

HISTORIC RESOURCES GROUP

HISTORICAL RESOURCES TECHNICAL REPORT 1047 SOUTH CRENSHAW BOULEVARD, LOS ANGELES

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1.0 EXECUTIVE SUMMARY

1047 Crenshaw, LP, (the Applicant) is proposing a new seven-story multi-family residential development (the Project) on two parcels that currently comprise the addresses 1041 South Crenshaw Boulevard (alternate address 1043 South Crenshaw Boulevard; APN 5082-027-027) and 1047 South Crenshaw Boulevard in the City of Los Angeles (APN 5082-027-017) (the Project Site). The purpose of this report is to identify whether the Project has the potential to impact historical resources on the Project Site or in the Project vicinity as defined by the California Environmental Quality Act (CEQA).¹ This report is intended to inform environmental review of the Project.

The Project Site is located within the Mid-Wilshire neighborhood of the Wilshire Community Plan Area (CPA) of the City of Los Angeles. The Wilshire CPA was surveyed by SurveyLA, the citywide historic resources survey, in 2015. The Project Site is generally bounded to the east by South Crenshaw Boulevard, to the south by a one-story commercial building, to the west by a single-family residential neighborhood, and to the north by a vacant parcel. The Project Site was formerly developed with a single-family residence and an asphaltic concrete surface parking lot. The residence was not identified as potentially eligible for historic designation by SurveyLA. In 2022, both the residence and parking lot were demolished, and the Project Site is currently vacant. Therefore, there are no historical resources as defined by CEQA on the Project Site.

This report also evaluates whether there are historical resources in proximity to the Project Site that have a reasonable potential to be impacted by the Project, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction. The residential neighborhood immediately to the west of the Project Site was identified as the potential Oxford Square Residential Historic District by SurveyLA. The district was identified as potentially eligible for listing in the California Register of Historical Resources and as a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) as an excellent example of streetcar suburbanization in the Mid-Wilshire area; as a significant concentration of Arts and Crafts residential architecture; and as a significant concentration of Period Revival (mainly American Colonial Revival, Mediterranean Revival, and Spanish Colonial Revival) residential architecture.²

Due to the immediate proximity of the Project Site to the potential Oxford Square Residential Historic District, the Project has the potential to impact the historic district directly or indirectly as a result of construction activity or by altering the wider setting of the potential district by introducing a new contemporary building on the Project Site. The Project does not propose to demolish, destroy, relocate, or alter any contributors to the Oxford Square Residential Historic District. There would be limited excavation undertaken by the Project and therefore there would be no direct impacts to adjacent resources resulting from construction activity. The Project would

¹ California PRC, Section 21084.1.

² City of Los Angeles, "Historic Resources Survey Report Wilshire Community Plan Area," prepared by Architectural Resources Group, January 23, 2015.

add a new, seven-story building of contemporary design to the Project Site, adding height and density on parcels that historically were developed with low density single-family residences. However, the Project Site is outside of the potential historic district boundary. Although the new construction would be visible from within the district, the Project would not alter, obscure, or otherwise materially impair any of the essential features that convey the district's significance, and it would not change the interrelationship of contributing properties within the potential district boundary. The Project Site is spatially separated from contributing properties to the potential district; this decreases the Project's likelihood to adversely impact contributors and, as a result, the potential district as a unified entity.

The Project Site is located to the south of the Crenshaw Women's Center (1025-1029 South Crenshaw Boulevard) identified by SurveyLA as eligible for state and local designation. In 2022, the Crenshaw Women's Center was included as "a site-of designation" in the list of Historic-Cultural Monuments (no. 1251); this designation does not include the building. While the Project would be highly visible from the Crenshaw Women's Center due to its height and unconventional design, the Project would not alter the setting in a manner that would result in the Crenshaw Women's Center no longer conveying its historical significance.

The Project would not result in a substantial adverse change to historical resources on the Project Site or in the Project vicinity. Therefore, the Project would not have a significant effect on the environment as defined by CEQA.

2.0 METHODOLOGY

The Project Site is currently vacant, and the former single-family residence on the Project Site was not identified as historically significant by SurveyLA. Therefore, there are no historical resources as defined by CEQA located on the Project Site.

The Project Site is located immediately adjacent to the Oxford Square Residential Historic District, which was identified as potentially eligible for local and state designation by SurveyLA. The Project Site is located in the vicinity of the Crenshaw Women's Center identified by SurveyLA as eligible for state and local designation and included as "a site-of designation" in the list of Historic-Cultural Monuments. Because the Oxford Square Residential Historic District and Crenshaw Women's Center were identified as potentially eligible by a historic resources survey that meets the requirements of PRC Section 5024.1(g), and the latter is a site-of designation, they are considered historical resources as defined by CEQA and are not re-evaluated herein.

This report considers potential impacts to the Oxford Square Residential Historic District and Crenshaw Women's Center. Field methods and analysis in this report are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Los Angeles Office of Historic Resources for evaluating potential impacts to historical resources. A site visit was conducted on November 23, 2022, to document existing conditions on the Project Site and in the Project vicinity.

Analysis in this report is based on information from the following sources:

- Building permits
- 2015 Wilshire CPA Historic Resources Survey Report and survey findings
- 2021 Historic-Cultural Monument Application for Crenshaw Women's Center
- Architectural plans for the Project

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; and Adam Rajper, Historic Preservation Specialist, both of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields. See Appendix B for resumes of contributing authors.

3.0 PROJECT SUMMARY

Project Location

The Project Site comprises two parcels occupying 0.33 acres in the Mid-Wilshire neighborhood of the Wilshire CPA of the City of Los Angeles. The Project Site is located within the Mid-Wilshire neighborhood of the Wilshire Community Plan Area (CPA) of the City of Los Angeles. The Project Site is generally bounded to the east by South Crenshaw Boulevard, to the south by a one-story commercial building, to the west by the potential Oxford Square Residential Historic District, and to the north by a vacant parcel. The first parcel, located at 1041 South Crenshaw Boulevard (alternate address 1043 South Crenshaw Boulevard, APN 5082-027-027), is currently vacant following the demolition in 2022 of an asphalt surface parking lot; the second parcel, located at 1047 South Crenshaw Boulevard (APN 5082-027-017), is currently vacant following the demolition in 2022 of a single-family residence.

A location map is included in Figure 1, below, followed by photographs of the Project Site and the surrounding context.

Project Description

The Project proposes to develop the presently vacant Project Site with a seven-story multi-family residential building. The Project would include a total of 44,371 square feet, including: two common areas (602 and 680 square feet, respectively) and parking (18 spaces) on the first floor; parking (21 spaces) on the second floor; and a mix of market-rate and affordable residential units on the third through seventh floors (60 units total). 53 bicycle parking spaces would be provided on the first and second floors. The roof would contain a recreational deck of 1,881 square feet. The Project would be contemporary in design with a rectangular plan and stepped massing consisting of front- (east) and rear-facing (west) balconies and terraces on the third through seventh floors.

Project information is included in Appendix A.

FIGURE 1: LOCATION MAP



Note: Improvements on the Project Site shown in this map, including the surface parking lot and single-family residence, were demolished in 2022.

EXISTING CONDITION PHOTOGRAPHS OF THE PROJECT SITE & CONTEXTUAL VIEWS

Historic Resources Group, November 2022



Project Site, facing northwest



Project Site, facing southwest



Project Site, facing west



Contextual view Crenshaw Blvd. and Country Club Dr., facing northwest (Project Site at center)



Contextual view of Crenshaw Blvd. and W. Olympic Blvd., facing southwest (Project Site at center)



Contextual view of Crenshaw Blvd. and Country Club Dr., facing northeast

4.0 REGULATORY FRAMEWORK

Historical Resources Under CEQA

The California Environmental Quality Act (“CEQA”) is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Los Angeles General Plan;
- The City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.171);
- The City of Los Angeles Historic Preservation Overlay Zone Ordinance (Los Angeles Municipal Code [LAMC], Section 12.20.3)

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment.”³

The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.⁴ Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.⁵

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.⁶ A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district’s significance and historic integrity determine its boundaries.

A resource that is listed in or eligible for listing in the National Register is considered “historic property” under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A.** Are associated with events that have made a significant contribution to the broad patterns of our history;
- B.** Are associated with the lives of persons significant in our past;
- 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

³ 36 Code of Federal Regulations (CFR) 60. https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed September 2021).

⁴ The identification of archaeological sites and traditional cultural properties is outside the scope of this report.

⁵ United States Department of the Interior, National Park Service, “National Historic Landmarks: Frequently Asked Questions,” <https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm>. (accessed September 2021).

⁶ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.

significant and distinguishable entity whose components may lack individual distinction;
or

- D. Have yielded, or may be likely to yield, information important in prehistory or history.⁷

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. National Register Bulletin #15 states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning... is made clear.”⁸ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as “the ability of a property to convey its significance.”⁹ The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.

⁷ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

⁸ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 7-8.

⁹ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

- *Association* is the direct link between an important historic event or person and a historic property.¹⁰

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹¹ The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.¹² Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

- A.** It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
- B.** It is associated with the lives of persons important to local, California or national history; or
- C.** It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
- D.** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.¹³

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

¹⁰ U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, 1995), 44-45.

¹¹ California Public Resources Code, Section 5024.1[a].
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1 (accessed September 2021).

¹² California Public Resources Code, Section 5024.1[b].
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1 (accessed September 2021).

¹³ Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS (HCMS)

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and most recently amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission (CHC) and criteria for designating a Historic-Cultural Monument (HCM). The CHC is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The City of Los Angeles Cultural Heritage Ordinance states that an HCM designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature and meet one of the following criteria:

- A.** The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
- B.** The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history; or
- C.** The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.¹⁴

Unlike the National and California Registers, the Cultural Heritage Ordinance makes no mention of concepts such as physical integrity or period of significance. However, in practice, the seven aspects of integrity from the National Register and California Register are applied similarly and the threshold of integrity for individual eligibility is similar. It is common for the CHC to consider alterations to nominated properties in making its recommendations on designations. Moreover,

¹⁴ City of Los Angeles, Los Angeles Administrative Code, Section 22.171.7.

properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs. In addition, the LAMC Section 91.106.4.5 states that the Los Angeles Department of Building and Safety “shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of HCMs, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the CEQA Initial Study and Check List, as specified in Section 19.05 of the LAMC. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.”¹⁵

CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONES (HPOZS)

The Los Angeles City Council adopted the ordinance enabling the creation of HPOZs in 1979; most recently, this ordinance was amended in 2017. Angelino Heights became Los Angeles’ first HPOZ in 1983. The City currently contains 35 HPOZs. An HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.¹⁶ Each HPOZ is established with a historic resources survey, a historic context statement, and a preservation plan. The historic resources survey identifies all contributing and non-contributing features and lots. The context statement identifies the historic context, themes, and subthemes of the HPOZ as well as the period of significance. The preservation plan contains guidelines that inform appropriate methods of maintenance, rehabilitation, restoration, and new construction. Contributing elements are defined as any building, structure, landscaping, or natural feature identified in the historic resources survey as contributing to the historic significance of the HPOZ, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.¹⁷ For CEQA purposes, contributing elements are treated as contributing features to a historic district, which is the historical resource. Non-contributing elements are any building, structure, landscaping, natural feature identified in the Historic Resources Survey as being built outside of the identified period of significance or not containing a sufficient level of integrity. For CEQA purposes, non-contributing elements are not treated as contributing features to a historical resource.

¹⁵ City of Los Angeles, Los Angeles Municipal Code, Section 91.106.4.5.1.

¹⁶ City of Los Angeles, Los Angeles Municipal Code, Section 12.20.3.

¹⁷ City of Los Angeles, Los Angeles Municipal Code, Section 12.20.3.

5.0 SUMMARY OF PREVIOUS EVALUATIONS

Project Site

SurveyLA is a Citywide survey that identifies and documents potentially significant historical resources that represent important themes in the City's history. The survey and resource evaluations were completed by consultant teams under contract to the City and under the supervision of the Department of City Planning's Office of Historic Resources (OHR). The program was managed by OHR, which maintains a website for SurveyLA. The field surveys cumulatively covered broad periods of significance, from approximately 1850 to 1980 depending on the location, and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources are planned to be included in future survey phases). The survey identified a wide variety of potentially significant resources that reflect important themes in the City's growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys, conducted from 2010-2017, were completed in three phases by Community Plan area. However, SurveyLA did not survey areas already designated as HPOZs or areas already surveyed by Community Redevelopment Agencies. All tools, methods, and criteria developed for SurveyLA were created to meet state and federal professional standards for survey work.

The Project Site is located in the Wilshire CPA surveyed by SurveyLA in 2015. At that time, no potential historical resources were identified on the Project Site. Subsequent to SurveyLA, the residence and surface parking on the Project Site were demolished.

Oxford Square Residential Historic District

The Project Site is located adjacent to the Oxford Square Residential Historic District, which was identified by SurveyLA as potentially eligible for listing in the California Register of Historic Resources and as a City HPOZ. The district is composed of parcels on both sides of Victoria Avenue and Windsor Boulevard between Olympic Boulevard on the north and Pico Boulevard on the south. It was identified as significant as an excellent example of streetcar suburbanization in Wilshire area; and as a significant concentration of Arts and Crafts and Period Revival residential architecture in Wilshire area with a period of significance of 1907-1940.

Crenshaw Women's Center

The Project Site is located adjacent to the Crenshaw Women's Center (1025-1029 South Crenshaw Boulevard) which was identified by SurveyLA as potentially eligible for listing in the California Register of Historic Resources and as a City HCM. In 2022, the Crenshaw Women's Center was included as "a site-of designation" in the list of Historic-Cultural Monuments; this designation does not include the building. The Crenshaw Women's Center is significant as a pioneering venue for lesbian education, health, and empowerment in Los Angeles; a rare example

in the Wilshire area of institutional development associated with the Gay Liberation Movement; and for its association with the Women's Liberation Movement in Los Angeles.

