



**Cultural Resources Technical Appendix
1050 La Cienega Boulevard, Los Angeles, CA**

April 2022

Table of Contents

I. Introduction and Executive Summary	1
II. Methodology	2
III. Regulatory Setting	3
Federal	3
State	3
Local	4
IV. Historic Context	6
V. Identification of Historical Resources	10
Description of Subject Properties	10
Adjacent Historical Resources	12
VI. Thresholds for Determining Significance of Impacts	20
VII. Assessment of Project Impacts	22
Description of Proposed Project	22
Direct Impacts	22
Indirect Impacts	23
VIII. Conclusion	25
IX. Bibliography	26
Attachments	
Attachment A: Maps	
Attachment B: Historic Maps	
Attachment C: Historic Aerials	
Attachment D: Contemporary Photographs	
Attachment E: Adjacent Historical Resources	
Attachment F: Proposed Project Drawings	
Attachment G: Qualifications	

I. INTRODUCTION AND EXECUTIVE SUMMARY

This technical report evaluates potential direct and indirect impacts of the proposed residential development located at 1050 La Cienega Boulevard (Assessor Parcel Numbers 5087-001-040, 5087-001-041, 5087-001-023, 5087-001-024, 5087-001-042, hereinafter “project site” or “subject properties”) on historical resources. The project site is located in the Wilshire Community Plan Area of Los Angeles and is bounded on the west by La Cienega Boulevard, the north by Olympic Boulevard, the east by South Alfred Street, and the south by Whitworth Drive (Maps 1-3). The subject properties are currently vacant; there are no buildings on the site.¹ The proposed project includes construction of a 28-story multi-family residential building with one level of below grade parking and ground floor retail along La Cienega Boulevard.

While there are no historical resources at the project site, the subject properties are located west of a locally designated historic district, South Carthay Historic Preservation Overlay Zone (HPOZ), and west of the larger Carthay Neighborhoods Historic District, which was listed in the California Register of Historical Resources (California Register) in January 2022 and in the National Register of Historic Places (National Register) in March 2022. The following technical report considers direct and indirect impacts of the proposed development on historical resources, specifically South Carthay HPOZ and Carthay Neighborhoods Historic District. Following a discussion of the regulatory setting, including a summary of historic preservation law and policies at the federal, state and local levels, this technical report will describe the history, significance and character-defining features of the adjacent HPOZ and California Register historic district. The report will then evaluate potential direct and indirect impacts of the proposed project on the adjacent historical resources.

The report concludes that while proposed project has potential to cause direct impacts to adjacent garages within the historic districts, it is anticipated that these impacts would be less than significant if precautions are taken during planning, excavation, and construction. Furthermore, the proposed project will not cause material impairment of the historic districts significant character-defining features and will thus not cause an indirect impact.

This report was prepared by Jenna Snow. Editorial support and peer review were provided by Kathryn McGee. Qualifications are included in Attachment G.

¹ This report does not evaluate the subject properties for any archaeological resources. Such an analysis is beyond the scope of this analysis.

II. METHODOLOGY

Ms. Snow visited the site January 13, 2022. Research was primarily conducted in December 2021 through February 2022 and included the following primary resources:

Sanborn Maps: Historic Sanborn fire insurance maps depict early building footprints, land uses, and property addresses. A Sanborn map report for the subject property and surrounding area was ordered from Environmental Data Resources, Inc. (EDR) and relevant maps are included in the attachments to this report. Coverage is available for 1927, 1950, and 1969.

Historic Photographs: Historic photograph databases are available online through the Los Angeles Public Library, University of Southern California, California State Library, and the Huntington Library. Relevant, available photographs are included in the attachments to this report.

UCSB Aerial Photos: Historic aerial photographs showing early building footprints and patterns of urban development are digitized and available online through University of California Santa Barbara. Relevant aerials are included in the attachments to this report.

Newspaper articles: Historic newspapers, including the *Los Angeles Times*, are digitized and searchable at newspapers.com. Relevant articles are referenced in this report.

Secondary sources consulted include historic contexts presented in the following reports:

Architectural Resources Group, National Register of Historic Places Registration Form, “Carthay Neighborhoods Historic District, Draft,” June 24, 2021.

Architectural Resources Group, “SurveyLA; Historic Resources Survey Report: Wilshire Community Plan Area,” prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 23, 2015.

GPA Consulting, “Amoroso La Cienega; 1056, 1060, 1066 S. La Cienega Boulevard, Los Angeles, California: Historical Resource Report,” January 2017.

III. REGULATORY SETTING

Federal

National Register of Historic Places

The National Register of Historic Places is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment,”² Administered by the National Park Service, the National Register is the nation’s official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.³

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for “integrity.”⁴ Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

Relationship to Project

The subject properties are vacant and are not listed in the National Register. They are located in a dense urban environment, adjacent to the Carthay Neighborhoods Historic District, which was listed in the National Register on March 1, 2022.

State

California Register

Based substantially on the National Register, the California Register is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected.”⁵ For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

² National Register Bulletin #16A: *How to Complete the National Register Registration Form* (National Park Service, 1997).

³ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

⁴ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

⁵ California Public Resources Code §5024.1(a), <<http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>>.

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

Also included in the California Register are properties which have been formally determined eligible for listing in, or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

Relationship to Project

Similar to the National Register, the subject properties are vacant and are not listed in the California Register. They are located in a dense urban environment, adjacent to the Carthay Neighborhoods Historic District, which was listed in the California Register in January 2022.

California Environmental Quality Act (CEQA)

The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. The *Guidelines for California Environmental Quality Act (CEQA Guidelines)* are the regulations that govern the implementation of CEQA. The CEQA Guidelines are codified in the California Code of Regulations (CCR), Title 14, Chapter 3, § 15000 et seq. and are binding on state and local public agencies. The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future.

CEQA defines a historical resource as:

a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (California Public Resources Code, PRC §21084.1).

Relationship to Project

Although the subject properties are vacant and thus do not contain any historical resources, they are located adjacent to the California Register-listed Carthay Neighborhoods Historic District, which is a historical resource under CEQA. The subject properties are also located adjacent to the locally designated South Carthay HPOZ, which is presumed to be a historical resource under CEQA.

Local

City of Los Angeles Historic Cultural Monument

§22.171.7 of Los Angeles Administrative Code defines criteria for designation of a Historic-Cultural Monument (HCM). For ease in applying local eligibility, the following numbers are assigned to the criteria, which align, to a large degree, with National and California Register criteria. Resources eligible for HCM designation are:

- 1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history; or
- 2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
- 3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

While National and California register criteria apply to individual sites as well as districts, local historic district criteria are contained in separate legislation. According to §12.20.3 of the Los Angeles Municipal Code, which became effective on May 12, 2004, a Historic Preservation Overlay Zone (HPOZ) “is any area of the City of Los Angeles containing buildings, structures, landscaping, natural features or lots having historic, architectural, cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone.” Contributing resources must meet at least one of the following criteria:

1. adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time
2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city
3. retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

Relationship to Project

Like the National and California Registers, as the subject properties are vacant; they are not currently locally designed, nor are they eligible for local designation. However, they are located adjacent to the locally designed South Carthay HPOZ, which was adopted by City Council in 1984.

IV. HISTORIC CONTEXT

The subject properties are located within the Wilshire Community Plan Area (see attachment A, Maps 1-4). The stretch of La Cienega Boulevard where the subject properties are located separates two neighborhoods in the larger Community Plan Area: the Carthay and Pico-Robertson neighborhoods. As seen in historic aerial photographs, residential developments on either side of La Cienega Boulevard developed separately from commercial development on La Cienega Boulevard. Serving as a link between Culver City to the south and Beverly Hills and West Hollywood to the north, historic aerial photographs and historic Sanborn Fire Insurance maps show that La Cienega Boulevard between Pico Boulevard and Olympic Boulevard (historically called Country Club Drive),⁶ was primarily undeveloped until well after World War I (See Historic Map 1 and Historic Aerials 1-3). The history of development along La Cienega Boulevard is described in more detail below.

The area surrounding this portion of La Cienega Boulevard was annexed by the City in February 1922. The boundary with the City of Beverly Hills lies north and northwest of Olympic Boulevard, with the recognizable tower of the former Beverly Hills Waterworks (completed in 1928) less than a quarter of a mile to the north, also on La Cienega Boulevard. La Cienega Boulevard was named after Rancho Las Cienegas, which roughly translates as “Ranch of the swamps.” Indeed, a creek bed is visible in a historic aerial photograph from 1924, running nearly parallel with La Cienega Boulevard to the east (see Historic Photograph 1). The 1924 historic aerial photograph and 1927 Sanborn Fire Insurance map show that La Cienega Boulevard terminated at Olympic Boulevard.

Aerial photographs show that La Cienega Boulevard was mostly undeveloped through the 1930s (see Historic Aerials 1-5). A Ralphs Grocery store was located just east of the intersection of Pico and La Cienega Boulevards, south of the subject properties. Between 1947 and 1955, there was a fierce debate to create a new freeway, State Route 170, to connect the San Diego Freeway to a proposed freeway in the San Fernando Valley. The freeway would have run along La Cienega Boulevard through Laurel Canyon.⁷ Like many proposals, this one was ultimately abandoned due to public outcry, specifically from the celebrities living in Laurel Canyon.

By 1950, historic aerial photographs and Sanborn Fire Insurance maps show that there were small-scale commercial buildings along South La Cienega Boulevard between Pico and Olympic Boulevards (see Historic Map 2 and Historic Aerials 6-7). Specifically, the west side of La Cienega Boulevard, directly across from the project site, is owned and developed by Temple Beth Am, a Jewish synagogue. Established in 1935 as the Hebrew Educational Institute, the community that would become Temple Beth Am purchased their first parcel of land at 1027 South La Cienega Boulevard in 1936 and constructed their initial building in 1937 (not extant). In 1941, a religious school was constructed immediately to the north (also not extant). Both buildings are evident in the 1950 Sanborn Fire Insurance map (see Historic Map 2). In 1958, a new synagogue building was completed south of the original one, with additional parking along the south elevation (see Historic Map 3). By 1979, the congregation had purchased the additional lots, south to Whitworth Avenue, for senior housing, which was constructed in 1982.⁸

The following additional developmental history of the area is excerpted from SurveyLA’s Historic

⁶ For purposes of clarity, Olympic Boulevard will be referred to as such even though the name changed from Country Club Drive in 1932 in honor of Los Angeles hosting the summer Olympic Games.

⁷ Daniel P. Faigin, “Telling a Story Through Highway and Planning Maps: The History of Southern California Freeway Development (Part 2 – 1950s),” *California Highways*, www.cahighways.org/maps-sc-fwy-pt2.html.

⁸ Temple Beth Am, “Our History; Building Our House,” <https://www.tbala.org/about/our-history>.

Resources Survey Report for the Wilshire Community Plan Area:⁹

For most of the 19th century, the Wilshire CPA was sparsely populated. Ranchers grazed cattle and sheep in open pastures, and farmers grew crops like barley and wheat. While the city of Los Angeles expanded rapidly from the east and beachfront communities like Santa Monica grew in the west, the space in between remained rural. It was not until the land speculation boom of the 1880s that the first seeds of Wilshire development were planted. The first visionary was Henry Gaylord Wilshire, a charismatic entrepreneur from Ohio who with his brother William purchased 35 acres west of Westlake Park in 1887. Westlake Park, a landscaped resort spot with a glistening lake, was one of the burgeoning city's most ambitious civic projects. Located very near Los Angeles' western boundary at Hoover Street, the creation of the park declared Los Angeles' intent to keep expanding toward the ocean. Inspired by the popularity of the park (which became MacArthur Park in 1942), Wilshire subdivided his land in 1895...

The late 1920s commercial rezoning of 25 blocks of Wilshire, from Westlake Park to Western Avenue, spurred a new era of rapid development in the eastern part of the Wilshire district through the 1920s and 1930s. Farther west on Wilshire, a developer had foreseen a grand commercial destiny for the district earlier than anyone else. In the early 1920s, A.W. Ross began buying up land along Wilshire Boulevard in an area most thought of as laughably distant from Los Angeles, between La Brea Avenue and Fairfax Avenue. He envisioned a destination shopping district that would lure customers from Beverly Hills as well as Hollywood and downtown Los Angeles, and encouraged the construction of architecturally distinctive commercial buildings. Ross's development would become known as Miracle Mile...

By the mid-1920s, Wilshire Boulevard was one of the most heavily-traveled streets in Los Angeles, serving as the most direct east-west route through the city. Traffic was bad and only got worse as the city came to depend more and more on the automobile over the streetcar. City officials were well aware of the problems facing an increasingly car-dependent public, and it was partly thanks to the Wilshire traffic situation that Los Angeles adopted traffic control measures still in use today, like crosswalks, lane lines, and timed lights. A commission also hired a board led by landscape architect Frederick Law Olmsted Jr. and urban planner Harland Bartholomew to investigate options for future road expansion. Completed in 1924, the Major Traffic Street Plan for Los Angeles advised that selected streets be widened to accommodate more traffic, including Wilshire and 10th Street (now Olympic) within the Survey Area. Not all of Olmsted and Bartholomew's recommendations were followed, but voters did approve the widening and paving of Wilshire for a length of five miles, from Westlake Park to Fairfax Avenue. The final gap in the thoroughfare was eliminated in 1934, when Wilshire was pushed through Westlake Park....

Beyond Wilshire itself, other major east-west streets in the Survey Area like Pico Boulevard, 10th Street (now Olympic), and West Third Street were traversed by

⁹ Architectural Resources Group, "SurveyLA; Historic Resources Survey Report: Wilshire Community Plan Area," prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 23, 2015, 10-21.

streetcar lines and enabled rapid residential and commercial development in the first few decades of the twentieth century. Development along these medium-sized commercial corridors was smaller and more pedestrian-oriented in scale, comprising small retailers, restaurants, and offices rather than the massive department stores and hotels of Wilshire Boulevard. The area's commercial strips had sidewalks, low-scale streetlights, and projecting signage to attract passersby, with many of their corners marked by prominent two-story, mixed-use buildings. Even smaller commercial corridors like the one along Larchmont Boulevard thrived, becoming crucial anchors for the surrounding residential areas....

After steady growth through the 1930s on Miracle Mile and beyond, the Survey Area saw little commercial development during World War II. In the postwar years, however, Wilshire Boulevard's luxurious department stores, clubs and restaurants were joined by large office buildings housing high-profile corporations. New York developer Norman Tishman was the first to erect large office buildings along Wilshire, and many others followed. Wilshire Boulevard quickly gained a new reputation as a business center. The 1957 lifting of the city's 150-foot height limit restriction led to towering skyscrapers, bringing a fundamental change to the Survey Area's landscape. The postwar period saw a shift in the area's architectural identity, with many commercial and institutional buildings exhibiting sleek Modern styles rather than the more extravagant styles of previous decades. Prudential Tower (now Museum Square), designed by Welton Becket's firm in 1948 for Prudential Insurance, was the first Wilshire example of the International Style...

Carthay

The Carthay neighborhoods represent a distinctive pattern of development that differed somewhat from that of the surrounding areas of Pico-Robertson, Mid-Wilshire, and Beverly-Fairfax. As most of the Carthay area lies within two HPOZs, Carthay Circle and South Carthay, and one proposed HPOZ, Carthay Square, it was largely not surveyed as part of SurveyLA. Developer J. Harvey McCarthy planned Carthay Center (later Carthay Circle) as a desirable subdivision of one-story, Period Revival, single-family residences and smaller amounts of multi-family housing starting in 1922. McCarthy envisioned the development as a complete community with commercial and institutional elements, which came to include the famous Carthay Circle Theater. Although that plan was not fully carried out, the subdivision's layout did create a distinctive sense of place: it broke with the surrounding street grid to feature an irregular street pattern around San Vicente Boulevard, and had an emphasis on pedestrian access. Carthay Circle's deed restrictions excluded non-whites, forbade flat roofs, and required design review of all new construction by a homeowners association.

The South Carthay and Carthay Square (originally called Fairfax Park) subdivisions followed Carthay Circle, and lacked many of the first development's distinctive planning features. Carthay Square developed like many other Wilshire neighborhoods did in the 1920s and 1930s, with single-family and multi-family residences in a variety of Period Revival styles within the regular, rectilinear street grid. It featured more multi-family residences than did the other Carthays, with a notable number of duplexes and triplexes lining its streets. South Carthay was the last to develop; while parts of it were developed starting in 1922-1923, much of its land was owned by Ralph's Markets and used to grow vegetables. The agricultural

land was finally developed starting in 1933, with developer Spyros George Ponty constructing many of the subdivision's single-family houses in distinctive Spanish Colonial Revival styles. The South Carthay infill completed the development of this part of the Wilshire CPA, and included a number of multi-family residences (mostly duplexes) as well as single-family houses.

Pico-Robertson

A section of the Pico-Robertson neighborhood is located in the southwest portion of the Wilshire CPA; the neighborhood extends west beyond the CPA's western boundary. Pico-Robertson is centered on Pico Boulevard, a commercial corridor flanked by both single-family and multi-family residential development. The residential neighborhoods of this area followed the same pattern as those in the adjoining neighborhoods of Mid-Wilshire and Beverly-Fairfax: they were subdivided in the 1920s from larger tracts of land, and largely developed through the 1920s and 1930s. The neighborhood was originally grazing and agricultural land, and later saw substantial oil exploration activity associated with the Salt Lake Oil Field and its smaller southern neighbor, the Los Angeles Oil Field. Both single-family and multi-family residences were common in Pico-Robertson, primarily designed in a mix of Period Revival styles.

The portion of Pico Boulevard through this area was first developed in the early 1920s, in tandem with the housing construction to the north and south, though it was not paved and improved until 1927. The street was marketed as the most direct route to the resort city of Santa Monica, leading to more rapid residential and commercial development than might otherwise have been seen at the far western edge of Los Angeles. The portions of Robertson Boulevard, La Cienega Boulevard, and San Vicente Boulevard that run through Pico-Robertson developed at the same time, and are now dense commercial corridors that serve as crucial connectors to Beverly Hills and west Los Angeles, as well as business districts for the surrounding residential areas.

Today the Pico-Robertson neighborhood is best known as an important locus of the local Jewish community, but it did not fully attain that status until after World War II. Unlike the residential and commercial districts of Beverly-Fairfax, Pico-Robertson did not have a substantial Jewish population during its initial development in the 1920s and 1930s. But during the 1950s, Pico-Robertson began to experience the same influx of new Jewish American residents that the Beverly-Fairfax neighborhood had. Fairfax Avenue and Beverly Boulevard remained the heart of Jewish institutional and commercial life for a number of years. Starting in the 1980s, Pico-Robertson began to see a new migration of members of the Orthodox community, and institutions and businesses followed; Pico Boulevard at Robertson Boulevard became the best-known hub of Jewish life in Los Angeles, and remains so today.

V. IDENTIFICATION OF HISTORICAL RESOURCES

Subject Properties (see Attachment D: Figures 1-8)



Figure 1: Subject properties, view northwest (Snow, 2022)

The subject properties are currently vacant. They are located within a dense urban setting on the east side of La Cienega Boulevard between Whitworth Drive to the south and Olympic Boulevard to the north. As noted above, La Cienega Boulevard is a major throughfare. A sidewalk lines the subject properties and a few Ficus trees are planted within wells along the sidewalk. The subject properties are lined at the south by a three-story, contemporary shopping plaza and on the north by a one-story, contemporary commercial building. A gas station is located at the southeast corner of La Cienega and

Olympic Boulevards. The west side of La Cienega Boulevard is primarily developed with buildings associated with Temple Beth Am. While the tall three-story synagogue building directly across La Cienega Boulevard from the subject properties was completed in 1958, the current appearance dates from a 1995 renovation. The 4-story school building to the south of the synagogue was constructed in 1992. A three-story multi-family residential building, constructed in 1982, is located at the northwest corner of La Cienega Boulevard and Whitworth Drive. Along the east property line of the subject properties are several one-story garages associated with the two-story residential buildings that face Alfred Street. The garages are generally sided in stucco with red clay tile coping along the roof line. Some of the garages appear to be in poor condition.

History

Sanborn Fire Insurance maps and historic aerial photographs show the subject properties were previously developed with a mix of one- and two-story commercial buildings and multi-family residential buildings (see Attachment B: Historic Maps 1-3 and Attachment C: Historic Aerials 1-11). 1022 La Cienega Boulevard, the property furthest to the north, was developed with a two-story office building designed by Maxwell Starkman in 1954.¹⁰ The building was demolished in 2006.¹¹

Charles Zucker and Solomon Keboh constructed a one-story banquet hall, called “the Savoy” in 1955 at 1026 La Cienega Boulevard.¹² The building was demolished in 2006.¹³

¹⁰ City of Los Angeles, Department of Building and Safety, “Application to Erect a New Building,” Permit #89283, June 11, 1954.

¹¹ City of Los Angeles, Department of Building and Safety, “Application for Inspection to Demolish Building or Structure,” Permit #06019-10000-01229, May 5, 2006.

¹² City of Los Angeles, Department of Building and Safety, “Application to Construct New Building,” Permit #1955LA21626, August 4, 1955; “Unruh Backers to Sponsor Rally,” *Los Angeles Times*, March 4, 1973, W6.

¹³ City of Los Angeles, Department of Building and Safety, “Application for Inspection to Demolish Building or Structure,” Permit #06019-10000-01226, May 5, 2006.

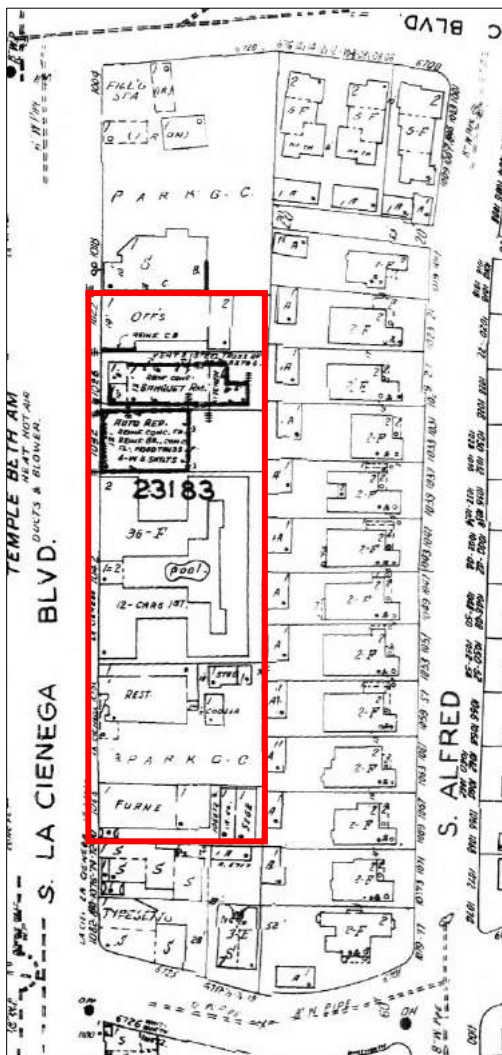


Figure 2: Sanborn Fire Insurance map, subject properties outlined in red (1969)

1032 La Cienega Boulevard, one of the few commercial buildings designed by architect Edla Muir, was constructed in 1948 as an automobile repair shop.¹⁴ The building was demolished in 2006.¹⁵

1042 La Cienega previously consisted of a two-story apartment building with tuck-under parking below north and south wings and a pool within the central courtyard. Carports lined the east side of the property.¹⁶ The apartment building and car ports were demolished in 2010.¹⁷ A large billboard, erected in 1982, was removed around 2019.¹⁸

Although constructed in 1932, the restaurant at 1056 La Cienega Boulevard, known at the time as Bob Dalton's Steak House, was almost entirely reconstructed in 1945 after a fire.¹⁹ The building was replaced with an auto stereo installer in 1984.²⁰ The building at 1056 La Cienega Boulevard was demolished in 2001.²¹

Finally, 1066 La Cienega Boulevard was constructed in 1947 as a one-story commercial building designed by Richard Neutra. This building was the subject of a Historical Resources Report prepared by GPA Consulting in January 2017, which found the building did not appear eligible for designation.²² The building at 1066 La Cienega Boulevard was demolished in 2020.²³

¹⁴ City of Los Angeles, Department of Building and Safety, "Application to Erect a New Building," Permit #1948LA02259, February 9, 1948.

¹⁵ City of Los Angeles, Department of Building and Safety, "Application for Inspection to Demolish Building or Structure," Permit #06019-10000-01228, May 5, 2006.

¹⁶ City of Los Angeles, Department of Building and Safety, "Application to Erect a New Building," Permit #1954LA36846, September 23, 1954.

¹⁷ City of Los Angeles, Department of Building and Safety, "Application for Inspection to Demolish Building or Structure," Permit #10019-10000-00609, June 10, 2010.

¹⁸ City of Los Angeles, Department of Building and Safety, "Application of Signs," Permit #1982LA41186, April 7, 1982; Google Street View, May 2019 and January 2021.

¹⁹ City of Los Angeles, Department of Building and Safety, "Application to Erect a New Building," Permit #1932LA09113, Mary 26, 1932; City of Los Angeles, Department of Building and Safety, "Application to Alter, Repair, Move or Demolish a Building," Permit #1945LA04595, April 2, 1945.

²⁰ City of Los Angeles, Department of Building and Safety, "Application for Inspection of New Building," Permit #1984LA87966, May 11, 1984.

²¹ City of Los Angeles, Department of Building and Safety, "Application for Inspection of New Building," Permit #01019-30000-01062, August 31, 2001.

²² GPA Consulting, "Amoroso La Cienega, 1056, 1060, 1066 S. La Cienega Boulevard, Los Angeles, California, Historical Resources Report," prepared for EcoTierra Consulting, January 2017.

²³ City of Los Angeles, Department of Building and Safety, "Application for Inspection to Demolish Building or Structure," Permit #18019-10000-03800, January 8, 2020.

Adjacent Historical Resources



Figure 3: Carthay Neighborhoods Historic District outlined, Carthay Circle HPOZ highlighted green, South Carthay HPOZ highlighted purple, and Carthay Square HPOZ highlighted yellow, subject properties highlighted red (source: Google, 2022)

The subject properties are located adjacent to the California Register-listed Carthay Neighborhoods Historic District. Listed in the California Register in January 2002 and in the National Register in March 2022, the Carthay Neighborhoods Historic District consists of three, locally designated HPOZs: Carthay Circle HPOZ (adopted 1998), South Carthay HPOZ (adopted 1984), and Carthay Square HPOZ (adopted 2017).

Carthay Neighborhoods Historic District

Physical Description

The following description of the Carthay Neighborhoods Historic District is excerpted from the “Carthay Neighborhoods Historic District” National Register nomination.²⁴

The Carthay Neighborhoods Historic District is a cohesive grouping of single-family and multi-family residences, along with a few commercial and institutional properties, in the Mid-City neighborhood of central Los Angeles. Situated approximately ten miles west of downtown Los Angeles and abutting the south side of Wilshire Boulevard, the district is crossed by the major thoroughfares of W. San Vicente, W. Olympic, and S. Crescent Heights Boulevards and is adjacent to the “Little Ethiopia” commercial district on S. Fairfax Avenue. The district comprises three 1920s-’30s subdivisions related by development pattern, era, and architectural types; the first subdivision, Carthay Center, was developed in 1922 between Wilshire and Olympic and established a skewed residential street grid pattern centered on a roughly oval area containing commercial, institutional, and designed landscape resources. The other two subdivisions, Fairfax Park (1923) and Olympic-Beverly Plaza (1933), continue the skewed street grid south of Olympic though they are oriented perpendicular to the Carthay Center blocks, and exhibit similar planning features and architectural characteristics. Properties reflect common planning features including modest uniform setbacks, shallow front lawns, concrete sidewalks, mature street trees, and automobile accommodations like driveways, curb cuts, alleys, and rear detached garages. The residences of the Carthay Neighborhoods Historic District are one- and two-story, single-family and multi-family buildings designed primarily in Period Revival styles, most commonly Mission/Spanish Colonial Revival, with multiple examples of Tudor Revival, French Renaissance Revival, Storybook, Chateausque, American Colonial Revival, Mediterranean Revival, and Exotic Revival. Minimal Traditional and Streamlined Moderne buildings are also present, and are architecturally compatible with the Period Revival buildings. The Carthay Neighborhoods Historic District retains a high level of integrity. Of 1,171 total resources, 1,014 are district contributors and 157 are noncontributors, primarily due to loss of integrity or construction after the period of significance. In addition to buildings, contributing resources include sites, structures, and objects including two landscaped medians, two sections of landscaped esplanade, a small park with remnants of a water feature, five monuments and statues, and a pedestrian underpass. The district’s streets, sidewalks, walkways, and landscaping (including street and esplanade trees) also contribute to its significance and strong sense of place...

The Carthay Neighborhoods Historic District’s layout and community planning features as noted above are as important as its range of architectural styles in maintaining its cohesive and consistent aesthetic character. The district retains the distinctive look and feel of a 1920s-30s suburban neighborhood in Los Angeles – of which it is one of the prototypes. Visual harmony is achieved through the repetition of architectural styles, features, and materiality, as well as through the relatively high quality of design and construction represented in individual buildings. Overall, the district represents a cohesive appearance that embodies the broader patterns of

²⁴ Architectural Resources Group, National Register of Historic Places Registration Form, “Carthay Neighborhoods Historic District, Draft,” June 24, 2021, Section 8, page 335-Section 7, page 6 and 8.

residential architecture and development occurring in Los Angeles during this period. Site and planning features including sidewalks, parkways, walkways, medians, landscaped areas, street layout, and consistent setbacks further contribute to its sense of cohesion.

History

The following history of the Carthay Neighborhoods Historic District is excerpted from the “Carthay Neighborhoods Historic District” National Register nomination.²⁵

The larger area now containing the Carthay neighborhoods was only sparsely developed until after World War I, with a few residential subdivisions dwarfed by expanses of agricultural land, clusters of derricks pumping from subsurface oil fields, and a small airfield. That all changed in 1922, when the J. Harvey McCarthy Company purchased a large Wilshire Boulevard-fronting tract and began constructing the subdivision of Carthay Center...

McCarthy hired master landscape architects Wilbur D. Cook and George E. Hall, with whom he had worked on his 1911 Planada project, to design a City Beautiful-inspired landscape plan ensuring harmony between all elements of the new development.¹⁵ The result was a layout that broke from the surrounding regular street grid in favor of an irregular grid reflecting the diagonal traverse of Eulalia Avenue (W. San Vicente Boulevard) running through the center of the development. A central axis street with a landscaped median (S. McCarthy Vista) connected Wilshire Boulevard to W. San Vicente and led directly to the planned commercial center oriented around the lushly landscaped White Esplanade. Parkway with newly planted street trees (including Italian stone pine and other species) provided additional green space, and long residential blocks were broken up by six concrete walkways running north/south from Wilshire to Country Club Drive (W. Olympic Boulevard) to ensure easy pedestrian access. The walkways were named after 18th century California missions, while Carthay Center’s streets were named after California pioneers like Benjamin Hayes, Commodore John Sloat, Abel Stearns, and Eulalia Perry. The subdivision featured wide paved streets with sidewalks and ornamental streetlights, and was also said to be the first in the city to be planned with underground utilities.

Development began in summer 1922 and proceeded rapidly – grading started in July, a sales office at Wilshire and Fairfax was completed in August, and the subdivision formally opened to sales in September.¹⁶ By October, Carthay Center had become an established stop on the Pacific Electric line, providing an alternative to the relatively unimproved road network. Lot sales proceeded rapidly as owners and builders purchased lots for \$2,000 in the “scientifically planned” subdivision featuring 60-year restrictions “drawn especially to protect its property owners against any and all annoyances, and to give permanency and value to their property.”¹⁷ In what was a common pattern in Los Angeles in the 1920s, restrictive covenants applied to race (non-Caucasians were prohibited from owning property in the subdivision) as well as architectural plans, roof type, property maintenance, and mundane details like clothesline locations.¹⁸ Property types were carefully zoned –

²⁵ Architectural Resources Group, National Register of Historic Places Registration Form, “Carthay Neighborhoods Historic District, Draft,” June 24, 2021, Section 8, page 335-Section 8, pages 330-335.

multi-family residences, primarily duplexes designed to fit in with the overwhelmingly single-family residential character of the development, were restricted to the area south of W. San Vicente Boulevard.

The J. Harvey McCarthy Company heavily marketed Carthay Center as having been planned “from the best subdivision models for persons of moderate means, so that they may build and own their own homes in accordance with their own ideas, amid surroundings of which they will always be proud.” With sales well underway, attention turned to the matter of construction. The J. Harvey McCarthy Company provided ample architectural and financial assistance to the new property owners of Carthay Center; it encouraged owners to finance their homes through the development company and pick their own builders to execute distinguished designs to be provided by McCarthy at no additional cost. While many owners opted to choose their own architects and financiers along with builders, others took McCarthy up on the offer of free architect-designed plans. These were designed by an architectural staff stationed at the tract sales office to facilitate owner interactions, led by supervising architect and notable local practitioner Horatio W. Bishop. Another local master architect, Carleton M. Winslow Sr., also consulted on the McCarthy Company’s home designs. The McCarthy Company had used consulting architects Aleck E. Curlett and Claud Beelman (along with consulting subdivision expert Fred J. Raven and engineer Ben O. Badgley) in the development of its overall plan – these well-known local practitioners produced the original Spanish Colonial Revival designs for the community’s commercial center as well as the tract sales office....

Development continued in the tract, though judging by construction dates of its houses, actual building slowed in 1924-1925... Construction picked up in Carthay Center in 1926 and continued at an intense pace for several years, spurred by the jewel of the tract, the Carthay Circle Theatre. Designed by A.B. Rosenthal in collaboration with Horatio Bishop and Carleton Winslow and completed in 1926, this ornate movie palace drew patrons from all over the city despite its then-remote location and was famed for its world premieres of classics like *Snow White and the Seven Dwarfs* (1937).... The Carthay Circle Theatre, so named for its circular, polychromatic tile-clad dome as well as its unusual circular auditorium, became so well known that Carthay Center’s name soon evolved to become Carthay Circle as well....

Many 1920s and 1930s subdivisions benefited from Carthay Center’s success, but none more so than the two adjacent subdivisions directly south of it: Fairfax Park (subdivided 1923, now known as Carthay Square) and Olympic-Beverly Plaza (subdivided 1933, now known as South Carthay). Thanks to their proximity to Carthay Center, a fact their developers reinforced through extensive marketing, these tracts quickly became known for the same attractive housing, good transportation, auspicious location, and bucolic aesthetic as that characterizing the original development. Fairfax Park and Olympic-Beverly Plaza were not developed by the J. Harvey McCarthy Company and their street layouts reflect more conventional approaches to community development. However, their planning features, architectural styles, property types, and development periods are consistent with those of Carthay Center; due to their many similarities, all three of the subdivisions are now tied in the minds of many Angelenos and some have referred to them as

“Carthay” for decades.

South Carthay HPOZ (see Attachment E: Figures 10-12)

Bounded by Olympic Boulevard to the north, Crescent Heights Boulevard to the east, Pico Boulevard to the south, and Alfred Street to the west, South Carthay HPOZ was one of the first Historic Preservation Overlay Zones, adopted by Los Angeles City Council in 1984. The following provides a summary of the history, significance, and character-defining features of the South Carthay HPOZ.

History

The following history of South Carthay is excerpted from the “Carthay Neighborhoods Historic District” National Register nomination,²⁶ which is more recent and comprehensive than the history of the HPOZ included in the *South Carthay HPOZ Preservation Plan*.

The Twin Cities Company purchased the approximately 90-acre parcel of land which would become Olympic-Beverly Plaza in 1921 or 1922, around the time this area (along with the Fairfax Park land) was annexed to Los Angeles in February 1922. The parcel was roughly bounded by Country Club Drive (W. Olympic Boulevard) on the north, S. Crescent Heights Boulevard on the east, Pico Boulevard on the south, and La Cienega Boulevard on the west, meaning it directly abutted Carthay Center to the north, Fairfax Park (Carthay Square) to the east, and the Los Angeles city limits to the west and south. Led by president Gerald A. “J.A.” McNulty, Twin Cities was an active participant in late 1920s-early 1930s residential and commercial development in the Wilshire area and subdivided multiple tracts in and around Pico Boulevard and La Cienega Boulevard. The company made a sizable profit selling lots along these burgeoning thoroughfares, mostly within a tract called Beverly Wilshire Terrace, and also constructed some buildings for lease itself.

One notable result of a Twin Cities sale was construction of a large, Spanish Colonial Revival Ralph’s Market and warehouse building in 1931 on the north side of Pico just east of La Cienega. The developer appears to have had other dealings with the Ralph’s Grocery Company, as the market leased much of the land that would later be subdivided into Olympic-Beverly Plaza and used it to grow produce. Twin Cities leased the southwestern portion of its 90-acre holding to the Pico Fairway golf driving range from 1929 until 1933, when it finally subdivided the land it had held for over a decade. The reasons for the company’s wait to develop this area are unknown.

McNulty subdivided the land as Tracts 8109, 10733, and 10756 in 1933 and announced the opening of the first unit of his new Olympic-Beverly Plaza Tract in July 1933. As the surrounding areas had been developing since 1922, the new tract represented a rare opportunity for infill development within the established, and highly desirable, Carthay area. Contrary to the general perception of a construction halt during the Great Depression, building continued across Los Angeles at a steady rate during this time, and Olympic-Beverly Plaza was no exception. The developer’s sales agents advertised the tract as the last chance to buy lots directly adjoining Carthay Circle (and did call it Carthay Circle, not Center), and made clear it would

²⁶ Architectural Resources Group, National Register of Historic Places Registration Form, “Carthay Neighborhoods Historic District, Draft,” June 24, 2021, Section 8, page 338-Section 8, page 340.

carry similar restrictive covenants to ensure quality and homogeneity – the new tract was to be “carefully improved and restricted.” Like Fairfax Park’s, Olympic-Beverly Plaza’s advertisements also emphasized proximity to major thoroughfares – W. Olympic Boulevard, S. Crescent Heights Boulevard, La Cienega Boulevard, and Pico Boulevard – all of which had been widened, paved, and otherwise improved since the development of the area’s 1920s subdivisions. Access to streetcar lines was less of a selling point than it had been a decade earlier, and public transit opportunities were not highlighted in the ads.

The new tract evoked Carthay Center in its wide streets, concrete sidewalks and curbs, streetlights, strict restrictions, and most prominently through the layout of its streets and blocks. Its east and west portions followed the slightly skewed, regular street grid like the streets of Fairfax Park and featured long, north/south-running blocks. These outer portions flanked a triangular central portion which tapered to a point at its southern end and contained north and south-facing buildings on Olympic Place and W. Whitworth Drive, running perpendicularly to the rest of the streets here. This served to slow traffic and turn focus inward toward the center of the development, while facilitating entry from Pico Boulevard as well as W. Olympic Boulevard. Olympic-Beverly Plaza reserved the lots in and around the narrowest part of the central triangle for multi-family development, along with lots along the busier streets at the periphery of the subdivision. This resulted in dense and consistent development of two-story multi-family buildings, predominantly duplexes, along W. Olympic Boulevard, S. Crescent Heights Boulevard, and the “Y” formed by S. La Jolla Avenue and S. Orlando Avenue. Olympic-Beverly Park’s close relationship with the adjoining Fairfax Park is illustrated by the consistency of properties on S. Crescent Heights Boulevard – though the west side is in the 1933 tract, while the east side is in the 1923 tract, they are indistinguishable. Multi-family residences are also scattered throughout Olympic-Beverly Park in smaller numbers, leaving S. Alvira Street and Olympic Place as the only two streets composed entirely of single-family residences. As in both Carthay Circle and Fairfax Park, Olympic-Beverly Plaza’s architectural designs for both single- family and multi-family residences were overwhelmingly Spanish Colonial Revival. Minimal Traditional and French Renaissance Revival designs are more common than in the adjacent subdivisions, reflecting both the later development period of this tract and the utility of both of these styles for multi-family designs.

