

MARSHALL-SETNAN BUILDING
301-303 North Avalon Boulevard; 105 West C Street
CHC-2022-1485-HCM
ENV-2022-1486-CE

FINDINGS

- The Marshall-Setnan Building “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as an excellent example of commercial development located along a former streetcar line in Wilmington.

DISCUSSION OF FINDINGS

The Marshall-Setnan Building meets one of the Historic-Cultural Monument criteria.

The subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as an excellent example of commercial development located along a former streetcar line in Wilmington. The expansion of the streetcar network in Los Angeles led to a differentiation between neighborhood and Downtown commerce. The streetcar made access to the central city easier, and as a result, large-scale establishments in Downtown Los Angeles served the specialized needs of customers, while neighborhood stores, like those in Wilmington’s original business district, provided everyday essentials within smaller, less impressive structures. As exemplified by the subject property, neighborhood shopping districts took on the look of small towns, defined by single-story storefronts and two-story business blocks, with shops below and professional offices or apartments above. The pedestrian orientation and architectural design of the subject property are all reflective of neighborhood commercial development built in response to the streetcar line that serviced the Wilmington community. The subject property is one of relatively few intact examples of streetcar-oriented commercial development in Wilmington that are extant.

Although the subject property has experienced alterations over the years, it retains sufficient integrity of location, setting, design, materials, workmanship, and feeling, 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 Marshall-Setnan Building 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-2022-1486-CE was prepared on April 13, 2022.