

Public Comments Not Uploaded CF 19-1603-S1 Supplemental Information by the Appellant (WAHA) to PLUM West Adams Heritage Association (WAHA) APPEAL ENV-2018-2454-CE-1A;

5 messages

Jim Childs <jeanjim2341@att.net>

Thu, Jul 29, 2021 at 7:41 AM

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CF 19-1603-S1

Related Case DIR-2020-4338-RDP, ZA-2018-2453-CU-DB-SPR [806 W. Adams Boulevard](#) and 2810 S. Severance

Adams Boulevard is a significant city scenic highway and contains many historic resources. This project at 806 W. Adams treats Adams Boulevard as a side yard, with reduced setbacks. I'm attaching a visual study of the numerous significant Adams Boulevard sites.

The determination letter evaluates whether a state scenic highway is affected. In its clever misuse of a CEQA regulation, they assert a claim we never made yet omit evaluation of impacts on the officially designated City Scenic Highway. That this project TREATS Adams Boulevard as a SIDE YARD, wallowing reduced setbacks, was never evaluated by the City because there was no environmental review. Clearly the case has been made that this is an exception to the exemption and the CE should be rescinded and environmental review commence. The case is replete with facts showing unusual circumstances and illustrating damaging effects; to understand the impacts of seven towering four story buildings in this fragile site requires environmental review. There has been none.

The project will not enhance the built environment in the surrounding neighborhood nor perform a function nor provide a service that is beneficial to the community, city or region nor can the calculation that the project will "increase the supply of off-street parking by 259 spaces" be tallied as a benefit when it is adding approximately 800-1000 new tenants, most of whom have cars. No less an authority that USC's Director of Planning found:

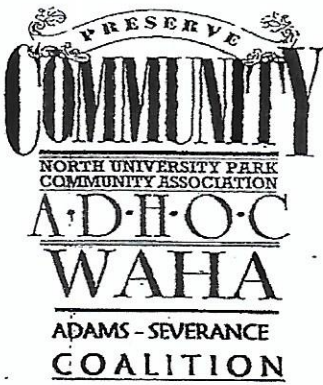
"...the Project is likely to accommodate upwards of 800 students. The Project includes 259 on-site parking spaces. We believe the majority of students living in this project would own cars, based on our experience with students living in off-campus student housing. The cars not parked on-site would need to park in the adjacent neighborhood, materially impacting an already-congested street parking scenario."

A categorical exemption should not be the level of review for this project.

Jim Childs
for ADHOC



L.A.City Scenic Highway Adams Boulevard.pdf
8175K



West Adams

Boulevard

A L.A. City Scenic Highway

Case No.
DIR-2020-4338-RDP-1A

CEQA No.
ENV-2018-2454-CE

Project Site:
806 West Adams Blvd.

There were also questions about why this historic 150-year-old roadway was designated as a Los Angeles City Scenic Highway?

Left unanswered, by staff or the city attorney, I will quote from our Petition for Writ of Mandate filed against the City of Los Angeles and Robert Champion for Violation of CEQA:

"95. West Adams Boulevard is a designated highway by the City's General Plan The General Mobility Element subjects highways to special controls for protection and enhancement of scenic resources. West Adams Boulevard was designated as a scenic highway because it transverses an urban area of cultural and aesthetic value that merit protection and enhancement. The Project is inconsistent with these requirements because it detracts from this scenic highway instead of protecting and enhancing it."

Along the entire length of Scenic West Adams Blvd. the most concentrated collection of historic resources that exhibit the highest evaluation of "cultural and aesthetic value" are the four-blocks between Figueroa on the east and Hoover Boulevard on the west. They are very heart of the North University Park historic core. It may seem ironic that the oldest segment of West Adams has survived the as strongest extent collection of culturally and architecturally significant historic structures with their context and setting. This section of W. Adams Blvd. with historic structures that date back 130 years remains largely intact do to the Boulevard's Institutional usage. St. Vincent DePaul Church and Mount St. Mary's University campus account for over half of the north-side and USC with AAA and the John Tracey Clinic the other half on the south-side. Unfortunately there have been significant losses to the historic fabric over the decades including the West Adams Boulevard's landscaped meridians and the magnificent J. Ross Clark Residence at 710 and the Caroline Severance complex at 808 & 828. However the historic context still endures. Absent the CRA it is more important than ever that the City utilize the protections available through CEQA to enhance the historic resource.