Olympic-Beverly Plaza’s developer established a sales office in a Craftsman cottage at the northeast corner of La Cienega and Pico, on a lot it probably already owned. Twin Cities started by erecting model homes in order to attract buyers. The first, a Spanish Colonial Revival duplex, was actually underway when the developer announced the opening of the tract. A larger group of nine duplexes and 17 single-family residences followed in January 1934 and were open for visitation by February; a newspaper display ad called for buyers to:

See this group of charming, new single dwellings in the rapidly-growing district the entire city of Los Angeles is watching with interest. Brand-new designs, sturdy construction, all late features, and, most surprising of all, unusually low in price. On exhibition also, new model 2-story duplex residences...homes with income.

McNulty appears to have worked with a number of builders in the model home effort, who erected both single-family and multi-family buildings. The model homes were designed in a range of architectural styles, but Spanish Colonial Revival designs were dominant and soon came to be the definitive idiom of Olympic-Beverly Plaza. Confirmed examples of model homes in the tract, clustered in its northeast portion, include duplexes like 1025-1027 S. Crescent Heights (#226) as well as single-family residences like 6500 and 6501 W. Whitworth Drive (#1141 and #1142). The model homes were quickly joined by more buildings as owner-developers bought up lots, often in contiguous stretches along one or more adjacent streets (in a pattern following that seen in Fairfax Park), and commenced construction.

As in Fairfax Park, numerous owner-developers worked in the subdivision, with some, like H.H. Trott, Adolph Horowitz, and Joe Eudemiller, constructing dozens of properties. By far the most prolific, though, was Spiros George (S.G.) Ponty, who constructed at least 64 homes in the tract between 1934 and 1938. They were predominantly Spanish Colonial Revival single-family residences constructed in groupings along S. Alfred Street, S. Orlando Avenue, and S. Alvira Street. Ponty prided himself on the quality of his work and the variety of his designs – working mostly with architect Alan Ruoff, Ponty erected his many Olympic-Beverly Plaza homes without repeating any designs. The consistent Ponty-built stretches of one-story, Spanish Colonial Revival homes are what most Angelenos think of when they think of South Carthay.

Development in the tract continued steadily through the 1930s, and by the end of the decade Olympic-Beverly Plaza was almost totally built out. The handful of new buildings constructed in the 1940s and early 1950s continued the same architectural styles and scales as the 1930s buildings. The tract, now known as South Carthay for its longtime association with Carthay Circle, has retained its historic character and was locally designated as a Los Angeles Historic Preservation Overlay Zone in 1984.

Significance

As the Preservation Plan for South Carthay HPOZ does not contain a statement of significance, the following statement of significance for the Carthay Neighborhoods Historic District is from the “Carthay Neighborhoods Historic District” National Register nomination.²⁷ According to the National Register nomination, the Carthay Neighborhoods are significant under criterion A/1/1 for their association with community planning and development. As described in the nomination:

Compared to many other 1920s-1930s residential neighborhoods in Los Angeles, the Carthay Neighborhoods Historic District is notable for its thoughtful incorporation of planning features that celebrate Southern California’s natural and cultural attributes. In a local context, the neighborhood is demonstrative of broad trends in community planning and suburban design that flourished in the early 20th century and aspired to better connect the American urban population with nature and open space. Carthay Center developer J. Harvey McCarthy strove to implement these trends in suburban design, roughly grouped under the umbrella of the City Beautiful

²⁷ Architectural Resources Group, National Register of Historic Places Registration Form, “Carthay Neighborhoods Historic District, Draft,” June 24, 2021, Section 8, page 335-Section 8, page 340.

movement, and the developers of Fairfax Park and Olympic-Beverly Plaza followed his lead in the development of their compatible residential neighborhoods.²⁸

The Carthay Neighborhoods in general, and South Carthay specifically, is also significant under criterion C/3/3 for its architectural design. As described in the nomination:

The Carthay Neighborhoods Historic District is an unusually cohesive 1920s-1950s residential neighborhood with high physical integrity that strongly conveys its significance as an excellent collection of Period Revival architecture. From construction of its first building in 1922, the district saw continued development through the early 1950s, with by far its most intense development (predominantly resulting in Period Revival styles, primarily Spanish Colonial Revival) during the 1920s and 1930s. From the late 1930s through the 1940s, new buildings in the district were commonly designed in the Minimal Traditional style as well as late Period Revival styles, and a few Streamlined Moderne examples, complementing the existing Period Revival architecture in terms of scale, massing, and character. The district's period of significance ends in 1955, when it was completely built out and its architectural character had been achieved. Many of the district's buildings appear individually eligible for designation based on their architectural merit, in addition to contributing to the significance of the larger grouping of properties.²⁹

Character-defining Features

The following character-defining features of the larger Carthay Neighborhoods Historic District as well as the South Carthay HPOZ have been extrapolated from the "Carthay Neighborhoods Historic District" National Register nomination and South Carthay Preservation Plan:

Carthay Neighborhoods Historic District

- Cohesive grouping of single-family and multi-family residences
- Skewed residential street grid pattern
- Long blocks
- Relatively wide streets
- Six pedestrian walkways
- Modest, uniform setbacks
- Shallow front lawns
- Concrete sidewalks
- Mature street trees
- Automobile accommodations, including driveways, curb cuts, alleys, and rear detached garages
- Period-revival architectural styles

Character-defining features specific to South Carthay HPOZ include:

- Skewed grid pattern with triangular central portion
- Two-story duplexes and two-story multi-family residences on perimeter streets
- Primarily one-story single-family residences on interior streets

²⁸ Architectural Resources Group, National Register of Historic Places Registration Form, "Carthay Neighborhoods Historic District, Draft," June 24, 2021, Section 8, page 343.

²⁹ Architectural Resources Group, National Register of Historic Places Registration Form, "Carthay Neighborhoods Historic District, Draft," June 24, 2021, Section 8, page 352-353.

VI. THRESHOLDS FOR DETERMINING SIGNIFICANCE OF IMPACTS

California Environmental Quality Act (CEQA) Statutes

According to the CEQA Guidelines, a project would result in a significant impact to historical resources if it would cause a *substantial adverse change* in the significance of an historical resource. A substantial adverse change is defined in CEQA Guidelines §15064.5(4)(b)(1), as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the *significance of an historical resource would be materially impaired.*” The significance of an historical resource is materially impaired, according to CEQA Guidelines §15064.5(4)(b)(2), when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to §5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of §5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.³⁰

A substantial adverse change occurs when a project demolishes or materially alters in an adverse manner a resource’s character-defining features. In other words, if a project would render an eligible historic resource ineligible, then there would be a significant adverse effect under CEQA. Examples of substantial adverse change include, but are not limited to, the following:³¹

Changes to the Resource

- Physical destruction of, or damage to, all or part of an historical resource
- Alteration of an historical resource, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access that is not consistent with the *Secretary’s Standards* (36 CFR part 68) and applicable guidelines or technical advisories, where appropriate³²
- Relocation of an historical resource from its historic location in a manner that is not consistent with the *Secretary’s Standards* (36 CFR part 68) and applicable guidelines or technical advisories, where appropriate³³
- Change of the use that contribute to its historic significance
- Neglect of an historical resource, which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization

³⁰ CEQA Guidelines §15064.5(4)(b)(2). Emphasis added.

³¹ These examples were taken from 36 CFR 800.5(2) of Section 106 Regulations.

³² Including John Obed Curtis, *Moving Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, 1979).

³³ John Obed Curtis, *Moving Historic Buildings*.

Changes to the Immediate Surroundings of the Resource

- Change of the character of physical features within the historical resource's setting that contribute to its historic significance
- Introduction of visual, atmospheric or audible elements that diminish the integrity of an historical resource's significant historic features

CEQA Guidelines specify that a project "shall be considered as mitigated to a level of less than a significant impact on the historical resource" if it follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*, Weeks and Grimmer, 1995) (CEQA Guidelines §15064.5(b)(3)). Compliance with the *Secretary's Standards* indicates that a project may have a less than significant impact on an historical resource.

The converse of this does not hold; that is, failure to comply with the *Secretary's Standards* is not, by definition, a significant impact under CEQA. While the *Secretary's Standards* provides "safe harbor" that a project will not have a significant impact on a historical resource, as noted above, the threshold for an impact is whether or not a proposed project would cause material impairment to the character-defining features of a historical resource.

VII. ASSESSMENT OF PROJECT IMPACTS

Description of Proposed Project

The proposed project is described in a drawing set prepared by Solomon Cordwell Buenz, David Evans and Associates, Inc., and RIOS. The drawing set is undated (see Attachment F). The proposed project involves construction of a three-story podium that encompasses the majority of the subject properties with a 25-story tower above. The new building will have a contemporary design. The podium will have a 15-foot setback from the east property line, a 30-foot setback from the north property line, a 13-foot setback from the sidewalk to the west, and a 5-foot setback from the south property line. Entrance to the parking will be through driveways on La Cienega Boulevard. One level of subterranean parking will be provided along with three levels of parking in the podium levels. Retail space will be provided at the west side of the building along La Cienega Boulevard. The podium will be screened on the north and west elevations by a series of plaster parabolic arches that vary in height and width. The arched screen will sit proud of aluminum storefronts. The roof deck at the fourth floor will be landscaped and include a swimming pool.

A 25-story tower will rise at the northwest corner of the podium. The tower will not be a simple rectangle, rather, complexity will be achieved through ragged edges and acute angles. The edges will be smoothed out at the roof level and the plan of the roof will resemble a flower petal. The longer elevations will face east and west. Residential entrance to the building and tower will be at the northwest corner of the building with the lobby inset from the plane of the west elevation. Residential units will be arranged around a double-loaded corridor with a bank of elevators and stairs at the center of each floor. The tower will be almost entirely glazed with an aluminum frame supporting a curtain wall. Balconies will be inserted within the acute angles of the plan.

The following analyzes the proposed new construction for potential direct and indirect impacts on identified historical resources. It is important to note that this analysis is based solely upon the drawings identified above.

Direct Impacts

Since the subject property is currently vacant, there is no potential for direct impacts to historical resources at the project site.

Construction activities including excavation, impaction, pile driving, shoring, etc. do have the potential to directly affect historic materials of the adjacent garages that line the east property line. The garages are located within the boundaries of the Carthay Neighborhoods Historic District and South Carthay HPOZ and are contributing elements to the historic districts. In addition to the potential for damage from vibration, excavation and new construction could result in settling or displacement of the foundations of the existing garages.

Mitigation measures, as described in the noise and vibration technical report prepared by NTEC, will ensure construction of the project does not result in building vibration related damage to the contributing structures that abut the project site. These measures will mandate setbacks from the property line for certain construction activities as well as equipment. They will also require preconstruction surveys, a vibration monitoring program during the project's excavation phase and adherence to specified structural performance standards. Therefore, it appears that potential direct impacts from construction and excavation would be less than significant.

Indirect Impacts

In general, CEQA describes an *indirect* impact as one that results from the "...alteration of the resource or *its immediate surroundings* such that the significance of an historical resource would be materially impaired" (CEQA Guidelines §15064.5(b)(1)(emphasis added). As noted above, an indirect impact to the setting would introduce a visual, atmospheric or audible element that would diminish the integrity of the historic district's significant features. In this situation, the historical resources are the entirety of the Carthay Neighborhoods Historic District and South Carthay HPOZ.

As noted above, the threshold for an impact is whether or not a proposed project would cause material impairment to the character-defining features of a historical resource. The central issue for the proposed project is if a 28-story tower, which is substantially larger than the one- and two-story residential buildings within the Carthay Neighborhoods Historic District and South Carthay HPOZ, would significantly impact the setting of the historic districts such that the historic districts would no longer be eligible for designation. Specifically, would the proposed project introduce a visual, atmospheric or audible element that would diminish the integrity of the historic district's significant character-defining features.

The proposed project will not alter the immediate surroundings such that the significance of either South Carthay HPOZ or the Carthay Neighborhoods Historic District would be materially impaired. The proposed project will not destroy the essential character-defining features of the historic districts and integrity of both South Carthay HPOZ and the Carthay Neighborhoods Historic District will remain intact. Specifically, as the proposed project is located outside the boundaries of the historic districts, integrity of location, design, materials, workmanship, and feeling would not be impacted. Only integrity of setting has the potential for indirect impacts.

The proposed project will not remove part or all of the associated setting of the historical resources. Commercial development on La Cienega Boulevard is not an associated setting of either South Carthay HPOZ or the Carthay Neighborhoods Historic District. As seen in historic aerial photos, South Carthay HPOZ, specifically, as well as the Carthay Neighborhoods Historic District, developed separately from the commercial corridor on La Cienega Boulevard. Historic aerial photos show the street grid of La Cienega and Pico Boulevards laid out prior to development of the South Carthay neighborhood (see Historic Aerials 1-3). While residential development occurred in South Carthay throughout the later part of the 1930s, commercial development on La Cienega Boulevard did not begin until a decade after in the late 1940s and continued into the 1950s. Adopted as an HPOZ in 1984, South Carthay HPOZ has continued to develop over the past nearly 40 years independently of commercial activity along La Cienega Boulevard.

The proposed project will not result in the loss of historic features or spaces surrounding the historical resources. South Carthay HPOZ has the feeling of an enclosed enclave. Within the serene street grid of the HPOZ, there is little immediate sense of the larger city surrounding it. However, the tranquility of the neighborhood abruptly shifts at the western and southern boundaries along La Cienega and Pico Boulevards. There is no buffer zone transitioning between the HPOZ and the larger community to the south and east. With its considerable height, the proposed project will certainly be visible within the South Carthay HPOZ and throughout the Carthay Neighborhoods Historic District, but, as demonstrated along a couple of streets in the Carthay Neighborhoods Historic District that are directly south of Wilshire Boulevard, visibility will not change the serenity of the HPOZ.

As a comparison, seven tall towers (over 10-stories) were constructed on the south side of Wilshire Boulevard between San Vicente Boulevard and Fairfax Avenue in the 1960s through 1980s (See Attachment E: Figures 13-15). Specifically, these buildings include:

- Cadillac Fairview Building, 6500 Wilshire Boulevard (1986, I.M. Pei and the Luckman Partnership, 23-stories)
- Century Bank Plaza, 6420 Wilshire Boulevard (1972, Daniel, Mann, Johnson and Mendenhall, 19-stories, identified in SurveyLA)
- Bankers Life Building, 6404 Wilshire Boulevard (1963, Albert C. Martin & Associates, 12-stories)
- Daniels-Held Building, 6380 Wilshire Boulevard (1963, Charles Luckman Associates, 18-stories)
- Zenith Center Building, 6300 Wilshire Boulevard (1971, Maxwell Starkman & Associates, 21-stories, identified in SurveyLA)
- Wilshire Boulevard Medical Building, 6200 Wilshire Boulevard (1970, 17-stories, identified in SurveyLA)
- Onyx Tower, 6100 Wilshire Boulevard (1986, William Pereira, 17-stories)



Figure 4: Warner Drive, view east from San Vicente Boulevard toward McCarty Vista (Snow, 2022)

and feeling that the tall towers on Wilshire Boulevard, adjacent to the historic district and Carthay Circle HPOZ, add to the sense of the neighborhood as a cohesive enclave, distinct from its surroundings. In the same way, the proposed project may also add to the distinct and special feeling of South Carthay HPOZ.

Although the proposed project will introduce a new building visible throughout both South Carthay HPOZ and the Carthay Neighborhoods Historic District, the setting of the historic districts would be retained. None of the identified character-defining features of the setting, including the street pattern, set-backs, mature street trees, arrangement of single-family and multi-family residences, and period revival architectural styles would be destroyed. Both South Carthay HPOZ and the Carthay Neighborhoods Historic District would remain eligible for designation. Therefore, the proposed project would not pose a significant indirect impact.

Visible throughout the Carthay Neighborhoods Historic District, these towers are most visible near the intersection of Schumacher Drive and along Warner Drive (see Figures 12-14). Despite these seven tall towers, Carthay Circle was adopted as an HPOZ in 1998. While distinct in size, mass, scale and proportion, the towers do not detract from the setting of either the Carthay Circle HPOZ or the Carthay Neighborhoods Historic District such that they were not eligible for designation. Rather, Carthay Circle HPOZ and the Carthay Neighborhoods Historic District have such a distinct setting

VIII CONCLUSION

A development project consisting of a 25-story tower atop a three-story parking podium, is proposed for the subject properties. While the subject properties are currently vacant, they are located adjacent to the National and California Register-listed Carthay Neighborhoods Historic District as well as the locally designated South Carthay HPOZ.

Although the proposed project has potential to cause direct impacts to adjacent garages within the historic districts, it is anticipated that these impacts would be less than significant following mitigation measures, as described in the noise and vibration technical report. Although the proposed project also has the potential to cause an indirect impact to the setting of the historic districts, it will not cause material impairment to the character-defining features that define the setting of the historic districts. Therefore, the proposed project is anticipated to have a less than significant impact on historical resources.

IX BIBLIOGRAPHY

City, County, and Federal Records

City of Los Angeles, Department of Building and Safety.

Reports

Architectural Resources Group. National Register of Historic Places Registration Form, “Carthay Neighborhoods Historic District, Draft,” June 24, 2021.

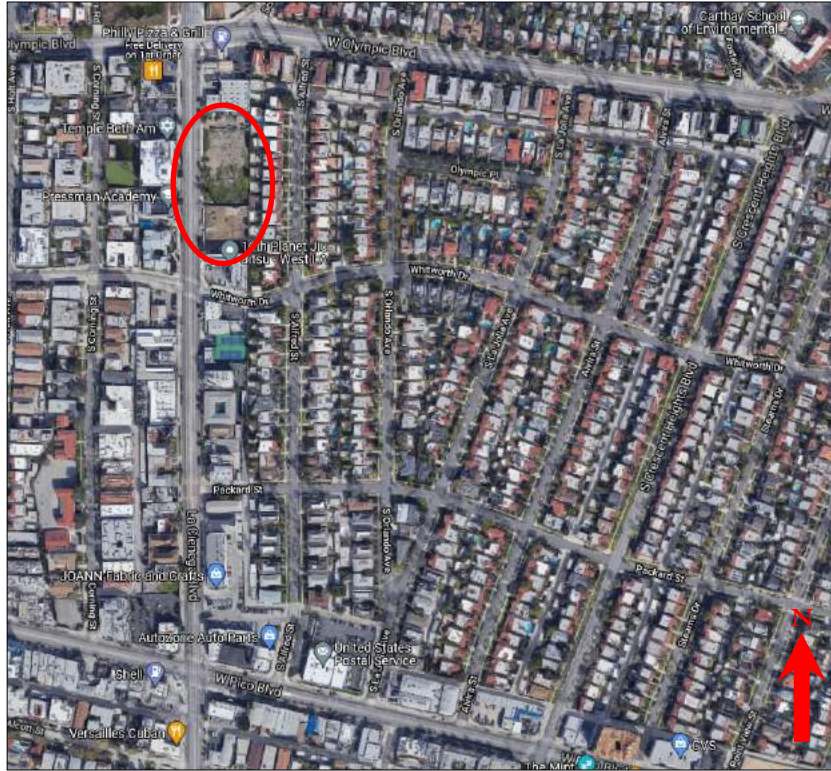
Architectural Resources Group. “SurveyLA; Historic Resources Survey Report: Wilshire Community Plan Area.” prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, January 23, 2015.

Websites

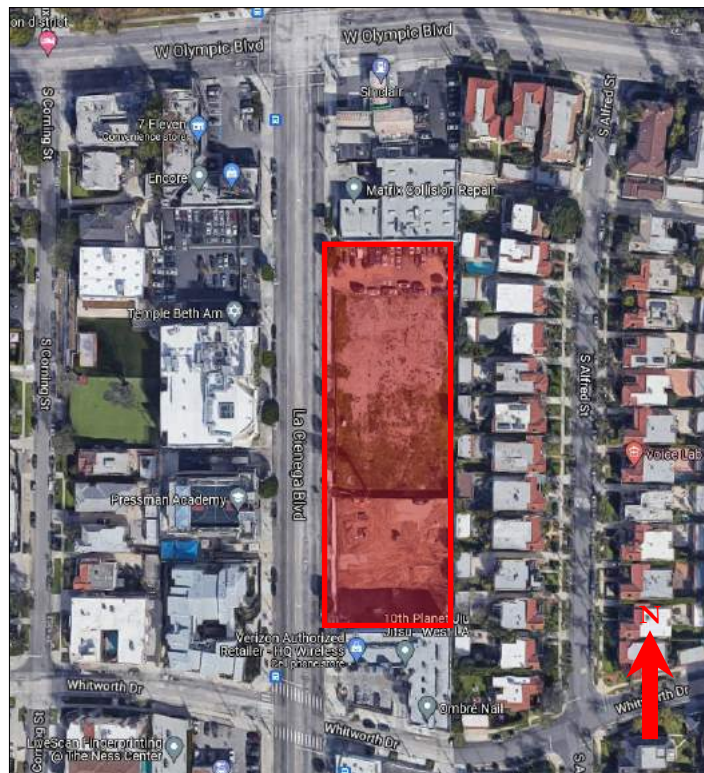
Faigin, Daniel P. “Telling a Story Through Highway and Planning Maps: The History of Southern California Freeway Development (Part 2 – 1950s).” *California Highways*.
www.cahighways.org/maps-sc-fw-2.html.

Temple Beth Am. “Our History; Building Our House.” <https://www.tbala.org/about/our-history>.

Attachment A: Current Maps and Aerials



Map 1: Current aerial, subject properties circled (source: Google, 2020)



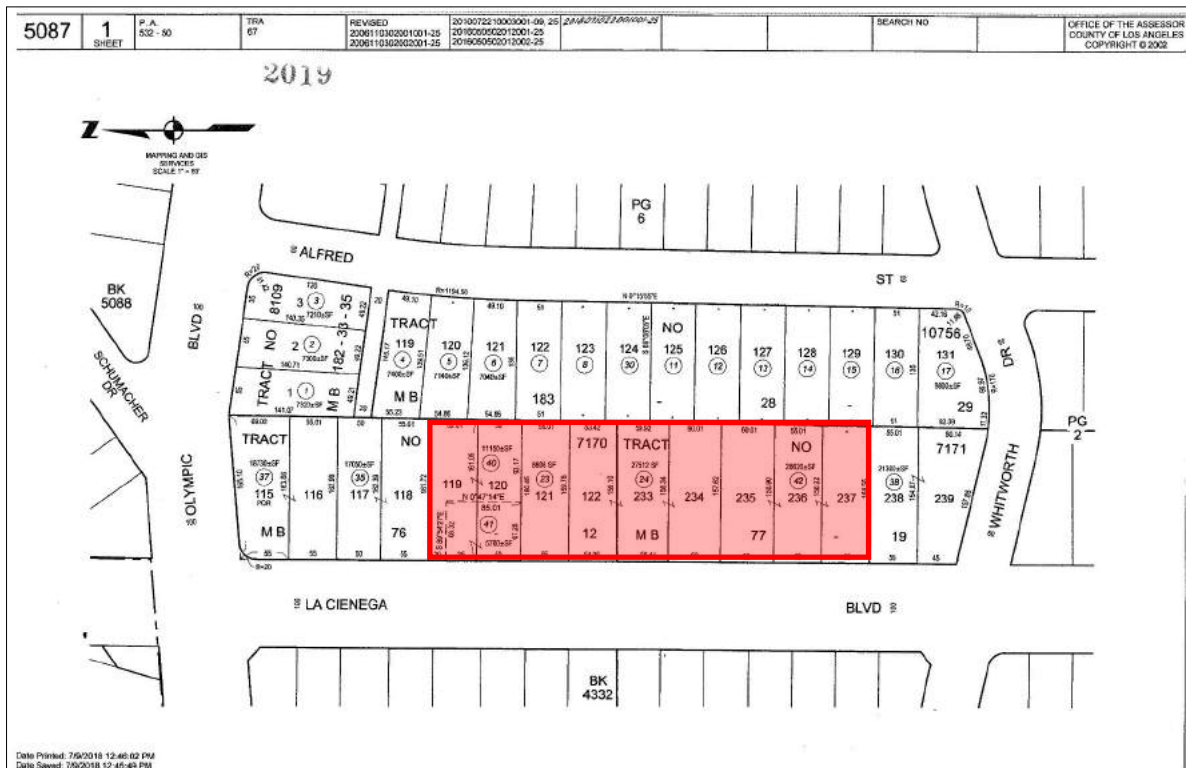
Map 2: Current aerial zoomed in, subject properties highlighted (source: Google, 2020)

1050 South La Cienega Boulevard, Los Angeles, CA

Attachment A: Current Maps and Aerials



Map 3: Location map, subject properties highlighted red (source: Los Angeles County Assessor, 2021)



Map 4: Parcel map, subject properties outlined in red (source: Los Angeles County Assessor, 2021)

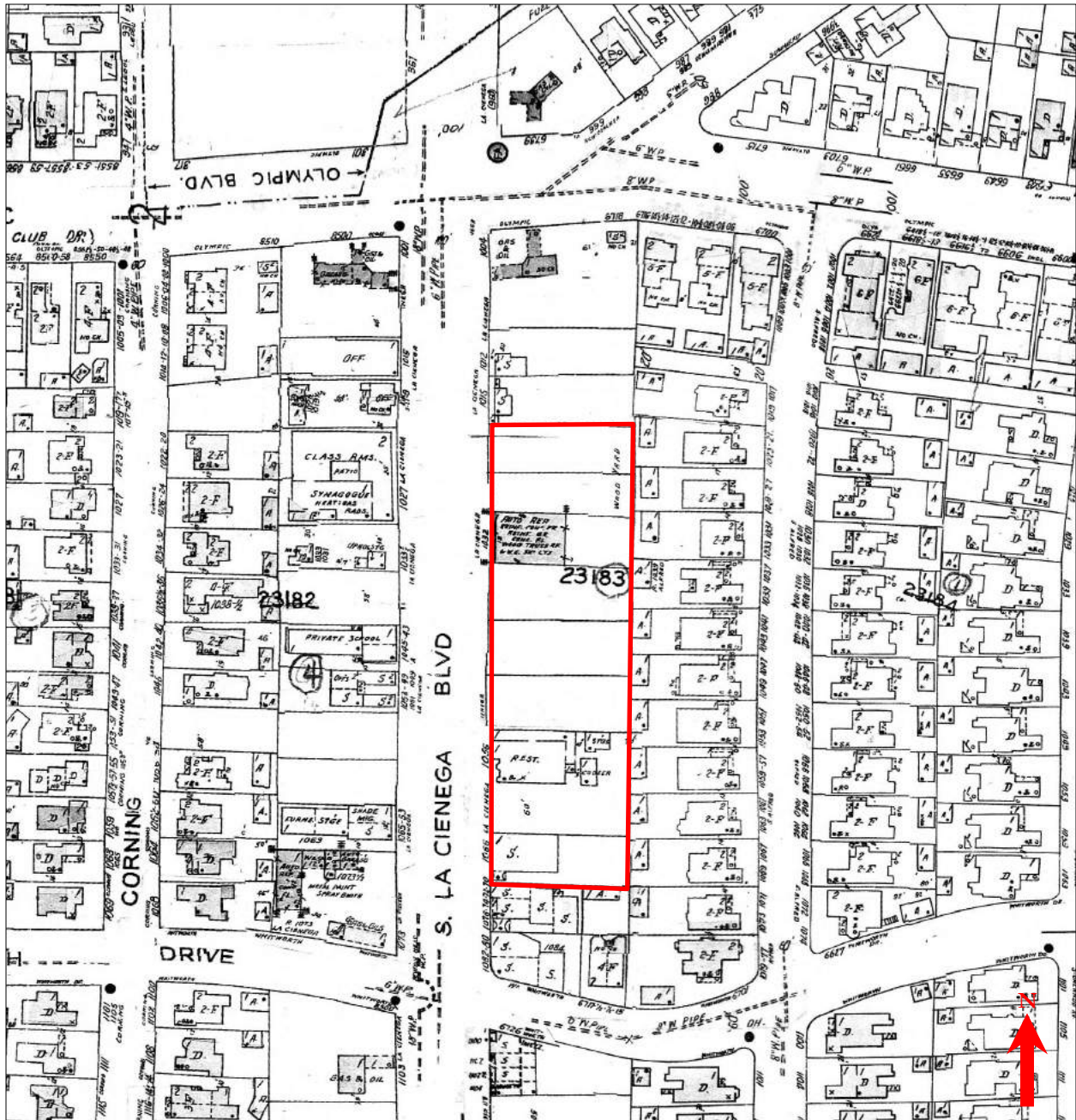
1050 South La Cienega Boulevard, Los Angeles, CA

Attachment B: Historic Maps



Historic Map 1: Sanborn Fire Insurance map, subject properties outlined in red (source: EDR, 1927)

Attachment B: Historic Maps



Historic Map 2: Sanborn Fire Insurance map, subject properties outlined in red (source: EDR, 1950)

1050 South La Cienega Boulevard, Los Angeles, CA

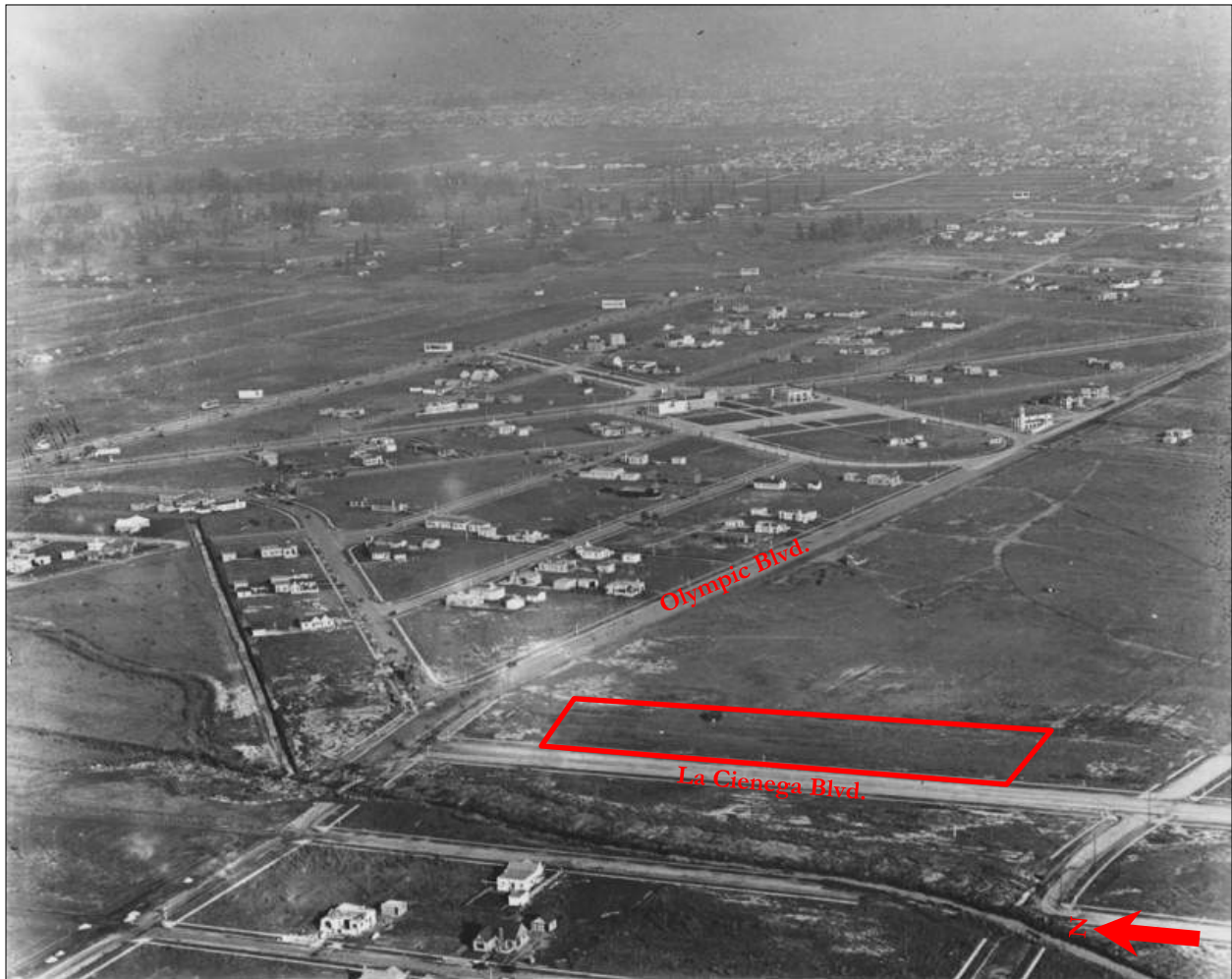
Attachment B: Historic Maps



Historic Map 3: Sanborn Fire Insurance map, subject properties outlined in red (source: EDR, 1969)

1050 South La Cienega Boulevard, Los Angeles, CA

Attachment C: Historic Aerial Photographs



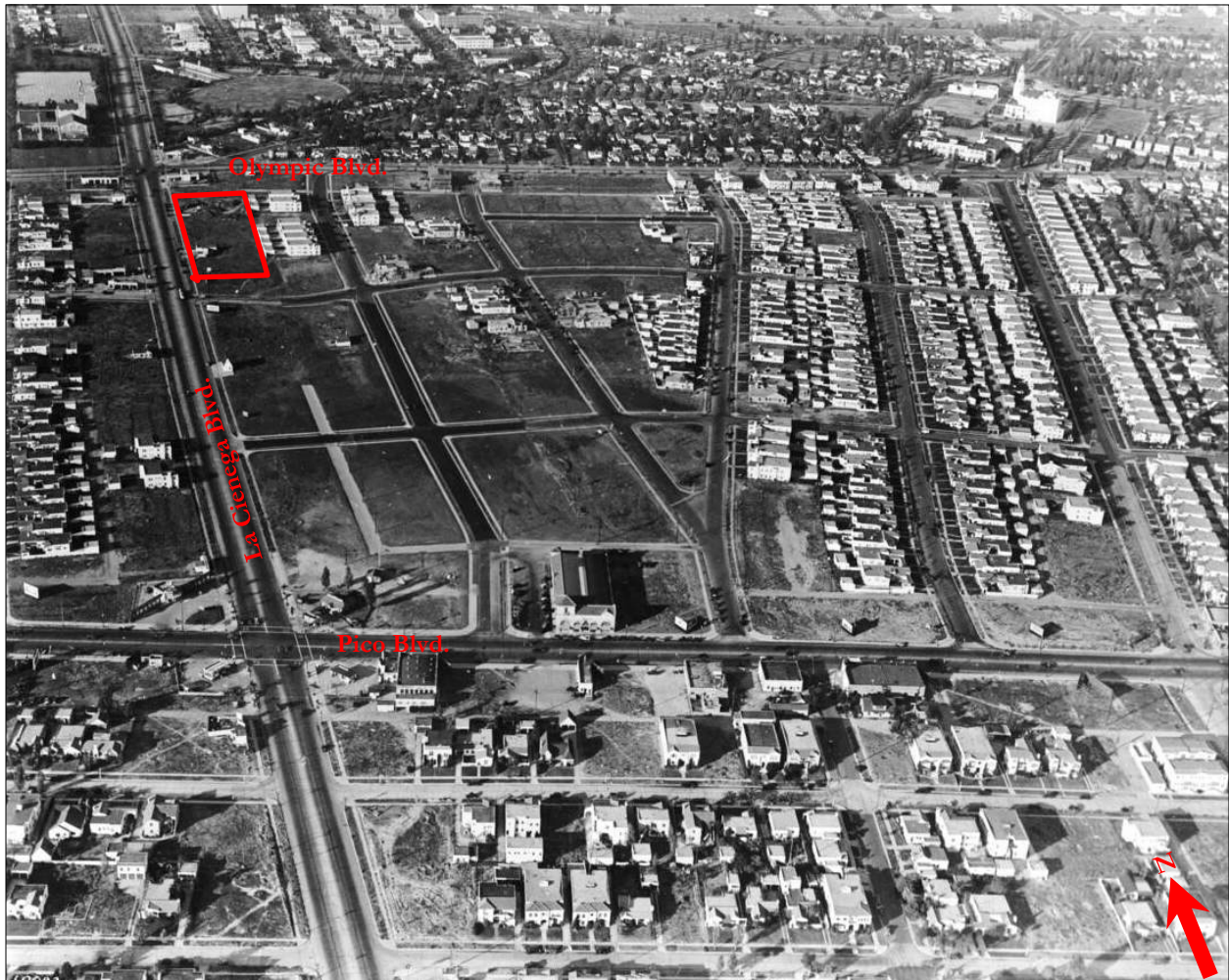
Historic Aerial 1: Intersection of La Cienega and Olympic Blvd., approximate location of subject properties outlined red (source: Los Angeles Public Library, 1924)

Attachment C: Historic Aerial Photographs



Historic Aerial 2: View north at the intersection of La Cienega and Olympic Blvd., approximate location of subject properties outlined (source: University of California Santa Barbara, 1928)

Attachment C: Historic Aerial Photographs



Historic Aerial 3: View north along La Cienega Blvd. from Pico Blvd., approximate location of subject properties outlined (source: University Southern California, 1935)

Attachment C: Historic Aerial Photographs



Historic Aerial 4: View northwest along Olympic Blvd., approximate location of subject properties outlined red (source: University of California Santa Barbara, 1937)



Historic Aerial 5 Detail of above aerial photograph, approximate location of subject properties outlined red (source: University of California Santa Barbara, 1937)

1050 South La Cienega Boulevard, Los Angeles, CA

Attachment C: Historic Aerial Photographs



Historic Aerial 6: Subject properties outlined in red, view north (source: University of California Santa Barbara, 1956)

Attachment C: Historic Aerial Photographs



Historic Aerial 7: Detail of previous aerial photograph, subject properties outlined in red, view north (source: University of California Santa Barbara, 1956)

1050 South La Cienega Boulevard, Los Angeles, CA

Attachment C: Historic Aerial Photographs



Historic Aerial 8: Subject properties outlined in red, view north (source: University of California Santa Barbara, 1962)

Attachment C: Historic Aerial Photographs



Historic Aerial 9: Detail of previous aerial photograph, subject properties outlined in red, view north (source: University of California Santa Barbara, 1962)

1050 South La Cienega Boulevard, Los Angeles, CA

Attachment C: Historic Aerial Photographs



Historic Aerial 10: Subject properties outlined in red, view north (source: University of California Santa Barbara, 1971)

1050 South La Cienega Boulevard, Los Angeles, CA

Attachment C: Historic Aerial Photographs



Historic Aerial 11: Detail of previous aerial photograph, subject properties outlined in red, view north (source: University of California Santa Barbara, 71)

Attachment D: Current Photographs



Figure 1: La Cienega Boulevard, view north from Whitworth Avenue, subject properties at right indicated by red arrow (Snow, 2022)



Figure 2: La Cienega Boulevard, view south from Olympic Boulevard, subject properties at left indicated by red arrow (Snow, 2022)

Attachment D: Current Photographs



Figure 3: Subject properties, view east from opposite side of La Cienega Boulevard (Snow, 2022)



Figure 4: Temple Beth Am at west side of La Cienega Boulevard from subject properties, view west (Snow, 2022)

1050 South La Cienega Boulevard, Los Angeles, CA

Attachment D: Current Photographs



Figure 5: Subject properties, view northwest (Snow, 2022)



Figure 6: Subject properties, view southwest (Snow, 2022)

Attachment D: Current Photographs



Figure 7: Subject properties, view southeast (Snow, 2022)



Figure 8: Subject properties, view northeast, note garages at east property line (Snow, 2022)

Attachment E: Adjacent Historical Resources



Figure 9: Carthay Neighborhoods Historic District outlined, Carthay Circle HPOZ highlighted green, South Carthay HPOZ highlighted purple, and Carthay Square HPOZ highlighted yellow, subject properties highlighted red (source: Google, 2022)

Attachment E: Adjacent Historical Resources



Figure 10: Alfred Street within South Carthay HPOZ, view south from Olympic Boulevard (Snow, 2022)



Figure 11: Alfred Street within South Carthay HPOZ, view west (Snow, 2022)

Attachment E: Adjacent Historical Resources



Figure 12: Alfred Street from Whitworth Drive, view northwest (Snow, 2022)

Attachment E: Adjacent Historical Resources



Figure 13: Schumacher Drive, view north toward Wilshire Boulevard (Snow, 2022)



Figure 14: Warner Drive, view east from San Vicente Boulevard toward McCarty Vista (Snow, 2022)

Attachment E: Adjacent Historical Resources



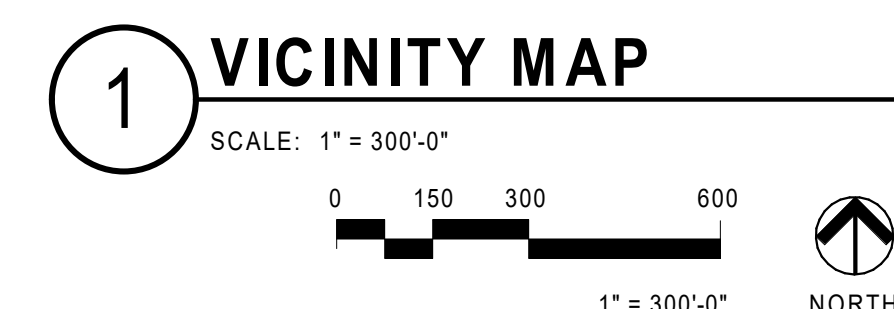
Figure 15: Capistrano Way between 6345 Warner Drive and 6401 Warner Drive, view north (Snow, 2021)

Attachment F: Proposed Project Drawings



1050 LA CIENEGA BOULEVARD

TOC REFERRAL SET
FEBRUARY 25, 2022



DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION
GENERAL	
A0.00	COVER SHEET / DRAWING INDEX / VICINITY MAP
A0.01	SITE DATA
A0.02A	AREA ANALYSIS - PROGRAM AREA
A0.02B	FAR CALC DIAGRAMS
A0.02C	OPEN SPACE DIAGRAMS
A0.02D	BICYCLE PARKING INFORMATION
A0.03	PLOT PLAN
A0.04	EXISTING SITE PHOTOS
A0.05	EXTERIOR RENDERINGS
A0.06	EXTERIOR RENDERINGS
A0.07	EXTERIOR RENDERINGS
CIVIL	
C0.01	ALTA SURVEY (FOR REFERENCE ONLY)
C0.02	ALTA SURVEY (FOR REFERENCE ONLY)
C0.03	ALTA SURVEY (FOR REFERENCE ONLY)
C0.04	ALTA SURVEY (FOR REFERENCE ONLY)
C1.01	TOPOGRAPHIC SURVEY
C1.02	TOPOGRAPHIC SURVEY
C2.01	BACK OF WALK EXHIBIT
C3.01	EXCAVATION PLAN
C4.01	CONCEPTUAL UTILITY PLAN
ARCHITECTURAL	
A1.01	SITE PLAN
A2.00	B1 FLOOR PLAN
A2.01	LEVEL 01 FLOOR PLAN
A2.02	LEVEL 02 FLOOR PLAN
A2.03	LEVEL 03 FLOOR PLAN
A2.04	LEVEL 04 FLOOR PLAN
A2.05	LEVELS 05-13 FLOOR PLAN
A2.06	LEVELS 14-26 FLOOR PLAN
A2.07	LEVEL 27 FLOOR PLAN
A2.08	LEVEL 28 - SKYDECK FLOOR PLAN
A2.09	ROOF LEVEL FLOOR PLAN
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A3.03	BUILDING ELEVATIONS
A3.04	BUILDING SECTIONS
A3.05	BUILDING SECTIONS
LANDSCAPE	
L1.01	LEVEL 01 - LANDSCAPE PLAN
L1.02	LEVEL 02 - LANDSCAPE PLAN
L1.03	LEVEL 03 - LANDSCAPE PLAN
L1.04	LEVEL 04 - LANDSCAPE PLAN
L1.28	LEVEL 28 - LANDSCAPE PLAN

NOTE:
TREE SURVEY NOT PROVIDED. THERE ARE NO EXISTING TREES ON SITE.
DEMOLITION PLAN NOT PROVIDED. SITE IS VACANT.