Built Environment Resources Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. Neither address on the Project Site is listed in the BERD.

6.0 HISTORY & DESCRIPTION OF THE SURROUNDING AREA

This report analyzes potential Project impacts to the setting of the adjacent Oxford Square Residential Historic District. In order to provide a general context for that analysis, a brief history of the surrounding Mid-Wilshire neighborhood of the Wilshire CPA is included.

Wilshire Community Plan Area¹⁸

The Project Site is located in the Mid-Wilshire neighborhood of the Wilshire CPA of the City of Los Angeles. The Mid-Wilshire neighborhood stretches north/south from Pico Boulevard to Interstate 10, and east/west from Crenshaw Boulevard to Robertson Boulevard; only the northernmost portion lies within the Wilshire CPA, bordering the Mid-Wilshire and Pico Robertson neighborhoods. Like those neighborhoods, this part of Mid-Wilshire is dominated by subdivisions of single- and multi-family residences from the 1920s to the 1940s, with major commercial development along Pico.

For most of the 19th century, the Wilshire CPA was sparsely populated and was largely agricultural. Ranchers grazed cattle and sheep in open pastures, and farmers grew crops like barley and wheat. Despite nearby development, the area remained relatively 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 1887.¹⁹

Envisioning a luxurious subdivision anchored by a wide, graveled boulevard that would connect the two parks, the Wilshire brothers divided their land in 1895. The brothers arranged to build an intersecting boulevard if the City of Los Angeles would donate the land for it. These streets became Wilshire Boulevard and Benton Way (now Lafayette Park Place). The intersection became the heart of a subdivision designed for Los Angeles' wealthy. The Wilshire brothers convinced the City Council to pass an ordinance banning heavy hauling, railroads, or streetcars from Wilshire Boulevard, ensuring the development would be free of noise and offensive smells. In 1897, the western boundary of Los Angeles moved west from Hoover Street to Vermont Avenue, and Wilshire Boulevard was extended to meet it; the road angled away from its original direction in line with the downtown street grid to instead orient toward the cardinal directions.²⁰

By the turn of the century, wealthy Angelenos flocked to the prestigious new district. They were led by irascible Los Angeles Times publisher Harrison Gray Otis, who moved into his new mansion at the western edge of Westlake Park in 1898. Residential and commercial development

¹⁸ History of the Wilshire CPA excerpted and adapted from City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, January 2015.

¹⁹ Kevin Roderick and J. Eric Lynxwiler, *Wilshire Boulevard: Grand Concourse of Los Angeles* (Santa Monica: Angel City Press, 2005), 17.

²⁰ Roderick and Lynxwiler, *Wilshire Boulevard*, 38-39.

continued moving west through what is now the Wilshire CPA at a rapid pace for the next 30 years, both along and well beyond Wilshire Boulevard itself.

Mid-Wilshire

While other neighborhoods in the Wilshire CPA witnessed most of their residential development in the 1910s and early 1920s, residential development further west did not really take off until the mid-1920s and 1930s. The construction boom was a response to the massive population influx Los Angeles experienced at that time, with the resultant spread of the city in all directions. This boom was facilitated by the rising prominence of the automobile, which opened up farther-flung areas to suburban development and expanded perceptions of just how large a city could be.

Unlike the exclusively wealthy neighborhoods of Windsor Square and Hancock Park, the Mid-Wilshire neighborhood of Los Angeles developed in the 1920s to contain various housing types. Subdivisions like Mid-Wilshire's Wilshire Crest (a part of which is now known as Brookside) boasted two-story, single-family houses on large view lots adjacent to wealthy neighborhoods like Fremont Place, but also included some multi-family housing and smaller, more modest lots. A 1920 *Los Angeles Times* advertisement for Wilshire Crest noted "While mostly for fine two story residences, three blocks are provided for high grade bungalows."²¹ The upscale subdivisions were also developed in tandem with more affordable tracts; Wilshire Crest was accompanied by the more modest Rimpau Hill, Mansfield Knoll, and Wilshire Highlands. West of Rimpau Boulevard, the streets south of Wilshire Boulevard quickly filled with street after street of one-story houses and two-story apartment buildings in fashionable Period Revival styles. Multi-family and single-family neighborhoods alike were heavily advertised by local developers in the *Los Angeles Times*. Street trees, streetlights, sidewalks, paved roads and other amenities were marketed throughout the area. Although often built-in proximity to streetcar lines, these neighborhoods largely catered to the automobile; detached rear garages and driveways with curb cuts were characteristic of these automobile suburbs. Multi-family residential neighborhoods boasted an array of duplexes, triplexes, fourplexes, apartment houses and courtyard apartments.

Today, much of the Mid-Wilshire neighborhood's residential area is informally referred to as Miracle Mile, in tandem with Wilshire Boulevard's Miracle Mile commercial and institutional corridor on its northern edge.

Project Site Development History

Like much of the Mid-Wilshire neighborhood, the land comprising the Project Site was historically agricultural until the early twentieth century. The land was recorded by surveyor E. D. Severance in August of 1904 as the M. C. Kelley's Montview Tract. In the 1920s, it was systematically developed with single-family residences and detached garages. Several single-family residences built in the 1920s remain on the Project Site. Buildings that were at least partially constructed during this phase of development are located at 1023 S. Crenshaw Boulevard (1921); 1025 S.

²¹ Los Angeles Times, Wilshire Crest Display Advertisement, October 10, 1920.

Crenshaw Boulevard (1920, moved to site in 1927); 1035 S. Crenshaw Boulevard (1923); and 1047 S. Crenshaw Boulevard (1921).

In the 1950s and 1960s, much of the Project Site and vicinity were redeveloped in response to a population boom and the domination of the automobile. This involved the demolition of some single-family residences and the construction of parking lots. Several single-family residences were also converted to commercial uses and expanded/altered during this time. Commercial uses of properties in the Project Site continued into the 1970s.

7.0 DESCRIPTION OF HISTORICAL RESOURCES

There are no historical resources on the Project Site. The Project Site is located immediately adjacent to the potential Oxford Square Residential Historic District identified by SurveyLA as eligible for state and local designation. Additionally, the Project Site is located to the south of the Crenshaw Women's Center (1025-1029 South Crenshaw Boulevard) identified by SurveyLA as eligible for state and local designation. In 2022, the Crenshaw Women's Center was included as "a site-of designation" in the list of Historic-Cultural Monuments (no. 1251); this designation does not include the building.

A map showing the locations of the Oxford Square Residential Historic District and Crenshaw Women's Center is included in Figure 2, below.

FIGURE 2. HISTORICAL RESOURCES IN THE PROJECT VICINITY MAP



Oxford Square Residential Historic District

The SurveyLA findings for the potential Oxford Square Historic District are included below,²² along with a map indicating contributing and non-contributing properties (Figure 2); current photographs; and a list of properties within the proposed boundary that share the same block as the Project Site (Table 1).

DESCRIPTION

Moderate in size and rectangular in shape, the district encompasses parcels on both sides of Victoria Avenue and Windsor Boulevard between Olympic Boulevard on the north and Pico Boulevard on the south. Its topography is generally flat, though there is a gradual change in elevation around the district's mid-point. Within the district are 191 properties, of which 133 contribute to its significance. Of these 133 contributing properties, 80 are identified as altered contributors and feature minor alterations that do not preclude their ability to convey their significance. Altered contributors were identified in Oxford Square for consistency with Los Angeles' HPOZ survey process, at the community's behest.

Oxford Square is composed entirely of one and two-story single-family residences; generally, two-story residences compose the southern half of the district, and smaller one-story bungalows compose the northern half of the district. The residences are sited on uniformly-sized rectangular parcels. Houses within the district are designed in a wide variety of architectural styles popular in the early 20th century including the Craftsman, American Colonial Revival, Mediterranean Revival, Neoclassical, and Spanish Colonial Revival styles. The houses are uniformly set back from the street and, with few exceptions, are accompanied by sloping front lawns, driveways, and either a detached garage or ancillary building set back at the rear of the property. Several properties feature porte cocheres.

The district's circulation network conforms to the rectilinear street grid on which most communities nearby are oriented. Streets within Oxford Square are paved in concrete, widely regarded as a superior paving material when the district was initially developed. Notable streetscape features include concrete sidewalks, regularly-spaced curb cuts, and landscaped parkways that are planted with grass and mature Canary Island Date Palms.

SIGNIFICANCE

The Oxford Square Residential Historic District is significant as an excellent example of streetcar suburbanization in the Mid-Wilshire area; as a significant concentration of Arts and Crafts residential architecture; and as a significant concentration of Period Revival (mainly American Colonial Revival, Mediterranean Revival, and Spanish Colonial Revival) residential architecture. The period of significance has been identified as 1907-1940, representing the district's primary period of development. One residence predates the period of significance, but most of these

²² City of Los Angeles, "Historic Resources Survey Report including and Historic Districts, Planning Districts and Multi-Property Resources, Wilshire CPA," prepared by Architectural Resources Group, January 26, 2015.

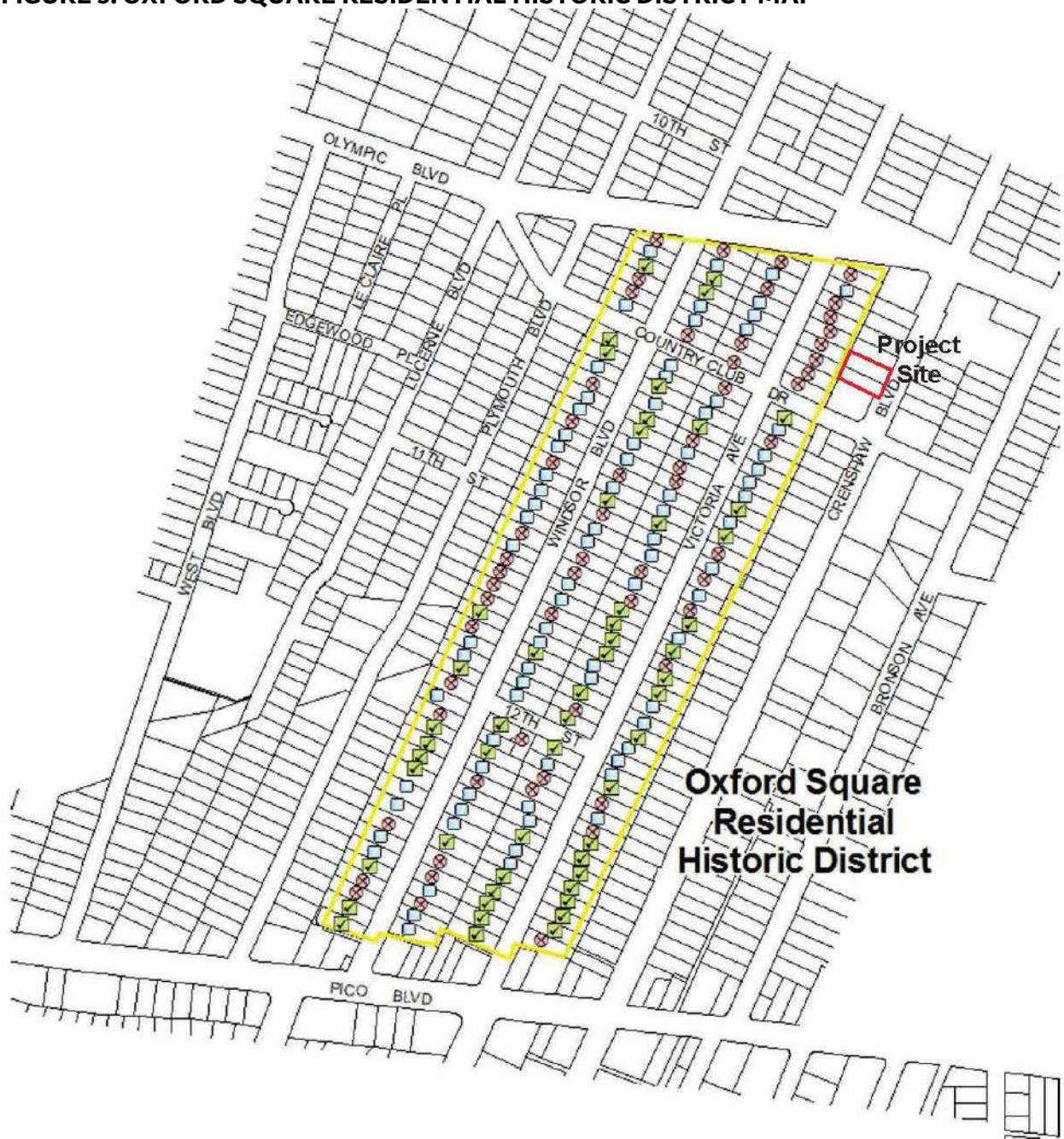
earlier houses embody historical architectural styles and are established visual features of the neighborhood. Approximately 70% of the 191 parcels within the district boundaries contribute to its significance. Due to a relatively low percentage of contributors, the district may not satisfy integrity thresholds for National Register eligibility and was thus evaluated for local and California Register eligibility only.




Oxford Square was subdivided in 1907 by Emil Firth, a seasoned developer who was responsible for the subdivision of numerous residential tracts in the early 20th century. Marketed as a “refined and aristocratic” community in proximity to both the Pico Boulevard streetcar line and the fashionable Wilshire Boulevard district, the Oxford Square tract consisted of two streets – Alta and Delaware (later changed to Victoria and Windsor) and initially extended north to Francis Street. Lots within Oxford Square were offered for \$1000 apiece, a considerable amount at the time; parcels in the southernmost section of the tract were positioned atop a bluff and were sold for a slightly higher sum.

