

FINDINGS

- Leone's Castle "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent and highly intact example of a pre-World War II Chateausque-styled apartment house in San Pedro.

DISCUSSION OF FINDINGS

Leone's Castle meets one of the Historic-Cultural Monument criteria: it "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent and highly intact example of a pre-World War II Chateausque-styled apartment house in San Pedro. Apartment houses are significant for their association with residential development in Los Angeles as one of the region's dominant multi-family residential building types throughout most of the 20th century. However, this typology from the 1920s and 1930s is particularly significant in San Pedro, where the local economy was closely tied to the port, and seasonal work in related industries created a strong demand for apartment houses in this area of the city. As exemplified by the subject property, apartment houses were designed to maximize lot coverage, were typically oriented toward the street with architectural detailing on the street-facing façade, and had multiple ground-floor entries with a central landscaping feature. Furthermore, the subject property is rare, as most of the pre-war apartment houses in San Pedro have been substantially altered.

In addition, multi-family properties constructed in the Chateausque architectural style are extremely uncommon in San Pedro. There were more than 80 Chateausque-style buildings across the city that were identified as eligible for listing through the citywide historic resources survey, SurveyLA, and at least six buildings in the same style are currently designated as Los Angeles Historic-Cultural Monuments. However, none of these buildings, aside from the subject property, are located in San Pedro.

The subject property has experienced only minor exterior and interior alterations, and retains a high level of integrity of location, materials, design, setting, 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 Leone’s Castle 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 a 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 Section 15331, 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-2020-5216-CE was prepared on November 20, 2020.