- PROJECT SITE - 1050 LA CIENEGA
- METRO BUS STOP - RTE. 105 CIENEGA/
- FUTURE METRO RAIL STATION - WILSHIRE / LA CIENEGA
- METRO BUS ROUTE 105 NORTHBOUND
- METRO BUS ROUTE 105 SOUTHBOUND
- METRO RAIL D (PURPLE) LINE EXTENSION



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RIOS

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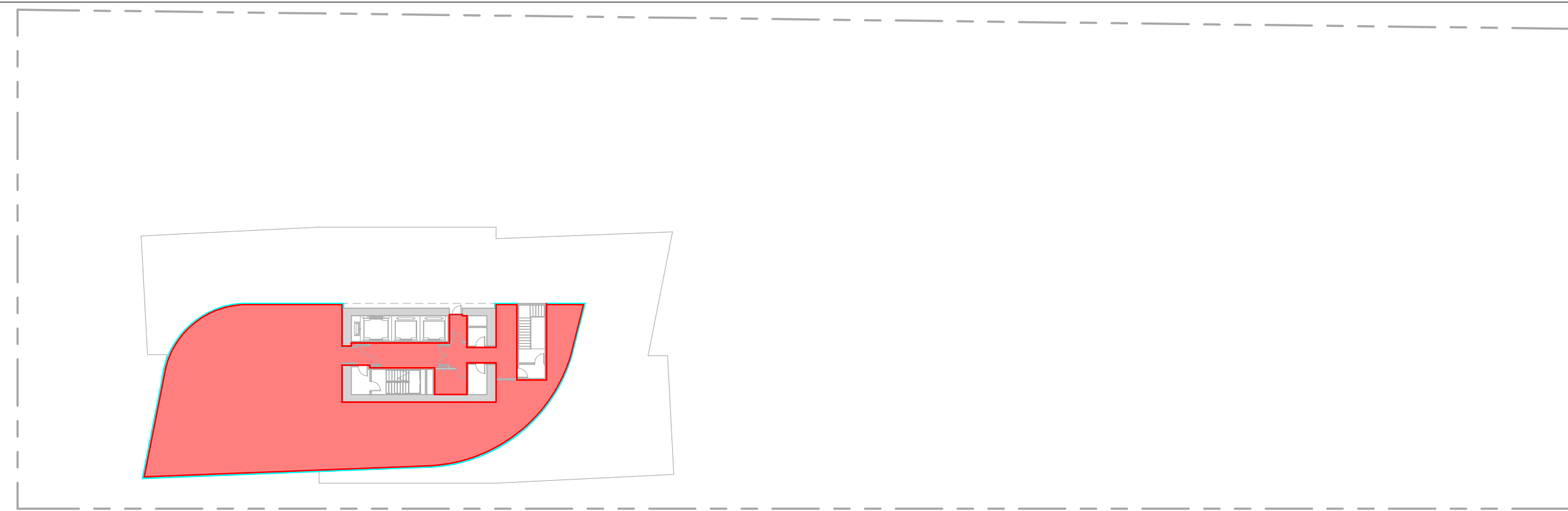
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**COVER SHEET /
DRAWING INDEX /
VICINITY MAP**

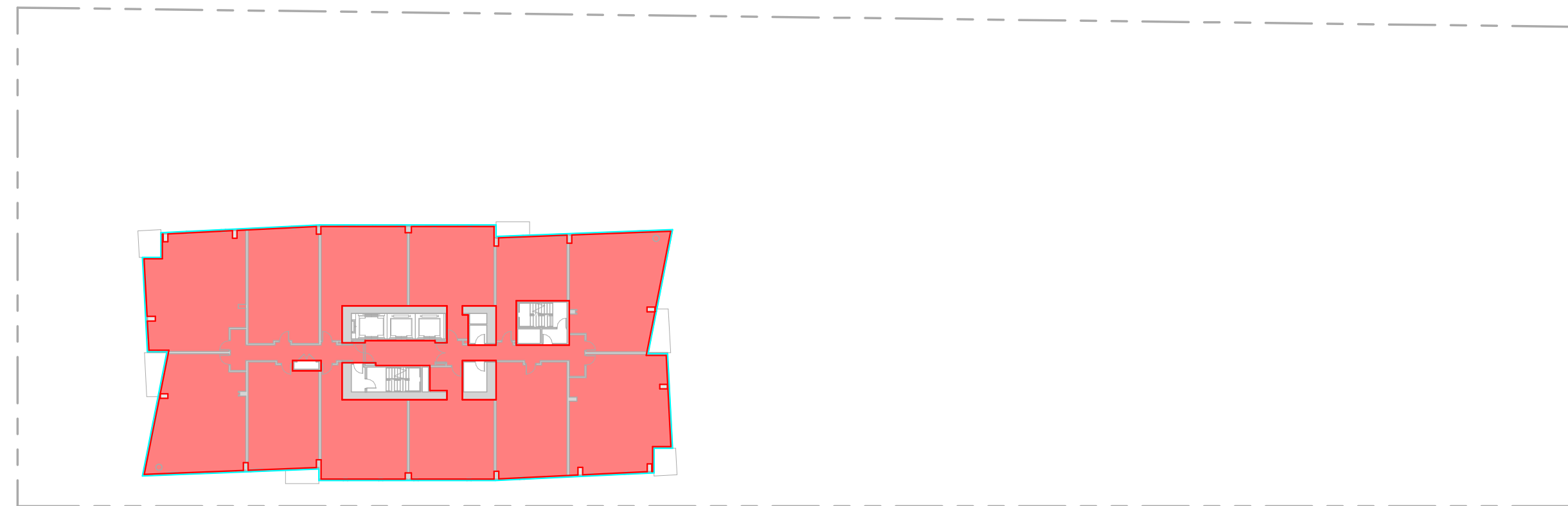
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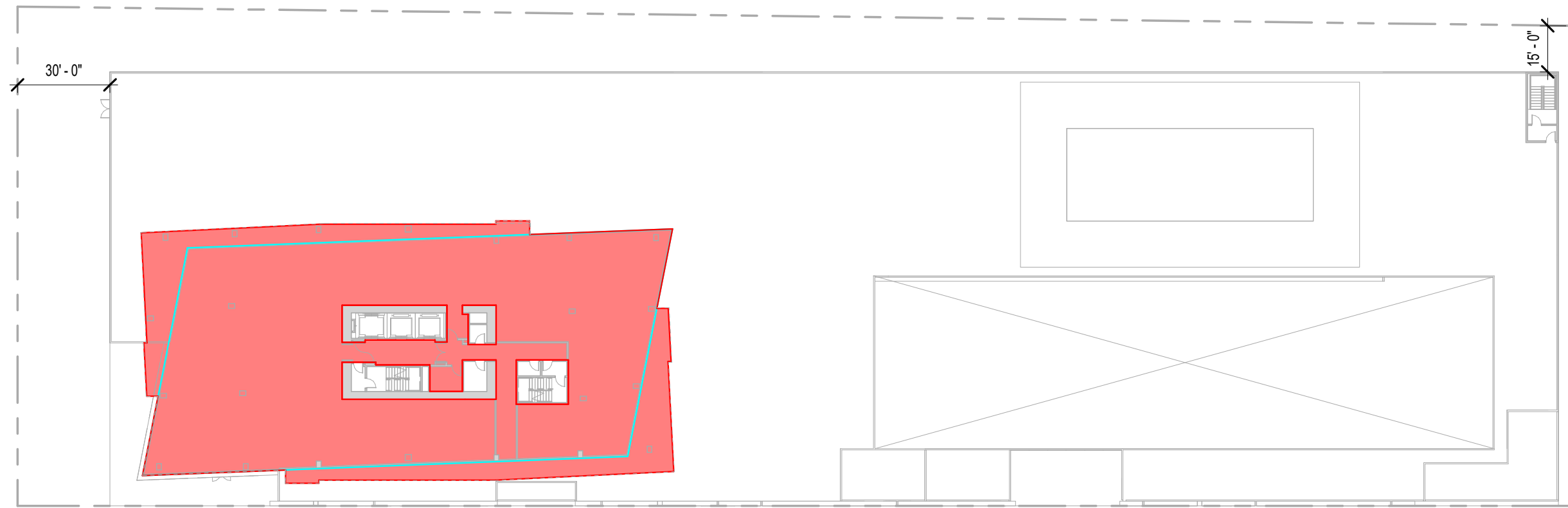
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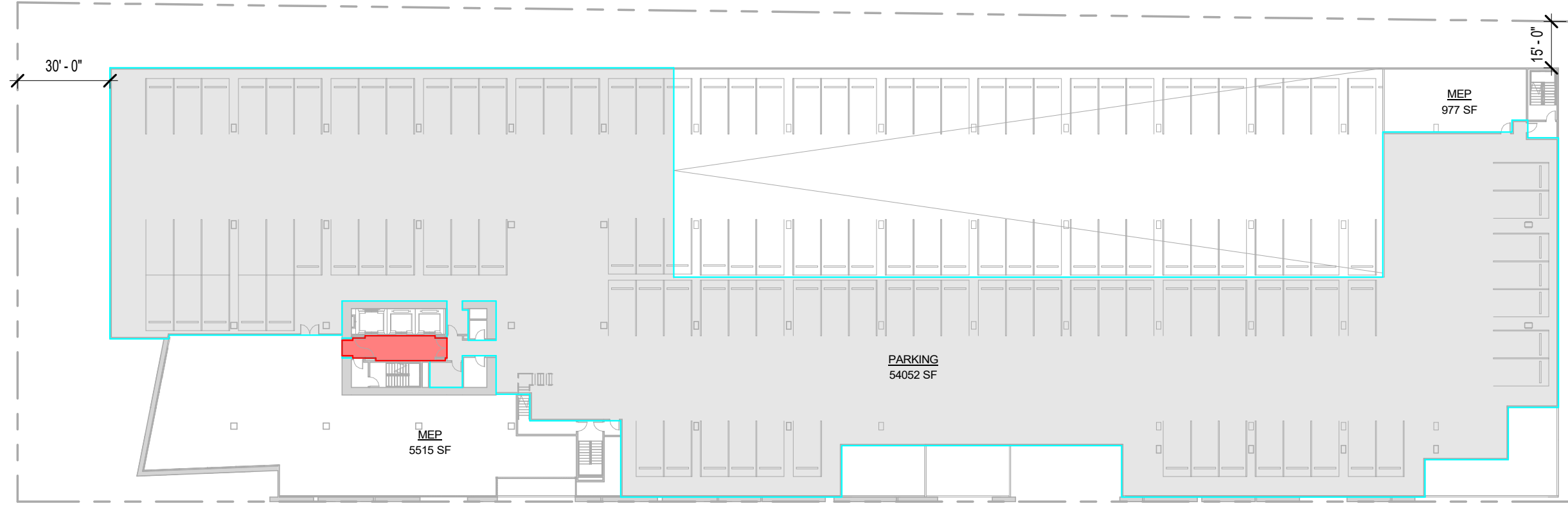
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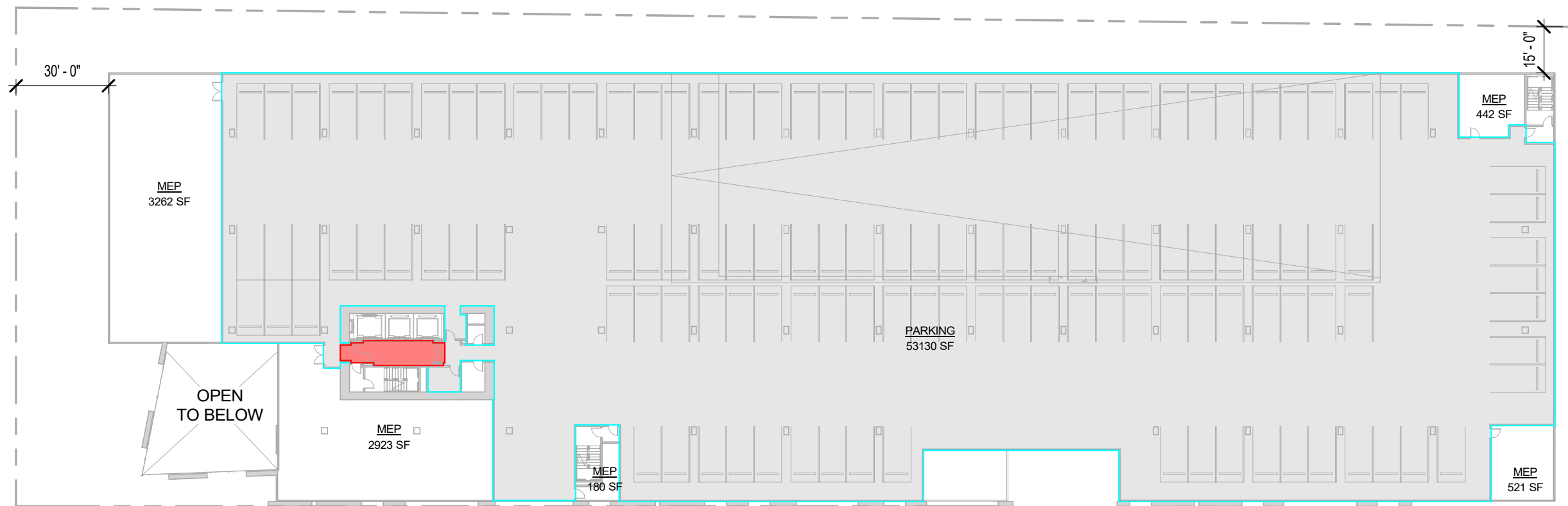
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SCALE: 1" = 40'-0"



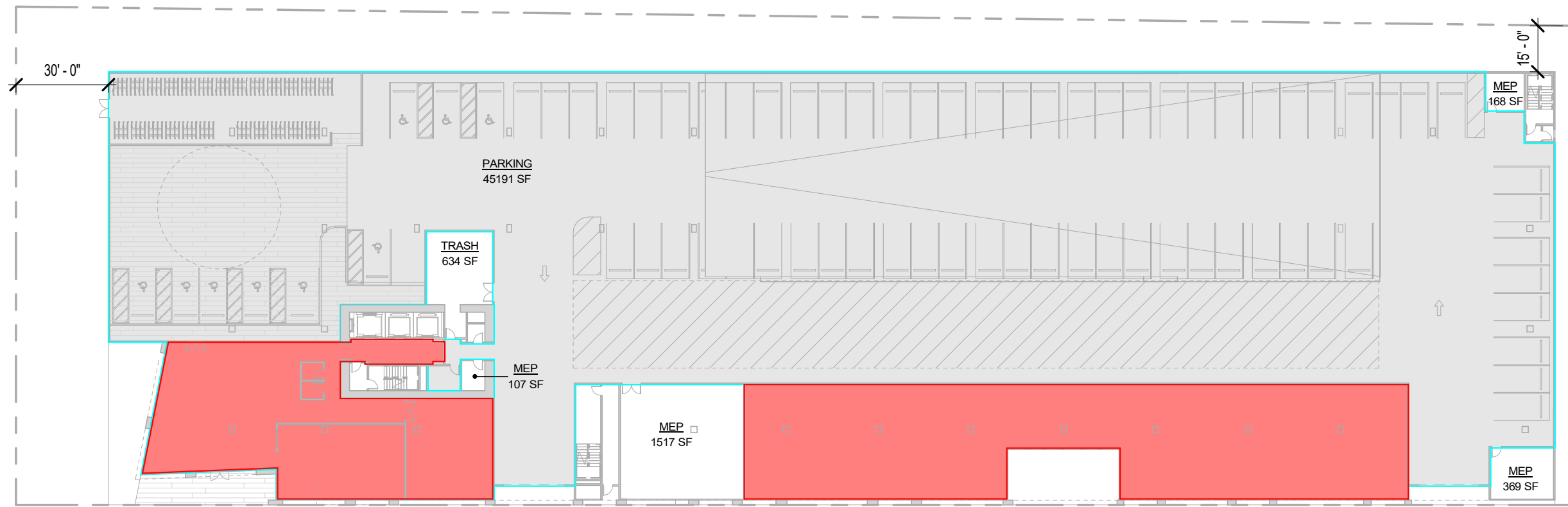
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SCALE: 1" = 40'-0"



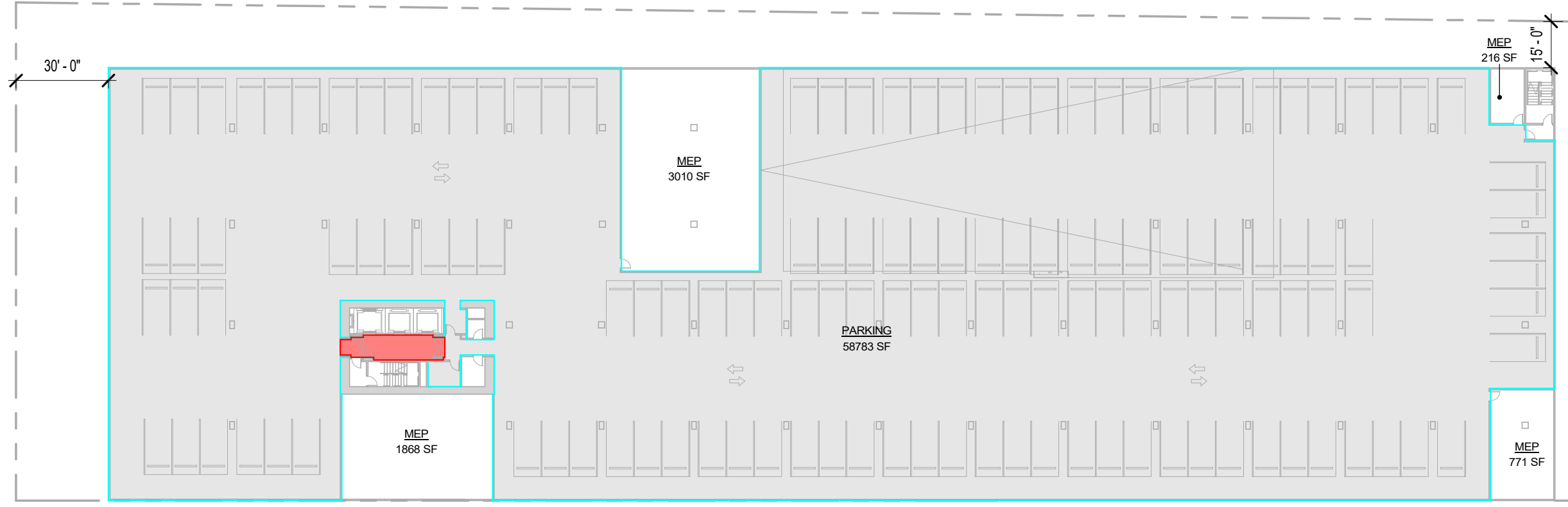
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SCALE: 1" = 40'-0"



3 LEVEL 02 - FLOOR AREA
SCALE: 1" = 40'-0"



2 LEVEL 01 - FLOOR AREA
SCALE: 1" = 40'-0"



1 B1 - FLOOR AREA
SCALE: 1" = 40'-0"

FLOOR AREA BY LEVEL

fir. Elev.	f/f Fir.	M,PH	FLOOR AREA	
			PER ZONING CODE	PER BUILDING CODE
			GSF	GSF
+332.00				
+321.00	11	RF		
+307.00	14	SKY	5,260	5,390
+295.00	12.00	27	11,620	12,070
+283.00	12.00	26	11,620	12,070
+272.00	11.00	25	11,620	12,070
+261.00	11.00	24	11,620	12,070
+250.00	11.00	23	11,620	12,070
+239.00	11.00	22	11,620	12,070
+228.00	11.00	21	11,620	12,070
+217.00	11.00	20	11,620	12,070
+206.00	11.00	19	11,620	12,070
+195.00	11.00	18	11,620	12,070
+184.00	11.00	17	11,620	12,070
+173.00	11.00	16	11,620	12,070
+162.00	11.00	15	11,620	12,070
+151.00	11.00	14	11,620	12,070
+140.00	11.00	13	11,620	12,070
+129.00	11.00	12	11,620	12,070
+118.00	11.00	11	11,620	12,070
+107.00	11.00	10	11,620	12,070
+96.00	11.00	09	11,620	12,070
+85.00	11.00	08	11,620	12,070
+74.00	11.00	07	11,620	12,070
+63.00	11.00	06	11,620	12,070
+52.00	11.00	05	11,620	12,070
+37.00	15.00	04	12,460	10,290
+25.00	12.00	03	250	38,420
+15.00	10.00	02	250	53,090
+0.00	15.00	01	11,960	51,370
-12.00	-12.00	B1	250	59,150
			297,690	495,320
			GSF	GSF

LEGEND



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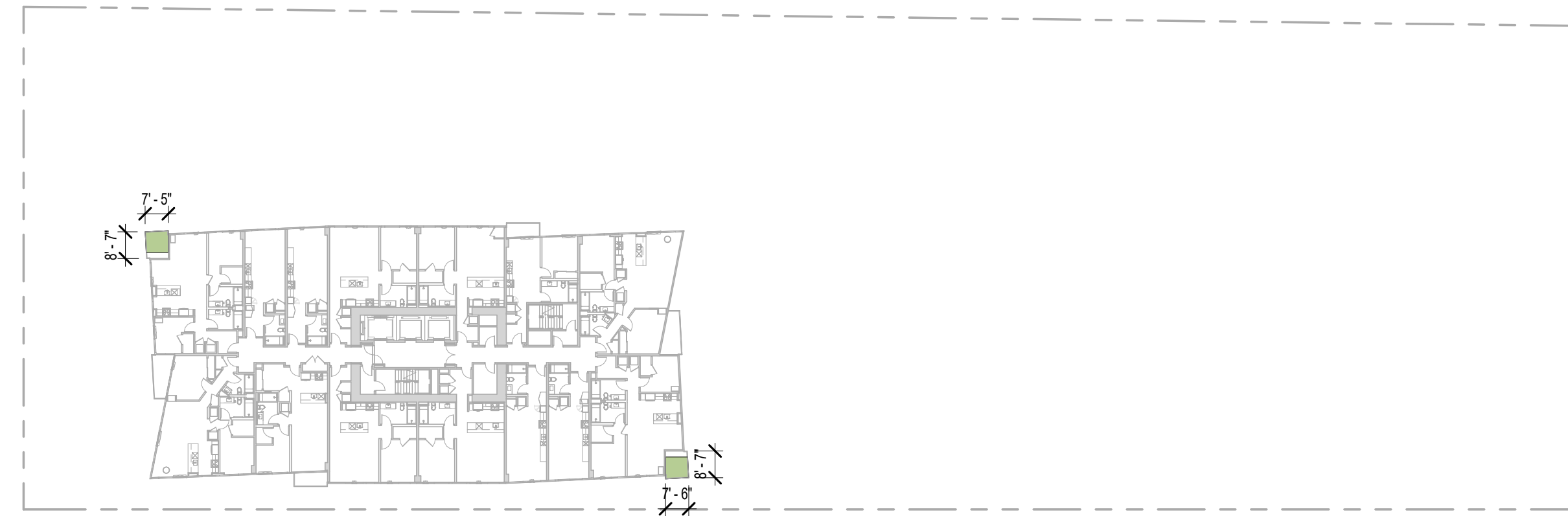
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**FAR CALC
DIAGRAMS**

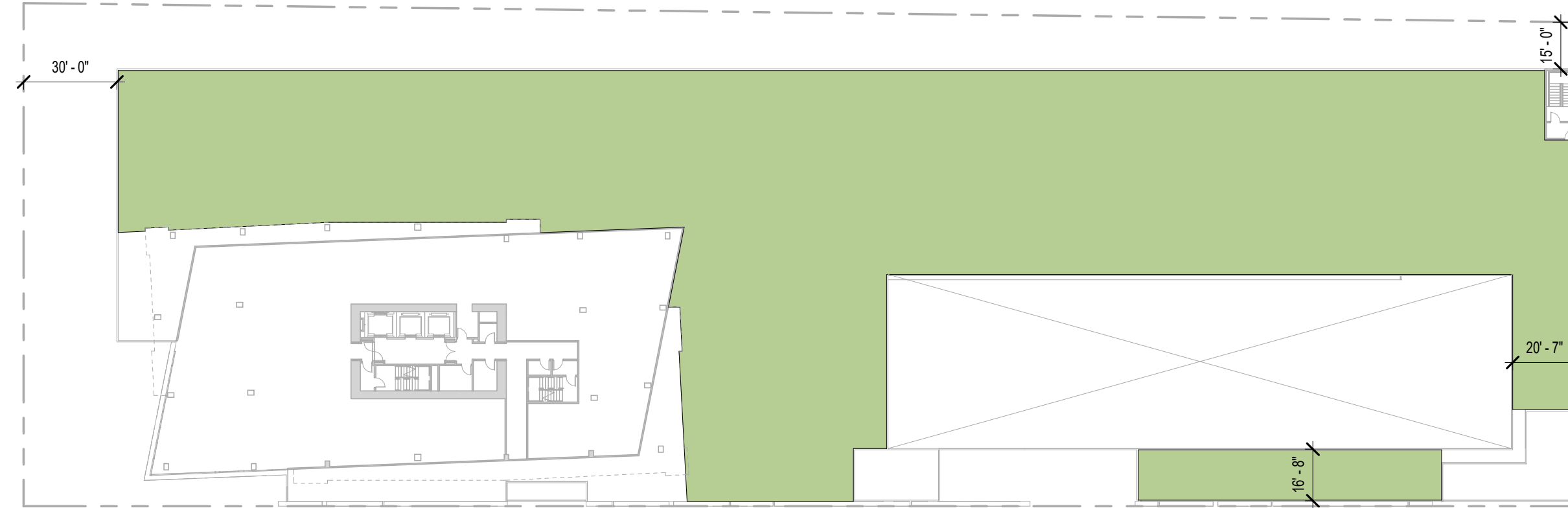
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Checked By: Checker

Project Number:

Sheet Number: **A0.02B**



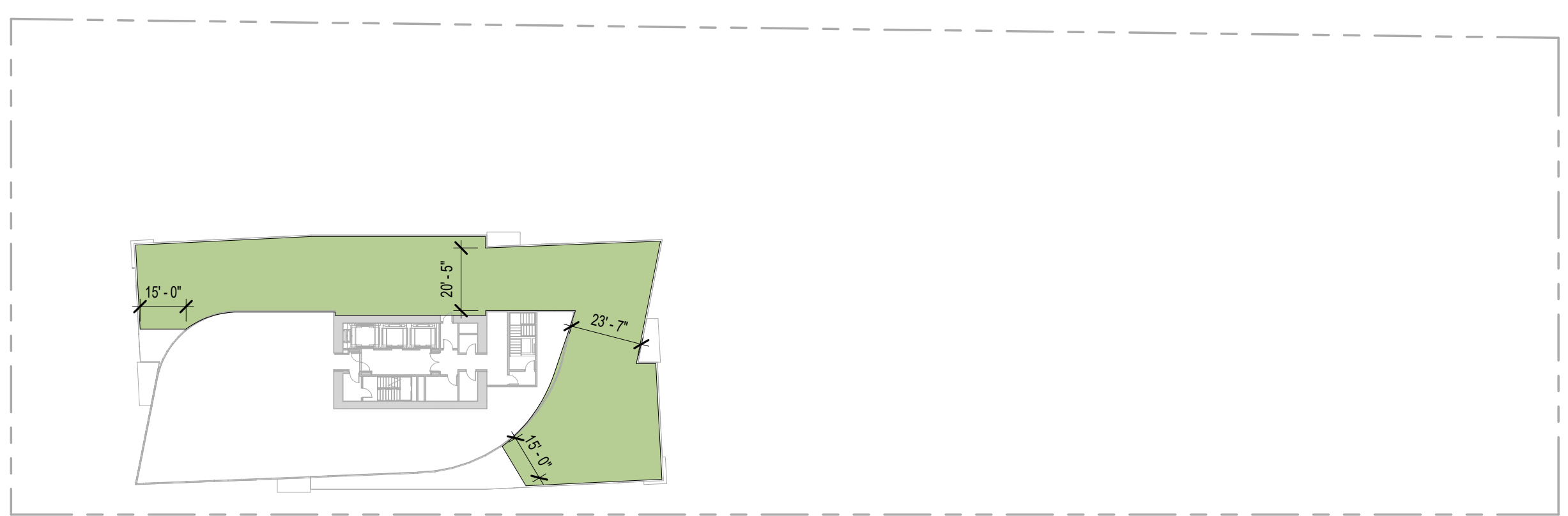
3 LEVELS 05-27 OPEN SPACE
SCALE: 1" = 40'-0"