Firth imposed a number of deed restrictions on lots within Oxford Square to ensure that the subdivision retained what he considered to be a uniform, “high class” aesthetic. Houses were to be constructed with generous setbacks, which reserved ample space for wide lawns; carriage houses, garages, and ancillary structures were to be set back at the rear property line; and minimum construction costs were imposed to ensure the construction of high-quality residences. Streets were planted with Canary Island Date Palms spaced at regular intervals, producing a cohesive streetscape. To lure buyers, Firth offered free excursions to the tract from his downtown office and ran newspaper advertisements almost every day.

Residential development in Oxford Square began in 1909 and consisted of grand, multi-storied single family homes, most of which were concentrated in the southern section of the subdivision near the Pico Boulevard streetcar line. This initial building boom came to a halt during World War I, during which time little development activity occurred in Los Angeles. However, residential development in Oxford Square had resumed in earnest by the early 1920s, when Los Angeles experienced a surge in population and an unprecedented wave of growth. The 1920s represented the greatest period of development of the Oxford Square; approximately two-thirds of the residences within the neighborhood were constructed in the 1920s. Whereas early homes within the tract tended to be multistoried and designed in Arts and Crafts styles, those constructed during this later wave of development tended to be more modest and designed in Craftsman and various Period Revival styles that were popular at the time. By 1940, the district had been entirely developed.

FIGURE 3. OXFORD SQUARE RESIDENTIAL HISTORIC DISTRICT MAP



- District Contributors and Non-contributors
- Contributor 
 - Non-contributor 
 - Not sure 

PHOTOGRAPHS OF OXFORD SQUARE RESIDENTIAL HISTORIC DISTRICT

Historic Resources Group, November 2022



Contextual view of S. Victoria Ave. near W. Olympic Blvd., facing southeast (block adjacent to Project Site)



Contextual view of S. Victoria Ave. near Country Club Drive, facing northeast (block adjacent to Project Site)



Contextual view of S. Victoria Ave. near W. Pico Boulevard, facing southeast (row of contributors)



1253 S. Victoria Ave., facing west (typical contributor, built in 1908)









1247 S. Victoria Ave., facing west (typical contributor, built in 1926)






1243 S. Victoria Ave., facing west (typical contributor, built in 1909)

TABLE 2. PROPERTIES IN THE OXFORD SQUARE RESIDENTIAL HISTORIC DISTRICT ADJACENT TO THE PROJECT SITE

ADDRESS	STREET	DATE	SURVEYLA FINDING	IMMEDIATELY BORDERS PROJECT SITE?	PHOTO (HRG, 2022)
1016	S. Victoria Ave.	1922	Non-contributor	No	
1022	S. Victoria Ave.	1921	Not sure	No	
1026	S. Victoria Ave.	1920	Non-contributor	No	

ADDRESS	STREET	DATE	SURVEYLA FINDING	IMMEDIATELY BORDERS PROJECT SITE?	PHOTO (HRG, 2022)
1032	S. Victoria Ave.	1920	Non-contributor	No	
1036	S. Victoria Ave.	2008	Non-contributor	No	
1042	S. Victoria Ave.	2003	Non-contributor	Yes	

ADDRESS	STREET	DATE	SURVEYLA FINDING	IMMEDIATELY BORDERS PROJECT SITE?	PHOTO (HRG, 2022)
1046	S. Victoria Ave.	1921	Non-contributor	Yes	
1052	S. Victoria Ave.	N/A	Non-contributor	No	
1056	S. Victoria Ave.	N/A	Non-contributor	No	

Crenshaw Women’s Center

DESCRIPTION

The Crenshaw Women’s Center is located at 1025-1029 South Crenshaw Boulevard within the Mid-Wilshire neighborhood of the Wilshire CPA of the City of Los Angeles. It is one-story in height and rectangular in plan, and the primary (east façade) is symmetrically arranged. There are two entry porches with concrete stairs and single wood doors. There is a moderately pitched hip-on-gable roof, and cement plaster exterior wall cladding. Current photographs of the Crenshaw Women’s Center are included below.

SIGNIFICANCE

SurveyLA assigned the following California Historical Resource Status Codes to the Crenshaw Women’s Center: 3CS, “appears eligible for the California Register as an individual property through survey evaluation;” and 5S3, “appears to be individually eligible for local designation through survey evaluation.”²³ It was identified as significant as:

A pioneering venue for lesbian education and empowerment; a rare example of institutional development associated with the LGBT community in the Wilshire area. While it is known that the Crenshaw Women’s Center opened in 1969, it is not clear how long the center remained in operation at the location; additional research is needed to determine the period of significance. Less than 50 years old and not of exceptional importance; therefore, not eligible for listing in the National Register.

The Crenshaw Women’s Center was recommended for designation as a City of Los Angeles Historic-Cultural Monument by the Cultural Heritage Commission on June 17, 2021.²⁴ However, due to the building’s lack of integrity, in 2022, the City Council included the Crenshaw Women’s Center as “a site-of designation” in the HCM list (no. 1251); this designation does not include the building. The HCM application states that the Crenshaw Women’s Center:

Exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community as a pioneering venue for lesbian education, health, and empowerment in Los Angeles, and a rare example in the Wilshire area of institutional development associated with the Gay Liberation Movement. The subject property is also significant for its association with the Women’s Liberation Movement in Los Angeles as a support center for women and women’s rights.²⁵

²³ “Individual Resources,” City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, January 2015, p. 60.

²⁴ Crenshaw Women’s Center Historic-Cultural Monument Application, CHC Case No: CHC-2021-1448-HCM; ENV-2021-1449-CE, approved by Cultural Heritage Commission, June 17, 2021.

²⁵ Crenshaw Women’s Center Historic-Cultural Monument Application.

PHOTOGRAPHS OF CRENSHAW WOMEN'S CENTER

Historic Resources Group, November 2022



Crenshaw Women's Center, view facing west



Crenshaw Women's Center, view facing northwest

8.0 ANALYSIS OF POTENTIAL IMPACTS

Significance Threshold

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a).

Substantial adverse change is defined as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.”²⁶ According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A.** Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B.** Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C.** Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

According to CEQA Guidelines Section 15064(d)(1-3), in evaluating the significance of the potential environmental effect of a project on historical resources, both direct physical changes to the environment and reasonably foreseeable indirect physical changes are considered:

- 1.** A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
- 2.** An indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
- 3.** An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.²⁷

As applied to the evaluation of potential impacts to historical resources, direct impacts are those that occur during construction and would include the demolition, material alteration, relocation, or conversion of a historical resource and/or its important character-defining features. Direct impacts may also involve potential damage related to adjacent underground excavation and general construction activities that could undermine the stability of a historical resource. Indirect impacts may involve new construction that results in the alteration of the surroundings of a

²⁶ State CEQA Guidelines, Section 15064.5(b)(1).

²⁷ State CEQA Guidelines, Section 15064(d)(1-3).

historical resource that could remove part or all of the associated setting of an historical resource, remove character-defining features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance.

Evaluation of Potential Impacts

POTENTIAL IMPACTS TO HISTORICAL RESOURCES ON THE PROJECT SITE

The Project proposes to develop the currently vacant Project Site. The Project Site is not a historical resource pursuant to CEQA; therefore, the Project would not result in impacts to historical resources on the Project Site.

POTENTIAL IMPACTS TO THE OXFORD SQUARE RESIDENTIAL HISTORIC DISTRICT

This report evaluates potential impacts to the Oxford Square Residential Historic District because it immediately borders the Project Site. Historical resources in immediate proximity to a potential project are more likely to be adversely impacted, specifically by way of construction activities that have the potential to de-stabilize adjacent properties or alterations to the immediate setting of the resources. Historical resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

Potential Direct Impacts

The Project Site is located outside the boundary of the Oxford Square Residential Historic District and is separated from the nearest district contributors by non-contributing properties and intervening streets. The Project does not propose demolition, material alteration, relocation, or conversion of any properties located within the district boundary. All district contributors would remain intact and in their current locations, retaining all the architectural features and spatial relationships that characterize the district. The Project would not de-stabilize adjacent properties within the proposed boundary through construction activities. Only above-grade parking (to be situated in the first and second floors of the proposed seven-story building) is proposed, eliminating the need for substantial site excavation which could cause damage to adjacent buildings due to vibrations. Upon Project completion, the potential district would retain the essential physical characteristics that convey its historical and architectural significance. Therefore, the Project would not result in direct impacts to the Oxford Square Residential Historic District.

Potential Indirect Impacts

The Project would construct a seven-story multi-family residential building on the Project Site. The Project would be constructed adjacent to the Oxford Square Residential Historic District and would thus have the potential to change the wider setting of the district by introducing a contemporary design, height, and density on parcels that are currently vacant. However, in order for a change in the setting to result in a significant impact to the district, it must be shown that the district would be materially impaired and would no longer be able to convey its historic significance as a result of the Project. A historic district derives its importance from being a

unified entity and through the interrelationship of its resources. The introduction of a new seven-story building outside the district boundary would not alter the relationship of the contributing properties within the potential district. All district contributors and the district overall would retain those physical characteristics that qualify it for listing in the California Register.

The change to the wider setting outside the Oxford Square Residential Historic District resulting from the Project would be minimal. Setting is the character of the physical environment surrounding a historical resource and includes how a historical resource is situated and its relationships to surrounding buildings, features, and open space. The visibility of new construction outside the district boundary does not alter the ability of the district to convey its significance; and the historical setting outside the Oxford Square Residential Historic District has already been altered. The potential district's significance is related to early 20th streetcar suburbanization in the Wilshire area and architectural styles prevalent at that time. During the postwar period, the character of the area transformed, including Crenshaw Boulevard, to accommodate automobiles. Recent infill development along Crenshaw has further eroded the potential district's historical setting, including late 20th century infill development on the property directly to the south of the Project Site at the southeast corner of Crenshaw and Country Club Drive; and on the block directly to the east of the Project Site, along most of the east side of Crenshaw between West Olympic Boulevard and Country Club Drive.

The Project Site immediately borders two non-contributing properties within the boundary of the Oxford Square Residential Historic District: 1042 and 1046 South Victoria Avenue. With one exception, all properties on the block that is shared by the Project Site and potential district (bounded by West Olympic Boulevard to the north, South Crenshaw Boulevard to the east, Country Club Drive to the south, and South Victoria Avenue to the west), were identified as non-contributors to the district. As a result, the Project Site is physically separated from the nearest district contributors by rows of non-contributors and intervening streets; this separation effectively buffers the district contributors, and the district as a whole, from any potential indirect impacts from the proposed new construction associated with the Project.

POTENTIAL IMPACTS TO THE CRENSHAW WOMEN'S CENTER

Potential Direct Impacts

The Project does not propose demolition, material alteration, relocation, or conversion the Crenshaw Women's Center or its site. The Crenshaw Women's Center is physically separated from the Project Site by two currently vacant lots located at 1033 and 1035-1037 South Crenshaw Boulevard. Therefore, the Crenshaw Women's Center is separated from the Project Site such that it would not be de-stabilized by construction activities. The Project proposes only above-grade parking (to be situated in the first and second floors of the proposed seven-story building), eliminating the need for substantial site excavation which could cause damage to adjacent buildings due to vibrations. Therefore, the Project would not result in direct impacts to the Crenshaw Women's Center or its designated site.

Potential Indirect Impacts

The Project would change the existing setting of the Crenshaw Women's Center and its designated site by introducing a contemporary building that is seven stories in height on parcels that were historically occupied by single-family residences. However, the Project would not alter the setting in an adverse manner such that the Crenshaw Women's Center and its designated site would no longer convey its historical significance. The Crenshaw Women's Center is significant for its associations with the Gay and Women's Liberation Movements; integrity of setting is not required in order to understand the significance of the site within those contexts. Further, the historic character of the area has changed with late 20th century infill development along Crenshaw Boulevard. Despite these changes in setting, the Crenshaw Women's Center and its designated site continue to convey significance for its associations that date to the early 1970s. Therefore, there would be no potential for indirect impacts resulting from the Project.

Summary of Project Impacts

Analysis of the potential for the Project to result in significant direct and indirect impacts to historical resources on the Project Site and the adjacent Oxford Square Residential Historic District demonstrates the following:

- 1.** There are no historical resources on the Project Site. Therefore, there is no potential for the Project to result in significant impacts to historical resources on the Project Site.
- 2.** The Project would not materially alter in an adverse manner those physical characteristics that convey the significance of the potential Oxford Square Residential Historic District and therefore would not result in a significant adverse impact to the district.
- 3.** The Project would not result in significant adverse impacts to the Crenshaw Women's Center.

9.0 CONCLUSION

The Project proposes to develop the currently vacant Project Site with a seven-story multi-family residential building which will include above-grade parking. The Project Site does not contain any historical resources as defined by CEQA. Therefore, the Project would not result in significant impacts to historical resources on the Project Site.