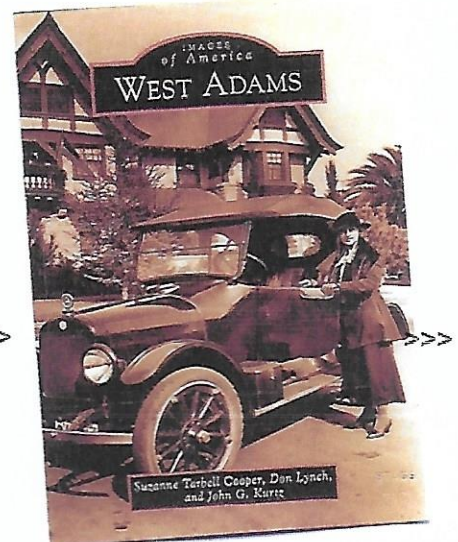
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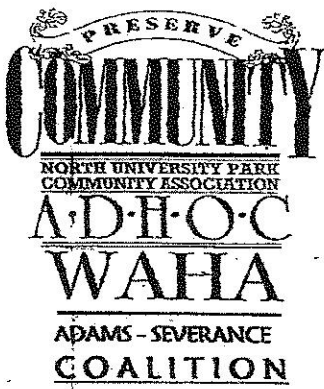
Jim Childs for Adams-Severance Coalition