2 LEVEL 04 - OPEN SPACE
SCALE: 1" = 40'-0"



1 LEVEL 01 - OPEN SPACE
SCALE: 1" = 40'-0"



5 LEVEL 28 SKYDECK - OPEN SPACE
SCALE: 1" = 40'-0"

OPEN SPACE CALCULATIONS

LEVEL	OPEN SPACE
BALCONIES 46 @ 50 SF	2,300 SF
LEVEL 28	6,140 SF
LEVEL 04	34,870 SF
LEVEL 01	11,230 SF
TOTAL	54,540 SF

LEGEND

OPEN SPACE



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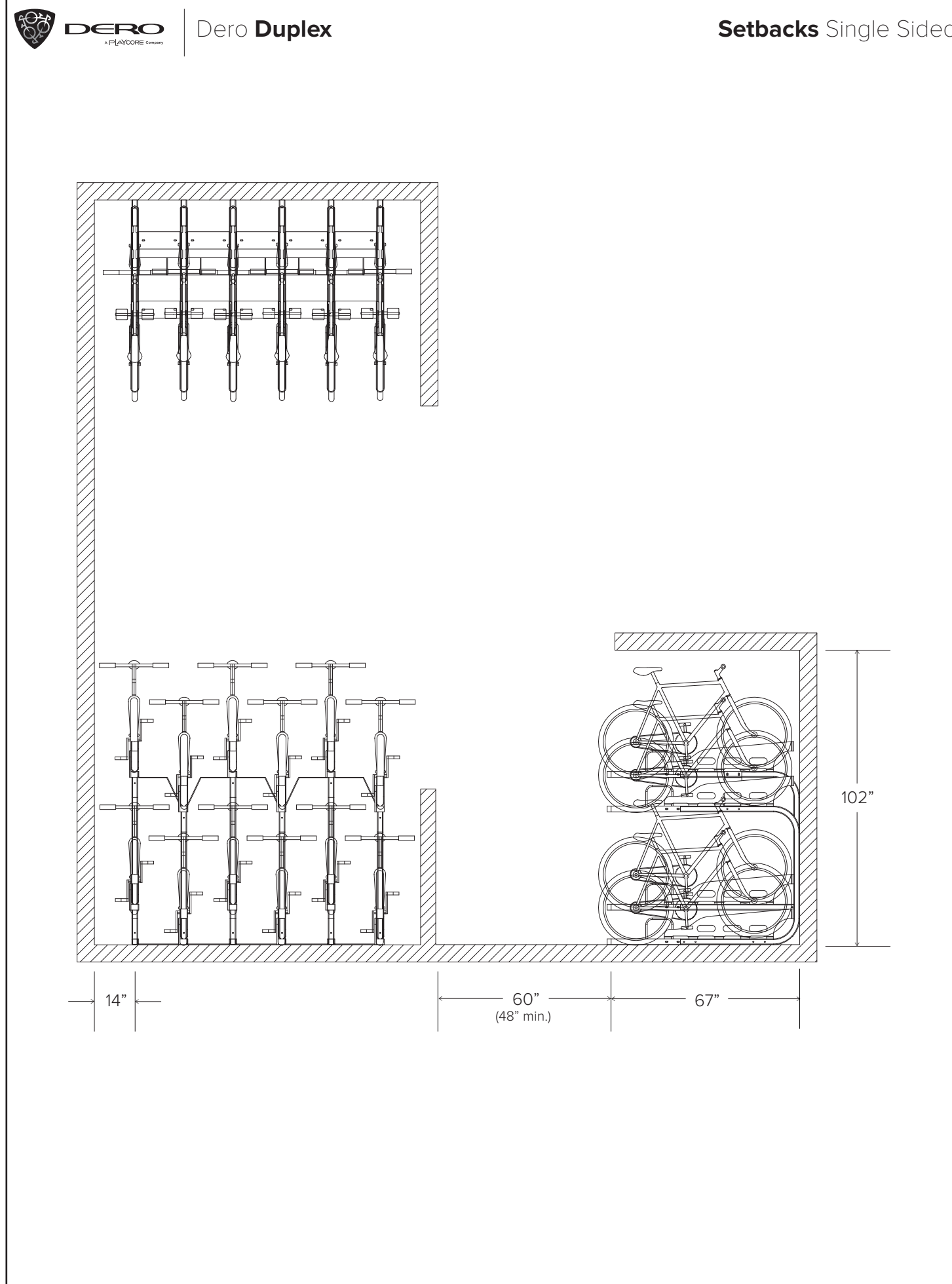
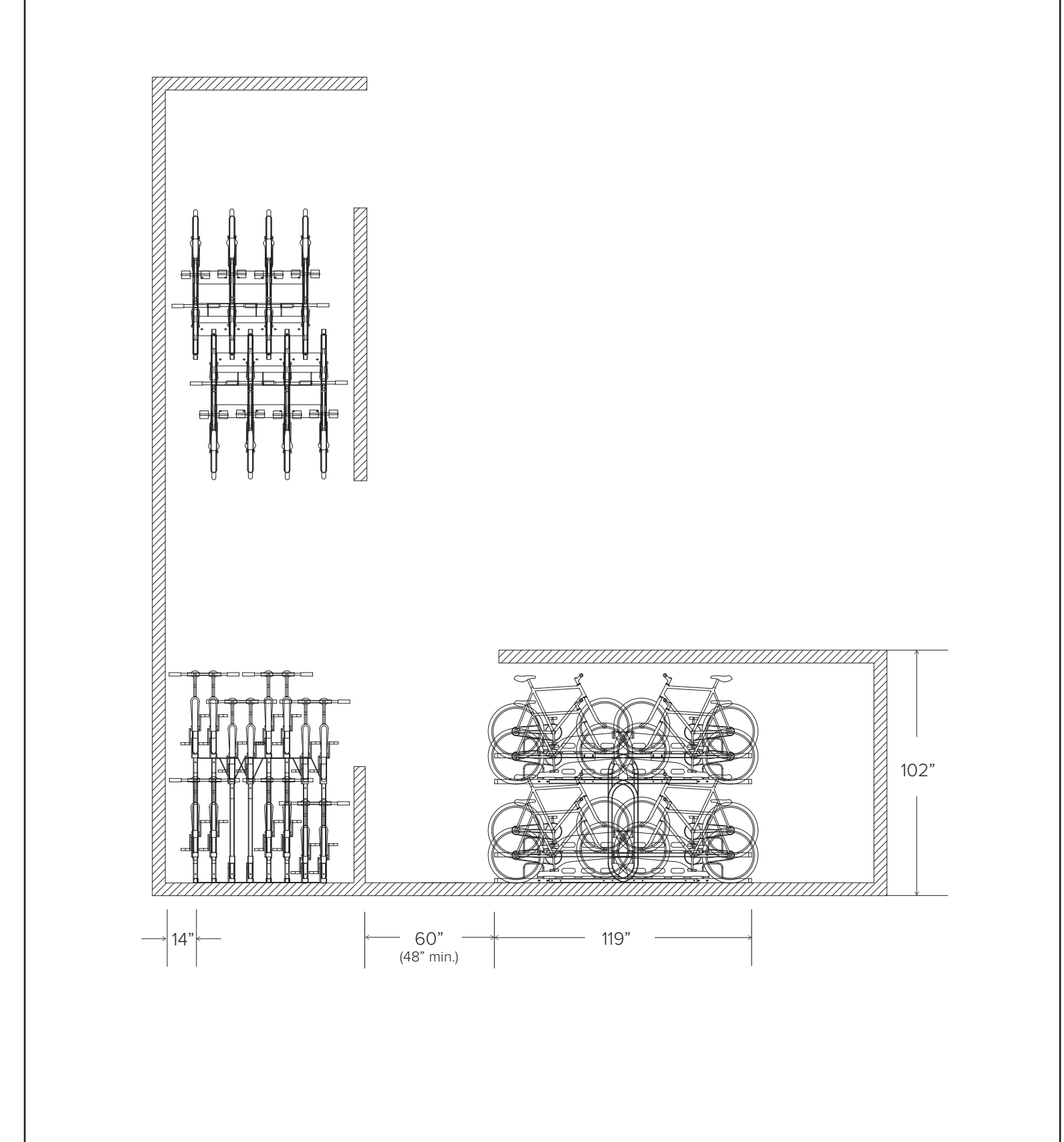
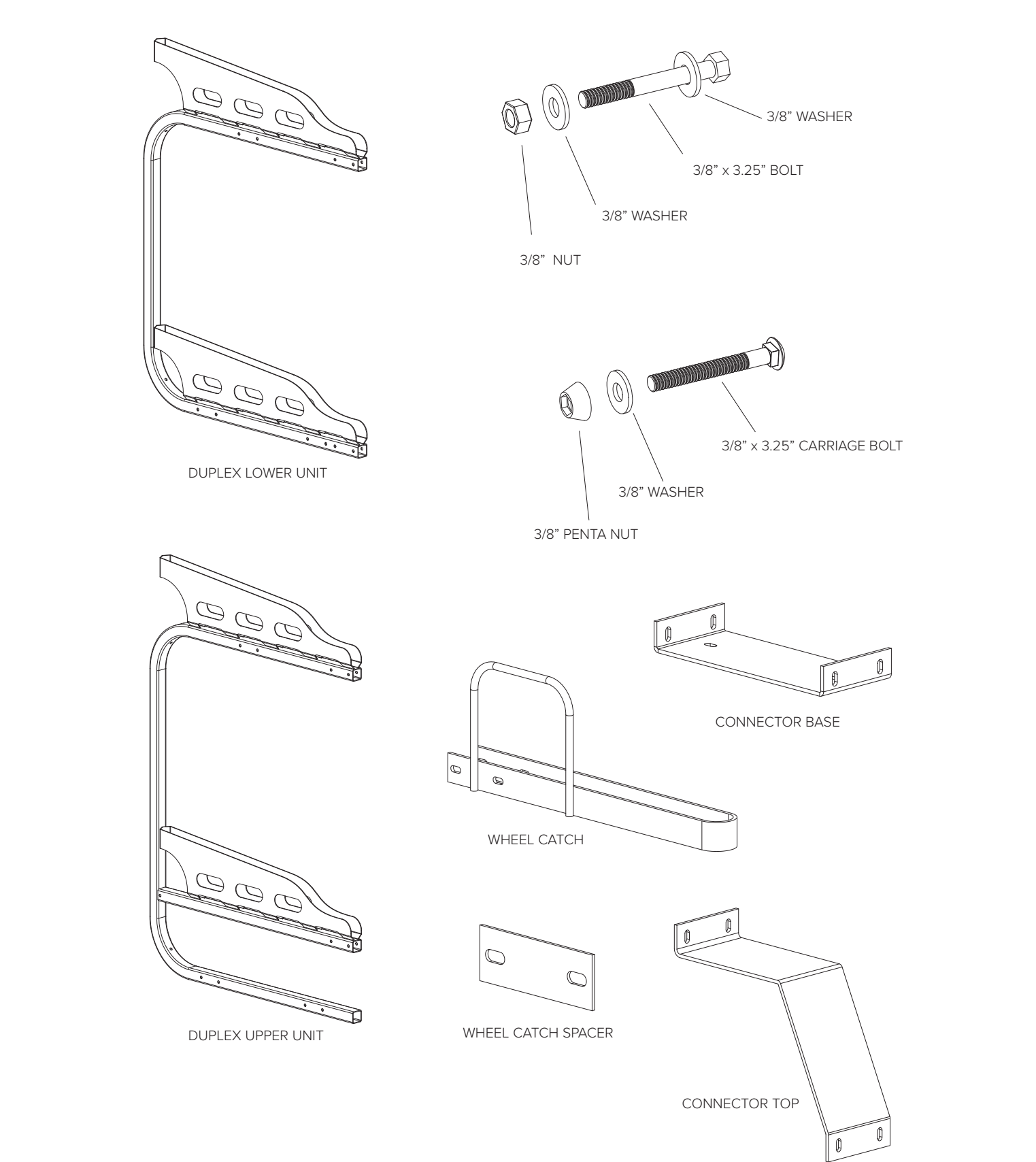
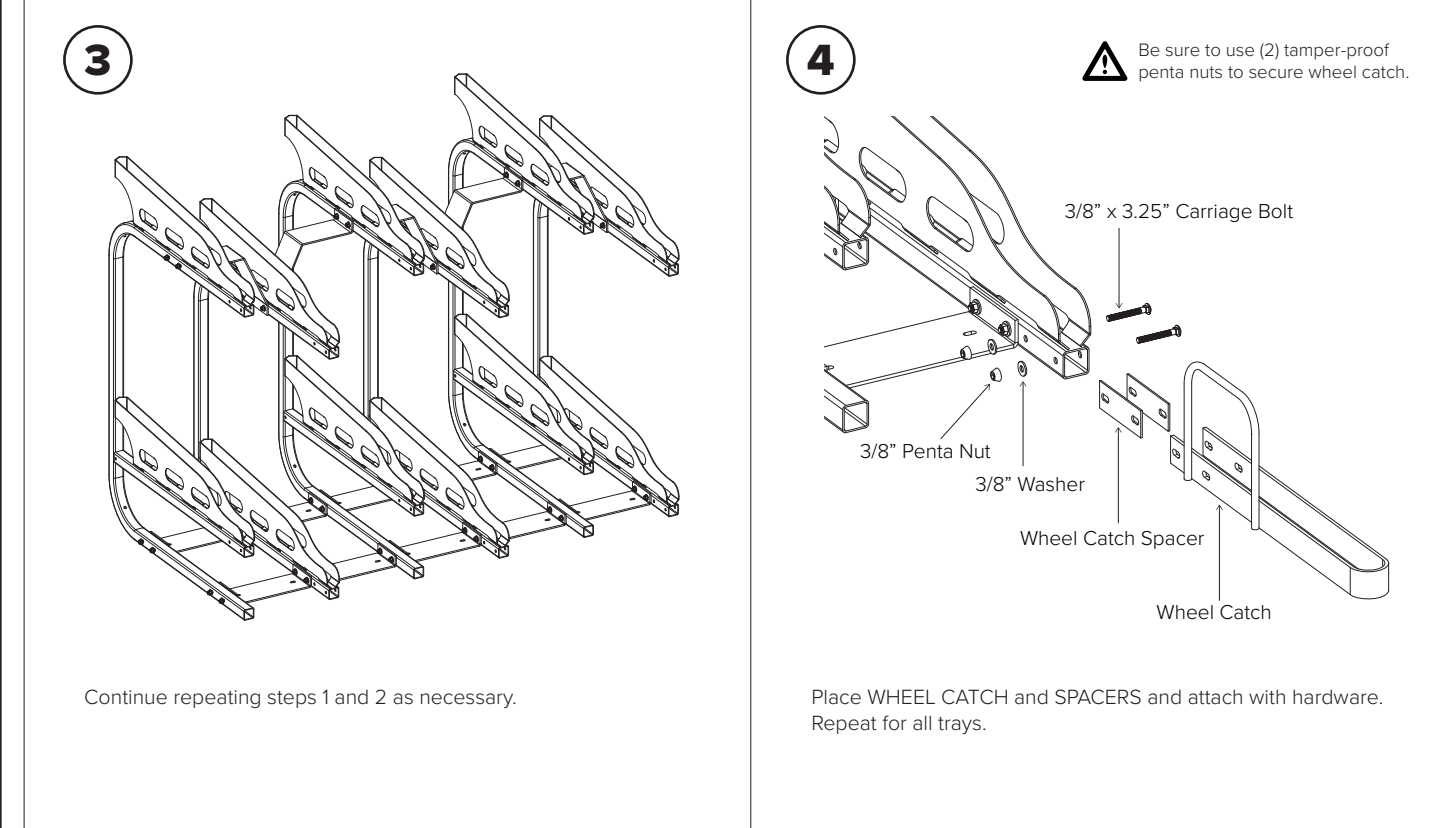
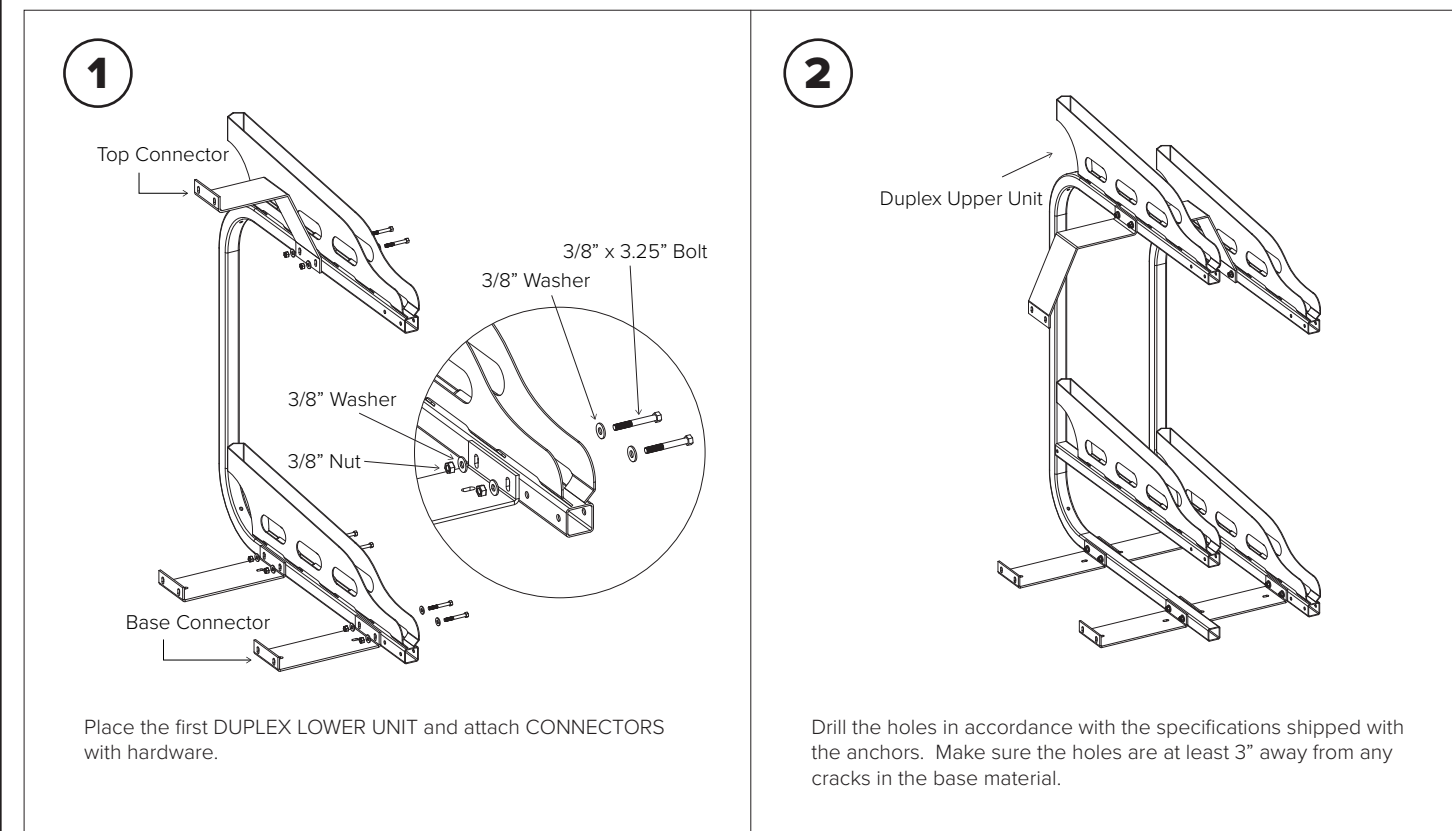
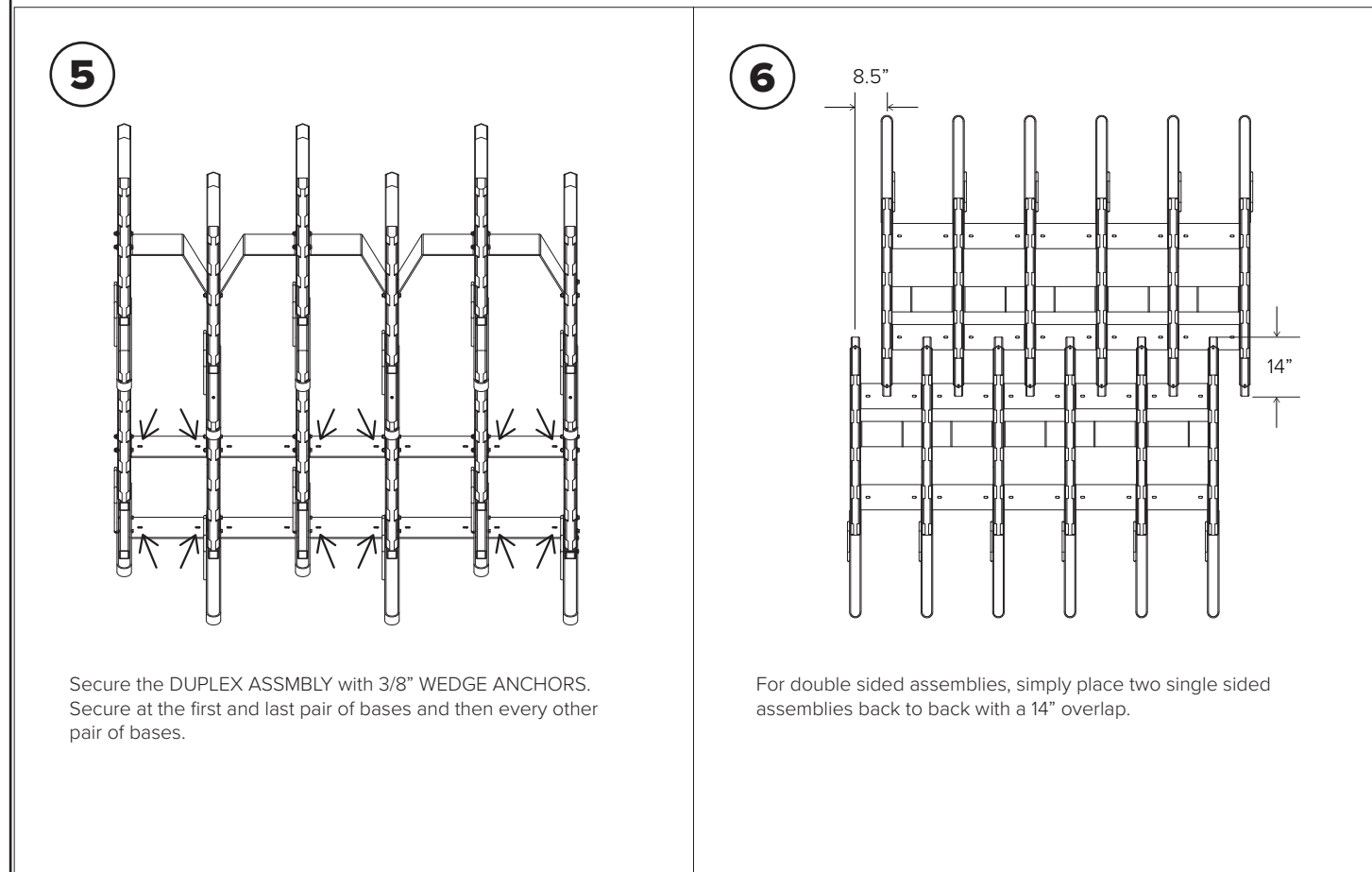
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OPEN SPACE DIAGRAMS

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Project Number:
Sheet Number: **A0.02C**



DERO | Dero Duplex

Setbacks Single Sided

102" Minimum Ceiling

60" Staggered Upper Tray Height

48" Staggered Upper Tray Height

67" End of Rack

71" Rear Wheel Overhang

DERO | Dero Duplex

Submittal Sheet

CAPACITY Varies per configuration
Minimum 6 bike system required for stability

MATERIALS Main frame tube: 2" Tg square tube
Connector plates: 1/4" plate
Bike trays: Tg plate

FINISHES

- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- Stainless**
304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

MOUNT OPTIONS Surface only
Each connector plate accepts 3/8" wedge anchors.

U-lock compatible

DERO | Dero Duplex

FINISH OPTIONS

Galvanized	Stainless	Powder Coat
		White
		Black
		Light Gray RAL 7043
		Deep Red RAL 3007
		Yellow RAL 1023
		CHN Bright Yellow
		Orange RAL 2004
		Beige RAL 1001
		Iron Gray RAL 7011
		Hunter Green RAL 6005
		Light Green RAL 6008
		Green RAL 6006
		Sepia Brown RAL 8004
		Blue RAL 5005
		Sky Blue RAL 5015
		Dark Purple
		Flat Black
		Wine Red RAL 3009
		Bronze
		Silver RAL 9007

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DERO | Dero Duplex

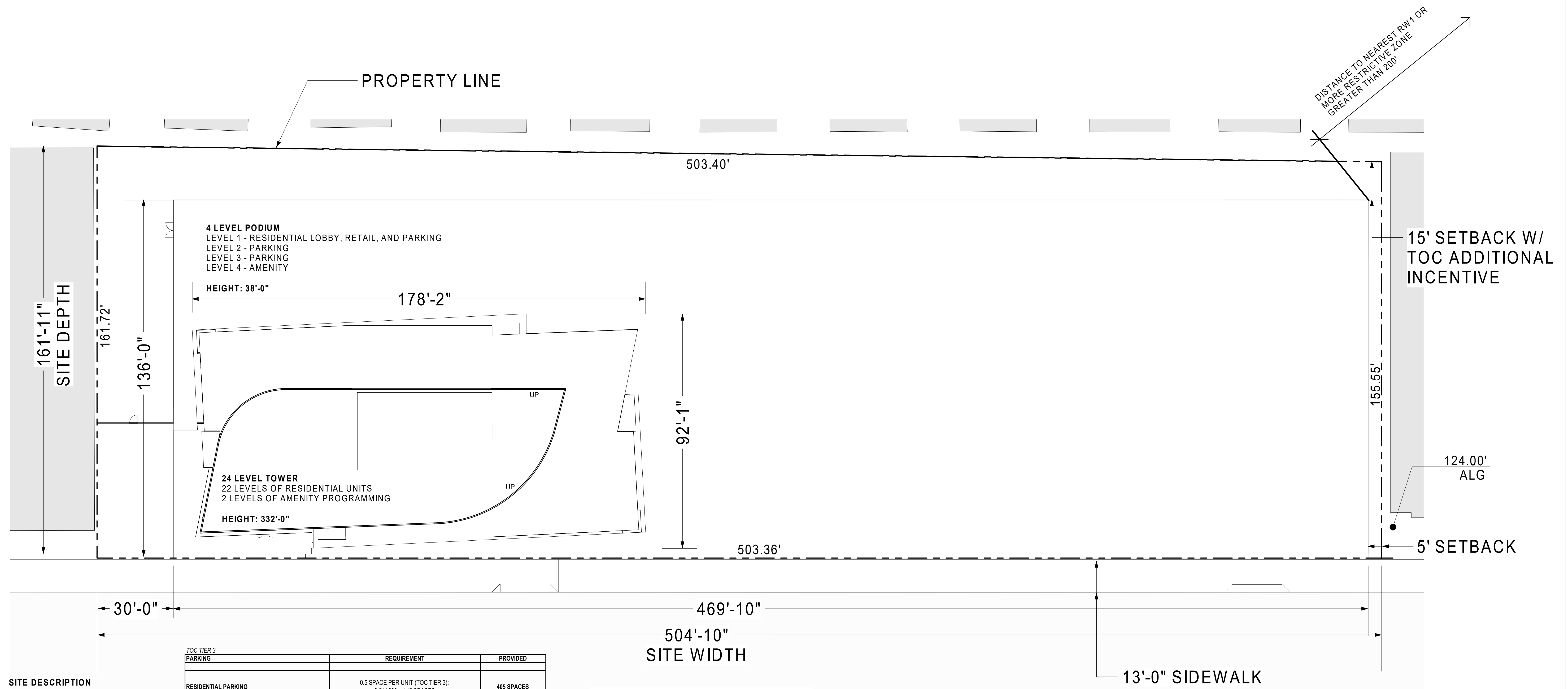
Dero Duplex

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Patent D768,545

©2021

NO.	DATE	DESCRIPTION



SITE DESCRIPTION
DWELLING UNITS: 290

TOC TIER 3 PARKING		
	REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	0.5 SPACE PER UNIT (TOC TIER 3): 0.5 X 290 = 145 SPACES	405 SPACES
COMMERCIAL PARKING	1 SPACE PER 250 SF TOC TIER 30% REDUCTION THEN APPLIED: 30 (1 PER 250 SF) - 9 (30%) = 21 SPACES	21 SPACES
		426 SPACES

PROVIDED PARKING DETAILS				
	STANDARD	TANDEM	ACCESSIBLE	TOTAL
LEVEL 3 PARKING	84	0	0	84
LEVEL 2 PARKING	130	3	0	133
LEVEL 1 PARKING	84	0	9	93
BT PARKING	136	0	0	136
				426

LOS ANGELES MUNICIPAL CODE Table 12.21 A.16(a)(1)(i)		
	REQUIRED	PROVIDED
BICYCLE PARKING (RESIDENTIAL)		
SHORT-TERM	15 SPACES REQUIRED	15
	Short Term	
	1-25 units = 1 per 10 units (2.5 spaces)	
	26-100 units = 1 per 15 units (5 spaces)	
	101-200 = 1 per 20 units (5 spaces)	
	201+ = 1 per 40 units (2.5 spaces)	
	Total short term = 15 spaces	
LONG-TERM	147 SPACES REQUIRED	177
	Long Term	
	1-25 units = 1 per unit (25 spaces)	
	26-100 units = 1 per 1.5 unit (50 spaces)	
	101-200 units = 1 per 2 units (50 spaces)	
	201+ units = 1 per 4 units (22.5 spaces)	
	Total long term = 147 spaces	
BICYCLE PARKING (COMMERCIAL)		
SHORT-TERM	8 SPACES REQUIRED	4
	1 SPACE FOR 2000SF = 4 SPACES	
LONG-TERM	1 SPACE PER 2000SF = 4 SPACES	4
		200

LA CIENEGA BOULEVARD

LEGAL DESCRIPTION: REF. TO ALTA
SURVEY PROVIDED ON CIVIL DRAWINGS

TRACT 7170:
LOTS 119, 120, 121, 122

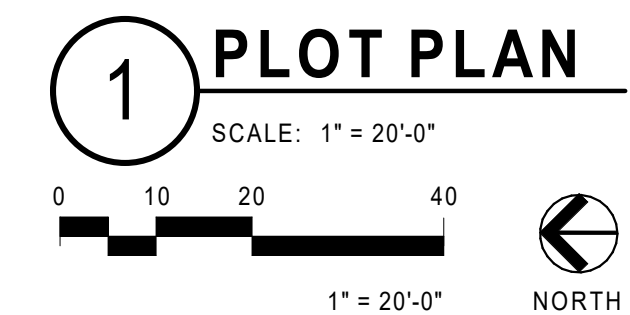
TRACT 7171:
LOTS 233, 234, 235, 237

BLOCK: NONE

PROJECT ADDRESS:

1066 S LA CIENEGA BOULEVARD
LOS ANGELES, CALIFORNIA 90035

DEDICATIONS:
NO DEDICATIONS REQUIRED



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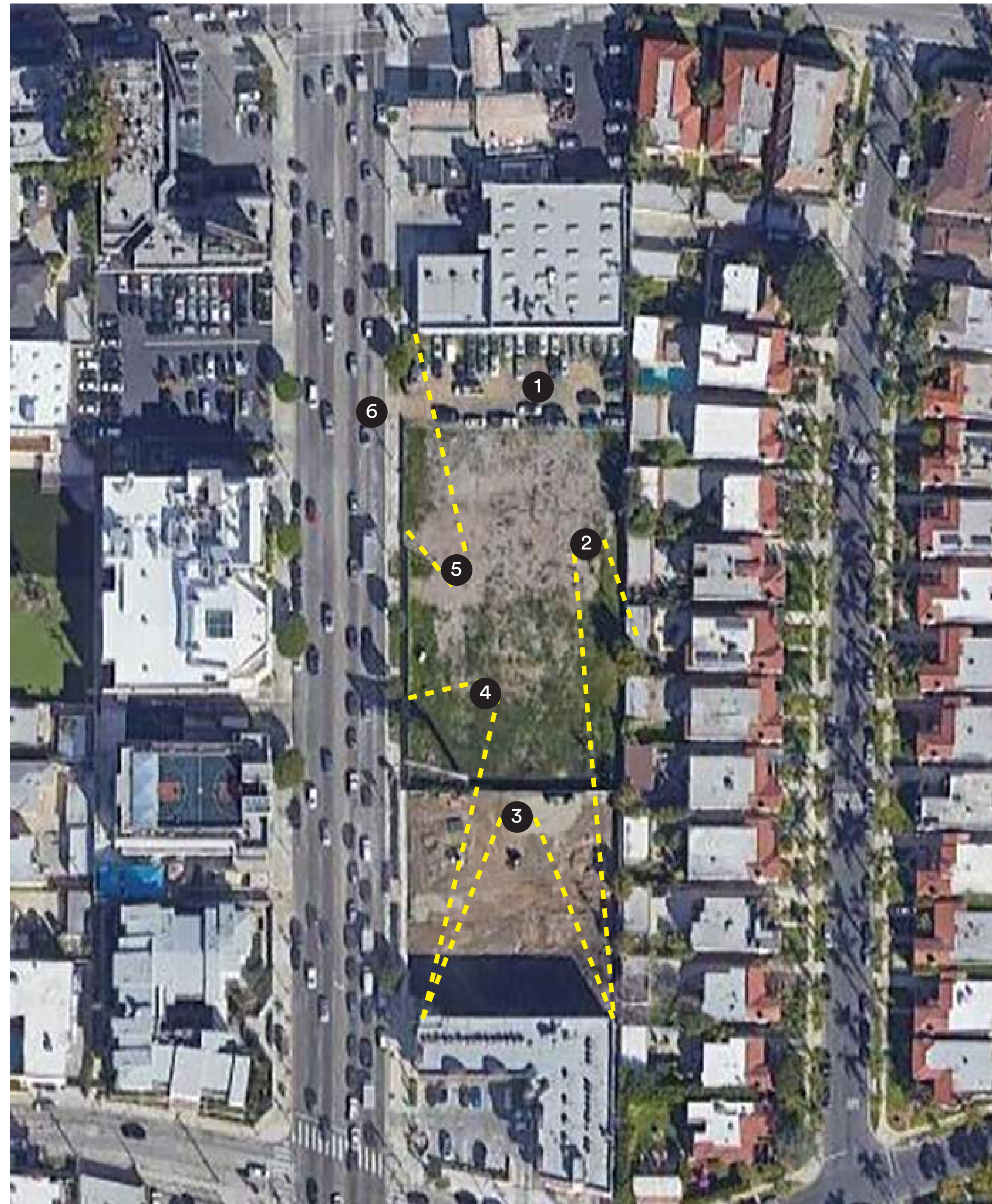
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PLOT PLAN

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Checked By: Checker

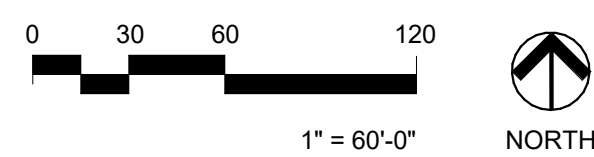
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Sheet Number: **A0.03**



1 SITE CONTEXT

SCALE: 1" = 60'-0"



1 VIEW OF NORTH END OF SITE



2 VIEW LOOKING TOWARDS EAST SIDE OF SITE



3 VIEW LOOKING TOWARDS SOUTH END OF SITE



4 VIEW LOOKING TOWARDS WEST SIDE OF SITE



5 VIEW OF WEST SIDE OF SITE LOOKING NORTH



6 VIEW FROM WEST SITE FRONTAGE LOOKING SOUTH DOWN LA CIENEGA



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**EXISTING SITE
PHOTOS**

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Project Number:

Sheet Number: **A0.04**



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**EXTERIOR
 RENDERINGS**

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Project Number:

Sheet Number: **A0.05**



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DAVID EVANS
AND ASSOCIATES INC.

RIOS

NO.	DATE	DESCRIPTION

1050 LA CIENEGA

**1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035**

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**EXTERIOR
RENDERINGS**

Drawn By: Author
Checked By: Checker

Project Number:

Sheet Number: **A0.07**

ZONING INFORMATION

ZONING REPORT PROVIDED BY:
PARTNER ENGINEERING AND SCIENCE
DATE OF REPORT: JUNE 08, 2021
PARTNER PROJECT NUMBER: 21-321356.1
ZONING DESIGNATION: "C2-1-O" COMMERCIAL ZONE - HEIGHT DISTRICT NO. 1 - OL DRILLING DISTRICT
CURRENT PROPERTY USE: VACANT LAND
PROPOSED PROPERTY USE: SENIOR FACILITY
MINIMUM FRONT YARD SETBACK: NOT REQUIRED
MINIMUM SIDE YARD SETBACK: NOT REQUIRED FOR BUILDINGS ERECTED AND USED EXCLUSIVELY FOR COMMERCIAL PURPOSES. FOR RESIDENTIAL FOR A MAIN BUILDING NOT MORE THAN 2 STORIES IN HEIGHT, THERE SHALL BE A SIDE YARD ON EACH SIDE OF SAID BUILDING NOT LESS THAN 5 FT., EXCEPT THAT WHERE THE LOT IS LESS THAN 50 FT. IN WIDTH, THE SIDE YARD MAY BE REDUCED TO 10% OF THE WIDTH OF THE LOT, BUT IN NO EVENT LESS THAN 3 FT. IN WIDTH. FOR A BUILDING MORE THAN 2 STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE WIDTH OF SUCH SIDE YARD FOR EACH ADDITIONAL STORY ABOVE THE SECOND FLOOR. BUT IN NO EVENT SHALL A SIDE YARD OF MORE THAN 18 FT. IN WIDTH BE REQUIRED.
MINIMUM REAR YARD SETBACK: NOT REQUIRED FOR BUILDINGS ERECTED AND USED EXCLUSIVELY FOR COMMERCIAL PURPOSES. FOR RESIDENTIAL, 15 FEET FOR A BUILDING MORE THAN 3 STORIES IN HEIGHT. ONE FOOT SHALL BE ADDED TO THE DEPTH OF SUCH REAR YARD FOR EACH ADDITIONAL STORY ABOVE THE THIRD STORY, BUT SUCH REAR YARD NOT EXCEED 20 FEET
MINIMUM LOT WIDTH: 50 FEET
MINIMUM LOT AREA: 5,000 SQ. FT.
MAXIMUM HEIGHT: 50 FEET
PARKING REQUIREMENTS:
FOR SENIOR INDEPENDANT HOUSING: 1 SPACE PER EACH DWELLING UNIT
FOR ASSISTED LIVING CARE HOUSING: 1 SPACE PER EACH DWELLING OR 1 SPACE FOR EACH GUEST ROOM FOR SKILLED NURSING CARE HOUSING: 0.2 SPACES PER EACH GUEST BED
TOTAL REQUIRED PARKING SPACES: N/A VACANT LAND

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY GOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" SHADED AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 06037C1595G DATED DECEMBER 21, 2018 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON JUNE 08, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)

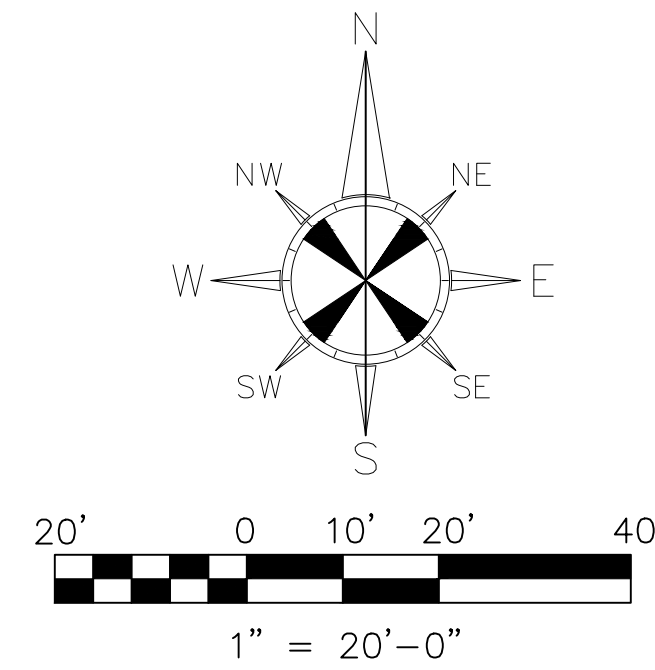
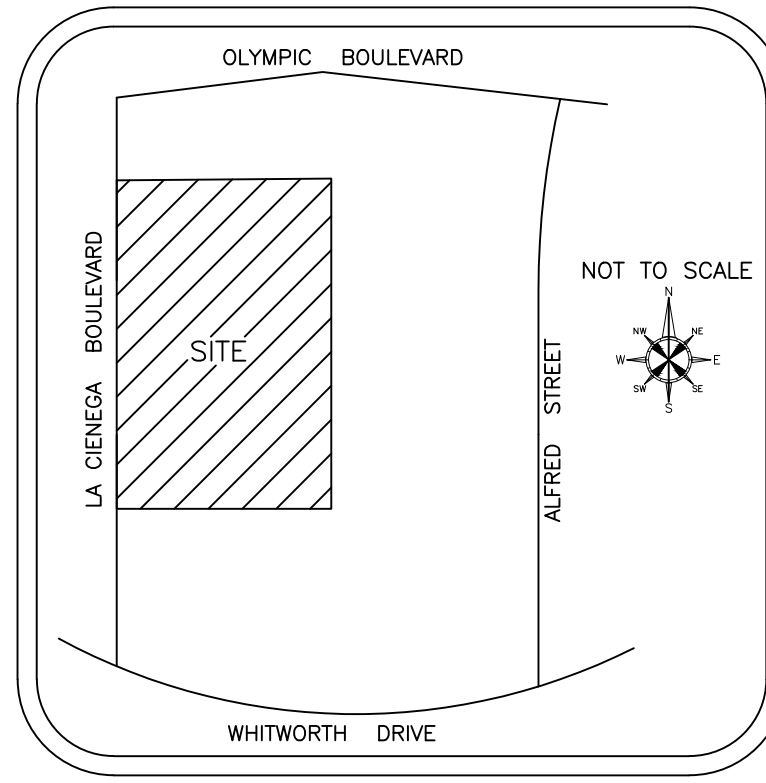
MISCELLANEOUS NOTES

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF S. LA CIENEGA BOULEVARD PER TRACT NO. 7171 FILED IN MAP BOOK 77/19.
- N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- | PARKING | | | | |
|---------|----------|---------|---------|-------|
| REGULAR | DISABLED | TRAILER | PARTIAL | TOTAL |
| 0 | 0 | 0 | 0 | 0 |
- N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT PROPERTY. PROPERTY TO SOUTH IS UNDER CONSTRUCTION AND DESIGNATED ON PLAN FOR CLARITY.
- N4 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N5 THE NEAREST INTERSECTING STREET, WHITWORTH DRIVE IS DESIGNATED ON SURVEY MAP FOR CLARITY.
- N6 PROPERTY AREA = 1.23 ACRE (53,463.19 SQ. FT.)
- N7 THE INFORMATION SHOWN ON THE SURVEY IS CORRECT AS OF THE LAST REVISION DATE.
- N8 THE PROPERTY ABUTS AND HAS DIRECT ACCESS TO LA CIENEGA BOULEVARD, A DEDICATED PUBLIC STREET.
- N9 THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N10 THE BOUNDARY CLOSURES MATHEMATICALLY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- N11 NO EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.
- N12 Survey Prepared By:
SITE TECH INC.
8061 CHURCH STREET
MAIL: POX 592
HIGHLAND, CA 92346
(909) 864-3180

UTILITY NOTE

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV WHILE THE LOCATION OF UNDERGROUND UTILITIES ARE ASSUMED TO BE ACCURATE. SURVEYOR MAKES NO GUARANTEE TO THE ACTUAL LOCATION OF UNDERGROUND UTILITIES.