Due to the immediate proximity of the Project Site to the potential Oxford Square Residential Historic District, and the Crenshaw Women's Center and its designated site, the Project has the potential to impact the historic district and the designated property directly or indirectly as a result of construction activity or by altering the wider setting of these historical resources by introducing a new contemporary building on the Project Site. The Project does not propose to demolish, destroy, relocate, or alter any contributors to the Oxford Square Residential Historic District or any features on the designated site of the Crenshaw Women's Center. There would be limited excavation undertaken by the Project and therefore there would be no direct impacts to adjacent historical resources resulting from construction activity. The Project would add a new, seven-story building of contemporary design to the Project Site, adding height and density on parcels that historically were developed with low density single-family residences. However, the Project Site is outside of the boundary of the Oxford Square Residential Historic District and is separated from the Crenshaw Women's Center. Although the new construction would be visible from within the district, the Project would not alter, obscure, or otherwise materially impair any of the essential features that convey the district's significance, and it would not change the interrelationship of contributing properties within the potential district boundary. The Crenshaw Women's Center is significant for its historic association; therefore, changes in setting would not materially impair the site of the Crenshaw Women's Center such that it could no longer convey its significance.

The Project would not result in a substantial adverse change to historical resources on the Project Site or in the Project vicinity. Therefore, the Project would not have a significant effect on the environment as defined by CEQA.

10.0 REFERENCES

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APPENDIX A

PROJECT INFORMATION

APPENDIX B

RESUMES OF AUTHORS/CONTRIBUTORS

APPENDIX A

PROJECT INFORMATION



PROJECT RENDERING - NORTH EAST CORNER VIEW 0.00

1047 S. CRENSHAW
SCHEMATIC DESIGN



AERIAL CONTEXTUAL - LOOKING SOUTH WEST 0.01

1047 S. CRENSHAW
SCHEMATIC DESIGN



PROPOSED PROJECT

AERIAL CONTEXTUAL - LOOKING SOUTH EAST 0.02

1047 S. CRENSHAW
SCHEMATIC DESIGN



AERIAL CONTEXTUAL - LOOKING NORTH EAST 0.03

1047 S. CRENSHAW
SCHEMATIC DESIGN



PROPOSED PROJECT

W. OLYMPIC BLVD

S VICTORIA AVE

E COUNTRY CLUB DR

S CRENSHAW BLVD

AERIAL CONTEXTUAL - LOOKING NORTH WEST 0.04

1047 S. CRENSHAW
SCHEMATIC DESIGN

PROPOSED PROJECT NARRATIVE

The proposed 7 story project will have 60 units, including 6 "Extremely Low Income" units and will utilize incentives per LAMC12.22A.31 TOC.

The building's ground level includes a street fronting lobby and multiple recreation spaces along with driveway access to parking at the ground and 2nd level garages.

The project will have a variety of unit types from studio, 1 bedroom and 2 bedrooms all which have been designed to maximize light and ventilation with large windows or glass doors opening to generous balconies.

The building's façade has been designed with a vibrant signature statement for this primarily commercial street, with two large, angled accent panels of "bright yellow" colored metal. The top tier of the building's front façade along with the side and rear elevations consist of light gray stucco panels alternating with dark bronze recessed window walls and balconies. Light gray "Precision" finished masonry veneer in a horizontal 4 x 16 stacked pattern will be featured on the street fronting lower levels.

The proposed project will include many outdoor amenities including roof top recreation decks with city views that include outdoor seating with firepits along with outdoor dining and barbecue areas.

PARKING SUMMARY

PARKING REQUIRED:

RESIDENTIAL:
0.5 X 60 = 30

TOTAL PARKING REQUIRED: 30 SPACES

PARKING PROPOSED:

1ST/GROUND PARKING / LOBBY	
STD	9
TANDEM	7
VAN	1
VAN ACC	1
18	
2ND / PARKING LEVEL	
STD	21
21	
TOTAL PARKING PROPOSED:	39

TOTAL PARKING TYPES PROPOSED:

STD	30
TANDEM	7
VAN	1
VAN ACC	1
TOTAL PARKING PROPOSED:	39

THE FOLLOWING IS REQUIRED OF THE TOTAL PARKING PROVIDED:

RESIDENTIAL ACCESSIBLE:
2% OF THE RESIDENTIAL PARKING PROPOSED (1 VAN MIN)

39 SPACE 0.02 0.78 ROUND UP 1 SPACE
TOTAL RESIDENTIAL ACCESSIBLE PROPOSED: 1 SPACE

EV SPACES REQUIRED:
39 X 30% = 11.7 ROUND UP 12 SPACES

TOTAL EV PARKING PROPOSED:

STD	10
VAN	1
VAN ACC	1
TOTAL EV PARKING PROPOSED:	12

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED:

S (STUDIO)	21 X 100	=	2,100
1B	35 X 100	=	3,500
1B+	2 X 125	=	250
2B	2 X 125	=	250
		60	6,100 SF

T3 % 25% REDUCTION: 1,525 SF
TOTAL OPEN SPACE REQUIRED: 4,575 SF

(MAX ALLOWED INDOOR 0.25:) 1,144 SF

OPEN SPACE PROPOSED:

INDOOR
RECREATION SPACE 01 680 SF
RECREATION SPACE 02 602 SF
MAX ALLOWED: 1,144 SF

OUTDOOR

ROOF DECK RECREATION 1,881 SF

PRIVATE

BALCONY (31X50 SF) 1,550 SF

TOTAL OPEN SPACE PROPOSED: 4,575 SF

BIKE PARKING SUMMARY

RESIDENTIAL BIKE PARKING REQUIRED:

LONG TERM

01- 25 UNITS 25 1/1.0 UNIT = 25
26-100 UNITS 35 1/1.5 UNITS = 23.33

SUB TOTAL 48.33 ROUND DN = 48 SPACES

SHORT TERM

01- 25 UNITS 25 1/1.0 UNITS = 2.5
26-100 UNITS 35 1/1.5 UNITS = 2.33

SUB TOTAL 4.83 ROUND UP = 5.0 SPACES

TOTAL RESIDENTIAL BIKE REQUIRED: 53 SPACES

BIKE PARKING PROPOSED:

TOTAL LONG TERM BIKE PARKING PROPOSED: 48
TOTAL SHORT TERM BIKE PARKING PROPOSED: 05
TOTAL BIKE PARKING PROPOSED: 53

PROPOSED FAR SUMMARY		
1ST/GROUND PARKING / LOBBY	COMMON AREA	2,775 SF
3RD LEVEL	RESIDENTIAL	9,275 SF
4TH LEVEL	RESIDENTIAL	9,300 SF
5TH LEVEL	RESIDENTIAL	7,515 SF
6TH LEVEL	RESIDENTIAL	7,528 SF
7TH LEVEL	RESIDENTIAL	6,478 SF
ADDITIONAL RESIDENTIAL AREA	RESIDENTIAL	1,500 SF
TOTAL		44,371 SF

UNIT SUMMARY			
UNIT NAME	AVERAGE UNIT AREA	AREA	NO.UNIT
S-01	398	3,582 SF	9
S-02	436	2,180 SF	5
S-03	494	1,482 SF	3
S-04	516	1,031 SF	2
S-05	512	512 SF	1
S-06	373	373 SF	1
1B+FL	970	1,940 SF	2
1B-01	721	3,605 SF	5
1B-02	672	3,360 SF	5
1B-03	618	3,090 SF	5
1B-04	674	3,370 SF	5
1B-05	694	1,388 SF	2
1B-06	730	1,460 SF	2
1B-07	555	2,775 SF	5
1B-09	613	1,226 SF	2
1B-10	578	1,156 SF	2
1B-11	632	632 SF	1
1B-12	554	554 SF	1
2B	834	1,667 SF	2
TOTAL		35,383 SF	60

UNIT TYPE	NO.UNIT
STUDIO	21
1 BED	35
1 BED+FL	2
2 BED	2
TOTAL	60

PROJECT INFORMATION

PROJECT: 60 UNITS - 7 STORY PROJECT
TOC: TIER 3
AFFORDABLE REQUIREMENT: 10% = 6 "EXTREMELY LOW INCOME" UNITS
ADDRESS: 1047 S. CRENSHAW BLVD., LOS ANGELES, CA
APN: 5082027017, 5082027027

OWNER: 1047 S. CRENSHAW LP
3470 WILSHIRE BLVD. STE 700
LOS ANGELES, CA 90010
NEIGHBORHOOD COUNCIL: OLYMPIC PARK
COUNCIL DISTRICT: CD 10

LADBS DISTRICT OFFICE: LA METRO
LEGAL DESCRIPTION: TRACT: N.C. KELLY'S MOUNTVIEW TRACT
BLOCK: NONE
LOTS: 57, 58
ZONING: C2-1-0

LOT AREA: 14,992 SF (BEFORE DEDICATION)

FAR: 3.75 PER T3 MAX
3.75 X 14,992 SF = 56,220 SF

OPEN SPACE: PER T3 25% REDUCTION

DENSITY: 1/400 X 14,992 SF = 37.48 ROUND UP = 38 UNITS
+T3: 70% 1.7 = 64.60 ROUND UP = 65 UNITS
(NOTE: FRACTION OF UNITS ROUNDED UP PER PG 9 OF TOC GUIDELINES ITEM V2a)

GENERAL PLAN USE: NEIGHBORHOOD OFFICE COMMERCIAL

SPECIFIC PLAN: NONE
RPA: NONE
ADAPTIVE REUSE INCENTIVE AREA: NO

HEIGHT: C2 UNLIMITED (TYPE III 75' MAX)
TRANSITIONAL HEIGHT REQ'D FROM ADJ. R-1
25' VERTICAL AT REAR PL THEN 45 DEGREE ANGLE

INCENTIVES (PER LAMC 12.22A.31 TOC):

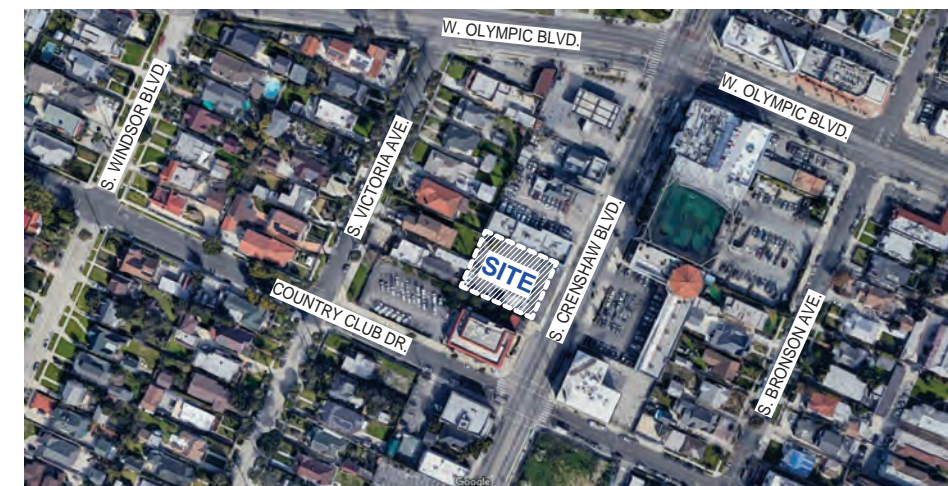
- BASE INCENTIVES:
- a. FAR 3.75 INCREASE
 - b. DENSITY INCREASE 1/400 SF + 70%
 - c. RESIDENTIAL PARKING 0.5 PER UNIT
- ADDITIONAL INCENTIVES:
- d. RAS 3 SETBACK REQUIREMENTS
 - e. INCREASE IN TRANSITIONAL HEIGHT
 - f. OPEN SPACE 25% REDUCTION

CONSTRUCTION:
TYPE III 5 LEVEL RESIDENTIAL OVER TYPE I GROUND LEVEL AND 2ND LEVEL
PARKING ALL FULLY FIRE SPRINKLERED

YARDS: FRONT: 0' PER C2/R4 ZONE
SIDE: 5' RESIDENTIAL RAS 3 (PER T3)
REAR: 19' (15' + 1' EACH STORY OVER 3 STORY)
PARKING: RESIDENTIAL PARKING: 0.5 SPACE/UNIT

SHEET INDEX	
SHEET #	SHEET NAME
0.00	PROJECT RENDERING - NORTH EAST CORNER VIEW
0.01	AERIAL CONTEXTUAL - LOOKING SOUTH WEST
0.02	AERIAL CONTEXTUAL - LOOKING SOUTH EAST
0.03	AERIAL CONTEXTUAL - LOOKING NORTH EAST
0.04	AERIAL CONTEXTUAL - LOOKING NORTH WEST
1.00	PROJECT INFORMATION
1.01	SITE INFORMATION PLAN
1.02	BUILDING SITE PLAN
1.05	OPEN SPACE DIAGRAM
1.07	CONSTRUCTION AREA BUILDING USE SUMMARY
1.08	FAR SUMMARY & DIAGRAMS
1.10	BUILDING AXONOMETRIC VIEWS
2.01	1ST/GROUND LEVEL & 2ND LEVEL
2.02	3RD/4TH LEVEL & 5TH/6TH LEVEL
2.03	7TH & ROOF DECK LEVEL
2.20	UNIT S - ENLARGED PLANS
2.30	UNIT 1B - ENLARGED PLANS
2.31	UNIT 1B - ENLARGED PLANS
2.32	UNIT 1B - ENLARGED PLANS
2.40	UNIT 1B+FL & 2B - ENLARGED PLANS
3.01	EAST / CRENSHAW BLVD ELEVATION
3.02	SOUTH / SIDE ELEVATION
3.03	WEST / REAR ELEVATIONS
3.04	NORTH / SIDE ELEVATION
4.01	BUILDING SECTION
4.02	BUILDING SECTION
L-1	GROUND LEVEL LANDSCAPE
L-2	ROOF LEVEL LANDSCAPE

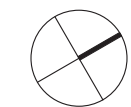
SHEET TOTAL: 28



VICINITY MAP

PROJECT INFORMATION

1.00



NOTE:
ALL INFORMATION SHOWN HERE TO BE
VERIFIED BY CIVIL ENGINEER SURVEY

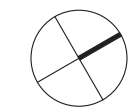


SITE INFORMATION PLAN

1.01

1047 S. CRENSHAW
SCHEMATIC DESIGN

NOTE:
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE
CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

