _____ Size of redwood sill 3 x 4

13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) _____

14. Joist: First floor _____ Second floor _____ Rafters 2 x 4 Material of roof Gumleaf

15. Chimney (Material) X Size Flue _____ No. inlets each flue _____ Depth footing in ground _____

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Wm. D. Mc
(Owner or Authorized Agent)

By Wm. D. Mc

Plans, Specifications and other data must be filed if required.

PERMIT NO. 1511	FOR DEPARTMENT USE ONLY <u>7270</u>				Fee <u>2.50</u> Stamp here when Permit is issued 1511 15 1940
	Plans and Specifications checked <u>Emley 1-12-40</u>	Zone <u>NO</u>	Fire District No. <u>20</u>		
	Corrections verified <u>[initials]</u>	Bldg. L.L. <u>NO</u>	Street Widening <u>NO</u>		
	Plans, Specifications and Application rechecked and approved <u>[initials]</u>	Application checked and approved <u>[initials]</u> Clerk			
PLANS	File Plans See	Filed with	SPRINKLER Required Valuation Included Specified Yes-No		Inspector <u>Geo. Robinson</u>

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 3807 Welland Avenue
(House Number and Street)New location of building }
(House Number and Street)

Between what cross streets } Deputy.

1. Purpose of PRESENT building..... Residence..... Families..... Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name)..... Homes Incorporated..... Phone.....

4. Owner's Address..... 2719 W. Santa Barbara.....

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... TILE SEAL MFG. CO. State 24061 License No..... Phone.....

8. Contractor's Address..... 910 N. Orange Dr. City T-544 Tile Setting Ord. Fee \$1.00

9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$..... CONTRACTORS

10. State how many buildings NOW } Reg. No. on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building..... x..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Install tile bath & Kitchen -

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY					
PERMIT NO. 11997	Plans and Specifications checked		Zone	Fire District	
	Corrections verified		Bldg. Line	Street Widening	
	Plans, Specifications and Applications rechecked and approved		Application checked and approved 3/29/40 D. J. [Signature] Clerk		
PLANS Rec'd.....	For Plans Fee	Filed with	Required Valuation Included	Specified Fee—No	Inspector C. F. Harte

Fee.....

Stamp here when
Permit is issued

APR -1 1940

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of Footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafter.....x.....Roofing Material.....
I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

TILE SEAL MFG. CO.

Sign Here.....

(Owner or Authorized Agent)
LOS ANGELES, CALIF.

By.....

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) **REINFORCED CONCRETE**
Barrels of Cement.....
Tons of Reinforcing Steel.....
(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street.....
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)
(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here.....
(Owner or Authorized Agent)

REMARKS:

3807 S Welland Ave



Permit #:

Plan Check #:

Event Code:

06041 - 90000 - 29812

Printed: 12/04/06 10:20 AM

Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Issued On: 12/04/2006

Last Status: Issued

Status Date: 12/04/2006

1. PROPERTY OWNER

Bradley, Ethel M And

3807 Welland Ave

LOS ANGELES CA 90008

2. APPLICANT INFORMATION (Relationship: Owner-Bldr)

Lorraine Bradley -

3807 Welland Ave

LOS ANGELES, CA 90008

(323) 292-1357

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(O), Owner-Builder

CLASS LICENSE#

0

PHONE #

3232921357

5. APPLICATION COMMENTS

This e-permit is issued based on your response to the questions indicating that the project does not require plan check. The Department reserves the right to require plan check of a project when deemed necessary by a Department representative. E-Permit paid by credit card, fax number-> NA.

6. DESCRIPTION OF WORK

upgraded electrical box, has temporary wiring need DWP to replace that with permanent wiring.

7. COUNCIL DISTRICT: 8

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

For Cashier's Use Only

W/O #: 64129812

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION Inspection Fee Period

Permit Fee: **139.86**

INSPECTION TOTAL Electrical	139.86
Permit Total	139.86
Permit Fee Subtotal Electrical	112.50
Permit One Stop Surcharge	2.59
Permit Sys. Development Surcharge	7.77
Permit Issuing Fee	17.00

Payment Date: 12/04/06
Receipt No: IN050198238
Amount: \$139.86

10. FEE ITEM INFORMATION**EXISTING BRANCH CIRCUITS**

Number of Units	(1)	13.00
-----------------	-----	-------

NEW BRANCH CIRCUIT

Ltg/Gen Rec, Dwell App, Non-Dwell App	(1)	12.50
---------------------------------------	-----	-------

SERVICES

Services 0-200 Amp	(1)	12.00
--------------------	-----	-------

SPECIAL INSPECTIONS

Existing Buildings	(1)	75.00
--------------------	-----	-------

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

11. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code:

Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

() I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

() I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, the following declaration:

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

14. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: LORRAINE BRADLEY

Sign: Internet ePermit System Declaration

Date: 12/04/2006

☒ Owner

☐ Authorized Agent



Architectural
Resources Group

Exhibit 4. Historic Photos



Tom Bradley in his LAPD officer's uniform, no date (Los Angeles Public Library)



Ethel Bradley (left) with Ethel Bryant (right) and an unidentified woman at an NAACP fundraiser, 1964 (Los Angeles Public Library).