VICINITY MAP



STATEMENT OF ENCROACHMENTS

- E1 FENCE ENCROACHES INTO RIGHT OF WAY BY 0.27'
- E2 FENCE ENCROACHES INTO RIGHT OF WAY BY 1.23'
- E3 FENCE ENCROACHES INTO RIGHT OF WAY BY 2.70'
- E4 FENCE ENCROACHES INTO RIGHT OF WAY BY 2.18'
- E5 BLOCK WALL ENCROACHES INTO SUBJECT PROPERTY BY 0.72'
- E6 BUILDING ENCROACHES INTO SUBJECT PROPERTY BY 0.34'
- E7 BUILDING ENCROACHES INTO SUBJECT PROPERTY BY 0.1'
- E8 BUILDING ENCROACHES INTO SUBJECT PROPERTY BY 0.06'
- E9 BUILDING ENCROACHES INTO SUBJECT PROPERTY BY 0.23'

**SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE
B TITLE COMMITMENT**

- ITEM #'S 1 THROUGH 8 ARE NON SURVEY RELATED - NOT PLOTTED
- 9 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 3829, PAGE 378 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 10 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 4621, PAGE 295 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 11 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 5637, PAGE 172 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 12 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 6059, PAGE 123 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 13 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 6741, PAGE 107 AND RECORDED IN BOOK 11785, PAGE 356, BOTH OF OFFICIAL RECORDS - PLOTTED HEREON.
- 14 EASEMENT FOR POLE LINES, CONDUITS AND RIGHTS INCIDENTAL IN FAVOR OF THE CITY OF LOS ANGELES, SUCCESSOR TO LOS ANGELES GAS AND ELECTRIC CORPORATION CONTAINED IN DOCUMENT RECORDED IN BOOK 15514, PAGE 239 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 15 A SUBSURFACE OIL AND GAS LEASE EXECUTED BY SOLOMAN REBOH AND JULIA REBOH, HUSBAND AND WIFE AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED JULY 14, 1964 AS INSTRUMENT NO. 3080 IN BOOK M1568, PAGE 736 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY - NOT PLOTTED - BLANKET IN NATURE.
- 16 A SUBSURFACE OIL AND GAS LEASE EXECUTED BY MAX A. SHERMAN AND JULIA W. SHERMAN HIS WIFE AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED JULY 23, 1964 AS INSTRUMENT NO. 3107 IN BOOK M-1578, PAGE 724 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY - NOT PLOTTED - BLANKET IN NATURE.
- 17 AN OIL AND GAS LEASE EXECUTED BY ERNEST STANTON AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED FEBRUARY 01, 1965 IN BOOK M1756, PAGE 488 OF OFFICIAL RECORDS - NOT PLOTTED - BLANKET IN NATURE.
- 18 A SUBSURFACE OIL AND GAS LEASE EXECUTED BY ROBERT S. HOWARD BUCK COMPANY, A CORPORATION AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED MARCH 05, 1965 IN BOOK M1790, PAGE 821 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY - NOT PLOTTED - BLANKET IN NATURE.
- ITEM #'S 19 THROUGH 21 ARE NON SURVEY RELATED - NOT PLOTTED.
- 22 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED JANUARY 07, 2004 AS INSTRUMENT NO. 04-0038601 OF OFFICIAL RECORDS - NOT PLOTTED - BLANKET IN NATURE.
- 23 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED JANUARY 09, 2004 AS INSTRUMENT NO. 04-0065088 OF OFFICIAL RECORDS - NOT PLOTTED - BLANKET IN NATURE.
- 24 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED FEBRUARY 04, 2004 AS INSTRUMENT NO. 04-0257180 OF OFFICIAL RECORDS - NOT PLOTTED - BLANKET IN NATURE.
- 25 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED NOVEMBER 03, 2004 AS INSTRUMENT NO. 04-2849216 OF OFFICIAL RECORDS - NOT PLOTTED - BLANKET IN NATURE.
- 26 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED NOVEMBER 05, 2004 AS INSTRUMENT NO. 04-2876237 OF OFFICIAL RECORDS - NOT PLOTTED - BLANKET IN NATURE.
- ITEM #'S 27 AND 28 HAVE BEEN INTENTIONALLY DELETED.
- 29 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED NOVEMBER 03, 2004 AS INSTRUMENT NO. 06-2234609 OF OFFICIAL RECORDS - NOT PLOTTED - BLANKET IN NATURE.
- ITEM # 30 IS NON SURVEY RELATED - NOT PLOTTED.
- ITEM #'S 31 AND 32 HAVE BEEN INTENTIONALLY DELETED.
- 33 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158834 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 34 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158835 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 35 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158836 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 36 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158837 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 37 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158838 OF OFFICIAL RECORDS - PLOTTED HEREON.
- 38 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158839 OF OFFICIAL RECORDS - PLOTTED HEREON.
- ITEM #'S 39 THROUGH 41 ARE NON SURVEY RELATED - NOT PLOTTED.
- ITEM #'S 42 AND 43 HAVE BEEN INTENTIONALLY DELETED.
- ITEM #'S 44 THROUGH 46 ARE NON SURVEY RELATED - NOT PLOTTED.
- ITEM # 47 HAS BEEN INTENTIONALLY DELETED.
- 48 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2019 AS INSTRUMENT NO. 20190821479 OF OFFICIAL RECORDS - PLOTTED HEREON.
- ITEM # 49 IS NON SURVEY RELATED - NOT PLOTTED.
- 50 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS - NOT PLOTTED - BLANKET IN NATURE.
- ITEM #'S 51 AND 52 ARE NON SURVEY RELATED - NOT PLOTTED.

TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOT 121 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:
PARCEL 1:
LOT 122 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET WITH NO RIGHT OF SURFACE ENTRY.

PARCEL 2:
LOTS 233 AND 234 OF TRACT NO. 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THREE:
PARCEL A AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PARCEL MAP EXEMPTION NO. AA-2015-3881-PMEX, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 23, 2017 AS INSTRUMENT NO. 20170953726 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 119 AND LOT 120 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 76, PAGE(S) 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DEPICTED ON EXHIBIT B, ATTACHED AND INCORPORATED HEREIN, DESCRIBED AS FOLLOWS:
LOT 119 EXCEPT THE SOUTHERLY 35.0 FEET OF THE WESTERLY 67.89 FEET, MEASURED AT RIGHT ANGLES TO THE EAST PROPERTY LINE OF SAID LOT 119.

TOGETHER WITH LOT 120 EXCEPT THE WESTERLY 67.28 FEET MEASURED AT RIGHT ANGLES TO THE EAST PROPERTY LINE OF SAID LOT 120.

EXCEPT THEREFROM ALL MINERALS, ORES, PRECIOUS OR USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PART, PETROLEUM, OIL, GAS ASPHALTUM AND TAR, IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY SOLOMAN REBOH AND JULIA REBOH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 30, 1975 AS DOCUMENT NO. 3086 OF OFFICIAL RECORDS.

PARCEL FOUR:
PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PARCEL MAP EXEMPTION NO. AA-2015-3881-PMEX, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 23, 2017 AS INSTRUMENT NO. 20170953728 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 119 AND LOT 120 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 76, PAGE(S) 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DEPICTED ON EXHIBIT B, ATTACHED AND INCORPORATED HEREIN, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 35.0 FEET OF THE WESTERLY 67.89 FEET, MEASURED AT RIGHT ANGLES TO THE EAST PROPERTY LINE OF SAID LOT 119.

TOGETHER WITH THE WESTERLY 67.28 FEET OF SAID LOT 120 MEASURED AT RIGHT ANGLES TO THE EAST PROPERTY LINE OF SAID LOT 120.

EXCEPT THEREFROM ALL MINERALS, ORES, PRECIOUS OR USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PART, PETROLEUM, OIL, GAS ASPHALTUM AND TAR, IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY SOLOMAN REBOH AND JULIA REBOH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 30, 1975 AS DOCUMENT NO. 3086 OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN(S)

5087-001-023 (AFFECTS PARCEL ONE);
5087-001-024 (AFFECTS PARCEL TWO);
5087-001-040 (AFFECTS PARCEL THREE) AND
5087-001-041 (AFFECTS PARCEL FOUR).

The property described hereon is the same as the property described in the First American Title Insurance Company Order No.: NCS-1070906-CH2 with an effective date of June 15, 2021 and that all easements, covenants and restrictions referenced in said Title Commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

ALTA/NSPS LAND TITLE SURVEY

FOR
1022-1054 S La Cienega
PARTNER PROJECT NUMBER 21-321356.1 SITE NUMBER []

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY POLICY OF TITLE, NUMBER NCS-1070906-CH2, CONTAINING A DATE OF POLICY AND TIME OF JUNE 15, 2021, AT 7:30 A.M.

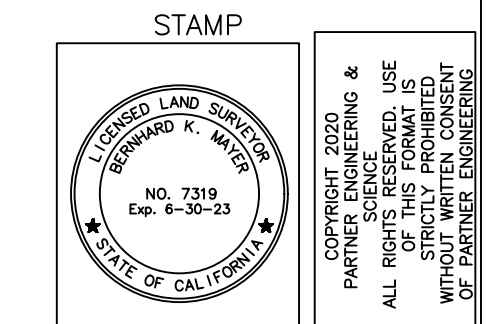
CERTIFICATION

TO: Carmel Partners Realty VII, LLC, a Delaware limited liability company, its successors and assigns; First American Title Insurance Company, and each of their respective successors and assigns:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16 and 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 24, 2021.

DATE OF PLAT OR MAP: JUNE 09, 2021
PROPERTY ADDRESS: 1022-1054 S LA CIENEGA, LOS ANGELES CA 90035

BERNHARD K. MAYER
Registration No. P.L.S. 7319
In the State of California
Field Date of Survey: 05/24/21
Revision Date: 06/11/21
Revision Date: 06/18/21
Revision Date: 07/01/21
Revision Date: 07/07/21
Latest Revision Date: 08/11/21



CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com



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RIOS

DAVID EVANS
AND ASSOCIATES INC.

1050 LA CIENEGA

1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035
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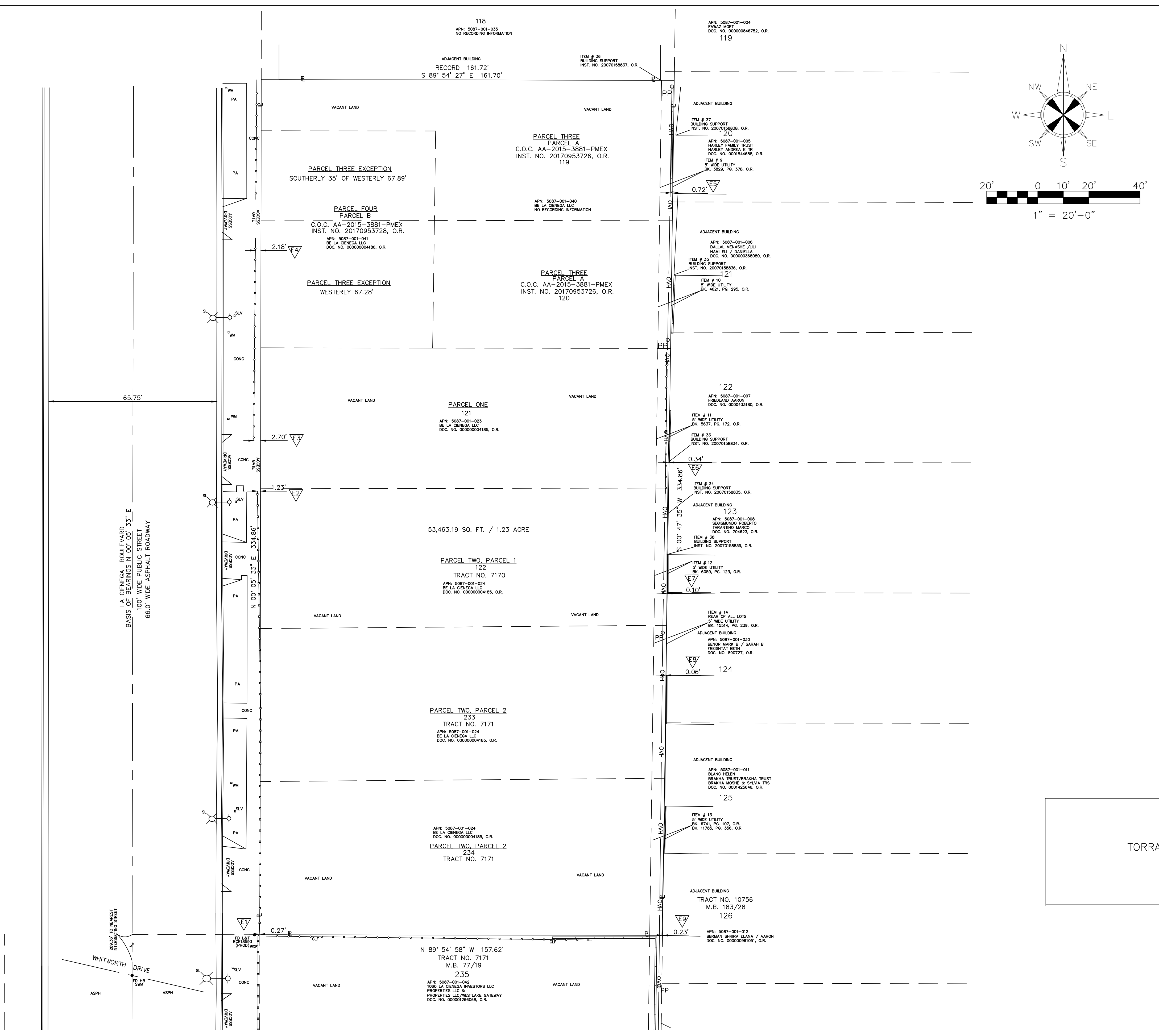
NO.	DATE	DESCRIPTION

ALTA SURVEY (FOR REFERENCE ONLY)

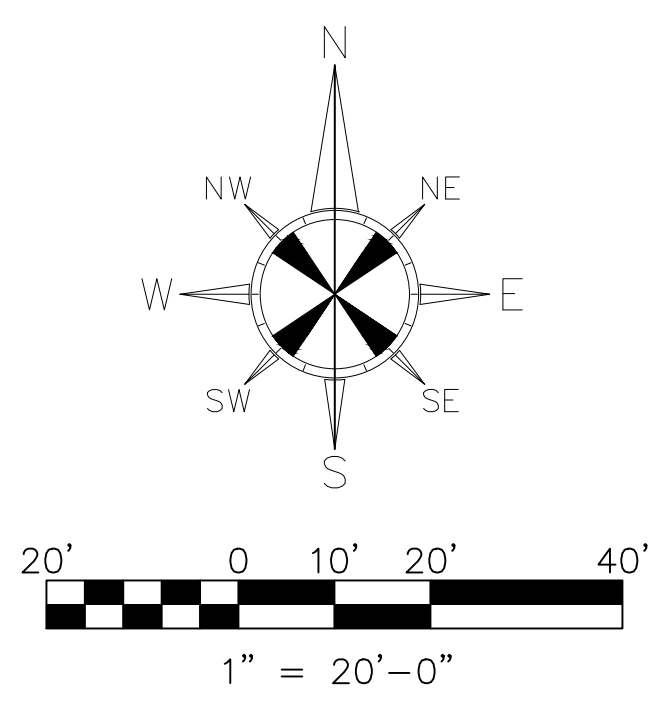
Drawn By: Author Checked By: Checker

Project Number:

Sheet Number: **C0.01**



LEGEND	
APN	ASSESSORS PARCEL NUMBER
ASPH	ASPHALT
B	BOLLARD
CR	CABLE TV RISER
CONC	CONCRETE
DOC.	DOCUMENT
DI	DRAIN INLET
D/W	DRIVEWAY
DCV	DETECTOR CHECK VALVE
EV	ELECTRIC VAULT
FS	FIRE SERVICE
FIN	FIRE LINE INLET
FDC	FIRE DEPARTMENT CONNECTION
FP	FLAG POLE
GM	GAS METER
GTM	GATE MOTOR
GW	GUY WIRE
(Handicap symbol)	HANDICAP SPACE
H	HEIGHT
LS	LIGHT STANDARD
NO.	NUMBER
O.R.	OFFICIAL RECORDS
PA	PLANTER AREA
PL	PROPERTY LINE
PP	POWER POLE
SN	SIGN
SP	SERVICE POLE
SL	STREET LIGHT
SMH	SEWER MANHOLE
SLV	STREET LIGHT VAULT
UC	UTILITY CABINET
W/	WITH
WM	WATER METER
WWT	WATER VAULT
WV	WATER VALVE
(Stucco symbol)	STUCCO OR BLOCK WALL - TYPICAL
MF	METAL FENCE - TYPICAL
WIF	WROUGHT IRON FENCE - TYPICAL
CLF	CHAIN LINK FENCE - TYPICAL
OH	OVERHANG
OHU	OVERHEAD UTILITY LINE
(Hatched symbol)	PAINTED HATCH AREA
(Circle with cross)	PARKING SPACE COUNTER
(Circle with cross)	DECIDUOUS TREE
(Star symbol)	PALM TREE



CORPORATE OFFICE
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 ALTA@partneresi.com

<http://www.partneresi.com/>
 PAGE 2 OF 2



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DAVID EVANS
 AND ASSOCIATES INC.

RIOS

NO.	DATE	DESCRIPTION

1050 LA CIENEGA

**1066 LA CIENEGA BLVD
 LOS ANGELES, CA 90035**

© 2021 Solomon Cordwell Buenz

**ALTA SURVEY
 (FOR REFERENCE
 ONLY)**

Drawn By: Author	Checked By: Checker
Project Number:	
Sheet Number:	C0.02

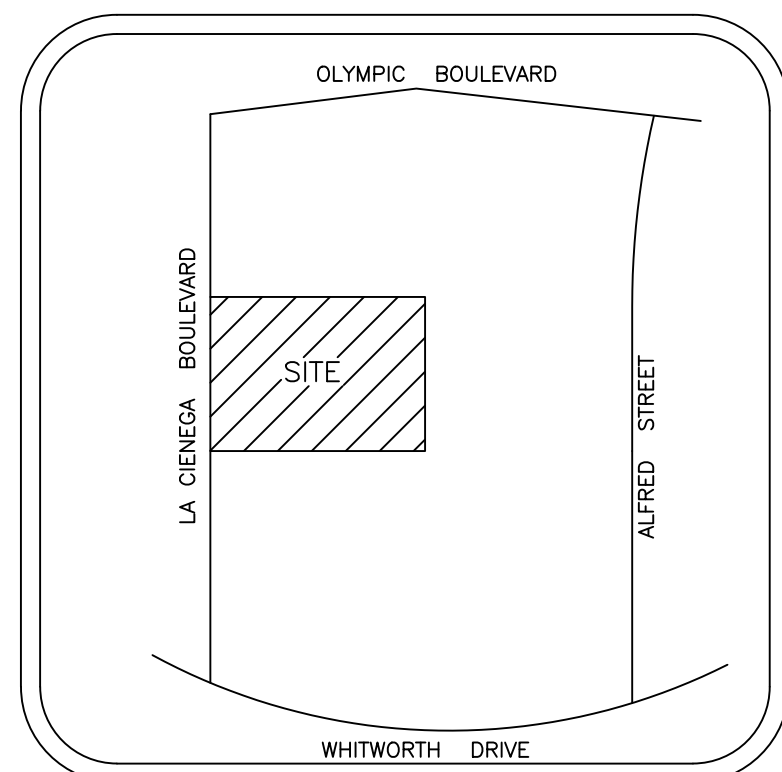
ZONING INFORMATION

ZONING INFORMATION PROVIDED BY ARMBRUSTER GOLDSMITH DELVAC LLP
ZONING DESIGNATION: C2-1-O
BASE DENSITY: ONE UNIT PER 400 SQUARE FEET OF LOT AREA, WHICH WOULD PERMIT A BASE DENSITY OF 200 DWELLING UNITS.

FLOOR AREA AND SETBACKS: THE C2 ZONE LIMITS FAR TO 1.5 TIMES THE BUILDABLE AREA (SAME AS LOT AREA). THE C2 ZONE REQUIRES NO FRONT YARD LA CIENEGA. MINIMUM FIVE-FOOT SIDE YARD PLUS ONE FOOT FOR EACH STORY ABOVE THE SECOND STORY NOT TO EXCEED 16 FEET (NORTH AND SOUTH SIDES); AND A MINIMUM 15-FOOT REAR YARD PLUS ONE FOOT FOR EACH STORY ABOVE THE THIRD STORY NOT TO EXCEED 20 FEET. AS DISCUSSED BELOW, THE TOC INCLUDES AN ADDITIONAL INCENTIVE OPTION TO REDUCE SETBACKS.

HEIGHT: BUILDING HEIGHT IS NOT LIMITED.

VICINITY MAP



FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" SHADED AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 06037C1595G DATED DECEMBER 21, 2018 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON MAY 03, 2021 BY TELEPHONE OR EMAIL (www.fema.gov).

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF LA CIENEGA BOULEVARD PER TRACT NO. 10756.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING

Table with columns: REGULAR, DISABLED, TRAILER, PARTIAL, TOTAL. All values are 0.

N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE NEAREST INTERSECTING STREET, LA CIENEGA BOULEVARD AND WHITWORTH DRIVE ARE ABUTTING THE SUBJECT PROPERTY AND ARE DESIGNATED ON SURVEY MAP FOR CLARITY.

N6 PROPERTY AREA = 26,620.34 SQ. FT. / 0.61 ACRE

N7 THE INFORMATION SHOWN ON THE SURVEY IS CORRECT AS OF THE LAST REVISION DATE.

N8 THE PROPERTY ABUTS AND HAS DIRECT ACCESS TO LA CIENEGA BOULEVARD, BEING A DEDICATED PUBLIC STREET.

N9 THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N9 THE BOUNDARY CLOSES MATHEMATICALLY WITHOUT ANY GAPS, GORES OR OVERLAPS.

N10 Survey Prepared By:

SITE TECH INC.
8061 CHURCH STREET
MAIL: POX 592
HIGHLAND, CA 92346
(909) 864-3180

UTILITY NOTE

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 EIV

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- ITEM #S 1 THROUGH 8 ARE NON SURVEY RELATED - DO AFFECT - NOT PLOTTED.
7 EASEMENT FOR POLE LINES, CONDUITS, SEWER PIPES AND INCIDENTAL PURPOSES CONTAINED IN DOCUMENT RECORDED IN BOOK 4605, PAGE 341 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.
10 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES CONTAINED IN DOCUMENT RECORDED IN BOOK 4710, PAGE 58 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.
11 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES CONTAINED IN DOCUMENT RECORDED IN BOOK 552, PAGE 348 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.
12 EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 15514, PAGE 239 OF OFFICIAL RECORDS IN FAVOR OF THE CITY OF LOS ANGELES, SUCCESSOR TO LOS ANGELES GAS & ELECTRIC CORPORATION - DOES AFFECT - PLOTTED HEREON.
13 SUBSURFACE OIL AND GAS LEASE EXECUTED BY SAMUEL AYEROFF AND JOSEPH AYEROFF AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION AS LESSEE RECORDED JULY 08, 1964 AS INSTRUMENT NO. 4096 IN BOOK M-1564, PAGE 226 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY - DOES AFFECT - NOT PLOTTED - NON SURVEY RELATED.
14 SUBSURFACE OIL AND GAS LEASE EXECUTED BY JACQUES WISER, A MARRIED MAN AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED DECEMBER 07, 1965 AS INSTRUMENT NO. 2447 IN BOOK M-2408, PAGE 892 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY - DOES AFFECT - NOT PLOTTED - NON SURVEY RELATED.
15 OIL AND GAS LEASE EXECUTED BY JACQUES WISER AND SAMUEL J. AYEROFF AND JOSEPH AYEROFF AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED JUNE 12, 1967 AS INSTRUMENT NO. 2945 OF OFFICIAL RECORDS - NOT PLOTTED - NON SURVEY RELATED.
16 DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$562,000.00 RECORDED MAY 04, 1984 AS INSTRUMENT NO. 84-536713 OF OFFICIAL RECORDS DATED APRIL 09, 1984 TRUSTOR: GHOLAM HOSSEIN ZAL AND MAUREEN ZAL, HUSBAND AND WIFE, TRUSTEE: CALIFORNIA RECEIVERS, INC., A CALIFORNIA CORPORATION, BENEFICIARY: DONNA J. WISER WITH TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "AGREEMENT AMENDING PROMISSORY NOTE DATED APRIL 7, 1984" RECORDED JUNE 02, 1987 AS INSTRUMENT NO. 87-867211 WITH TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "AGREEMENT AMENDING PROMISSORY NOTE DATED APRIL 7, 1984" RECORDED AUGUST 17, 1992 AS INSTRUMENT NO. 92-1527053 WITH A DOCUMENT RECORDED JUNE 13, 1997 AS INSTRUMENT NO. 97-882124 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED WITH A DOCUMENT RECORDED AUGUST 08, 1998 AS INSTRUMENT NO. 98-1347554 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED. ALL OF OFFICIAL RECORDS - NOT PLOTTED - NON SURVEY RELATED.
17 AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED MAY 11, 1984 AS INSTRUMENT NO. 84-569935 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.
18 DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$6,695,000.00 RECORDED OCTOBER 14, 2015 AS INSTRUMENT NO. 20151266069 OF OFFICIAL RECORDS DATED: OCTOBER 08, 2015 TRUSTOR: WESTLAKE GATEWAY PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND 1080 LA CIENEGA INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUSTEE: CHICAGO TITLE COMPANY, BENEFICIARY: COMERICA BANK WITH DOCUMENT RECORDED SEPTEMBER 11, 2018 AS INSTRUMENT NO. 20180928355 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED SEPTEMBER 11, 2018 AS INSTRUMENT NO. 20180828346 OF OFFICIAL RECORDS WITH DOCUMENT RECORDED DECEMBER 28, 2018 AS INSTRUMENT NO. 20181313141 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED WITH TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "SUBORDINATION AGREEMENT" RECORDED MAY 07, 2020 AS INSTRUMENT NO. 20200504497 OF OFFICIAL RECORDS WITH DOCUMENT RECORDED JUNE 30, 2020 AS INSTRUMENT NO. 20200714949 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED - DOES AFFECT - NOT PLOTTED - NON SURVEY RELATED.
19 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF TENANT-IN-COMMON OWNERSHIP AGREEMENT" RECORDED OCTOBER 14, 2015 AS INSTRUMENT NO. 20151266070 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - NON SURVEY RELATED.
20 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED AUGUST 22, 2017 AS INSTRUMENT NO. 20170949634 AND SEPTEMBER 05, 2018 AS INSTRUMENT NO. 2018087982 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.
21 AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED APRIL 10, 2018 AS INSTRUMENT NO. 20180342911 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.
22 AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821478 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.
23 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821479 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.
24 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821480 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.
25 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821481 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.
26 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821482 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.

SCHEDULE B-II NOTES CONTINUED IN COLUMN TO RIGHT:

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 27 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821483 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.
28 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821484 OF OFFICIAL RECORDS - DOES AFFECT - PLOTTED HEREON.
ITEM # 29 HAS BEEN INTENTIONALLY DELETED.
30 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED SEPTEMBER 05, 2018 AS INSTRUMENT NO. 20180898042 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - NO DOCUMENT.
31 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "RENTAL COVENANT AGREEMENT RUNNING WITH THE LAND" RECORDED SEPTEMBER 11, 2018 AS INSTRUMENT NO. 20180928346 WITH DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 07, 2020 AS INSTRUMENT NO. 20200504156, BOTH OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - NON SURVEY RELATED.
32 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED SEPTEMBER 09, 2019 AS INSTRUMENT NO. 20190920442 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.
33 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING (GRAFFITI REMOVAL)" RECORDED OCTOBER 11, 2019 AS INSTRUMENT NO. 201901085310 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - NON SURVEY RELATED.
34 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE" RECORDED NOVEMBER 20, 2019 AS INSTRUMENT NO. 20191272134 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.
35 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED JANUARY 09, 2020 AS INSTRUMENT NO. 2020031742 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.
36 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING" RECORDED FEBRUARY 06, 2020 AS INSTRUMENT NO. 20200149487 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - NO DOCUMENT.
37 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF FUNDING AGREEMENT FOR SHARED IMPROVEMENT PROJECT" RECORDED DECEMBER 23, 2020 AS INSTRUMENT NO. 20201720634 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - NON SURVEY RELATED.
ITEM # 38 IS NON SURVEY RELATED - DOES AFFECT - NOT PLOTTED.
39 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.
ITEM # 40 IS NON SURVEY RELATED - DOES AFFECT - NOT PLOTTED.

TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 235 AND 236 OF TRACT 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 237 OF TRACT 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APH: 5087-001-042

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1068267-CH2 (THE TITLE COMMITMENT) WITH AN EFFECTIVE DATE OF MAY 04, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

FOR 1056-1066 S. La Cienega Boulevard

PARTNER PROJECT NUMBER 21-315880.2 SITE NUMBER []

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY POLICY OF TITLE, NUMBER NCS-1068267-CH2, CONTAINING A DATE OF POLICY AND TIME OF MAY 04, 2021 at 7:30 AM

CERTIFICATION

TO: Carmel Partners Realty VII, LLC, a Delaware limited liability company, its successors and assigns; First American Title Insurance Company.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16 and 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 26, 2021.

DATE OF PLAT OR MAP: MAY 04, 2021

PROPERTY ADDRESS: 1056-1066 S. La Cienega Boulevard, Los Angeles, CA 90035

BERNHARD K. MAYER
Registration No. P.L.S. 7319
In the State of California
Field Date of Survey: April 26, 2021
Revision Date: June 14, 2021
Revision Date: June 17, 2021
Latest Revision Date: August 12, 2021

STAMP

CONFORMS TO 2020
PARTNER ENGINEERING &
ARCHITECTURE, INC.
ALL RIGHTS RESERVED. USE
OF THIS MAP IS LIMITED TO THE
STRICTLY FORWARDED TO
THE PARTNER ENGINEERING
& ARCHITECTURE, INC.

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

http://www.partneresi.com/
PAGE 1 OF 2



Solomon Cordwell Buenz
Chicago
T 312.896.1100
San Francisco
T 415.216.2450
www.scb.com



RIOS

DAVID EVANS
AND ASSOCIATES INC.

NO. DATE DESCRIPTION

1050 LA CIENEGA
1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035

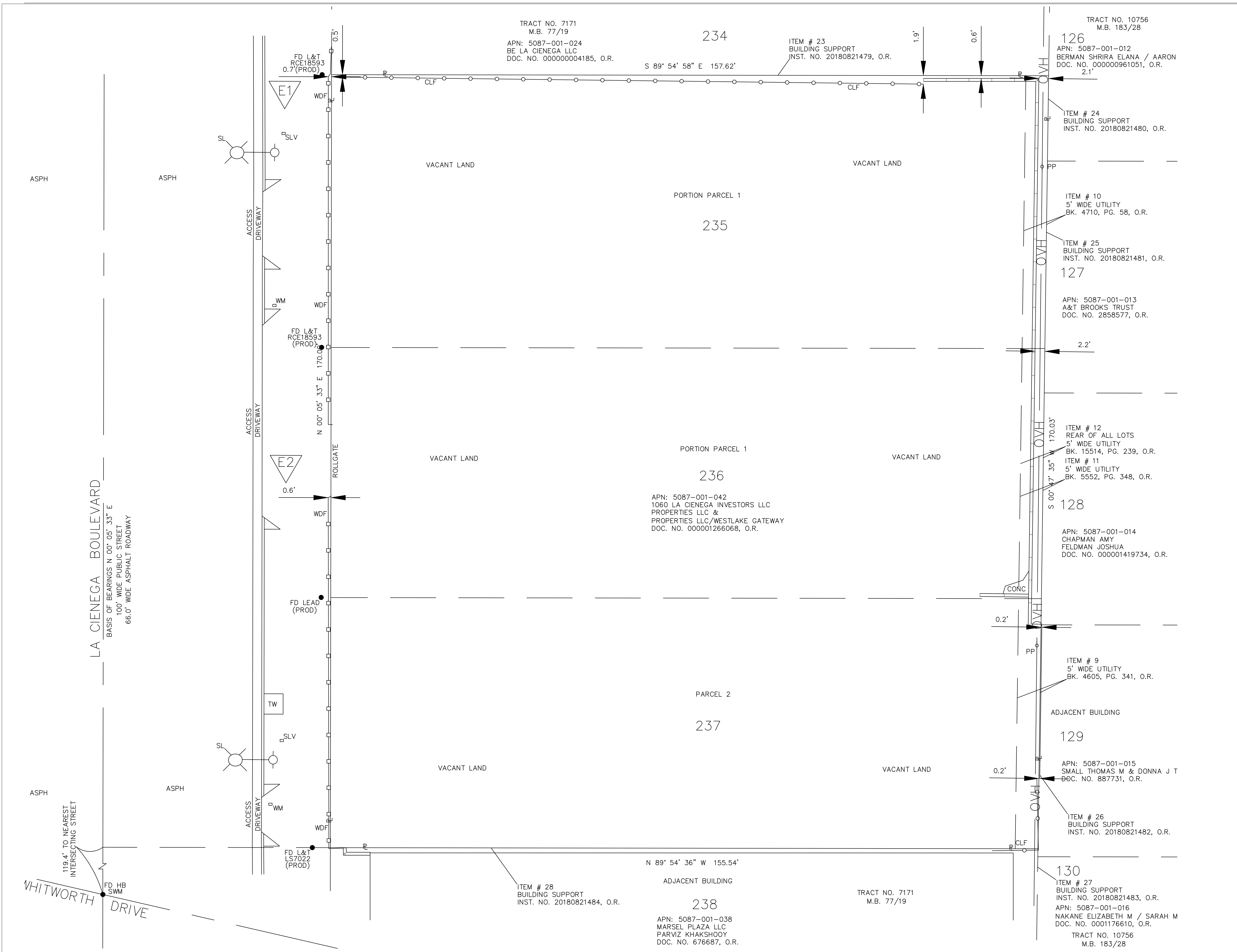
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ALTA SURVEY
(FOR REFERENCE ONLY)

Drawn By: Author Checked By: Checker

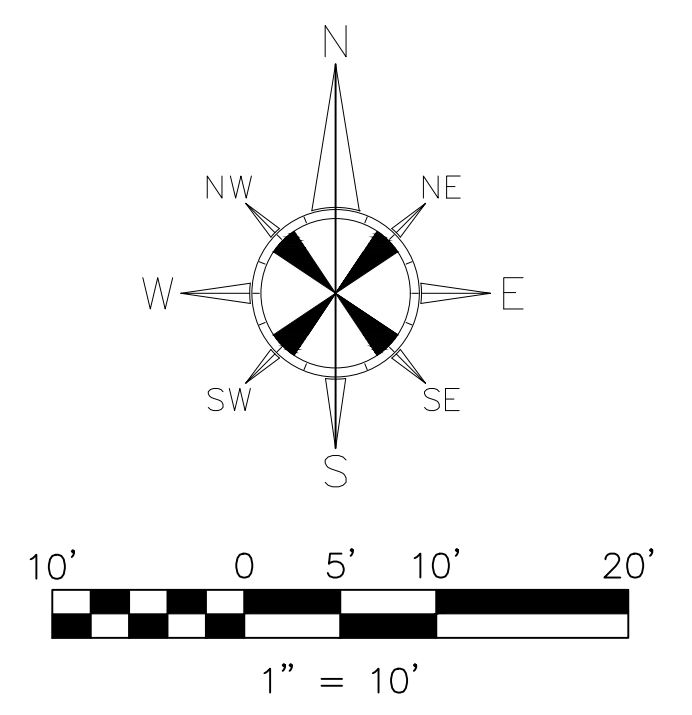
Project Number:

Sheet Number: C0.03



LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- ASPH ASPHALT
- BK BOOK
- CLF CHAIN LINK FENCE
- DOC. DOCUMENT
- FD FOUND MONUMENT - AS NOTED
- HB HEX BOLT
- INST. INSTRUMENT
- L&T LEAD AND TAG
- M.B. MAP BOOK
- NO. NUMBER
- O.R. OFFICIAL RECORDS
- PG. PAGE
- PL PROPERTY LINE
- PP POWER POLE
- PROD PRODUCED
- SL STREET LIGHT
- SLV STREET LIGHT VAULT
- SMM STANDARD WELL MONUMENT
- TW TREE WELL
- WDF WOOD FENCE
- WM WATER METER
- WALL BLOCK - TYPICAL
- EASEMENT LINES
- OVH- OVERHEAD UTILITY LINE



ALTA/NSPS LAND TITLE SURVEY

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RIOS

DAVID EVANS
AND ASSOCIATES INC.

NO.	DATE	DESCRIPTION

1050 LA CIENEGA

1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035

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**ALTA SURVEY
(FOR REFERENCE
ONLY)**

Drawn By: Author
Checked By: Checker

Project Number:

Sheet Number: **C0.04**

LEGAL DESCRIPTION

[AS SHOWN ON ALTA SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., JOB NUMBER 21-321356.1 DATED JUNE 9, 2021]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

(PARCEL ONE)
LOT 121 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(PARCEL TWO)
PARCEL 1:
LOT 122 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(PARCEL TWO)
PARCEL 2:
LOTS 233 AND 234 OF TRACT NO. 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(PARCEL THREE)
PARCEL A AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PARCEL MAP EXEMPTION NO. AA-2015-3881-PMEX, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 23, 2017 AS INSTRUMENT NO. 20170953726 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL FOUR)
PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PARCEL MAP EXEMPTION NO. AA-2015-3881-PMEX, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 23, 2017 AS INSTRUMENT NO. 20170953728 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALSO
[AS SHOWN ON LAST SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., JOB NUMBER 21-315880.2]

(PARCEL FIVE)
LOTS 235 AND 236 OF TRACT 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(PARCEL SIX)
LOT 237 OF TRACT 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMENTS

HORIZONTAL DATUM/ BASIS OF BEARINGS HORIZONTAL DATUM FOR THIS SURVEY IS ASSUMED. THE CENTERLINE OF LA CIENEGA BOULEVARD WAS HELD BETWEEN A FOUND CASED HUB & TACK MONUMENT AT THE INTERSECTION WITH WHITWORTH DRIVE AND THE LEAD & TACK STAMPED "LACS" FOUND AT THE INTERSECTION WITH WEST OLYMPIC BOULEVARD, TAKEN AS NORTH 00°05'33" EAST PER TRACT NO. 7170, IN MAP BOOK 76-12.

VERTICAL DATUM/ BASIS OF ELEVATIONS VERTICAL DATUM FOR THIS SURVEY IS NAVD83 PER NAVIGATE LA BENCHMARK NO. 13-04831 AT THE INTERSECTION OF WEST OLYMPIC BOULEVARD AND LA CIENEGA BOULEVARD WAS HELD FOR ELEVATION, BEING 127.69' (YEAR OF ADJUSTMENT = 2000)

LOT AREA 80,084 +/- S.F. (1.838AC +/-) PER REFERENCE SURVEY #3.

SITE ADDRESS 1022-1066 LA CIENEGA BLVD, LOS ANGELES, CA

ASSESSOR PARCEL NUMBER (APN) 5087-001-023 (AFFECTS PARCEL ONE);
5087-001-024 (AFFECTS PARCEL TWO);
5087-001-040 (AFFECTS PARCEL THREE) AND
5087-001-041 (AFFECTS PARCEL FOUR);
5087-001-042 (AFFECTS PARCELS FIVE AND SIX)

REFERENCE SURVEYS 1. ALTA SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., JOB NUMBER 21-321356.1 DATED JUNE 9, 2021
2. TRACT MAP 7170, BOOK 76, PAGE 12
3. TRACT MAP 7171, BOOK 77, PAGE 19
4. LOT LINE ADJUSTMENT PARCEL MAP EXEMPTION AA-2015-3881-PMEX INST. NO. 20170953726.

DATE OF SURVEY THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON XXXXXX. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN 25 AUGUST OF 2021.

TITLE INSURANCE THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOESNT PURPORT TO SHOW ANY EASEMENTS OF RECORD.

THIS SURVEY (MAP) CONTAINS INFORMATION THAT IS PROPRIETARY TO DAVID EVANS AND ASSOCIATES, INC. ITS USE OR DISCLOSURE IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVID EVANS AND ASSOCIATES, INC. IS PROHIBITED.