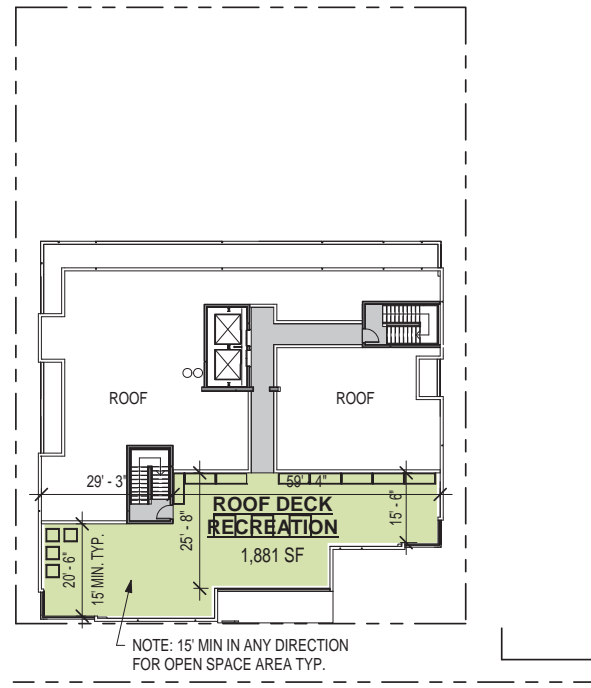
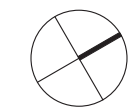


BUILDING SITE PLAN

1.02

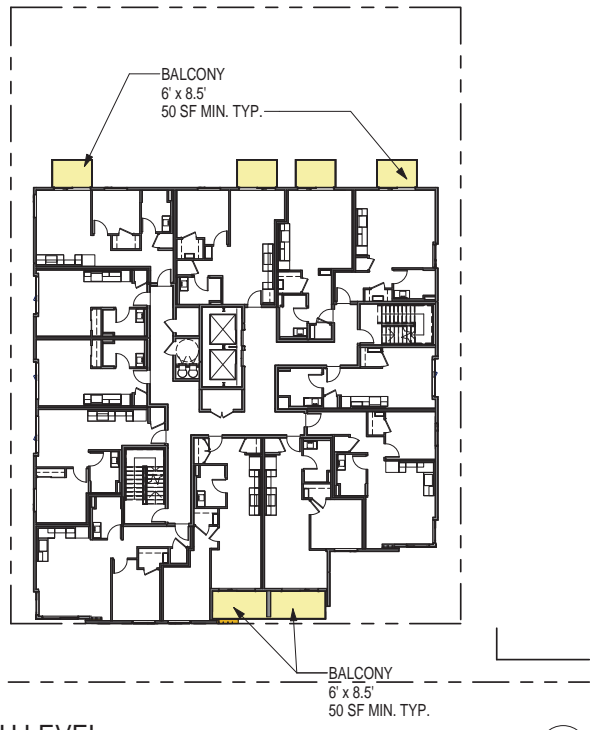
1047 S. CRENSHAW
SCHEMATIC DESIGN

NOTE:
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION



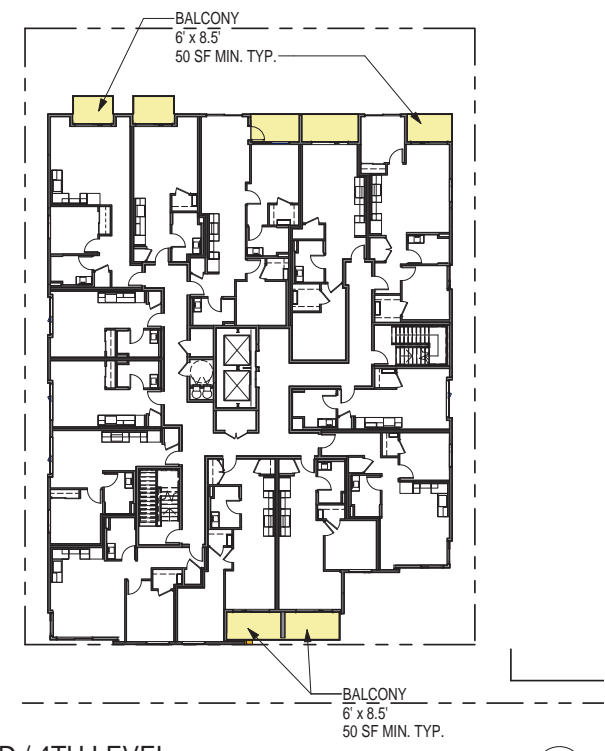
ROOF DECK
SCALE: 3/64" = 1'-0"

6



6TH LEVEL
SCALE: 3/64" = 1'-0"

4



3RD / 4TH LEVEL
SCALE: 3/64" = 1'-0"

2

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED:

		TOTAL
S (STUDIO)	21 X 100	= 2,100
1B	35 X 100	= 3,500
1B+	2 X 125	= 250
2B	2 X 125	= 250
	60	6,100 SF

T3 % 25% REDUCTION: 1,525 SF
TOTAL OPEN SPACE REQUIRED: 4,575 SF

(MAX ALLOWED INDOOR 0.25:) 1,144 SF

OPEN SPACE PROPOSED:

INDOOR

RECREATION SPACE 01	680 SF
RECREATION SPACE 02	602 SF
MAX ALLOWED:	1,144 SF

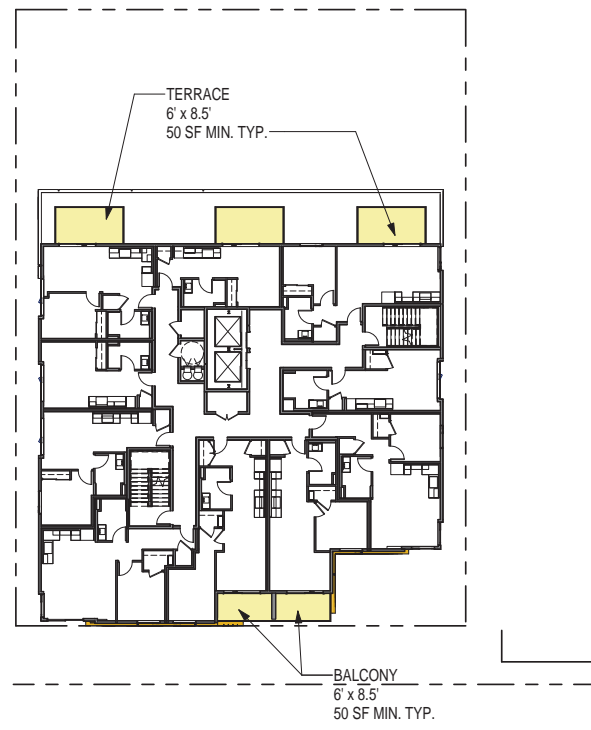
OUTDOOR

ROOF DECK RECREATION	1,881 SF
----------------------	----------

PRIVATE

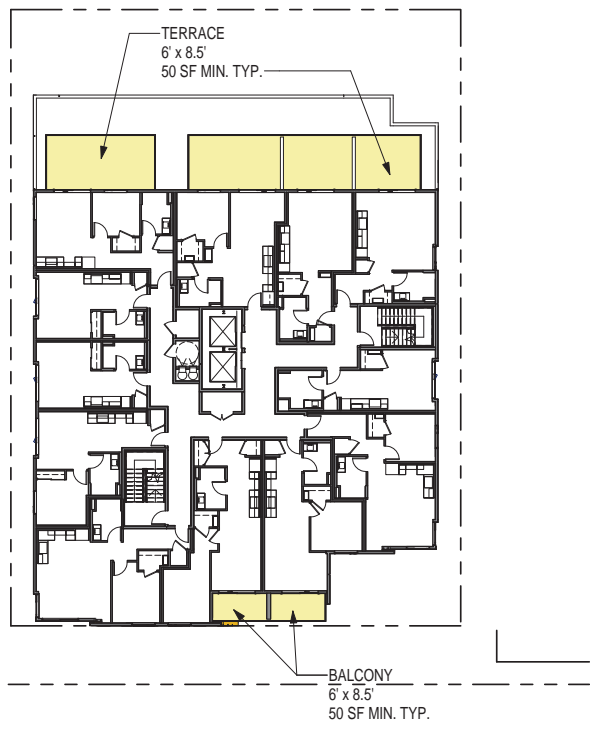
BALCONY (31X50 SF)	1,550 SF
--------------------	----------

TOTAL OPEN SPACE PROPOSED: 4,575 SF



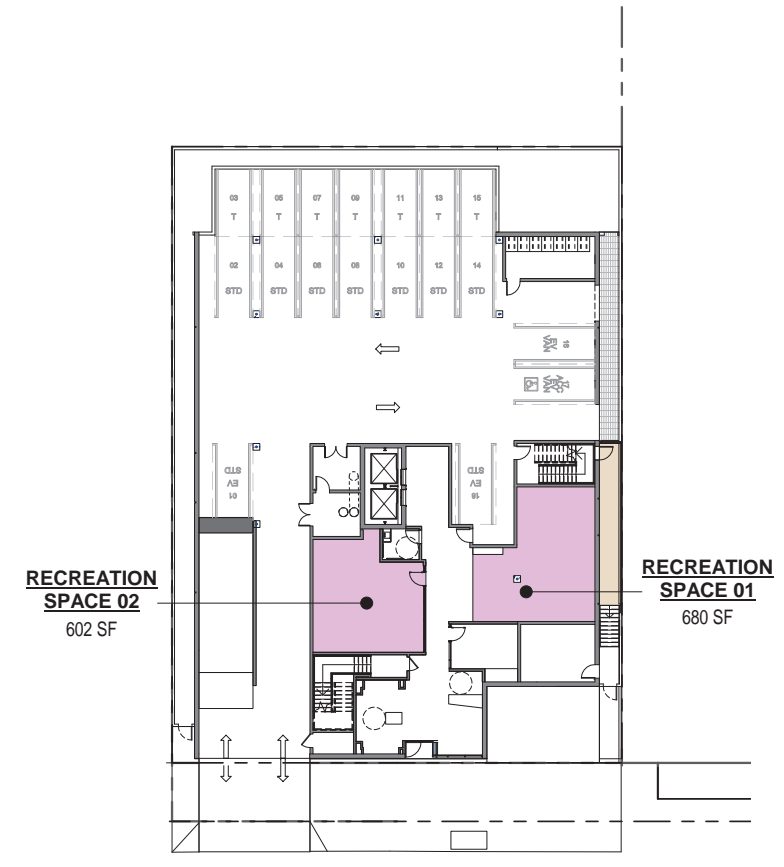
7TH LEVEL
SCALE: 3/64" = 1'-0"

5



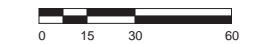
5TH LEVEL
SCALE: 3/64" = 1'-0"

3



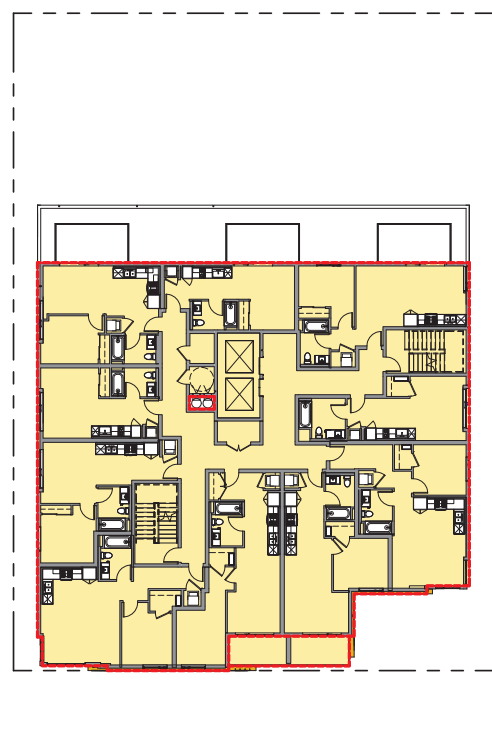
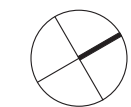
1ST/GROUND LEVEL
SCALE: 3/64" = 1'-0"