Street of Dreams

VISUAL
ROAD
TRIP

Photo-Plates A-J >>>>>>>>>>





West Adams

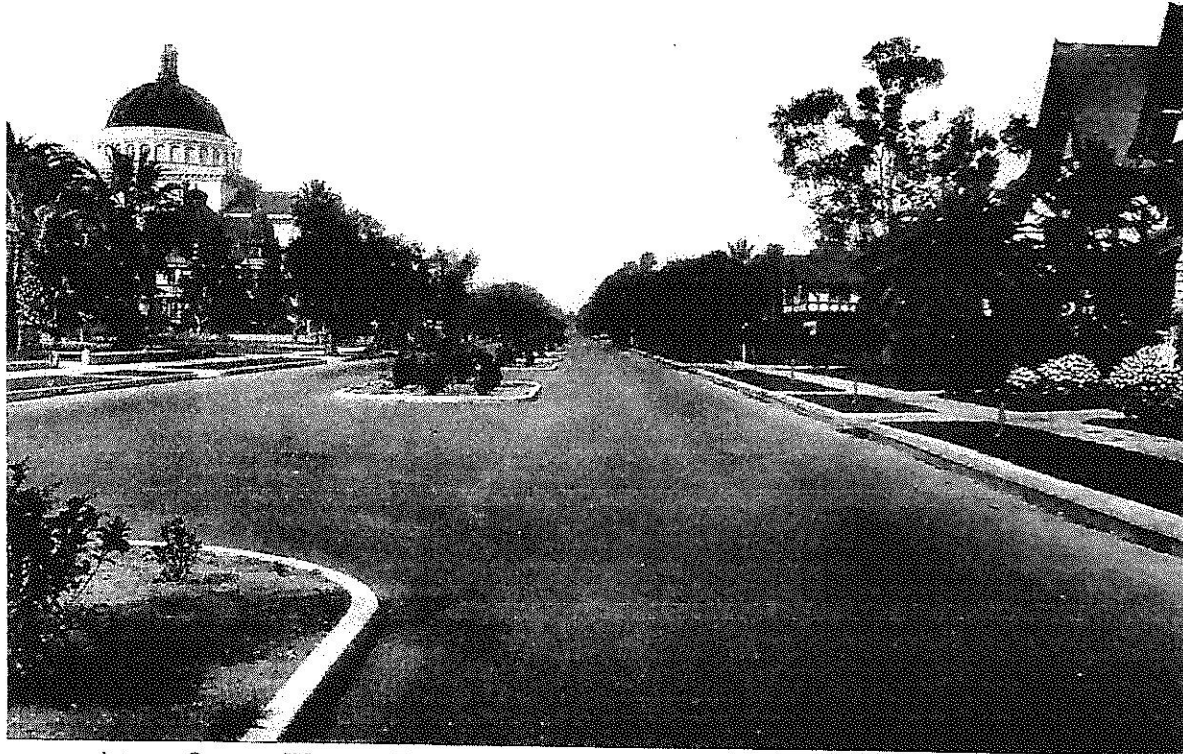
Boulevard

A L.A. City Scenic Highway

Case No.
DIR-2020-4338-RDP-1A

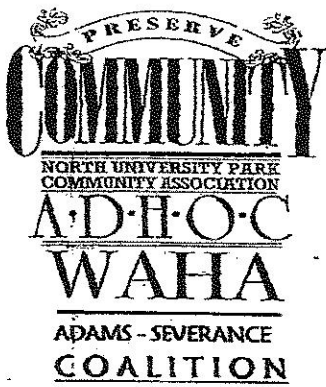
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ENV-2018-2454-CE

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ADAMS STREET WEST OF FIGUEROA. This photograph is of Adams Boulevard in its prime. There is virtually no traffic, and a wide landscaped median runs down the center. On the right is the Ezra Stimson mansion, and rising above the trees only a short distance away is the Second Church of Christ, Scientist, one of many large religious structures throughout the neighborhood. Ezra Stimson was a son of lumber millionaire Thomas Stimson, whose castle stood on nearby Figueroa Street. The Ezra Stimsons endured one of the most sensational divorce cases in Los Angeles when Annie Stimson caught her husband having an affair with a "plump" nurse, Virginia Gay. To protect herself financially, Annie Stimson removed nearly \$1 million worth of securities from her husband's safe deposit box and filed for divorce. The marriage was dissolved. Annie Stimson got to keep most of the securities, and Ezra Stimson got to keep Virginia Gay, whom he later married. (Courtesy of Rory Cunningham.)

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West Adams

Boulevard

A L.A. City Scenic Highway

Case No.

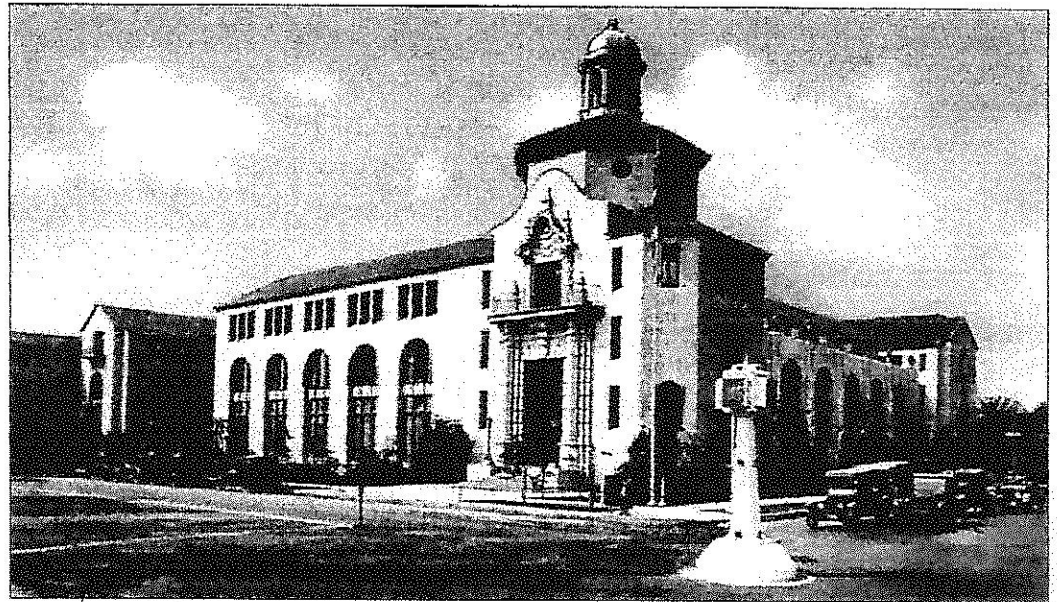
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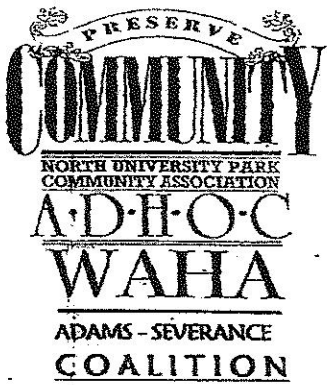
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AUTO CLUB. The Automobile Club of Southern California was founded in 1900, shortly after the first car arrived in the city. By 1921, when Hunt and Burns designed their building, it was the largest auto club in the country. Traffic problems began about the same time. The *Los Angeles Times* claimed the "electric traffic lighthouse," installed at Adams Boulevard and Figueroa Street in 1924, did "everything but hand out tickets."