THIS SURVEY (MAP) IS ALSO AN UNPUBLISHED WORK PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. IF THIS WORK BECOMES PUBLISHED, THE FOLLOWING NOTICE SHALL APPLY:

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LEGEND	
ABBREVIATION	DENOTES
AC	ASPHALT
BW	BACK OF WALK
BLDG.	BUILDING
C.O.	CLEAN OUT
CLF	CHAIN LINK FENCE
U/O	UNIDENTIFIED OBJECT
EOC	EDGE OF CONCRETE
ICV	IRRIGATION CONTROL VALVE
TC	TOP OF CURB
TW	TOP OF WALL
SLPB	STREET LIGHT PULL BOX
SL	STREET LIGHT
SSMH	SEWER MANHOLE
LIP	EDGE OF GUTTER
E	EAST
W	WEST
N	NORTH
S	SOUTH
PP	POWER POLE
PL	PROPERTY LINE
E/O	EAST OF
W/O	WEST OF
N/O	NORTH OF
S/O	SOUTH OF
WIF	WROUGHT IRON FENCE
L/S	LANDSCAPE AREA

LEGEND	
SYMBOL	DENOTES
●	STORM DRAIN MANHOLE
●	SEWER MANHOLE
WM	WATER METER
☼	LIGHT POLE WITH ARM
●	POWER POLE
x	CHAIN FENCE LINK
■	TRAFFIC SIGNAL JUNCTION BOX
—	FLOW LINE
⊢	SIGN
■	POWER JUNCTION/PULL BOX
●	WELL
○	TREE
■	POWER STREET LIGHT JUNCTION BOX
⌒	CENTERLINE

SURVEYOR'S NOTES

THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY SHOWN HEREON IS PER ALTA SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., JOB NUMBER 21-321356.1 DATED JUNE 9, 2021.

ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

UNDERGROUND UTILITIES SHOWN HEREON IF ANY ARE BASED UPON ABOVE GROUND OBSERVATIONS ONLY. AN UNDERGROUND UTILITY LOCATE BY 811 OR SIMILAR SERVICE WAS NOT PERFORMED

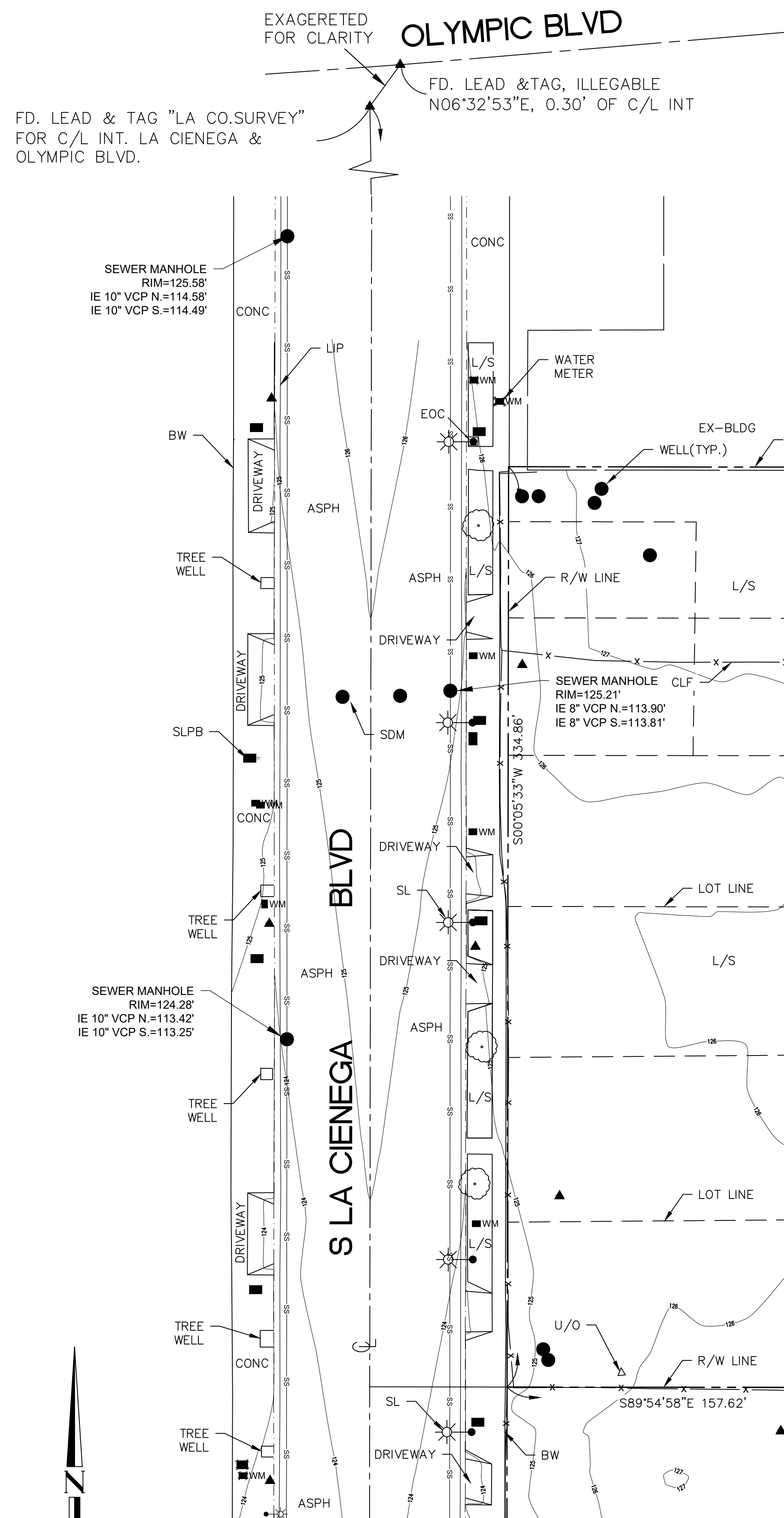
THIS IS A FIELD TRAVERSE SURVEY. TRIMBLE S6 AND TRIMBLE TSC7 DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

SURVEYOR'S STAMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.



ROBERT D. VASQUEZ, PLS 7300 DATE



SEE SHEET 2

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San Francisco
T 415.216.2450
www.scb.com

DAVID EVANS AND ASSOCIATES INC.

RIOS

1050 LA CIENEGA
1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035

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NO.	DATE	DESCRIPTION

TOPOGRAPHIC SURVEY

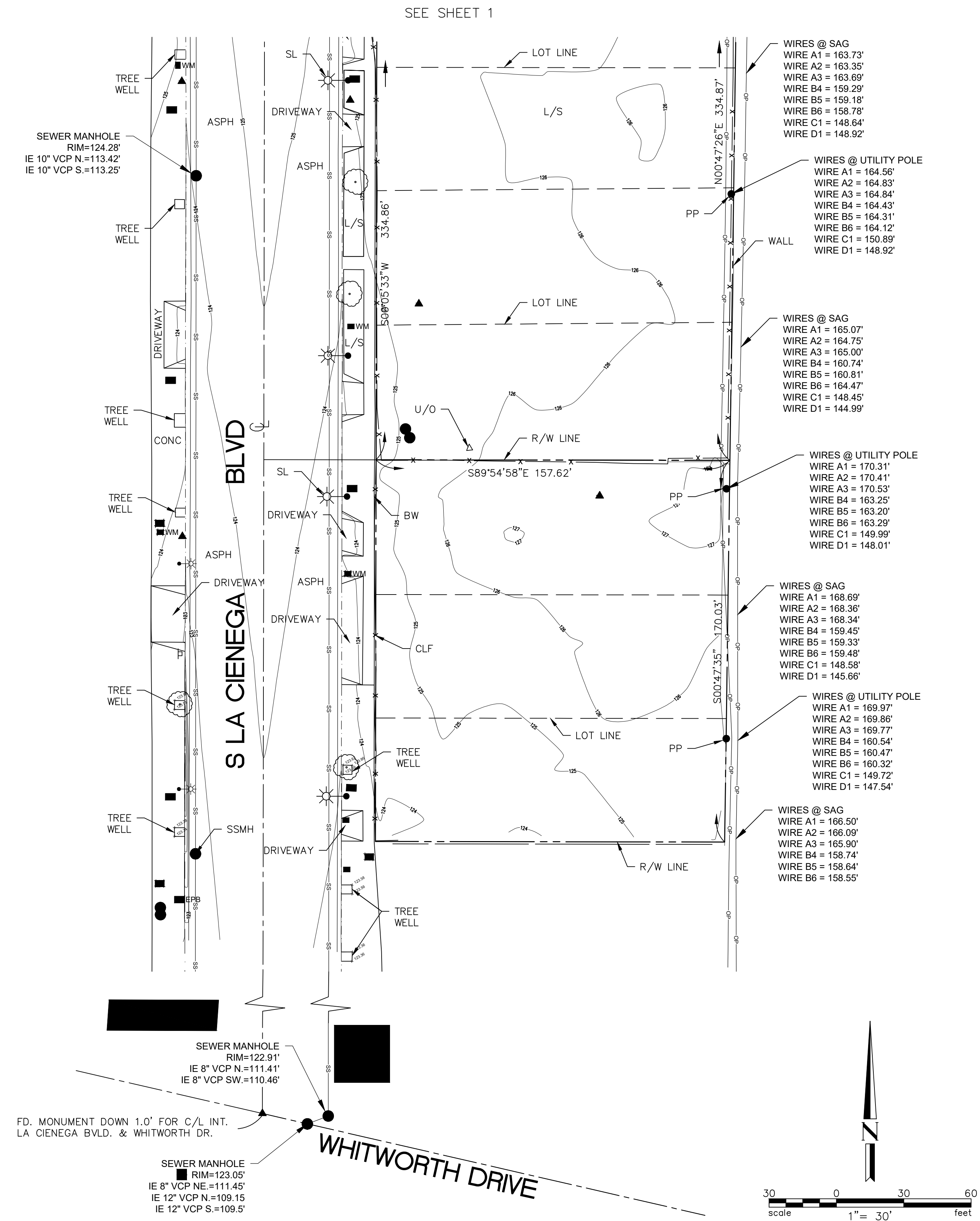
Drawn By: Author
Checked By: Checker

Project Number: **C1.01**

Sheet Number: **C1.01**

LEGEND	
ABBREVIATION	DENOTES
AC	ASPHALT
BW	BACK OF WALK
BLDG.	BUILDING
C.O.	CLEAN OUT
CLF	CHAIN LINK FENCE
U/O	UNIDENTIFIED OBJECT
EOC	EDGE OF CONCRETE
ICV	IRRIGATION CONTROL VALVE
TC	TOP OF CURB
TW	TOP OF WALL
SLPB	STREET LIGHT PULL BOX
SL	STREET LIGHT
SSMH	SEWER MANHOLE
LIP	EDGE OF GUTTER
E	EAST
W	WEST
N	NORTH
S	SOUTH
PP	POWER POLE
P	PROPERTY LINE
E/O	EAST OF
W/O	WEST OF
N/O	NORTH OF
S/O	SOUTH OF
WIF	WROUGHT IRON FENCE
L/S	LANDSCAPE AREA

LEGEND	
SYMBOL	DENOTES
●	STORM DRAIN MANHOLE
●	SEWER MANHOLE
WM	WATER METER
●/*	LIGHT POLE WITH ARM
●	POWER POLE
x	CHAIN FENCE LINK
■	TRAFFIC SIGNAL JUNCTION BOX
—	FLOW LINE
□	SIGN
■	POWER JUNCTION/PULL BOX
●	WELL
○	TREE
■	POWER STREET LIGHT JUNCTION BOX
⊕	CENTERLINE



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NO.	DATE	DESCRIPTION

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LOS ANGELES, CA 90035

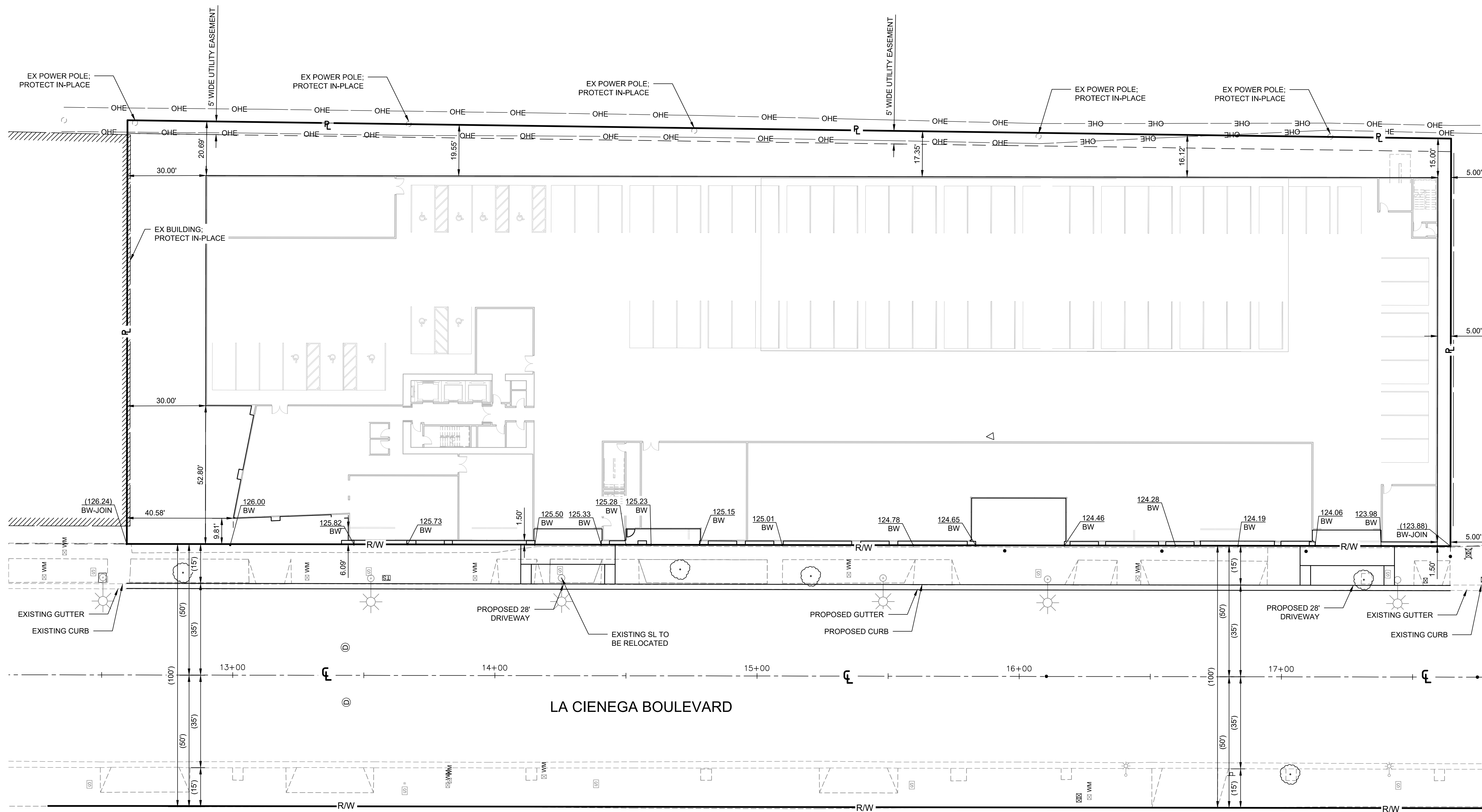
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**TOPOGRAPHIC
SURVEY**

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Checked By: Checker

Project Number:

Sheet Number: **C1.02**



LEGEND

- ⊕ CENTER LINE
- ⊔ PROPERTY LINE
- R/W RIGHT OF WAY
- BW BACK OF WALK



20 0 20 40
 scale 1" = 20' feet



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**BACK OF WALK
 EXHIBIT**

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Sheet Number: **C2.01**

GENERAL NOTES

- EARTHWORK PERFORMED SHALL CONFORM TO REQUIREMENTS INDICATED IN THE GEOTECHNICAL INVESTIGATION REPORT.
- FINISHED FLOOR (FF) ELEVATION USED FOR EARTHWORK CALCULATIONS ARE AS FOLLOWS:
LEVEL P0: 116.50'
LEVEL P1: 126.50'
- THE EARTHWORK QUANTITIES DO NOT TAKE INTO ACCOUNT THE EXCAVATION OF THE FOOTINGS, SHRINKAGE, COMPACTION, OR BULKING OF SOIL.
- A 6" THICK PROPOSED SLAB AND 2" SAND WAS USED IN EARTHWORK CALCULATIONS FOR THE BUILDING. CONTRACTOR SHALL VERIFY SLAB THICKNESS, SUB-BASE MATERIAL, AND WATERPROOFING PRIOR TO ESTABLISHING PAD ELEVATIONS.
- SHORING SHOWN HEREON IS FOR REFERENCE ONLY. SEE SHORING PLANS BY OTHERS.

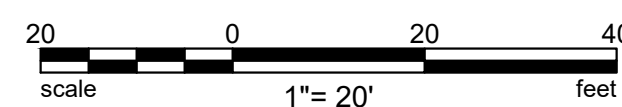
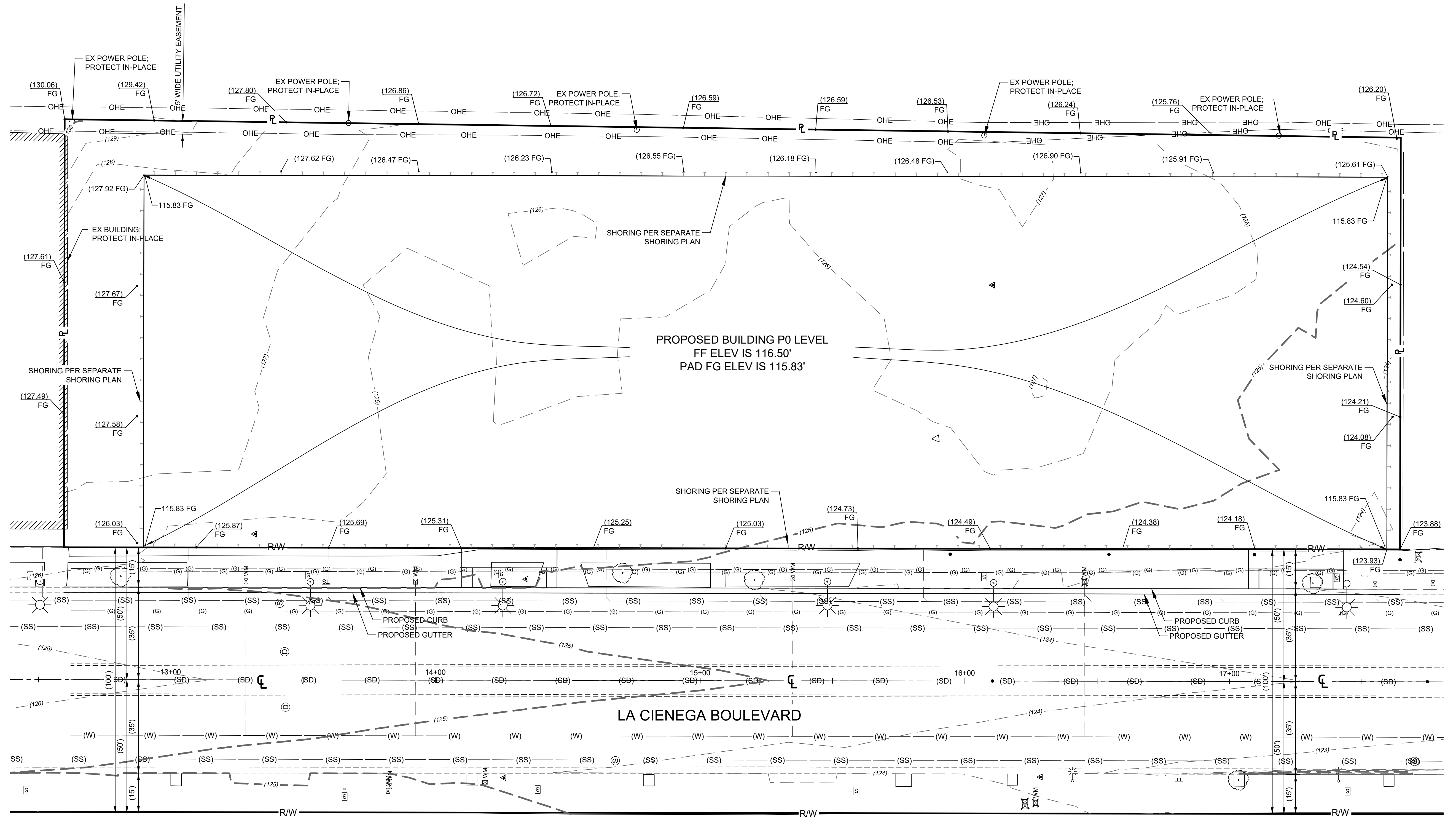
EARTHWORK CALCULATIONS

RAW QUANTITIES:
CUT = 28,500 CY
FILL = 0 CY

TOTAL EXPORT = 28,500 CY

LEGEND

- (W) — EXISTING WATER
- (SS) — EXISTING SEWER
- (SD) — EXISTING STORM DRAIN
- (G) — EXISTING GAS
- ⊕ CENTER LINE
- ℙ PROPERTY LINE
- R/W RIGHT OF WAY
- BW BACK OF WALK
- CY CUBIC YARDS
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FS FINISHED SURFACE
- (XXX.XX) EXISTING ELEVATION
- XXX.XX PROPOSED ELEVATION
- 1H:1V 1' HORIZONTAL TO 1' VERTICAL
- (SS) — PROPOSED EXCAVATED SLOPE
- ||| SHORING (FOR REFERENCE ONLY)



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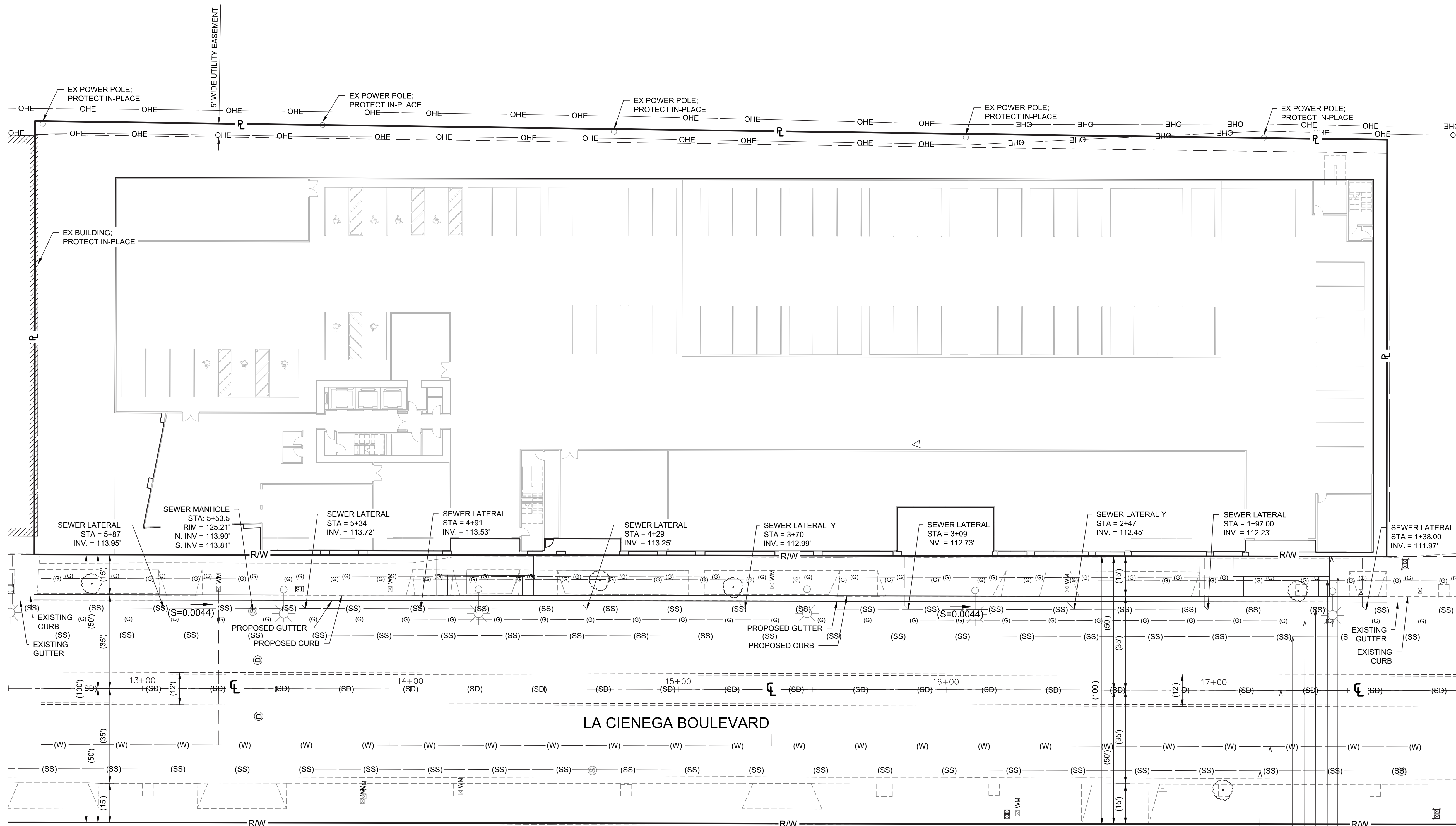
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EXCAVATION PLAN

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Sheet Number: **C3.01**



SEWER LATERAL STA = 5+97 INV. = 113.95'

SEWER MANHOLE STA = 5+53.5 RIM = 125.21' N. INV. = 113.90' S. INV. = 113.81'

SEWER LATERAL STA = 5+34 INV. = 113.72'

SEWER LATERAL STA = 4+91 INV. = 113.53'

SEWER LATERAL STA = 4+29 INV. = 113.25'

SEWER LATERAL Y STA = 3+70 INV. = 112.99'

SEWER LATERAL STA = 3+09 INV. = 112.73'

SEWER LATERAL Y STA = 2+47 INV. = 112.45'

SEWER LATERAL STA = 1+97.00 INV. = 112.23'

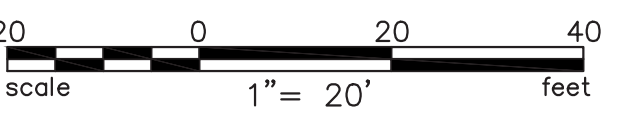
SEWER LATERAL STA = 1+38.00 INV. = 111.97'

SEWER MANHOLE STA = 0+10.00 RIM = 122.91' N. INV. = 111.41' SW. INV. = 110.46'

SEWER MANHOLE STA = 0+00.00 RIM = 123.05' NE. INV. = 111.45' N. INV. = 109.15' S. INV. = 109.05'

LA CIENEGA BOULEVARD

- LEGEND**
- (W) — EXISTING WATER
 - (SS) — EXISTING SEWER
 - (SD) — EXISTING STORM DRAIN
 - (G) — EXISTING GAS
 - ⊕ CENTER LINE
 - ℙ PROPERTY LINE
 - R/W RIGHT OF WAY



10" SEWER 30' W/O ⊕
 6" WATER 21' W/O ⊕
 9x12" STORM DRAIN REINFORCED CONDUIT @ ⊕
 42" SANITARY SEWER 20' E/O ⊕
 3" SCG (ABAND.) 26' E/O ⊕
 8" SEWER 30' E/O ⊕
 3" SCG (ABAND.) 41' E/O ⊕
 2" SCG P.E.M. 42' E/O ⊕



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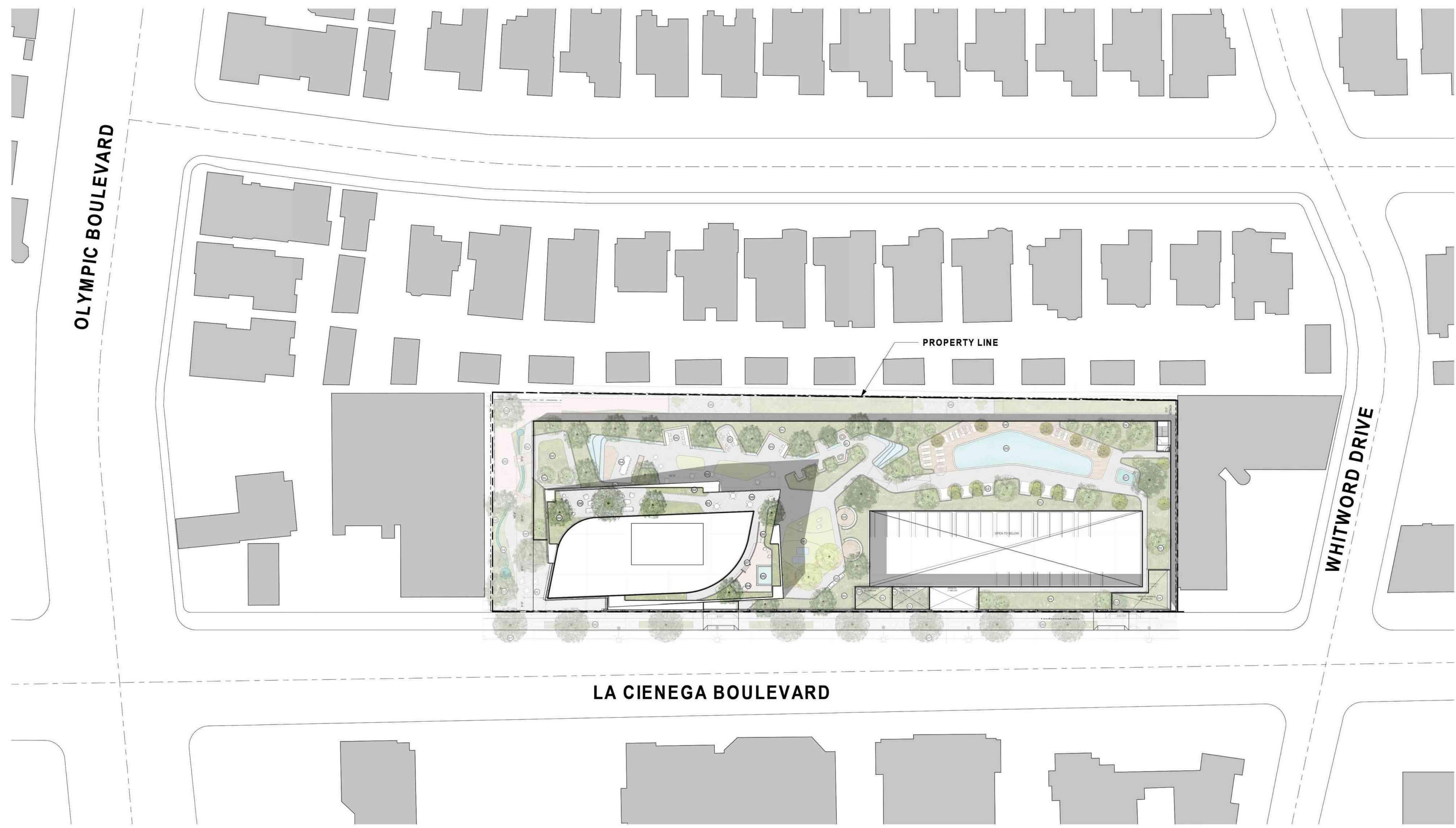
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**CONCEPTUAL
 UTILITY PLAN**

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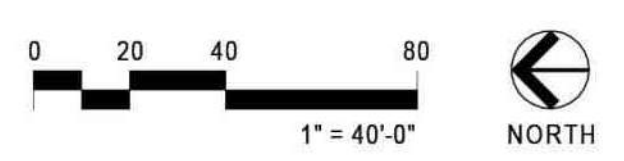
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1 SITE PLAN

SCALE: 1" = 40'-0"



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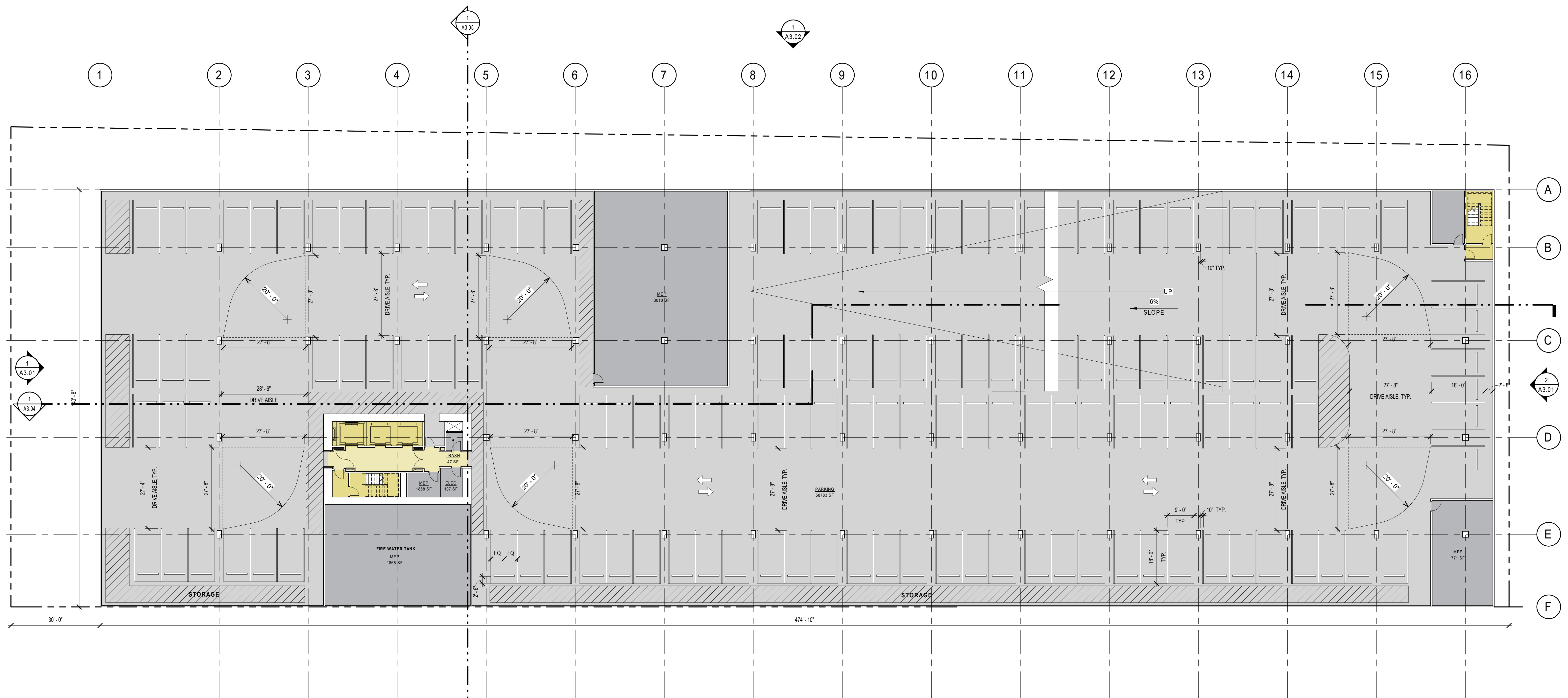
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SITE PLAN

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Project Number:

Sheet Number: **A1.01**



SINGLE - SIDED BICK RACK (8 BIKES)

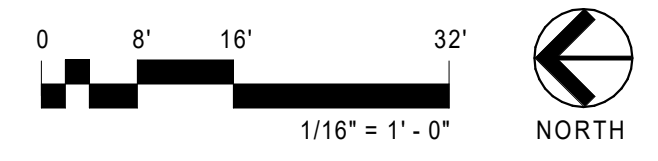
NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS
NEGOTIATING TURNS

PARKING LEGEND

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	21	43		9	73
LEVEL B1		136			136
					426

1 B1 FLOOR PLAN

SCALE: 1/16" = 1'-0"



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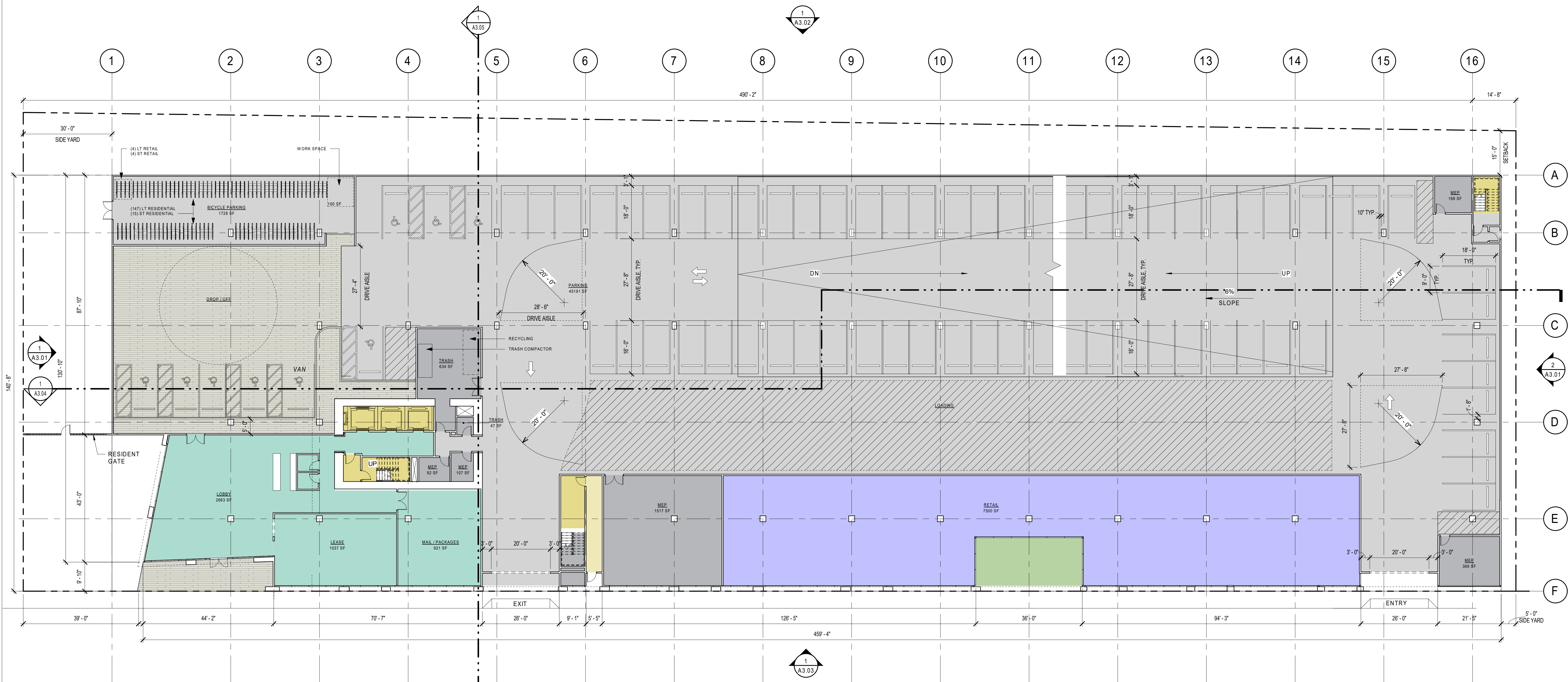
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B1 FLOOR PLAN

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Project Number:

Sheet Number: **A2.00**



SINGLE - SIDED BICK RACK (8 BIKES)

NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS
 NEGOTIATING TURNS

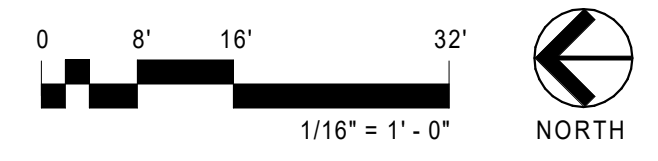
21 PARKING STALLS @ LEVEL 1 DESIGNATED COMMERCIAL (RETAIL)