Ethel Bradley seen in a residential interior, potentially the Bradley residence, ca.1964 (Los Angeles Public Library).



Councilman Tom Bradley and Ethel Bradley in his City Hall office, ca.1965 (Los Angeles Public Library).



Mayor Tom Bradley and First Lady Ethel Bradley at his swearing-in as mayor, 1973 (Los Angeles Public Library)



Ethel Bradley in her garden, 1972. This appears to be taken in front of the detached garage/converted ancillary building in the backyard (California State University Northridge).



Architectural
Resources Group

Exhibit 5. Existing Conditions Photos, ARG, 2023



Architectural
Resources Group



Aerial view of subject property, outlined in red (Google Maps, 2023).



East (primary façade), view west (ARG, 2023).



East and south façades, view northwest (ARG, 2023).



South façade and south side of the east façade, view northwest (ARG, 2023).



North and east façades, view southwest (ARG, 2023).



North façade, view southwest (ARG, 2023).



West façade, view east (ARG, 2023).



West façade, view northeast (ARG, 2023).



Detached garage, view west (ARG, 2023).



Detached garage, view southwest (ARG, 2023).



Living room, looking from the front foyer (ARG, 2023).



Living room (ARG, 2023).



Dining room, looking from the foyer towards the kitchen (ARG, 2023).



Kitchen, looking from the dining room (ARG, 2023).



City of Los Angeles Department of City Planning

3/15/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3807 S WELLAND AVE

ZIP CODES

90008

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2006-5567-CPU

CPC-1990-346-CA

CPC-1983-506

ORD-171682

ORD-171681

ORD-162128

CHC-2024-647-HCM

ENV-2024-648-CE

ENV-2008-478-EIR

Address/Legal Information

PIN Number	117B189 790
Lot/Parcel Area (Calculated)	6,000.3 (sq ft)
Thomas Brothers Grid	PAGE 673 - GRID F2
Assessor Parcel No. (APN)	5034002018
Tract	TR 12012
Map Reference	M B 222-49/50
Block	None
Lot	46
Arb (Lot Cut Reference)	None
Map Sheet	117B189

Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress West Area
Council District	CD 10 - Heather Hutt
Census Tract #	2340.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	R1-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	Yes
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5034002018
Ownership (Assessor)	
Owner1	BRADLEY,ETHEL M AND
Owner2	BRADLEY,LORRAINE
Address	3807 WELLAND AVE LOS ANGELES CA 90008
Ownership (Bureau of Engineering, Land Records)	
Owner	BRADLEY, ETHEL M BRADLEY, LORRIANE
Address	3807 WELLAND AVE LOS ANGELES CA 90008
APN Area (Co. Public Works)*	0.138 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$32,924
Assessed Improvement Val.	\$30,494
Last Owner Change	07/12/2004
Last Sale Amount	\$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	798826
	592969
	1765846
Building 1	
Year Built	1940
Building Class	D65B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,282.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5034002018]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped

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Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	500 Yr
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.1598616
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5034002018]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5034002018
Address	3807 WELLAND AVE
Year Built	1940
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A

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Housing Use within Prior 5 Years	Yes
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Public Safety

Police Information

Bureau	South
Division / Station	Southwest
Reporting District	374

Fire Information

Bureau	South
Battalion	18
District / Fire Station	34
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<p>1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K).</p> <p>2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G).</p> <p>3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F).</p> <p>4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q).</p> <p>5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J).</p> <p>6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON</p>
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	CHC-2024-647-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	Historic-Cultural Monument application for the Tom and Ethel Bradley Residence.
Case Number:	ENV-2024-648-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	Historic-Cultural Monument application for the Tom and Ethel Bradley Residence.
Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE

DATA NOT AVAILABLE

ORD-171682

ORD-171681

ORD-162128



Address: 3807 S WELLAND AVE

APN: 5034002018

PIN #: 117B189 790

Tract: TR 12012

Block: None

Lot: 46

Arb: None

Zoning: R1-1

General Plan: Low II Residential