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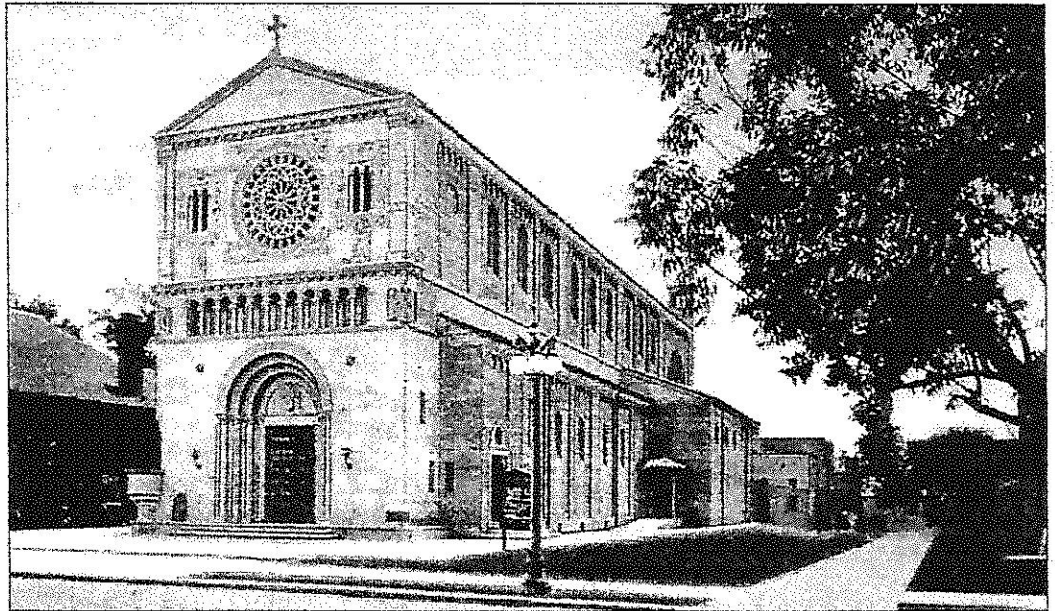
Boulevard

A L.A. City Scenic Highway

Case No.
DIR-2020-4338-RDP-1A

CEQA No.
ENV-2018-2454-CE

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ST. JOHN'S EPISCOPAL CHURCH. Architects Pierpont and Walter S. Davis were selected by a jury of architects, and in 1923, two cornerstones were laid for the Italian Romanesque building. Bringing together the old and the new, one stone was taken from the structure that the congregation had outgrown, while the new symbolized the future. The building, which seats 1,100, has recently become a procathedral for the Diocese of Los Angeles.

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West Adams

Boulevard

A L.A. City Scenic Highway

Case No.
 DIR-2020-4338-RDP-1A

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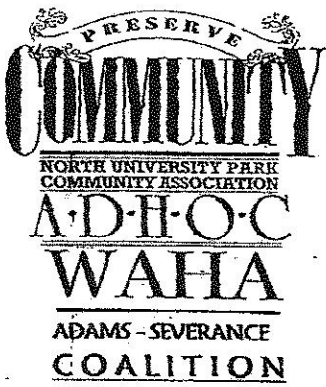
Project Site:
 806 West Adams Blvd.

ST. VINCENT DE PAUL CATHOLIC CHURCH FROM ADAMS BOULEVARD. On October 24, 1930, the *Los Angeles Times* rhapsodized, "While dew-drenched doves rested on the beams of the towering crosses and fluttered about the head and feet of the stone-carved Christ in the hush of yesterday's dawn, magnificent St. Vincent's Church received its consecration." A procession blessed every part of the building before five simultaneous masses were celebrated in each of the chapels.