PARKING LEGEND

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	21	43		9	73
LEVEL B1		136			136
					426

1 LEVEL 01 FLOOR PLAN

SCALE: 1/16" = 1'-0"



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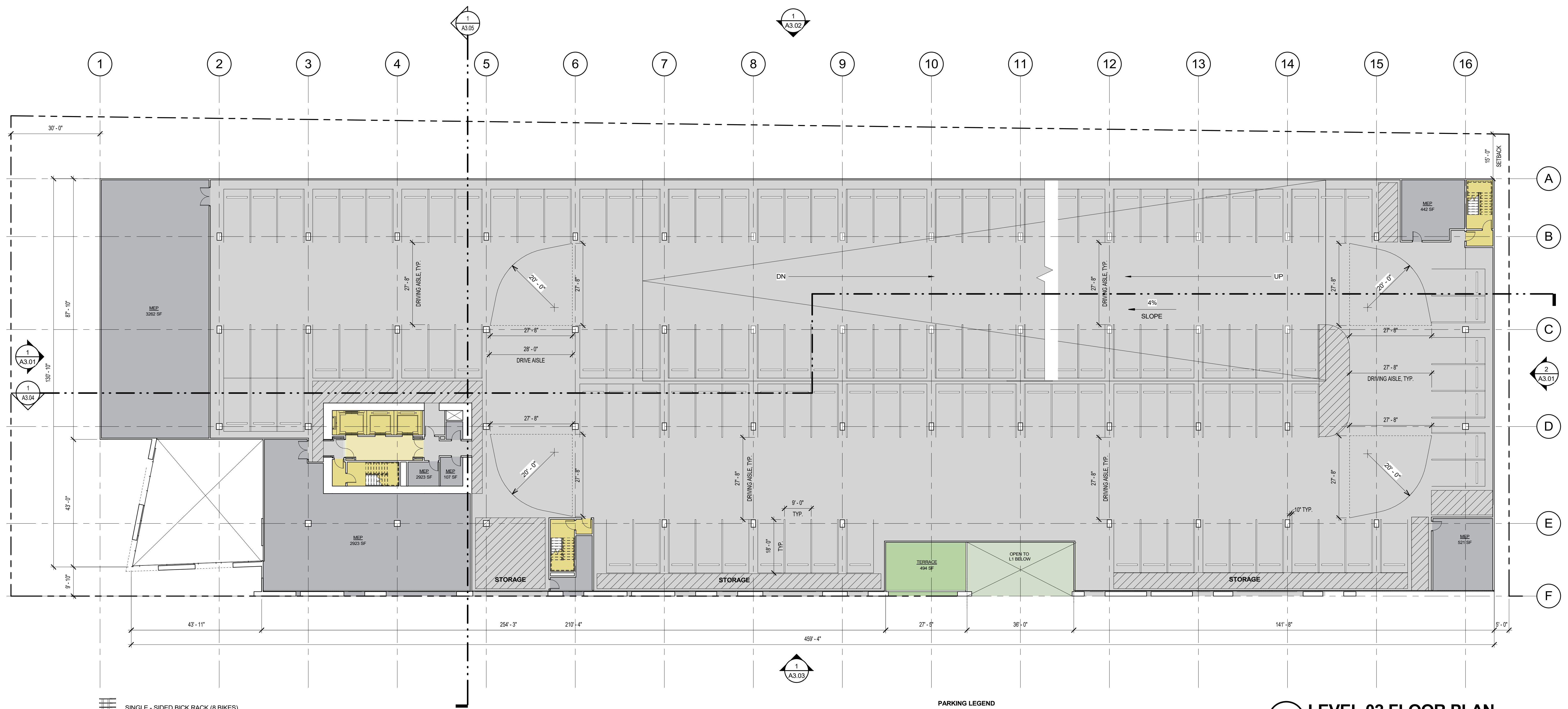
LEVEL 01 FLOOR PLAN

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Sheet Number:

A2.01



 SINGLE - SIDED BICK RACK (8 BIKES)

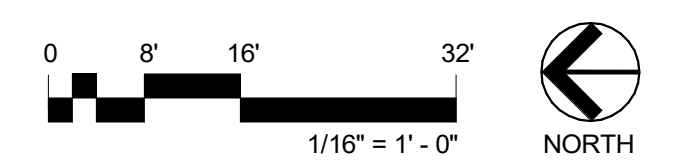
NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS
NEGOTIATING TURNS

PARKING LEGEND

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	21	43		9	73
LEVEL B1		136			136
					426

1 LEVEL 02 FLOOR PLAN

SCALE: 1/16" = 1'-0"



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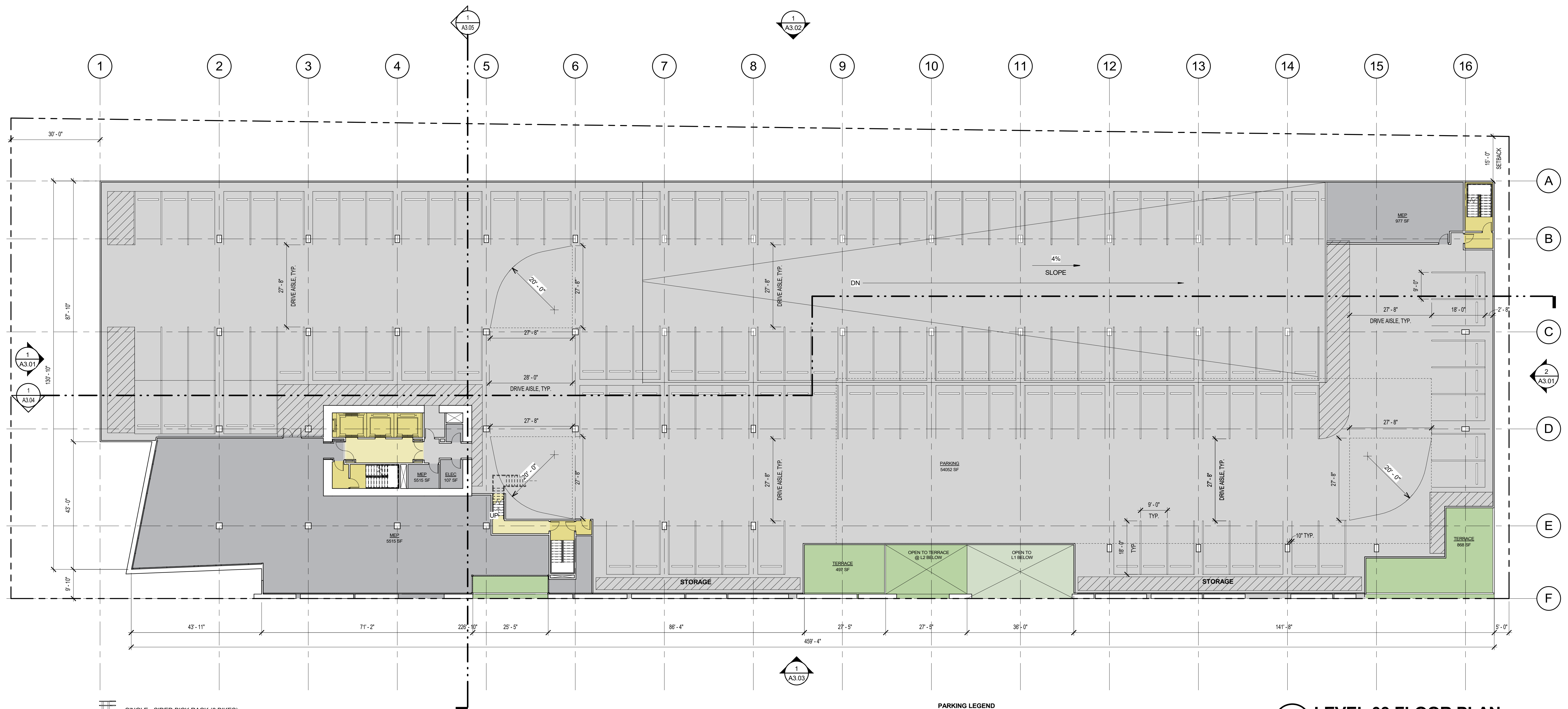
**LEVEL 02 FLOOR
PLAN**

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Sheet Number:

A2.02



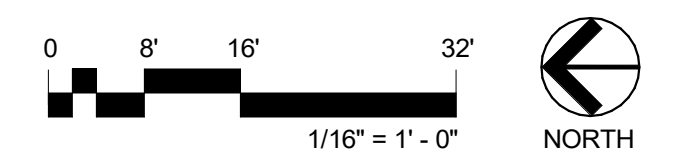
SINGLE - SIDED BICK RACK (8 BIKES)

NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS
 NEGOTIATING TURNS

PARKING LEGEND

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	21	43		9	73
LEVEL B1		136			136
					426

1 LEVEL 03 FLOOR PLAN
 SCALE: 1/16" = 1'-0"



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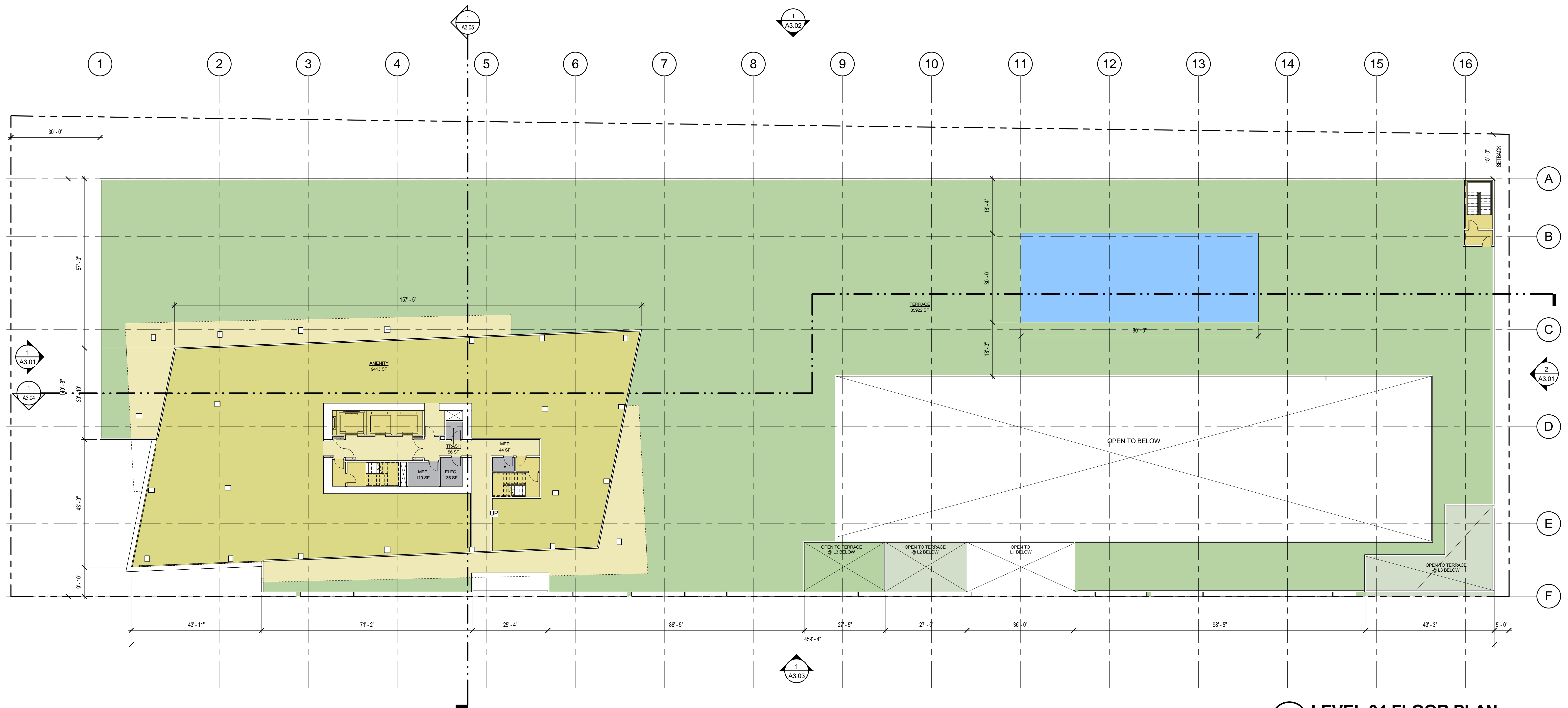
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LEVEL 03 FLOOR PLAN

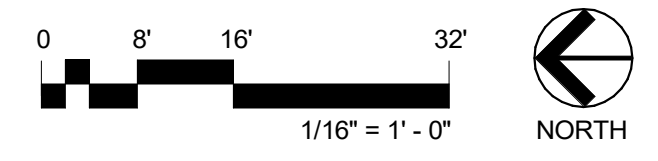
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Sheet Number: **A2.03**



1 LEVEL 04 FLOOR PLAN
SCALE: 1/16" = 1'-0"



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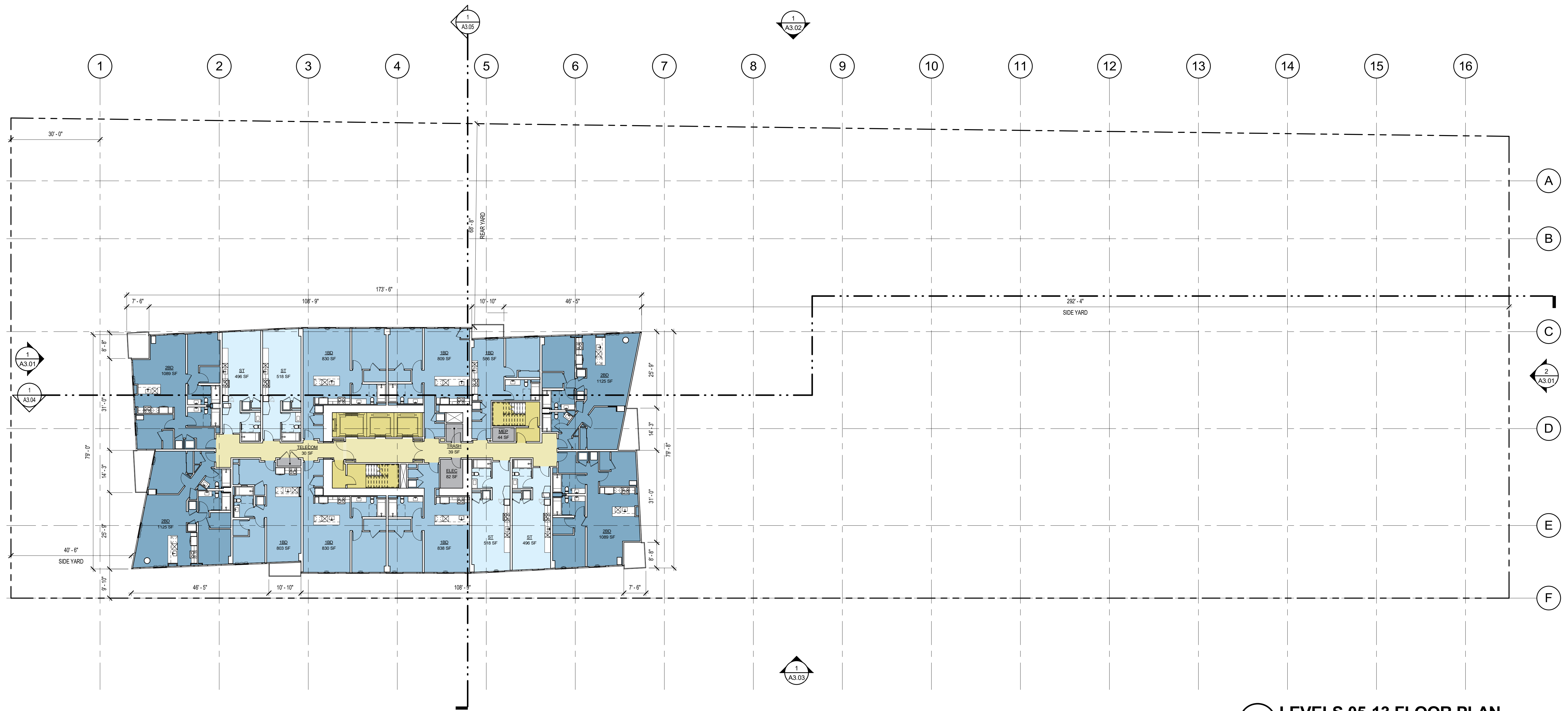
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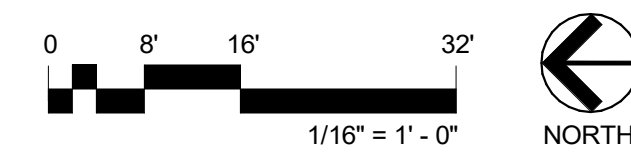
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LEVEL 04 FLOOR PLAN

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1 LEVELS 05-13 FLOOR PLAN
SCALE: 1/16" = 1'-0"



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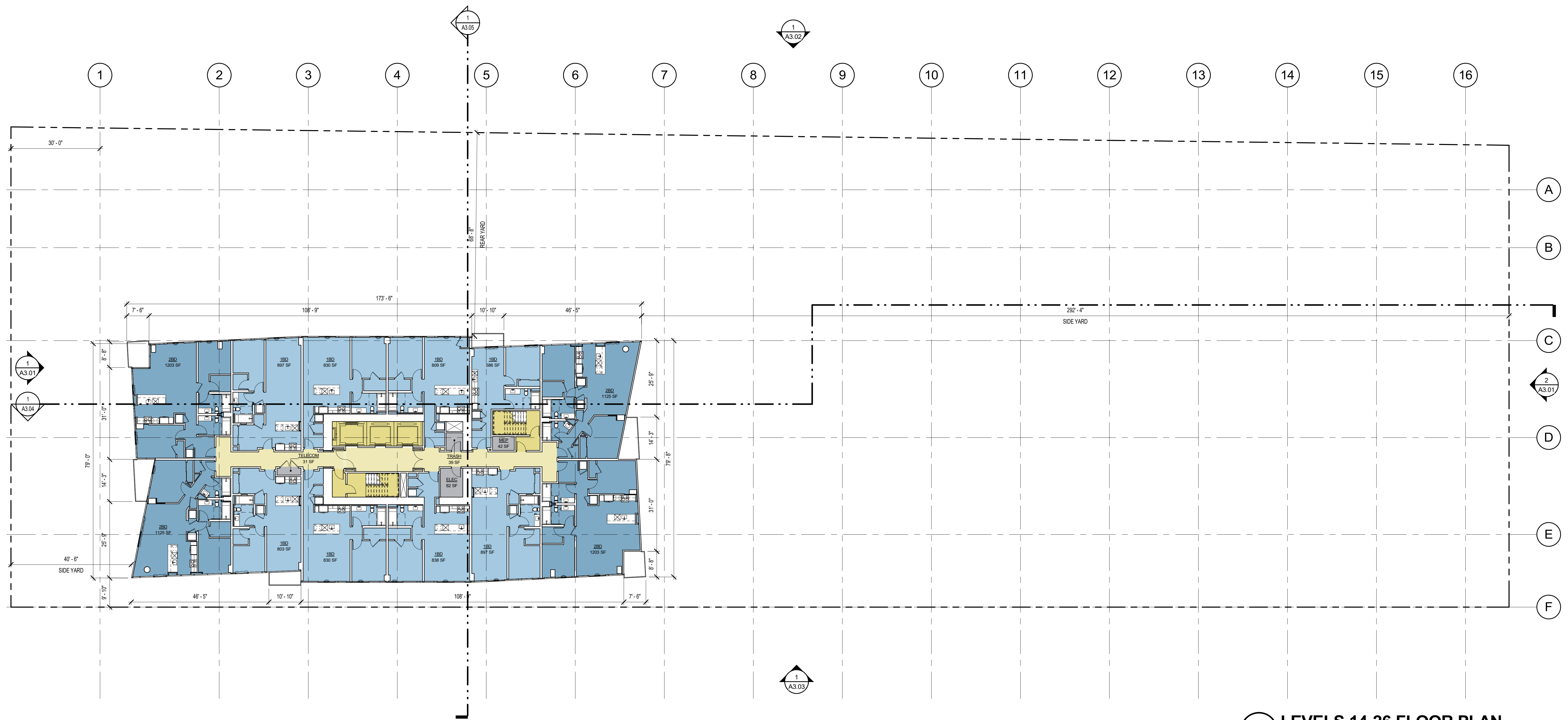
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**LEVELS 05-13
FLOOR PLAN**

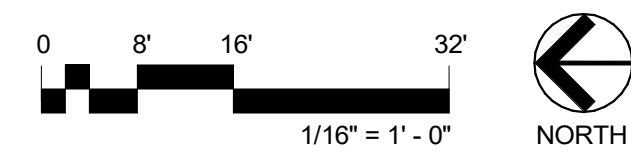
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Sheet Number: **A2.05**



1 LEVELS 14-26 FLOOR PLAN
SCALE: 1/16" = 1'-0"



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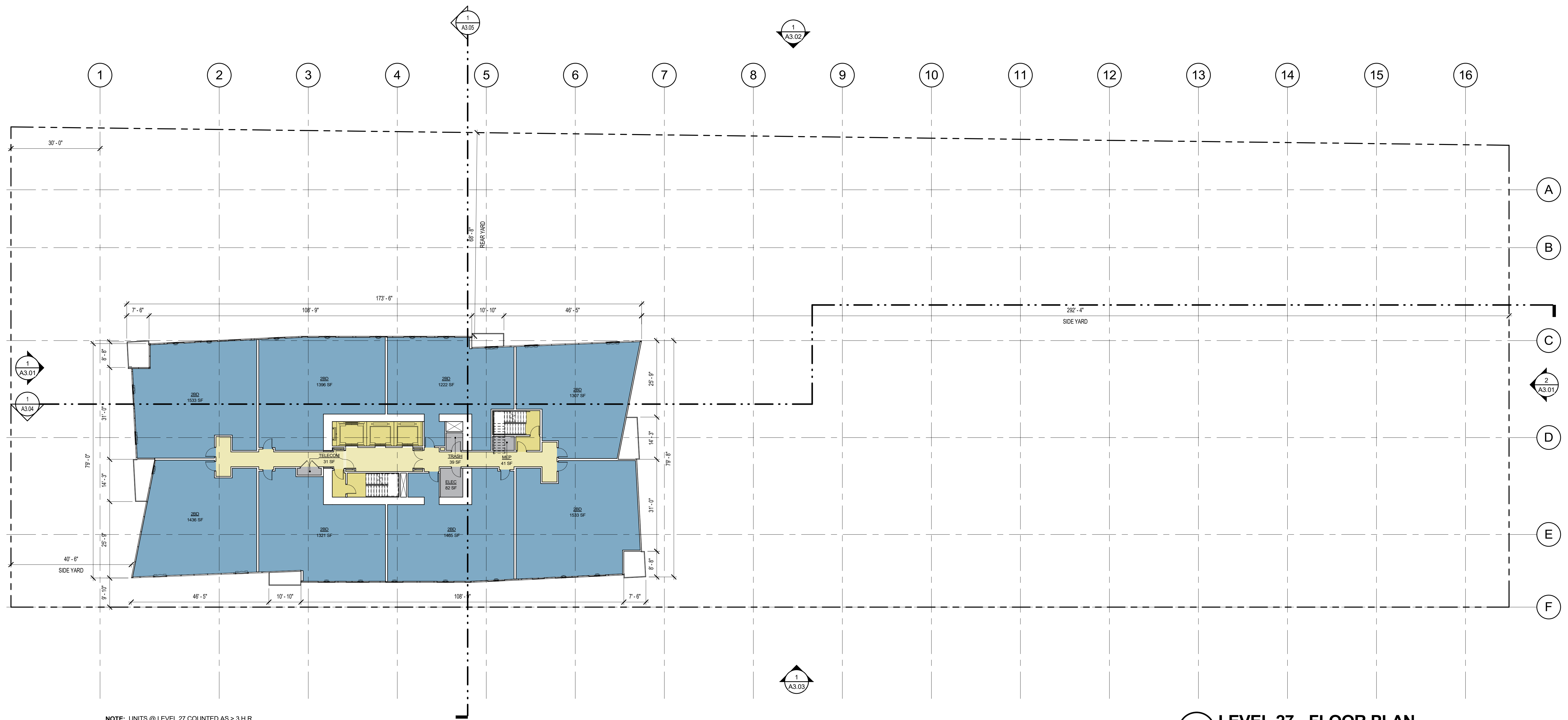
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**LEVELS 14-26
FLOOR PLAN**

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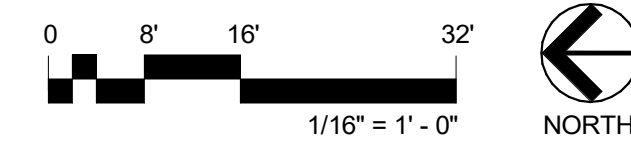
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Sheet Number: **A2.06**



NOTE: UNITS @ LEVEL 27 COUNTED AS > 3 H.R.
FOR OPEN SPACE CALCULATIONS

1 LEVEL 27 - FLOOR PLAN
SCALE: 1/16" = 1'-0"



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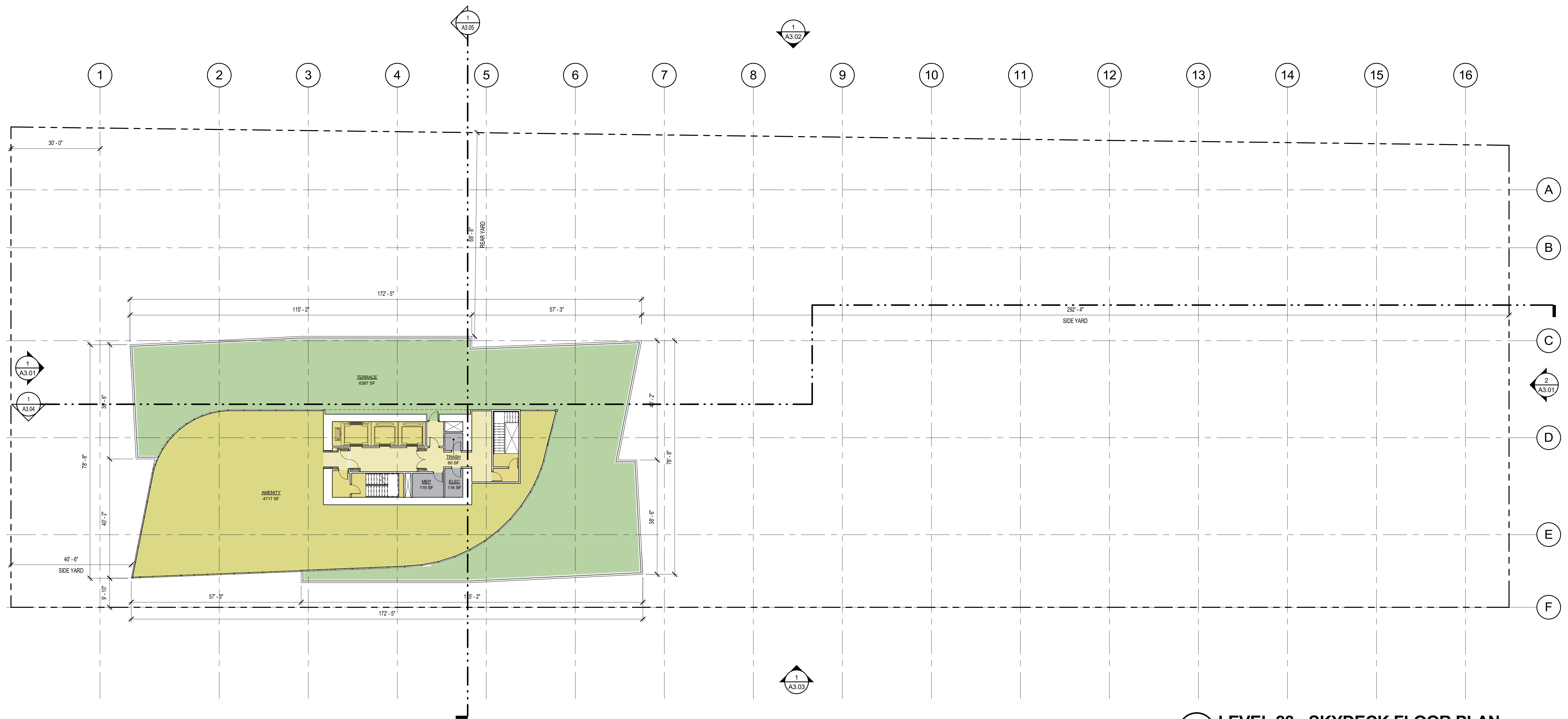
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**LEVEL 27 FLOOR
PLAN**

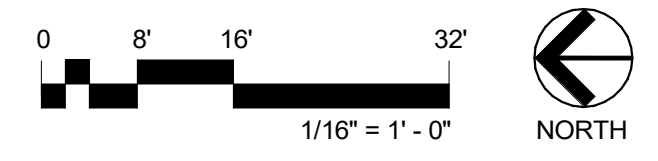
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1 LEVEL 28 - SKYDECK FLOOR PLAN
SCALE: 1/16" = 1'-0"



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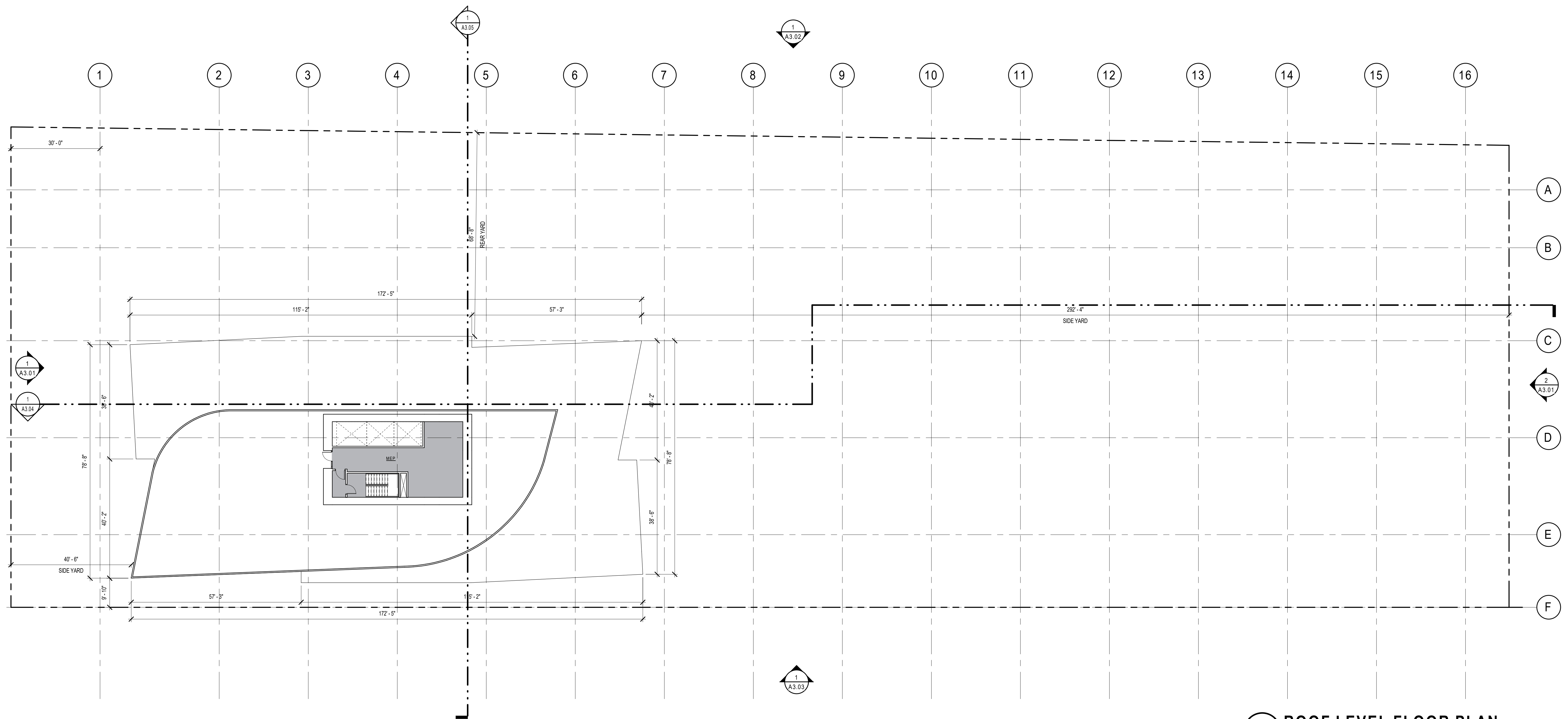
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**LEVEL 28 -
SKYDECK FLOOR
PLAN**

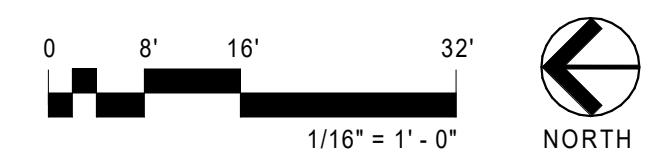
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1 ROOF LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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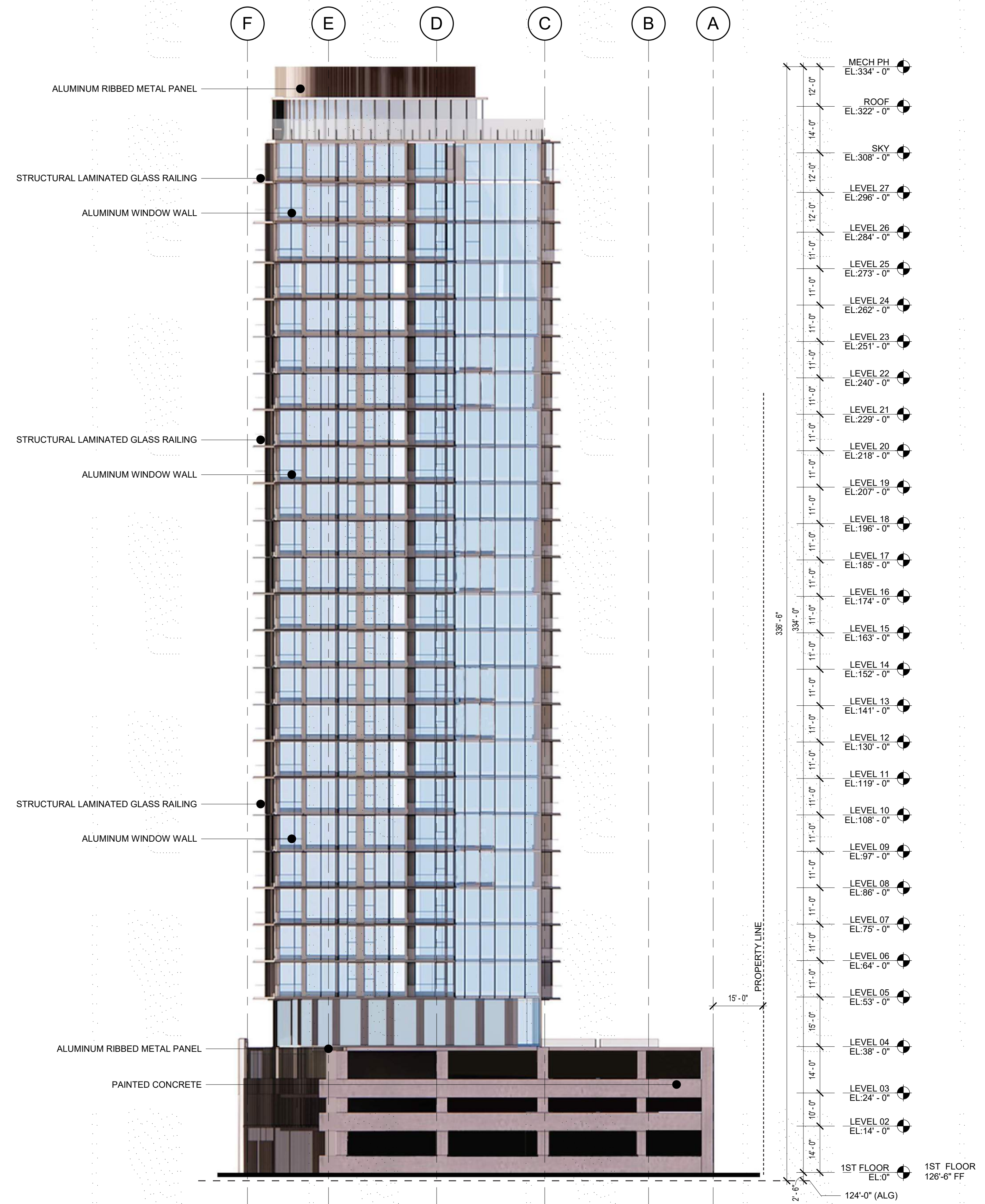
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**ROOF LEVEL
FLOOR PLAN**

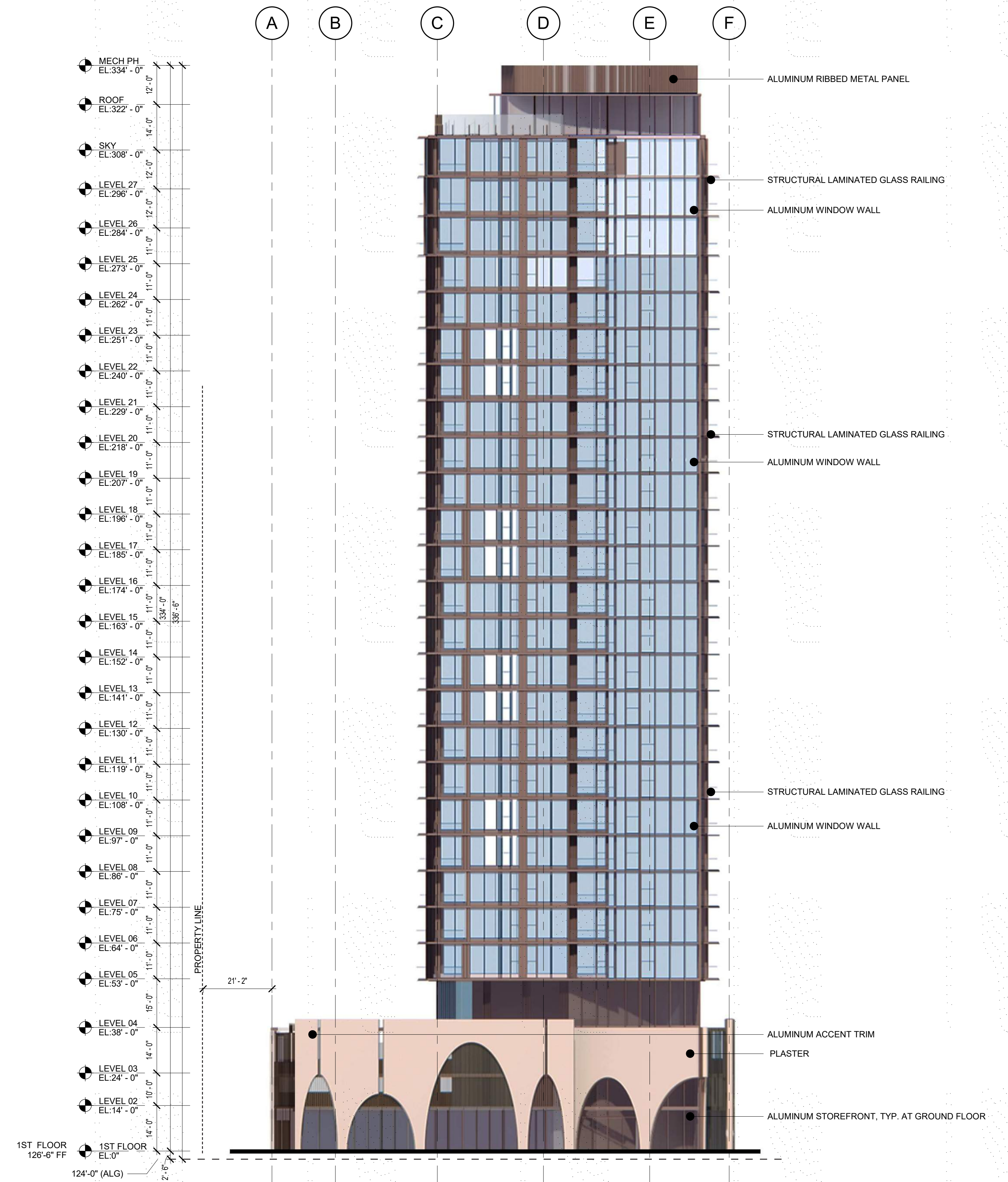
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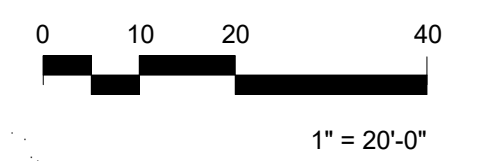