1

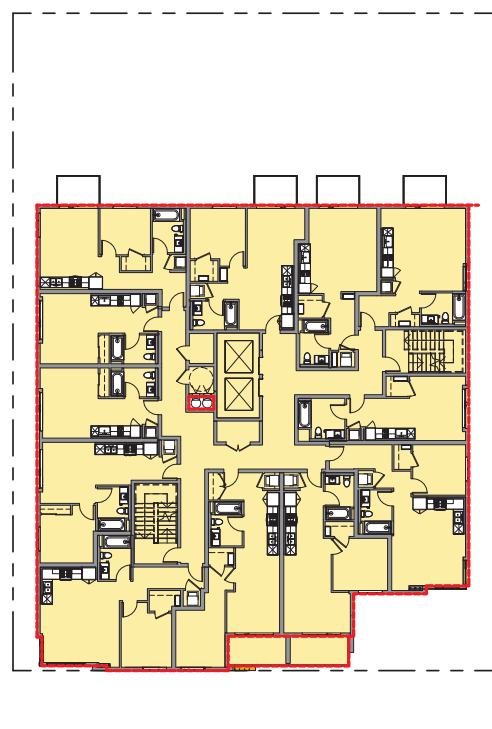


OPEN SPACE DIAGRAM

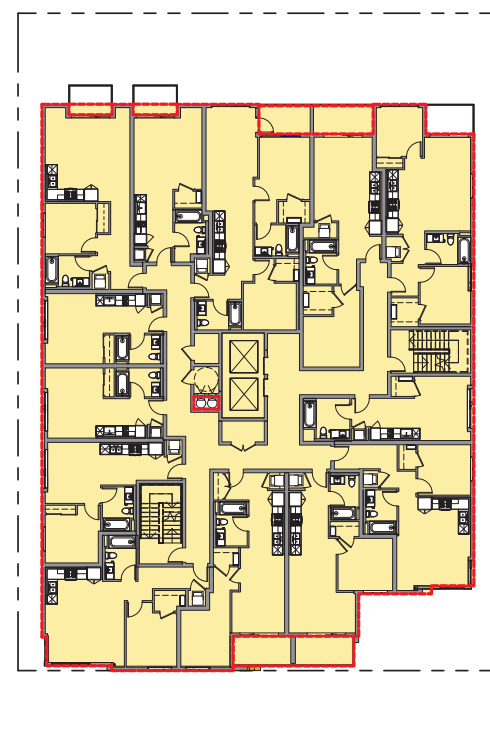
1.05



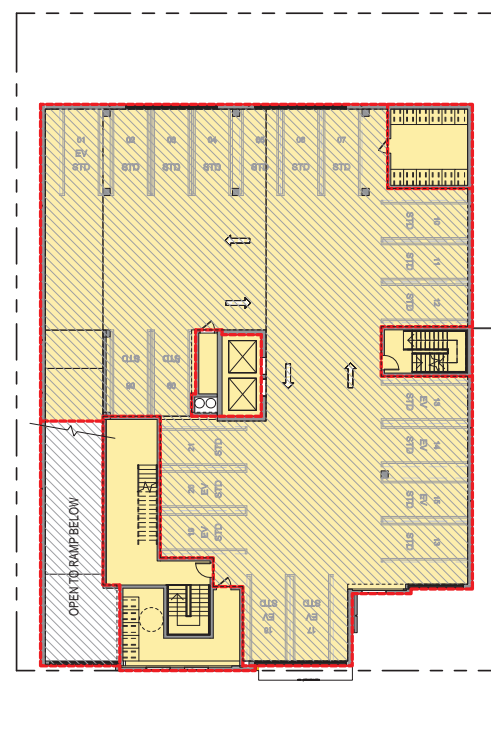
7TH LEVEL
1" = 20'-0" (7)



6TH LEVEL
1" = 20'-0" (6)



4TH LEVEL
1" = 20'-0" (4)



2ND / PARKING LEVEL
1" = 20'-0" (2)

BLDG FLOOR AREA - PARKING (INCLUDES PARKING SPACES AND DRIVE AISLES)

1ST/GROUND PARKING / LOBBY	
RESIDENTIAL PARKING USES	6,064 SF
NON-RESIDENTIAL PARKING USES	0 SF
TOTAL	6,064 SF
2ND / PARKING LEVEL	
RESIDENTIAL PARKING USES	7,758 SF
TOTAL PARKING AREA	13,822 SF

BLDG FLOOR AREA - NON PARKING (INCLUDES ALL OTHER USES OTHER THAN PARKING)

1ST/GROUND PARKING / LOBBY	
RESIDENTIAL USES	4,062 SF
TOTAL	4,062 SF
2ND / PARKING LEVEL	
RESIDENTIAL USES	1,660 SF
RESIDENTIAL USES COVERED EXTERIOR	0 SF
TOTAL	1,660 SF
3RD LEVEL	
RESIDENTIAL USES	9,752 SF
RESIDENTIAL USES COVERED EXTERIOR	468 SF
TOTAL	10,220 SF
4TH LEVEL	
RESIDENTIAL USES	9,752 SF
RESIDENTIAL USES COVERED EXTERIOR	336 SF
TOTAL	10,088 SF

Building Area Analysis Part 2: Calculation Table
1047 S. Crenshaw Blvd. 10/11/2022

Applicant fills in cells with this color

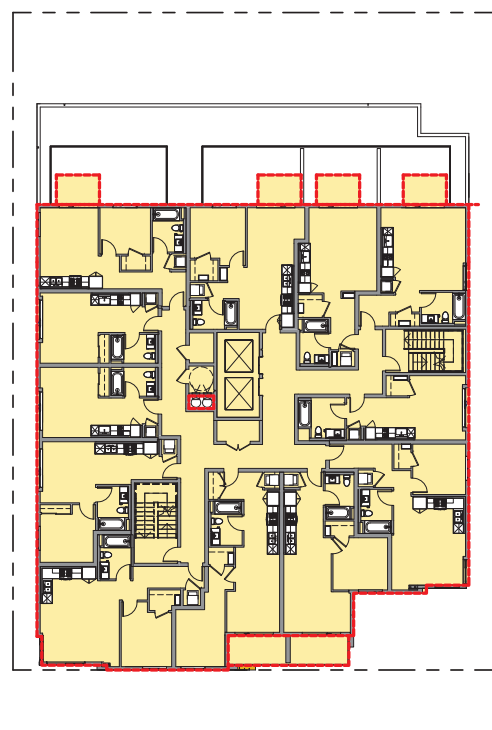
Floor Area (non-parking)	Residential Floor Area (not shared)	Non-residential Floor Area	
G-Level 1	4062	0	
Level 2	1660	0	
Level 3	10220	0	
Level 4	10088	0	
Level 5	8488	0	
Level 6	8266	0	
Level 7	7186	0	
Roof	0	0	
Totals	49970.00	0.00	49970.00
Ratios	100.00%	0.00%	100.00%

Shared Floor Area (non-parking)		
P-2		0
P-1		0
G-Level 1	LEAVE BLANK	0
Total Shared	0.00	0.00

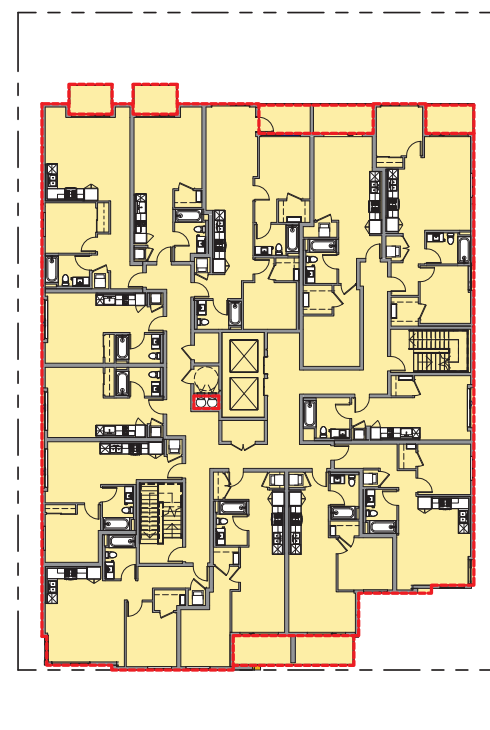
Floor Area (parking)	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
G-Level 1	6064	0	0
Level 2	7758	0	0
Totals	13822.00	0.00	0

Parking Spaces using shared facilities	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Total Qty	39	0	39
Ratios	100.00%	0.00%	100.00%

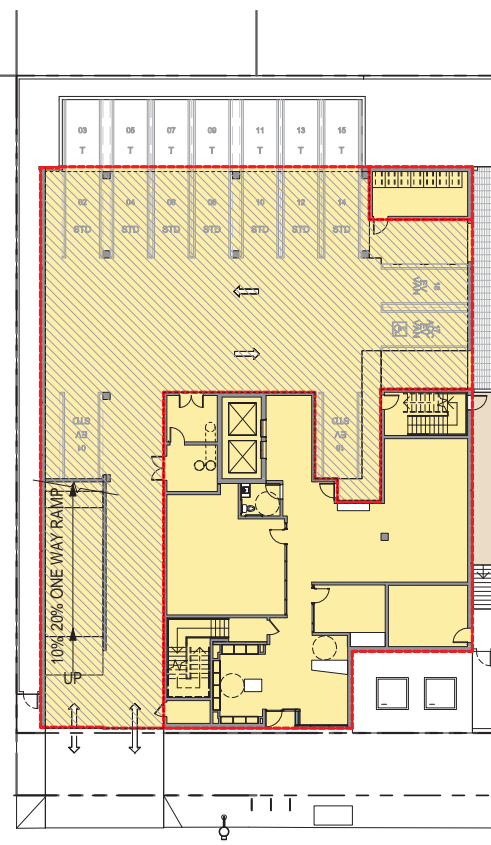
GRAND TOTALS	Residential Floor Area	Non-residential Floor Area	
Total QTY	63792.00	0.00	63792
Total Ratios	100.00%	0.00%	100.00%



5TH LEVEL
1" = 20'-0" (5)



3RD LEVEL
1" = 20'-0" (3)



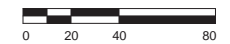
1ST/GROUND LEVEL
1" = 20'-0" (1)

5TH LEVEL	
RESIDENTIAL USES	8,110 SF
RESIDENTIAL USES COVERED EXTERIOR	378 SF
TOTAL	8,488 SF
6TH LEVEL	
RESIDENTIAL USES	8,110 SF
RESIDENTIAL USES COVERED EXTERIOR	156 SF
TOTAL	8,266 SF
7TH LEVEL	
RESIDENTIAL USES	7,030 SF
RESIDENTIAL USES COVERED EXTERIOR	156 SF
TOTAL	7,186 SF
TOTAL NON-PARKING AREA	49,970 SF
TOTAL BUILDING USES AREA:	63,792 SF