ST. VINCENT DE PAUL CATHOLIC CHURCH FROM FIGUEROA STREETS. Although architect Albert C. Martin described his design as Spanish in style, St. Vincent's Church looks more like a frothy wedding cake for a bride hoping for happily ever after. Built in 1925 with money from the Doheny family, the church is sited at a 45-degree angle to the corner of Adams Boulevard and Figueroa Street.

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West Adams

Boulevard

A L.A. City Scenic Highway

Case No.

DIR-2020-4338-RDP-1A

CEQA No.

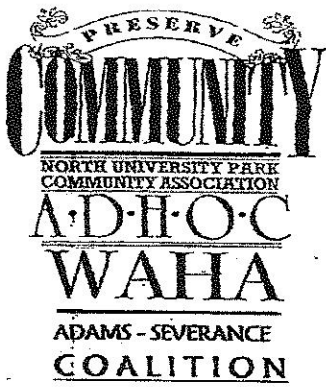
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Boulevard

A L.A. City Scenic Highway

Case No.

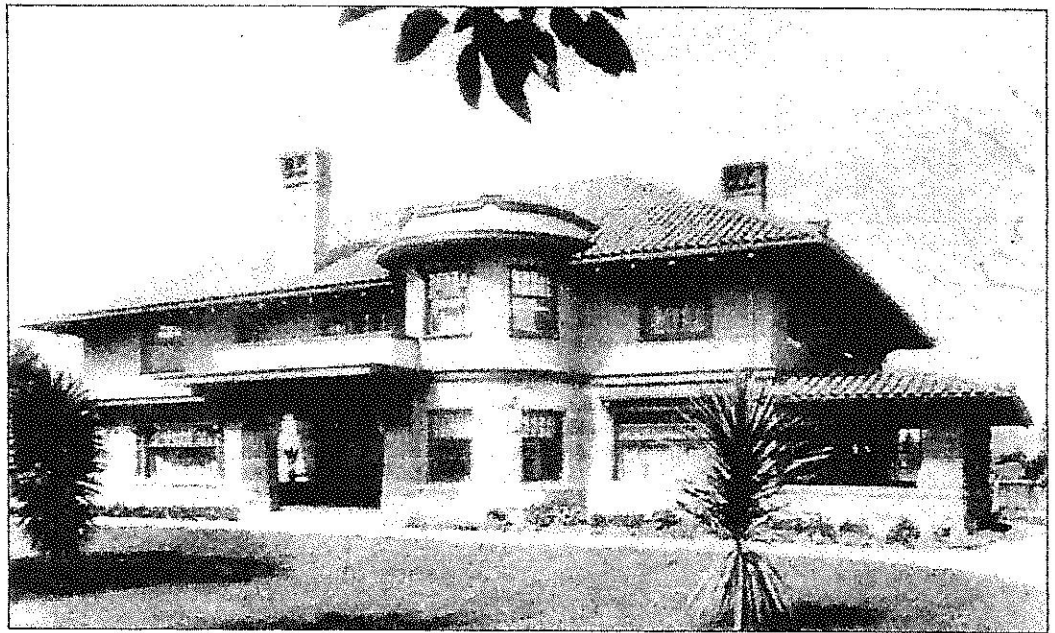
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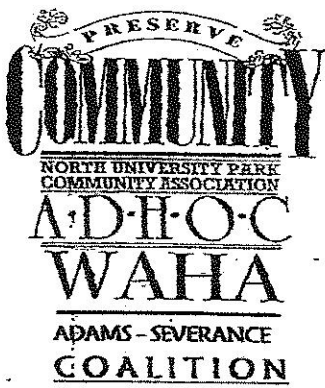
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FOSTER RESIDENCE. Lee W. Foster had made a fortune in Montana mining before building this Italian Renaissance home at 17 Chester Place. The interior featured beamed ceilings, hardwood wainscoting, a Turkish smoking room and den, and a sophisticated heating and electrical system. Foster enjoyed it for only four years before his wife found him on the tiled floor of one of his wainscoted bathrooms, dead from a stroke.