2 BUILDING ELEVATION - SOUTH
SCALE: 1" = 20'-0"



1 BUILDING ELEVATION - NORTH
SCALE: 1" = 20'-0"

EXTERIOR FINISH LEGEND	
FINISH	LOCATION
	GROUND FLOOR STORE FRONT, TOWER WINDOW WALL, TRIM ELEMENTS
	PODIUM EXTERIOR WALLS
	RAILINGS AT UNIT BALCONIES



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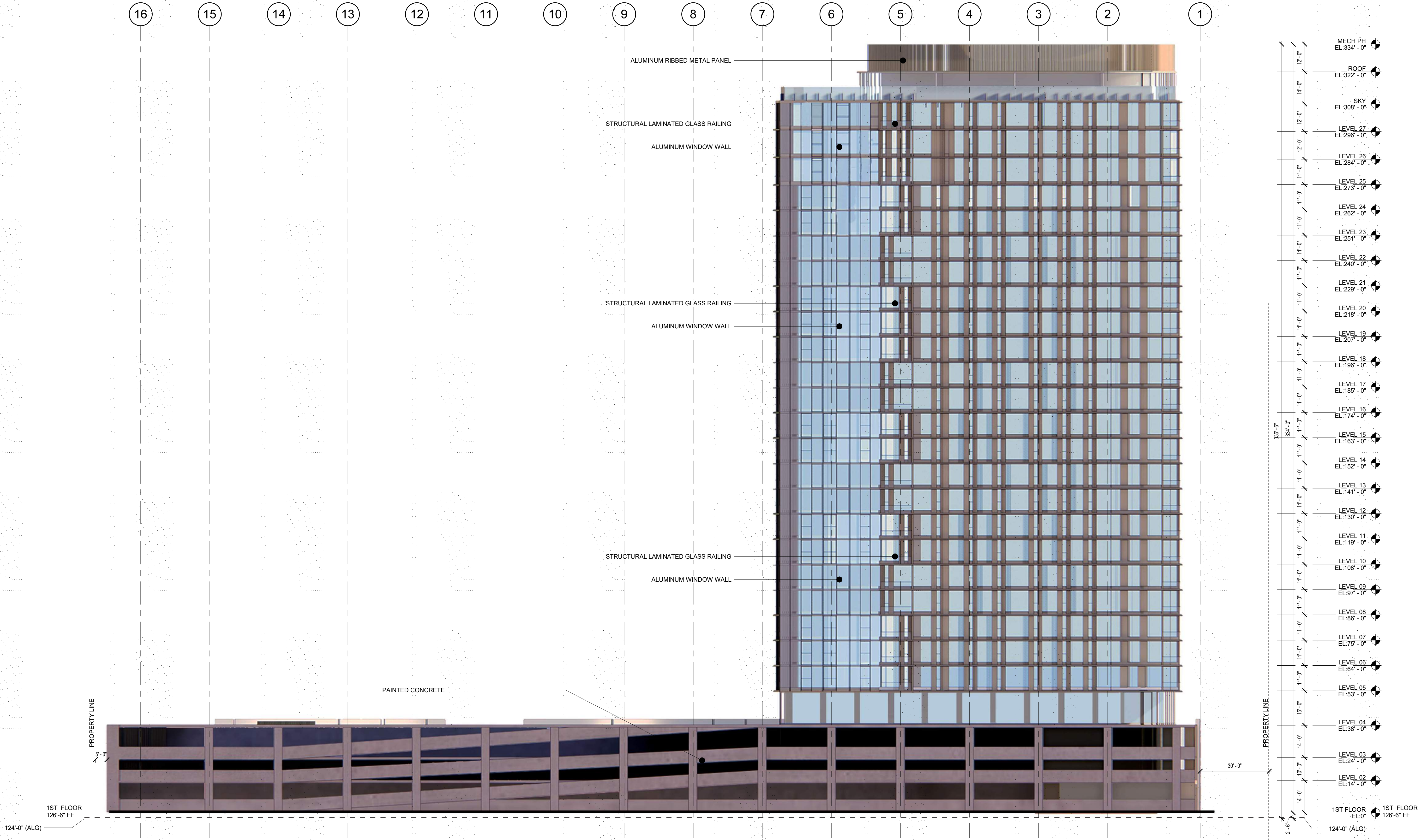
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BUILDING ELEVATIONS

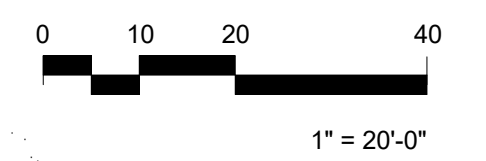
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Sheet Number: **A3.01**



EXTERIOR FINISH LEGEND

FINISH	LOCATION
ALUMINUM - BRONZE FINISH	GROUND FLOOR STORE FRONT, TOWER WINDOW WALL, TRIM ELEMENTS
PLASTER	PODIUM EXTERIOR WALLS
STRUCTURAL LAMINATED GLASS	RAILINGS AT UNIT BALCONIES

1 BUILDING ELEVATION - EAST
SCALE: 1" = 20'-0"



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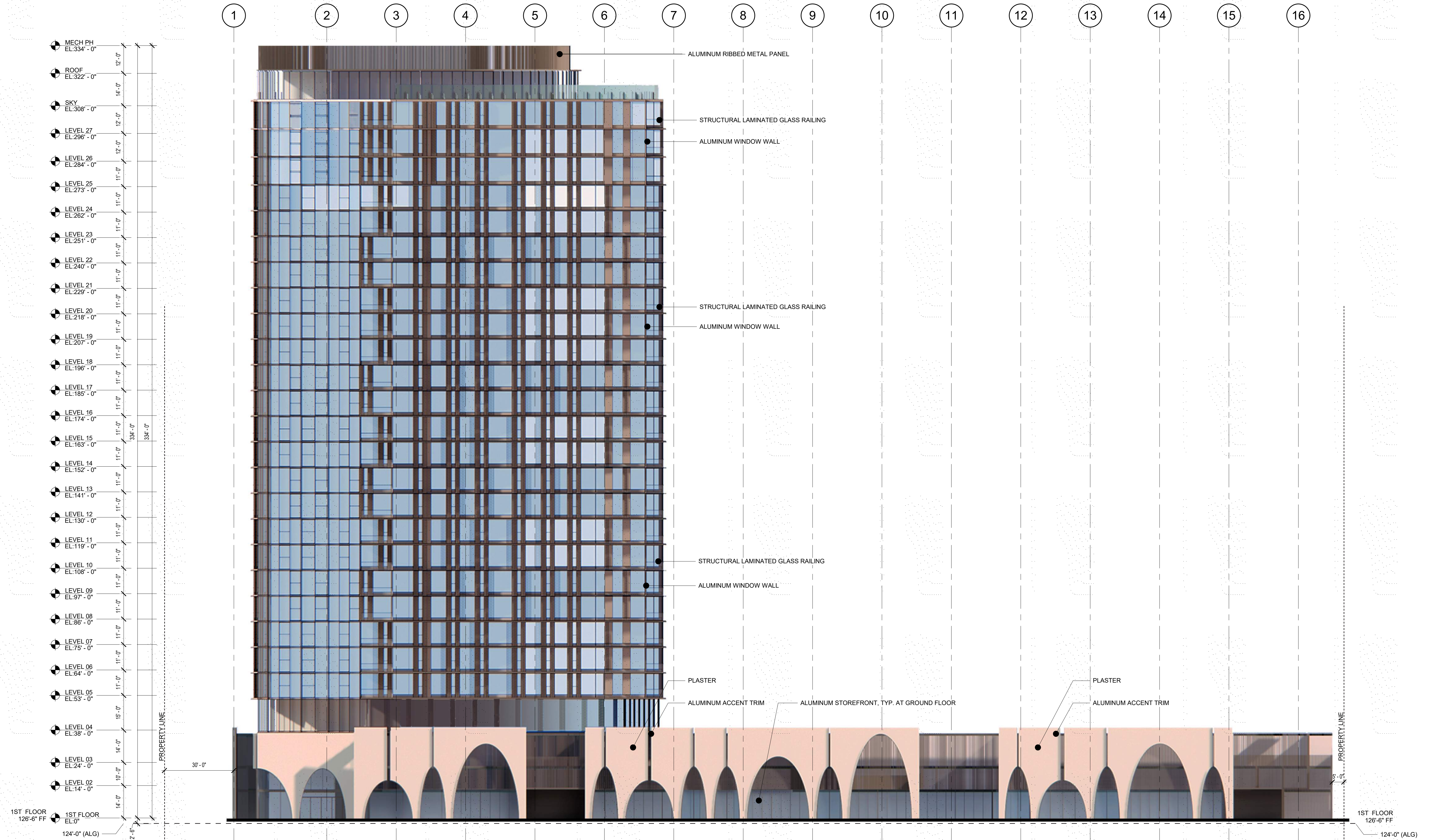
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BUILDING ELEVATIONS

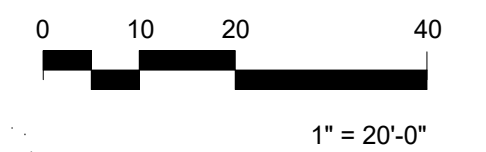
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Sheet Number: **A3.02**



EXTERIOR FINISH LEGEND

FINISH	LOCATION
ALUMINUM - BRONZE FINISH	GROUND FLOOR STORE FRONT, TOWER WINDOW WALL, TRIM ELEMENTS
PLASTER	PODIUM EXTERIOR WALLS
STRUCTURAL LAMINATED GLASS	RAILINGS AT UNIT BALCONIES

1 BUILDING ELEVATION - WEST
SCALE: 1" = 20'-0"



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**1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035**

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**BUILDING
ELEVATIONS**

Drawn By: YOUR INITIALS
Checked By: PM/PD (edit this)

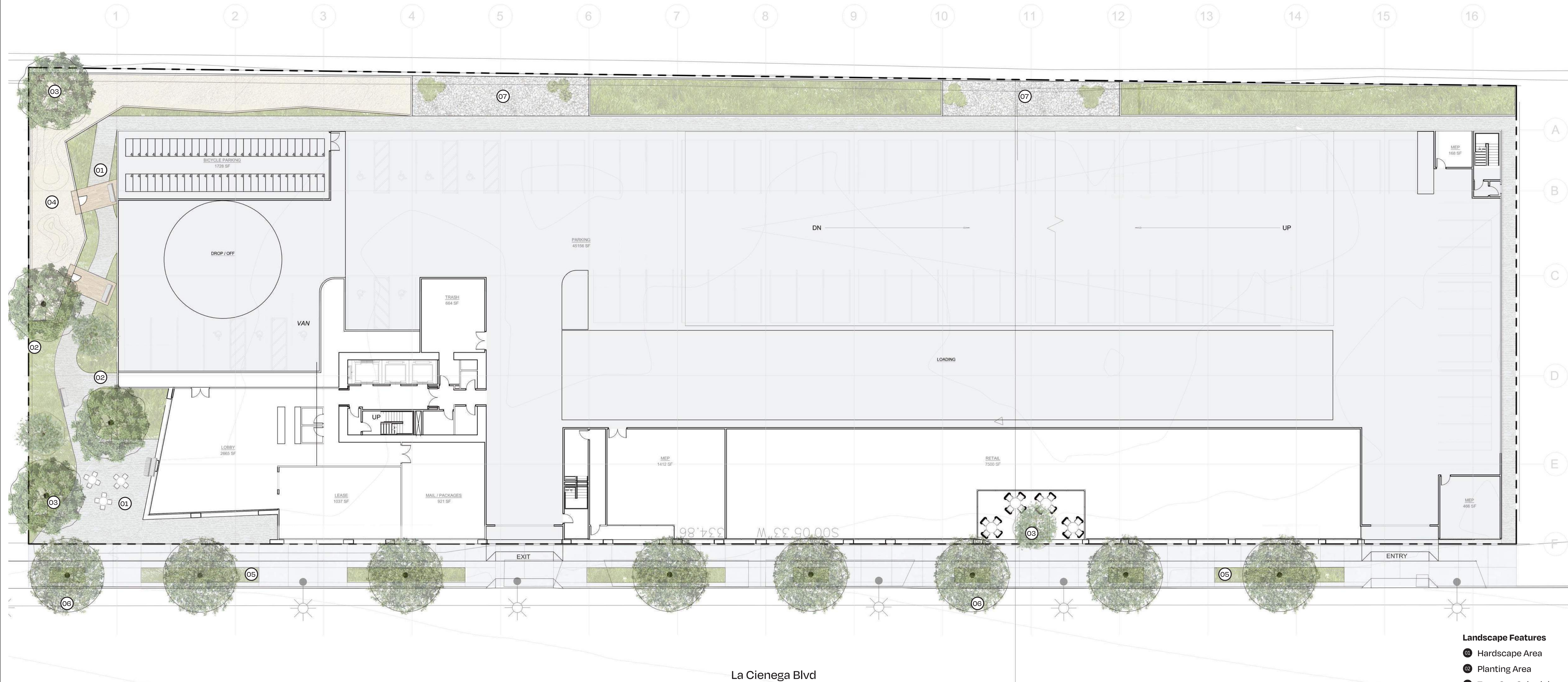
Project Number:

Sheet Number:

A3.03

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	CHI LIN	CHILOPSIS LINEARIS	DESERT WILLOW	36" BOX	VERY LOW	3
	CUP ANA	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	48" BOX	MEDIUM	8
	PLA SYC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK	48" BOX	MEDIUM	4



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**LEVEL 01 -
LANDSCAPE PLAN**

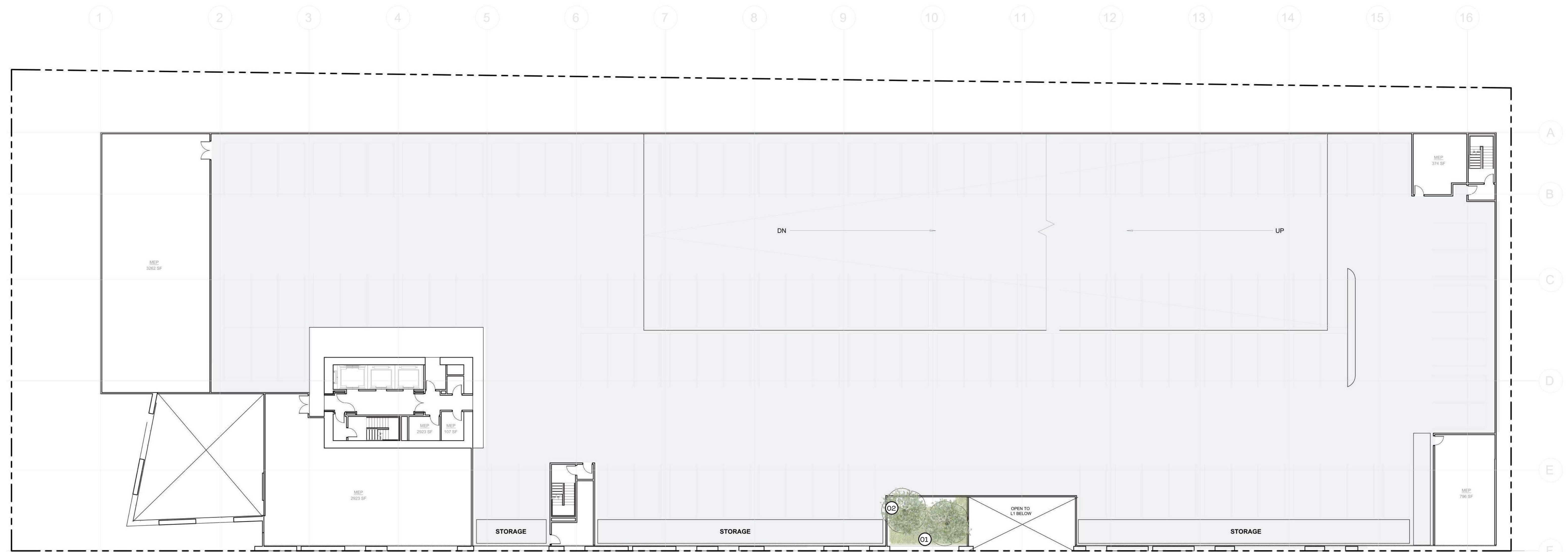
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Checked By: Checker

Project Number:

Sheet Number: **L1.01**

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	36" BOX	LOW	2



Landscape Features

- 01 Planting Area
- 02 Tree, See Schedule



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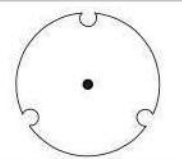
**LEVEL 02 -
LANDSCAPE PLAN**

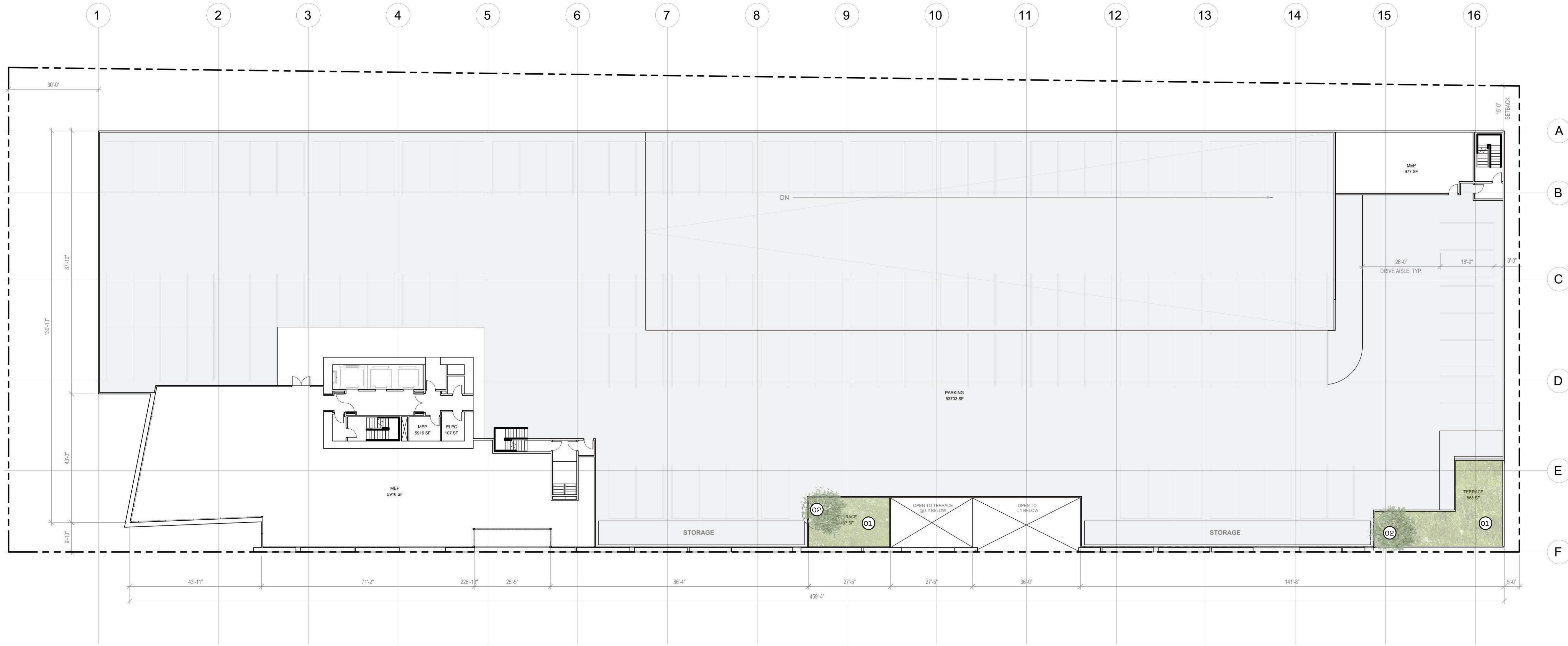
Drawn By: Author
Checked By: Checker

Project Number:



Sheet Number: **L1.02**

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	36" BOX	LOW	2



Landscape Features

-  Planting Area
-  Tree, See Schedule



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**LEVEL 03 -
LANDSCAPE PLAN**

Drawn By: Author
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Project Number:
Sheet Number: **L1.03**

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	48" BOX	LOW	7
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	36" BOX	LOW	3
	CEI SPE	CEIBA SPECIOSA	FLOSS SILK TREE	36" BOX		5
	MAY MUL	MAYTENUS BOARIA	MAYTEN TREE MULTI-TRUNK	48" BOX	MEDIUM	2
	MEL PIN	MELALEUCA NESOPHILA	PINK MELALEUCA MULTI-TRUNK	36" BOX	LOW	3

	PARK FLO	PARKINSONIA FLORIDA	BLUE PALO VERDE	36" BOX		5
	PLU ALB	PLUMERIA ALBA	WHITE FRANGIPANI	36" BOX	LOW	7
	TIP TIP	TIPUANA TIPU	TIPU TREE	48" BOX	LOW	8
	ULM PAR	ULMUS PARVIFOLIA	LACEBARK ELM	48" BOX	MEDIUM	8
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	36" BOX	LOW	4
	CHI TAS	X CHITALPA TASHKENTENSIS	CHITALPA	36" BOX		4



Landscape Features

- 01 Planting Area
- 02 Outdoor Fitness
- 03 Lounge Area
- 04 Al Fresco Dining Area
- 05 Co-Working PSaces
- 06 Gaming and Relaxation Lawn
- 07 Spa
- 08 Sun Deck
- 09 Pool
- 10 BBQ Area
- 11 Fire Lounge
- 12 Pool Cabanas



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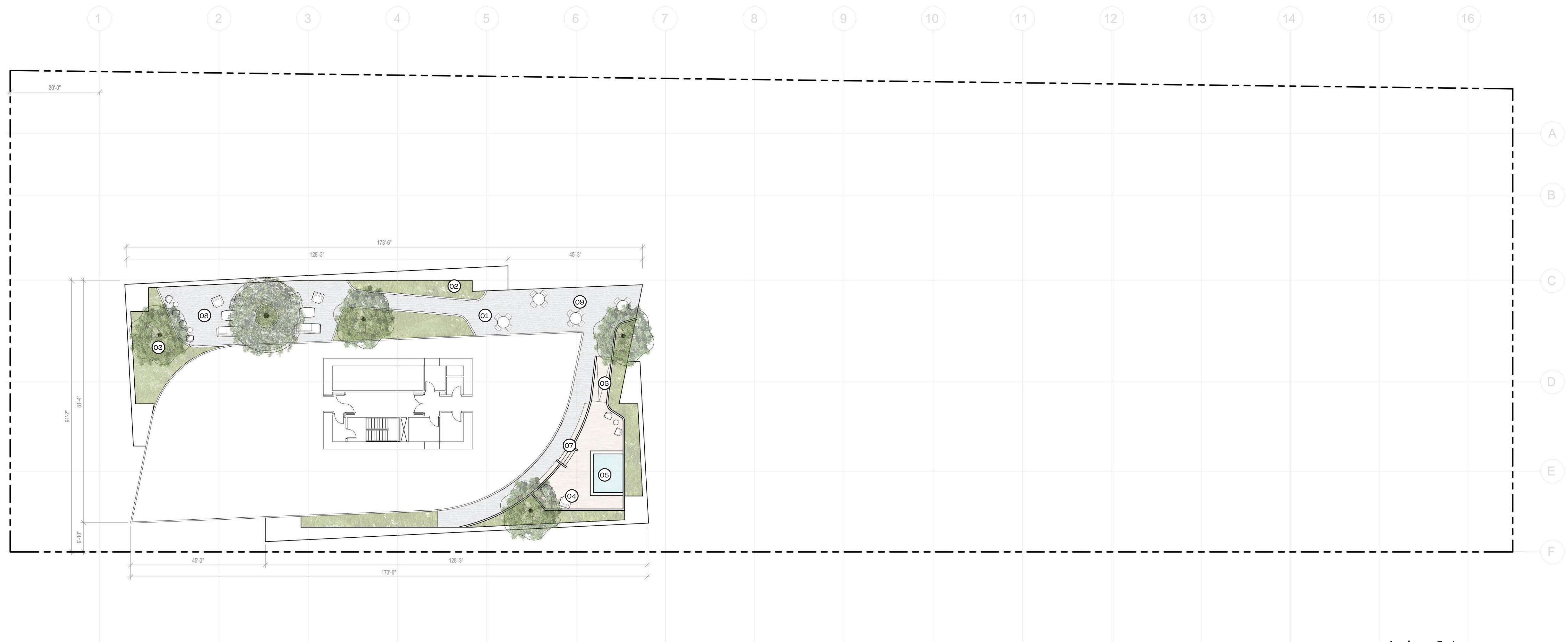
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LEVEL 04 - LANDSCAPE PLAN

Drawn By: Author
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Project Number:
Sheet Number: **L1.04**

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	MAY MUL	MAYTENUS BOARIA	MAYTEN TREE MULTI-TRUNK	48" BOX	MEDIUM	1
	OLE WIL	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	36" BOX	LOW	4



Landscape Features

- 01 Hardscape Area
- 02 Planting Area
- 03 Tree, See Schedule
- 04 Wood Deck
- 05 Spa Pool
- 06 Ramp
- 07 Stairs
- 08 Lounge Area
- 09 Cafe Seating



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**LEVEL 28 -
LANDSCAPE PLAN**

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Project Number:

Sheet Number: **L1.28**

Attachment G: Qualifications

JENNA SNOW



In January 2015, Jenna Snow launched an independent historic preservation consulting practice with offices in Los Angeles. With twenty years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for over 100 historic preservation projects, including a wide variety of historic resource assessments, National Register, California Register, and local nominations, as well as historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning. For five years, she served on the board of the South Carthay Historic Preservation Overlay Zone in mid-city Los Angeles.

EDUCATION

Columbia University in the City of New York, Master of Science in Historic Preservation, 2002

Brandeis University, Bachelor of Arts in Fine Arts, 1998

QUALIFICATIONS

Secretary of the Interior's Professional Qualifications Standards in Architectural History

LEED GA

AWARDS

Rosalind W. Levine Prize for excellence in Fine Arts, June 1998

COMMUNITY INVOLVEMENT

Secretary, South Carthay Historic Preservation Overlay Zone Board, 2011-2016

Pick Leader, Food Forward, 2011-present

Los Angeles Conservancy ModCom Working Group, 2013-2014

Guest Editor, *The Next American City*, Fall 2006, Issue 12

New Orleans recovery team from Western Regional Office of the National Trust for Historic Preservation, February 2006

PROFESSIONAL EXPERIENCE

Jenna Snow, Historic Preservation Consulting, January 2015-present

Chattel, Inc., Los Angeles, CA, July 2002 – December 2014

International Council on Monuments and Sites, Transylvania Trust Foundation, Cluj-Napoca, Romania, Fall 2004

Neighborhood Preservation Center, New York, NY, Spring 2002

New York City Department of Design and Construction, Historic Preservation Office, New York, NY, Summer 2001

The Freedom Trail Foundation, Boston, MA, January 1999 - October 1999

SELECTED PROJECTS

Temple Ohave Israel (Brownsville, PA) – Prepared a National Register nomination for a 1919 synagogue located in a small, economically depressed town of western Pennsylvania. The synagogue, significant as an anchor for the small, but influential Jewish community of Brownsville, PA, was listed in the National Register in February 2016. Listing in the National Register makes the property eligible for state grants to maintain the building, including replacement of a much needed roof.

Hawk House (Los Angeles, CA) – Prepared a successful Historic Cultural Monument nomination for a 1939 single family residential house designed by renown Los Angeles architect Harwell Hamilton Harris for Stan and Ethyl Hawk. The house served as the headquarters for the furnishing company “Hawk House.”

Chuey House (Los Angeles, CA) - Prepared a Historic-Cultural Monument nomination for a single family residence designed by one of the most influential Los Angeles architects, Richard Neutra, in 1956. As the property was for sale, the house was threatened with demolition. While the nomination was ultimately withdrawn, it served as a negotiation tool for the Los Angeles Conservancy.

Frank's Camera (Los Angeles, CA) – Completed a Historic Structures Report in support of a Mills Act Contract for a former S.H. Kress & Co., a five-and-dime-store. A contributor to the Highland Park-Garvanza Historic Preservation Overlay Zone, the building was constructed in 1928 and is undergoing a rehabilitation to convert the building to smaller retail spaces. The building serves as a visual and economic anchor to the revitalizing commercial strip along North Figueroa.

Monday Women's Club (Los Angeles, CA) - Prepared a historic resource assessment for a black women's club in the Venice neighborhood. Moved to the site in 1926, the building on the property was proposed for demolition. Worked with the project team on a focused EIR that studied alternatives.

Additional Projects:

Commodore Apartments (Los Angeles, CA) - Process Investment Tax Credit application for a 1926 Hollywood apartment building that completed a major rehabilitation project. The rehabilitation carefully restored the primary façade, which had experienced multiple alterations over the years.

West Los Angeles Veteran's Affairs (Los Angeles, CA) – Between 2010 and 2014, prepared Section 106 review and consultation for the first of 11 buildings that are undergoing seismic retrofit and limited rehabilitation. The buildings will be reused to house veterans who are homeless. The rehabilitation won a Los Angeles Conservancy award. Also prepared a successful National Register nomination for the whole campus, which was listed in November 2014. Work was done at Chattel, Inc. as a subconsultant to Leo A. Daly.

West Los Angeles Veteran's Affairs Building 205 and Building 208 (Los Angeles, CA) - Process Investment Tax Credit application and Section 106 review for two buildings out-leased to a nonprofit developer. The two buildings will be rehabilitated to house homeless veterans. Work is estimated to be complete in 2021.

Boyle Hotel/Cummings Block (Los Angeles, CA) – Completed Investment Tax Credit Application and National Register nomination for 1898 hotel in Boyle Heights neighborhood of Los Angeles. The building has been reused to house low-income residents of Boyle Heights and has been a catalyst for economic rehabilitation in the neighborhood. The rehabilitation won a Los Angeles Conservancy award, as well as a National Preservation Honor Award. Work was done at Chattel, Inc. for the East Los Angeles Community Corporation.

Breed Street Shul Project, Inc. – Project Manager for Phase 1 seismic stabilization and stained glass window restoration. Provided design review and construction monitoring and prepared historic review documentation for local environmental review. Consulted with federal agencies on Section 106 compliance for a FEMA grant and a federal appropriation. Work was done at Chattel, Inc.

Historic Resources Survey Update (Los Angeles, CA) - Served as the project manager for preparation of historic context statements and intensive-level historic resource survey. The survey were prepared in close coordination with the Los Angeles Office of Historic Resources to dovetail into SurveyLA. Surveyed approximately 3,000 properties, including property-specific research on approximately 400 of these properties. Attended several public hearings at both the beginning and end of the process, as well as presented at nearly a dozen neighborhood council meetings. Work was done with Chattel, Inc.

Judson Rives Building (Los Angeles, CA)– Completed Investment Tax Credit Application for a 1908 office building in downtown Los Angeles, a contributing resource to the Broadway Historic District that was converted to residential use. Work was done at Chattel, Inc.

Hollywood Profession Building (Los Angeles, CA) - Completed Investment Tax Credit Application for a 1926 office building on Hollywood Boulevard. The building is significant not only for its distinctive Neo-Gothic style, but also with for its association with former United States President Ronald Reagan. The office building was converted to residential use. Work was done for Chattel, Inc. for CIM Group.

Residential Survey (Whittier, CA) - Prepared a historic context statement focusing on architectural contexts and themes connected with residential development in Whittier. Feld surveyed approximately 1,540 properties generally constructed prior to 1941 using an Access database incorporating GIS mapping to collect survey data in the field. The survey was prepared in close coordination with the City of Whittier staff and Historic Resources Commission and was adopted by the City of Whittier in 2015. Work was done with Chattel, Inc.

SurveyLA City of Los Angeles (Office of Historic Resources) – Participated in completing a historic resource survey of over 97,000 properties in South and Southeast Los Angeles. Co-authored historic context statement of Los Angeles' industrial history. Work was done at Chattel, Inc.

Kathryn McGee
kathryn@mcgeehistoric.com
(949) 872-6737



Architectural Historian
Historic Preservation Planner

Statement of Qualifications and Resume

Summary

Ms. McGee is an architectural historian based in Los Angeles. She has over thirteen years of experience in the field of historic preservation consulting and launched an independent practice in 2015. Her work experience includes preparation of historic resource assessment reports; evaluation of plans for environmental and local project review; evaluation of projects for compliance with historic district preservation plans; preparation of historic context statements and historic resource surveys for General Plan Updates; preparation of Mills Act Contract applications; consultation on adaptive reuse and federal Investment Tax Credit projects; and preparation of historic landmark nominations. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History.

Education

- USC Summer Program in Historic Preservation (2008)
- UC Irvine, Masters of Urban and Regional Planning (2008)
- UC Santa Barbara, BA, Art History, emphasis in Architectural History, Minor in English (2006)
- UC Riverside Palm Desert, MFA in Creative Writing and Writing for the Performing Arts (2015)

Employment

- Independent Architectural Historian/Historic Preservation Consultant (2015-present)
- Senior Associate, Chattel, Inc. Historic Preservation Consultants, Los Angeles (2008-2014)
- Urban Planning and Design Intern, MVE Architects, Irvine (2008)
- Program Coordinator, UC Irvine Office of Technology Alliances (2007)

Publications

- *DTLA/37: Downtown Los Angeles in Thirty-seven Stories* (Enville Publishing, November 2017)

Selected Projects

Historic Resource Assessments

- *Former May Company Department Store, 618 Michillinda Ave, Arcadia*: Prepared historic resource assessment for former May Company Department Store. Work completed in 2021.
- *Nikkei Hall, 1413 Michigan Ave, Santa Monica*: Prepared historic resource assessment for Japanese social hall in Santa Monica constructed after the close of World War II. Work completed in 2018.
- *8803 Baker Ave, Rancho Cucamonga*: Prepared historic resource assessment for residence constructed in the 1950s as a rare example of Folk Architecture utilizing savaged local materials. Currently evaluating plans for adaptive reuse. Work is ongoing in 2022.
- *Silver Spur Stables, 1900 Riverside Dr, Glendale*: Co-authored historic resource assessment for historic horse stable in equestrian area. Work completed for Jenna Snow Preservation Consulting in 2018.

Landmark Nominations

- *Gil Turner's, 9101 Sunset Boulevard, West Hollywood*: Prepared local landmark nomination for 1928 commercial building. Work is ongoing in 2022.

- *Los Angeles Korean United Methodist Church, 2909 S. Orchard Ave, Los Angeles*: Prepared successful local landmark nomination for c. 1895 church significant as the location of Los Angeles Korean United Methodist Church from 1945-1958. Work completed for property owner in 2019.
- *Roxy Theater and Rainbow Bar and Grill, 9009-9015 W. Sunset Blvd, West Hollywood*: Co-authored local landmark nomination for historic nightclub and restaurant, centerpieces of rock 'n' roll scene on Sunset Strip, 1972-1991. Work completed for Jenna Snow Preservation Consulting in 2019.

Infill Development and Impacts Analysis

- *Barlow Respiratory Hospital, 2000 Stadium Way, Los Angeles*: Evaluated plans to construct new skilled nursing facility in historic district at historic tuberculosis sanatorium. Work is ongoing in 2022.
- *Taix Restaurant, 1911 W. Sunset Blvd, Los Angeles*: Prepared historic resource assessment for 1960s French restaurant, including study of issues regarding ongoing operation of legacy businesses. Work completed in 2021.
- *Citizen M Hotel, 4th and Spring Sts, Los Angeles*: Evaluated proposed plans to construct new hotel adjacent to two historic districts. Work completed for Jenna Snow Preservation Consulting in 2017.
- *Kelite Factory, 1250 N. Main St, Los Angeles*: Evaluated historic factory significant as an example of a daylight factory and industrial loft. Evaluation of plans for adaptive reuse is ongoing.

Grant Project

- *Santa Barbara Mission, 2201 Laguna St, Santa Barbara*: Managed multi-year preservation projects implemented under \$1.3 million federal Save America's Treasures grant and secured approvals from SHPO and NPS. Work was done for Chattel, Inc.

Preservation Planning

- *Industrial Development Context for Los Angeles Citywide Historic Context Statement*: Worked on historic resource survey and historic context statement for industrial properties in the Cornfield Arroyo Seco Specific Plan Area. Work was done at Chattel, Inc.
- *City of Rancho Cucamonga General Plan Update*: Worked on citywide historic resource survey and context statement. Work was completed in 2009 at Chattel, Inc. for the City of Rancho Cucamonga.
- *Hollywood Redevelopment Project Area, Los Angeles*: Worked on intensive historic resource survey including DPR survey forms. Work was done at Chattel, Inc. for the CRA/LA.

Mills Act

- *1201 S. Gramercy Ave, Los Angeles*: Prepared Historic Structures Report and Mills Act application for home in Country Club Park HPOZ, significant for association with Korean American owner, Yin Kim. Work completed for property owner in 2019.
- *Frank's Camera, 5715 N. Figueroa St, Los Angeles*: Co-authored Historic Structures Report for 1928 commercial building in Highland Park-Garvanza HPOZ, including evaluation of adaptive reuse for Mills Act application. Work completed for Jenna Snow Preservation Consulting in 2016.

Section 106 Review

- *8803 Baker Ave, Rancho Cucamonga*: Consulting on Section 106 review for adaptive reuse of a 1950s Folk Architecture house as part of development of a larger industrial site. Work is ongoing in 2022.
- *Olive View Medical Center, 14445 Olive View Dr, Sylmar*: Managed Section 106 review for new buildings on historic medical campus, including archaeological and Native American consultation. Work was done at Chattel, Inc. for the County of Los Angeles.
- *LAC+USC Medical Center, 2051 Marengo Street, East Los Angeles*: Wrote mothballing and reuse plan for 19-story, 1930s hospital, including interior survey, and consulted on adaptive reuse. Work was done at Chattel, Inc. for the Chief Executive Office and Department of Public Works of the County of Los Angeles.