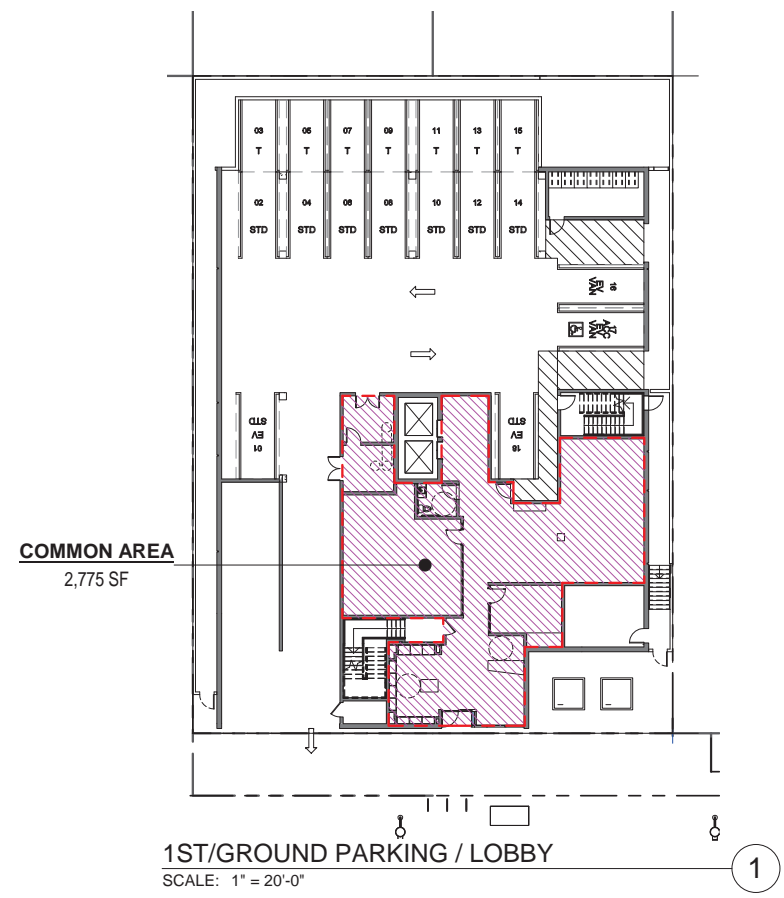
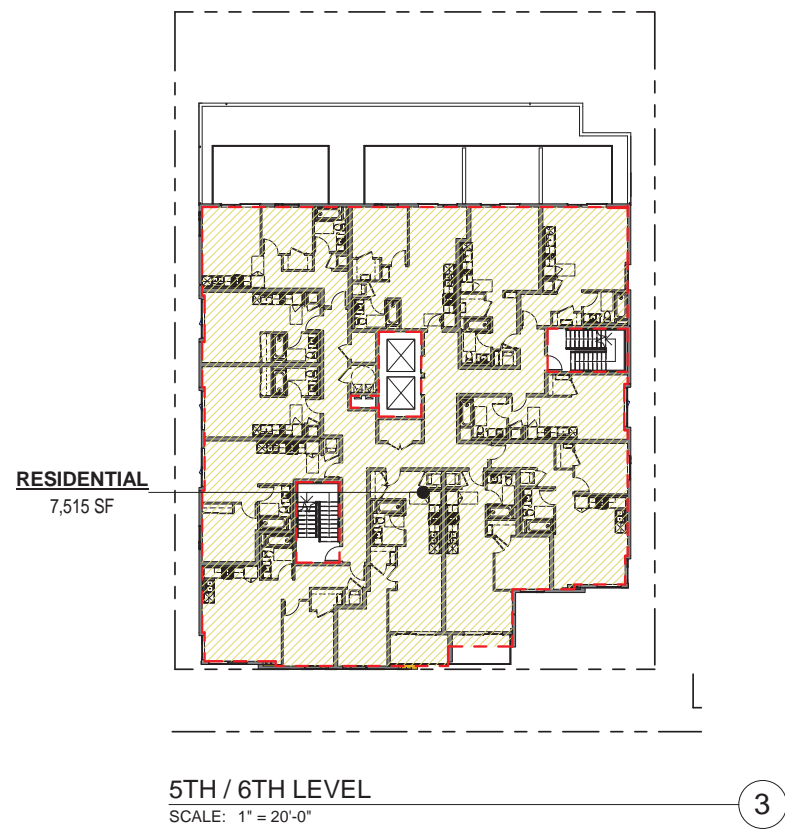
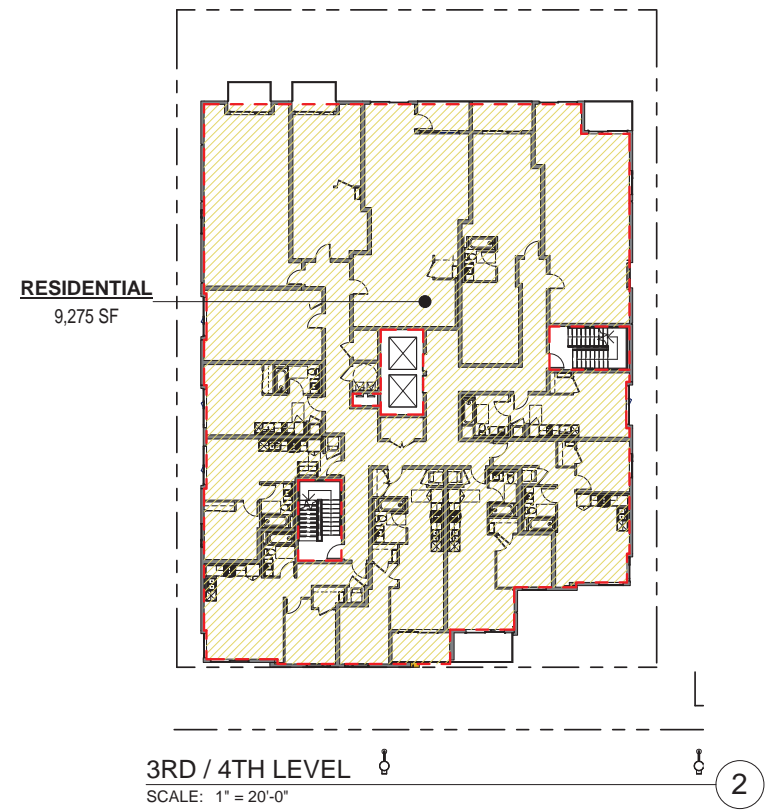
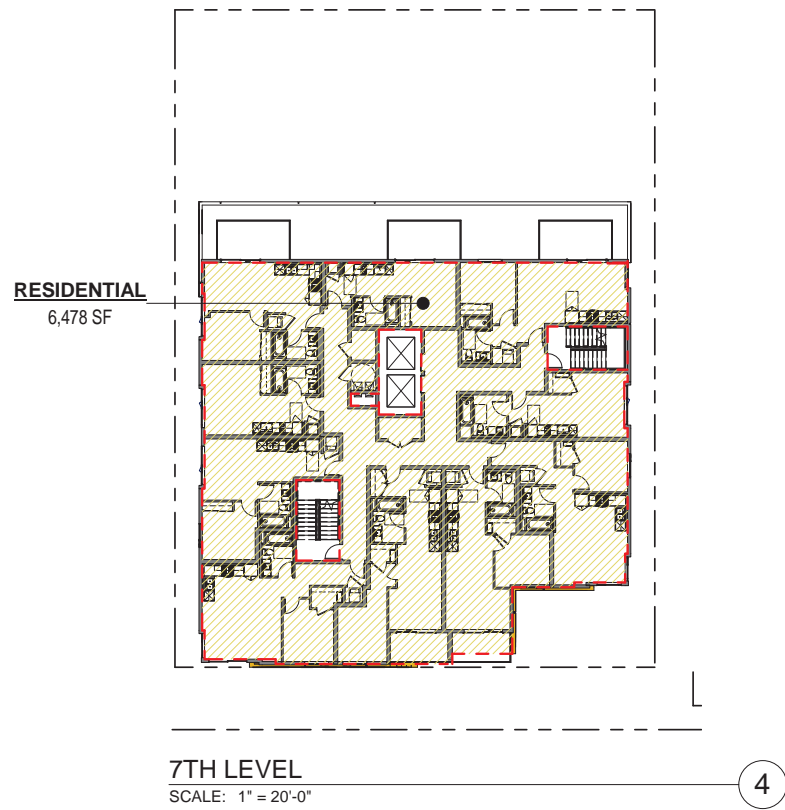
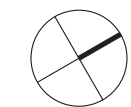
KEY
NOTE:
ONLY COVERED AREAS ARE INCLUDED IN AREA CALCS

RESIDENTIAL PARKING USES

RESIDENTIAL USES

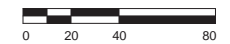


CONSTRUCTION AREA BUILDING USE SUMMARY
1.07



FLOOR AREA. (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.)
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOF HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

PROPOSED FAR SUMMARY		
1ST/GROUND PARKING / LOBBY	COMMON AREA	2,775 SF
3RD LEVEL	RESIDENTIAL	9,275 SF
4TH LEVEL	RESIDENTIAL	9,300 SF
5TH LEVEL	RESIDENTIAL	7,515 SF
6TH LEVEL	RESIDENTIAL	7,528 SF
7TH LEVEL	RESIDENTIAL	6,478 SF
ADDITIONAL RESIDENTIAL AREA	RESIDENTIAL	1,500 SF
TOTAL		44,371 SF



FAR SUMMARY & DIAGRAMS

1.08



3D-AXO - NORTH CORNER ④



3D-AXO - SOUTH CORNER ②



3D-AXO - WEST CORNER ③



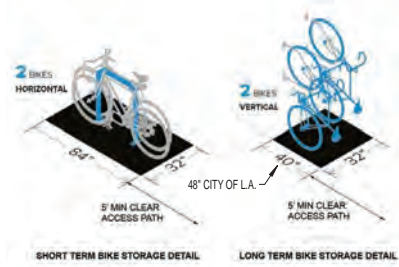
3D-AXO - EAST CORNER ①

BUILDING AXONOMETRIC VIEWS

1.10

1047 S. CRENSHAW

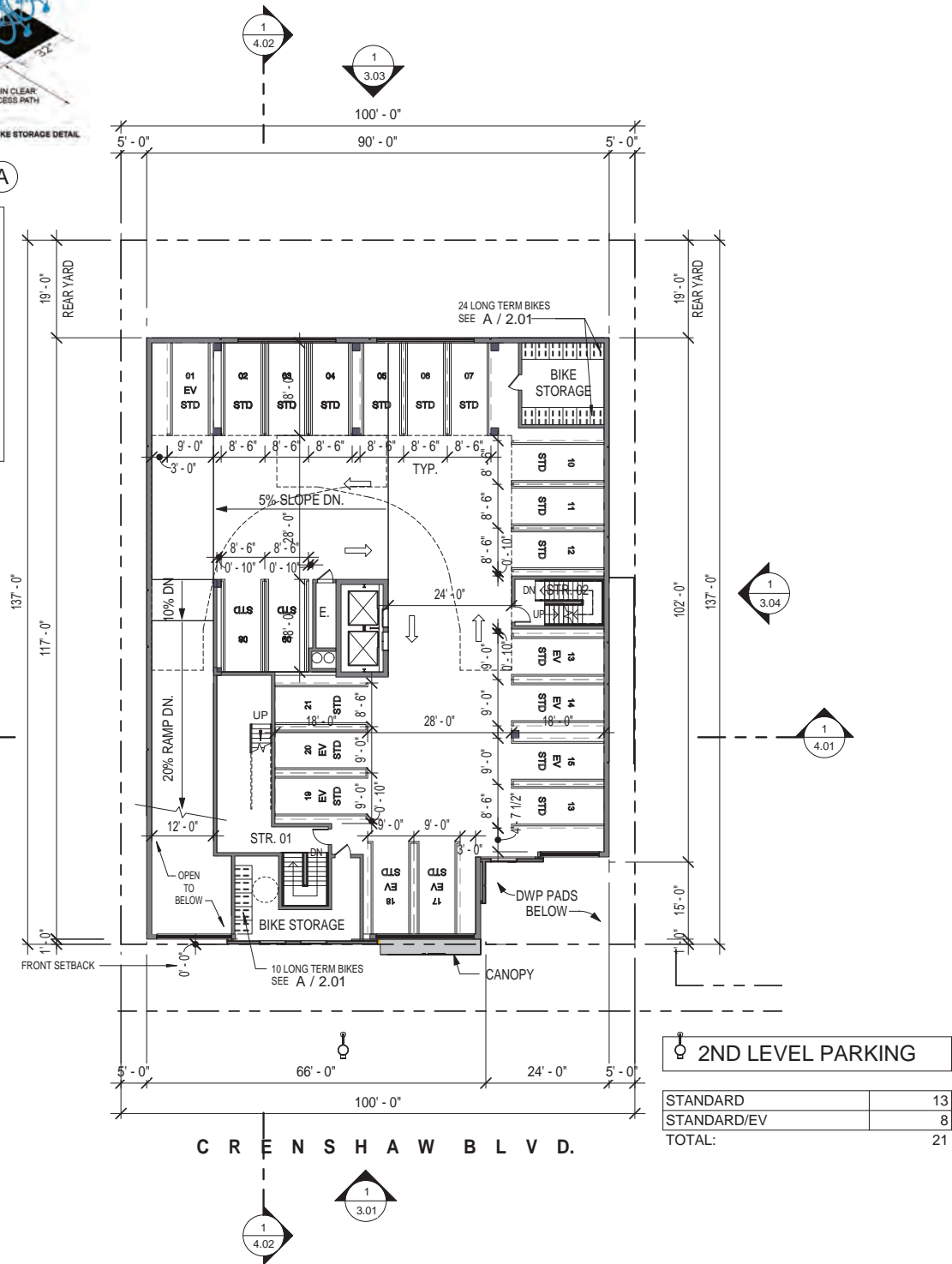
SCHEMATIC DESIGN



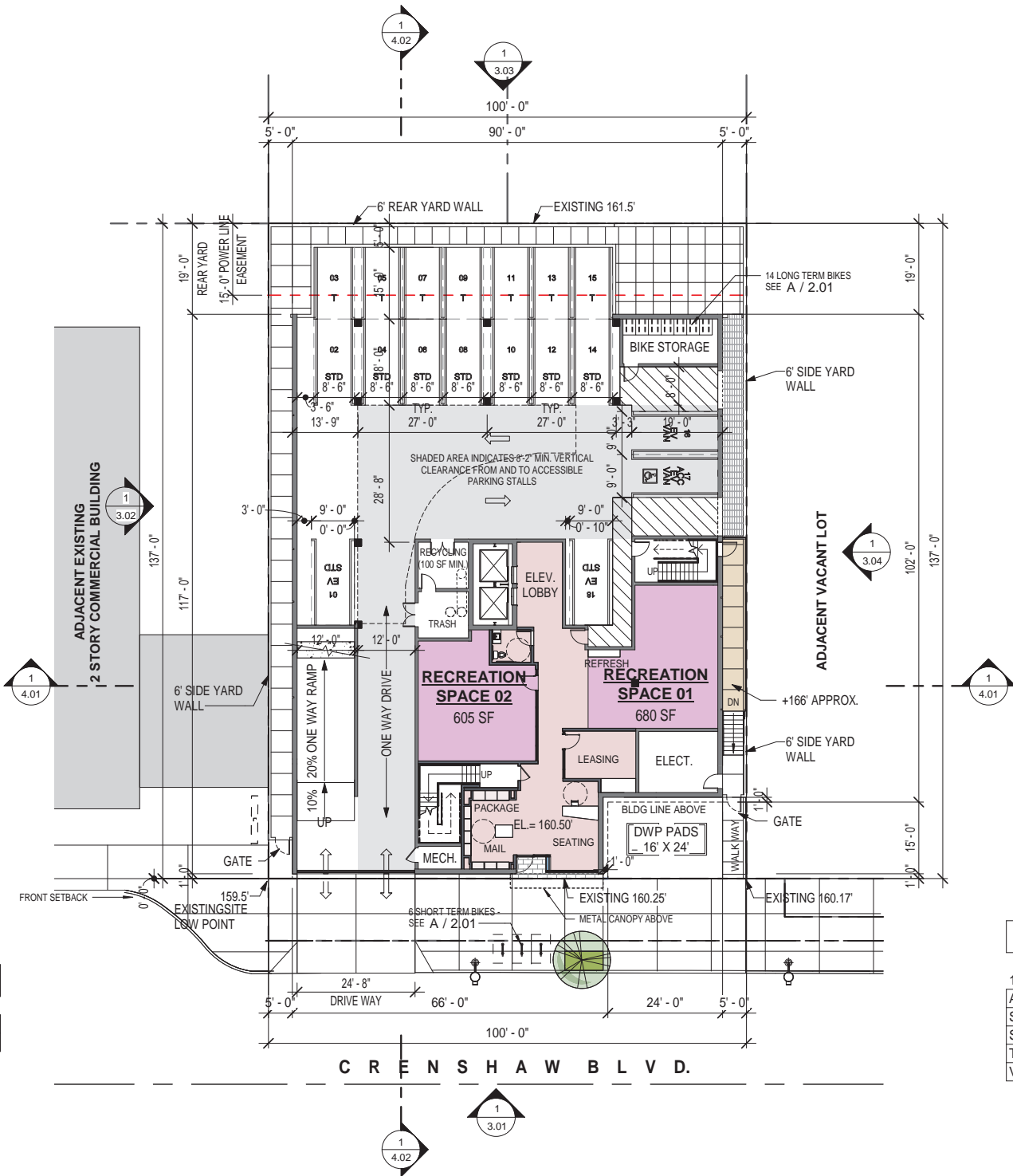
BIKE STORAGE DETAIL

NOT TO SCALE

- LONG TERM BIKE STORAGE LOCATION REQUIREMENTS CITY OF LA**
- LONG-TERM BICYCLE PARKING INSIDE A PARKING GARAGE AT GROUND LEVEL SHALL BE NO MORE THAN 200 FEET FROM A PEDESTRIAN ENTRANCE TO THE MAIN BUILDING
 - LONG-TERM BICYCLE PARKING PROVIDED ON OTHER LEVELS OF THE PARKING GARAGE, ONE LEVEL ABOVE OR BELOW THE GROUND FLOOR, MUST BE WITHIN 100 FEET OF THE ELEVATOR