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West Adams

Boulevard

A L.A. City Scenic Highway

Case No.
DIR-2020-4338-RDP-1A

CEQA No.
ENV-2018-2454-CE

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806 West Adams Blvd.



KERCKHOFF RESIDENCE. Louise Kerckhoff probably would not have allowed rodents in her home while she was alive, but after she willed 734 West Adams Boulevard to the USC Medical School, lab rats inhabited the wine cellar. It is now the Annenberg School for Communication. Among William Kerckhoff's many business ventures was regional development of hydroelectric power. The couple donated \$1 million to Cal Tech and the Kerckhoff Union Building to UCLA.

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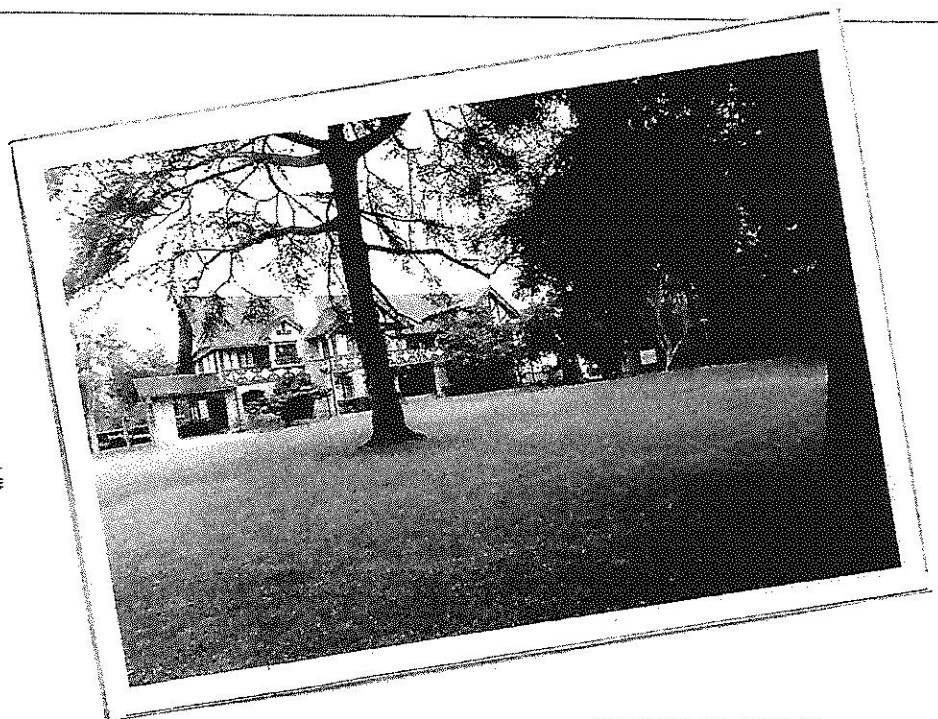
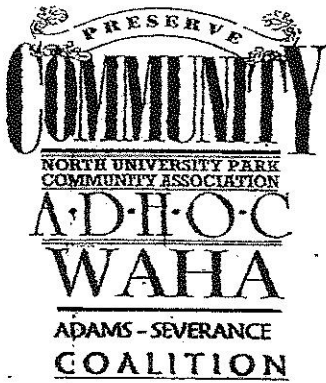


PHOTO-PLATE-G
Adams-Severance Coalition



West Adams

Boulevard

A L.A. City Scenic Highway

Case No.

DIR-2020-4338-RDP-1A

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ENV-2018-2454-CE

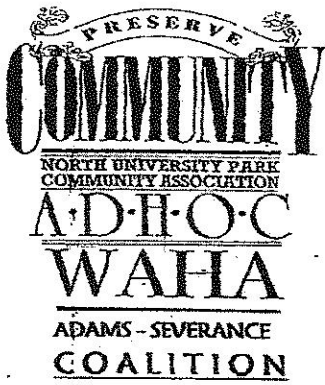
Project Site:

806 West Adams Blvd.



MINER RESIDENCE. Tulita Wilcox Miner was the daughter of Alfred Henry Wilcox, a sea captain said to have brought the first lighthouse to California, and the great-granddaughter of the last Spanish governor of the California Territory under Spanish rule. Her linguistic skills, honed by her husband's naval career, enabled her to translate correspondence for the Red Cross during World War II. (Courtesy of Bison Archives.)

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West Adams

Boulevard

A L.A. City Scenic Highway

Case No.

DIR-2020-4238-RDP-1A

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ENV-2018-2454-CE

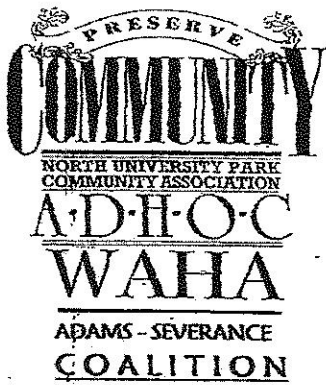
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SECOND CHURCH OF CHRIST, SCIENTIST THROUGH TREES. The Christian Science philosophy begun by Mary Baker Eddy in the 1860s experienced phenomenal growth during the first part of the 20th century. By 1909, churches were outgrowing their simple meeting places in parlors and small halls and looking for grander accommodations. Paul Eli Ivey states in *Prayers in Stone*, his book on Christian Science architecture, "Christian Science congregations . . . were genuinely concerned about the rhetorical aspect of the architecture of their big city churches," and that "the Gothic style was viewed as traditional and antimodernist; the classical style was generally defended as progressive." By that standard, the classic beauty of the Second Church of Christ, Scientist reflects well on architect A. F. Rosenheim. Albert C. Martin was employed as engineer, an important job for a building that featured a 1,400-ton reinforced-concrete dome, at that time the largest in existence.

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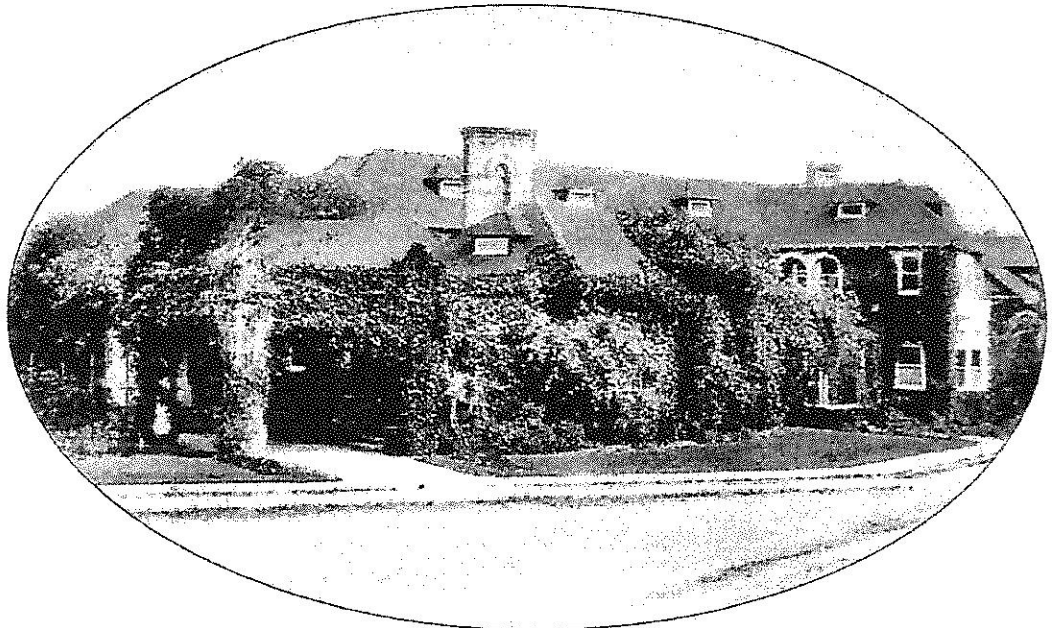
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A L.A. City Scenic Highway

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CASA DE ROSAS. Kindergarten was a new concept in 1893, when Caroline M. N. Alden opened the Froebel Institute at the corner of Adams and Hoover Streets. The building, by architect Sumner P. Hunt, featured a courtyard, walls of windows, a fountain, and sand gardens to please the children. Covered with flowers and vines, Casa de Rosas merited its name.

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PHOTO-PLATE-J
Adams-Severance Coalition