2ND / PARKING LEVEL
SCALE: 1/16" = 1'-0"



1ST/GROUND PARKING / LOBBY
SCALE: 1/16" = 1'-0"

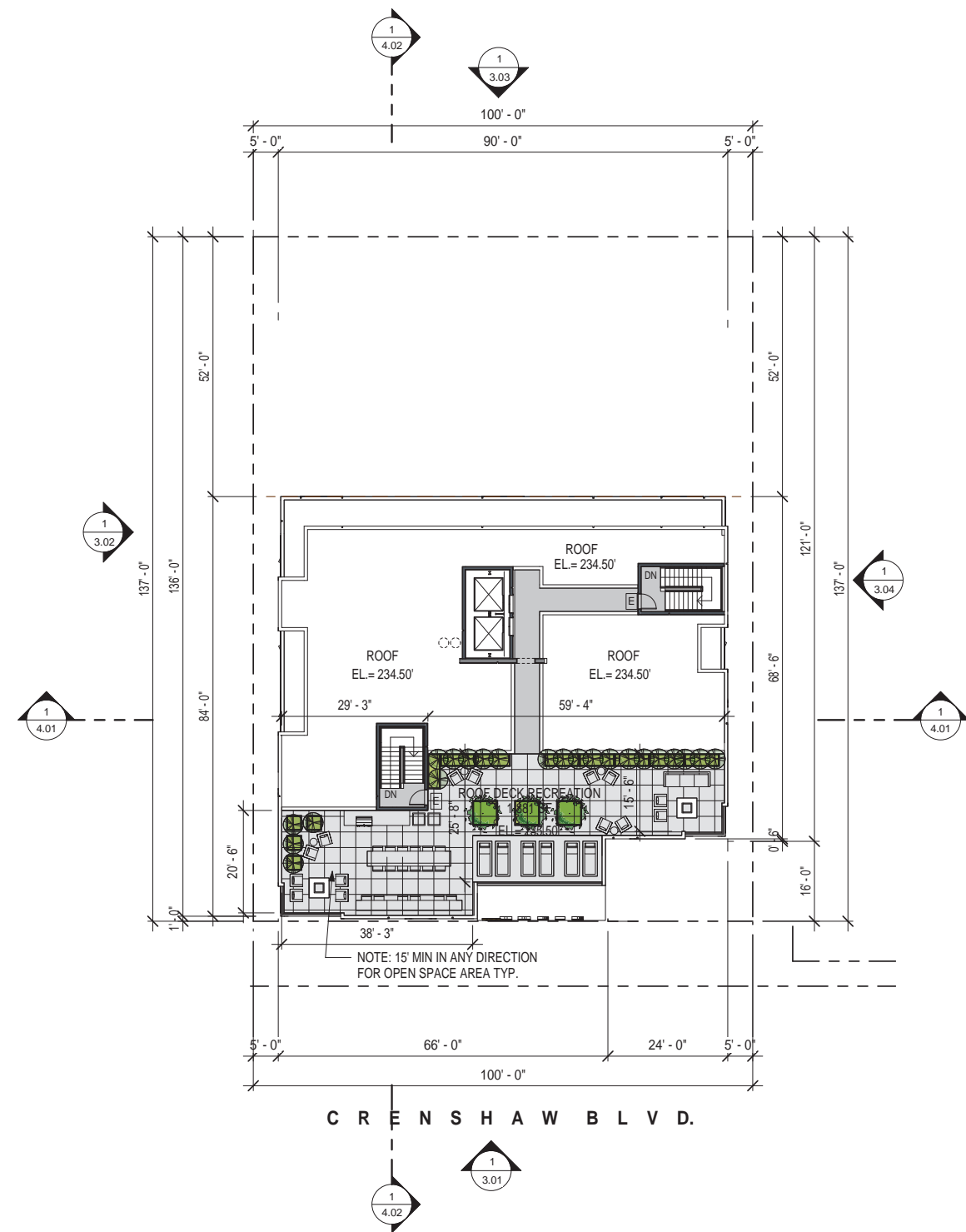
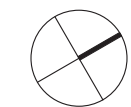
1ST/GROUND PARKING	
ACCESSIBLE VAN/EV	1
STANDARD	7
STANDARD/EV	2
TANDEM	7
VAN/EV	1
TOTAL	18



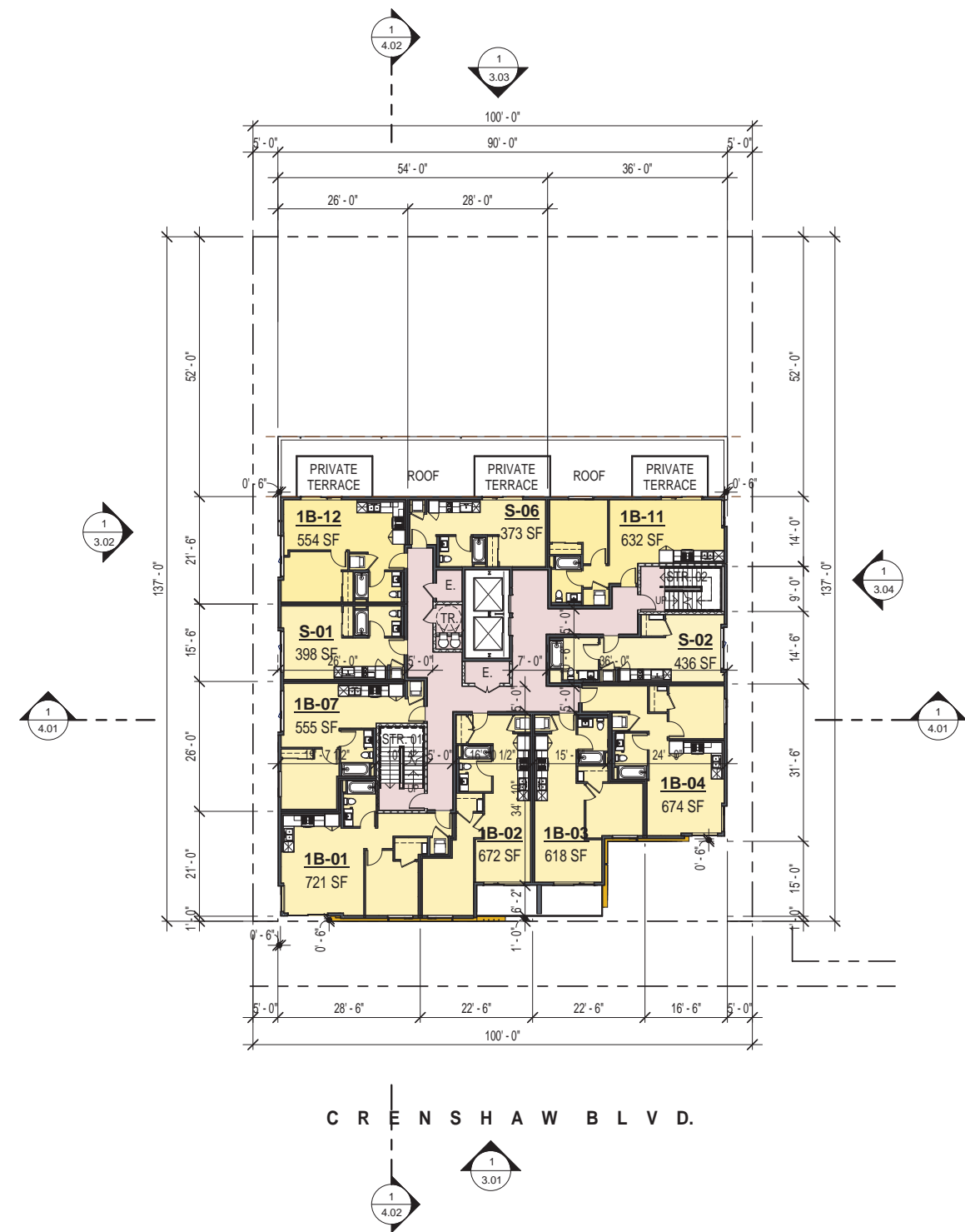
1ST/GROUND LEVEL & 2ND LEVEL

2.01

NOTE:
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION



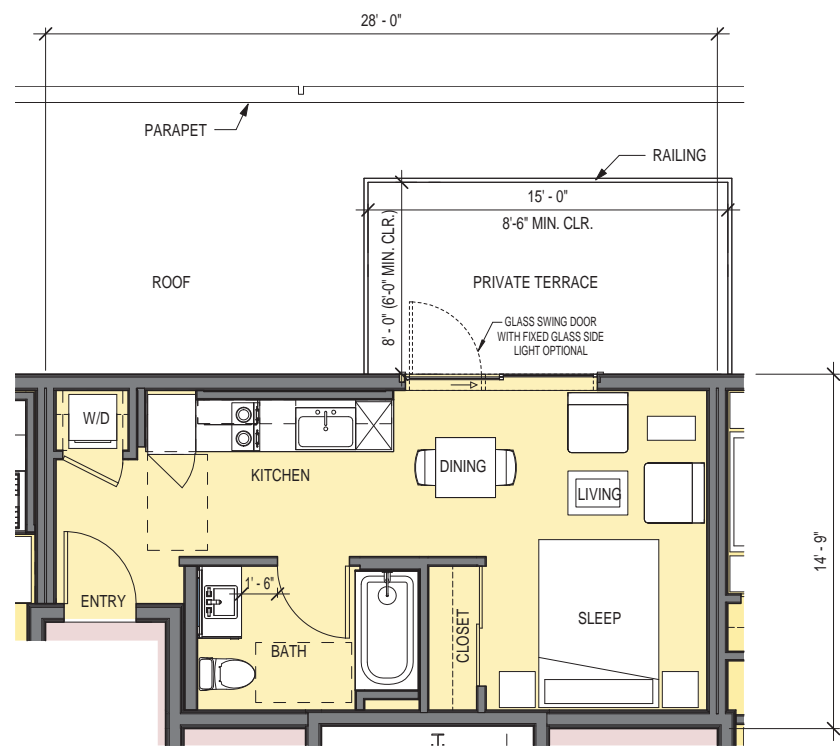
ROOF DECK LEVEL
SCALE: 1/16" = 1'-0" 2



7TH LEVEL
SCALE: 1/16" = 1'-0" 1

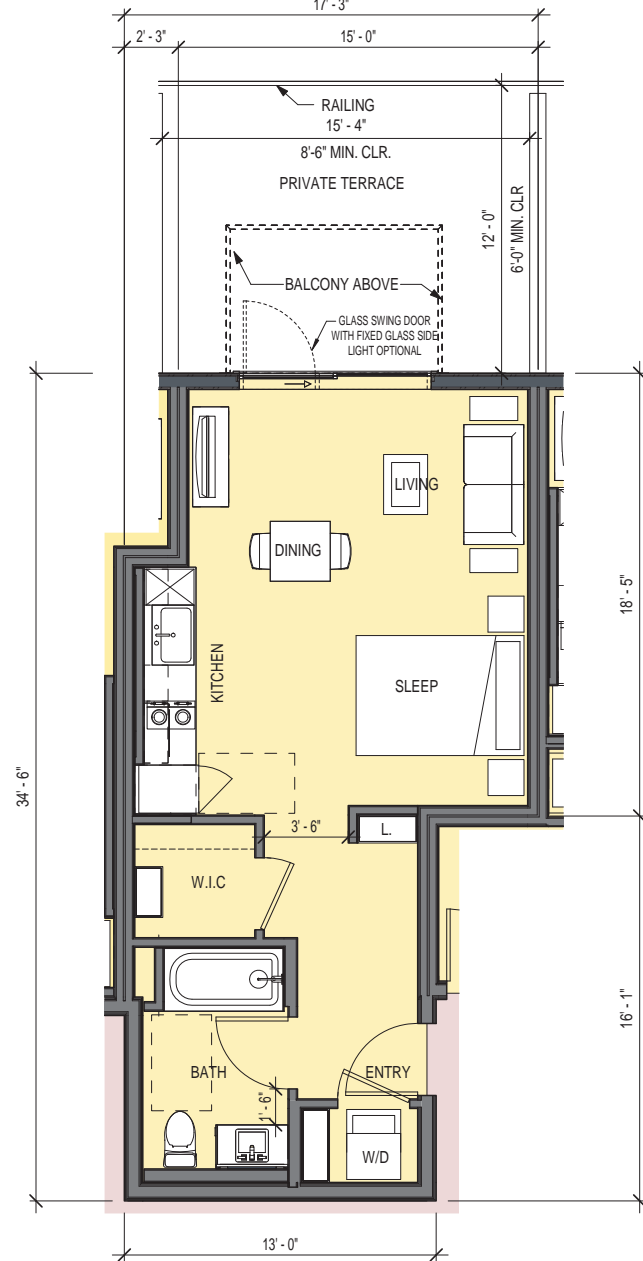
7TH & ROOF DECK LEVEL

2.03



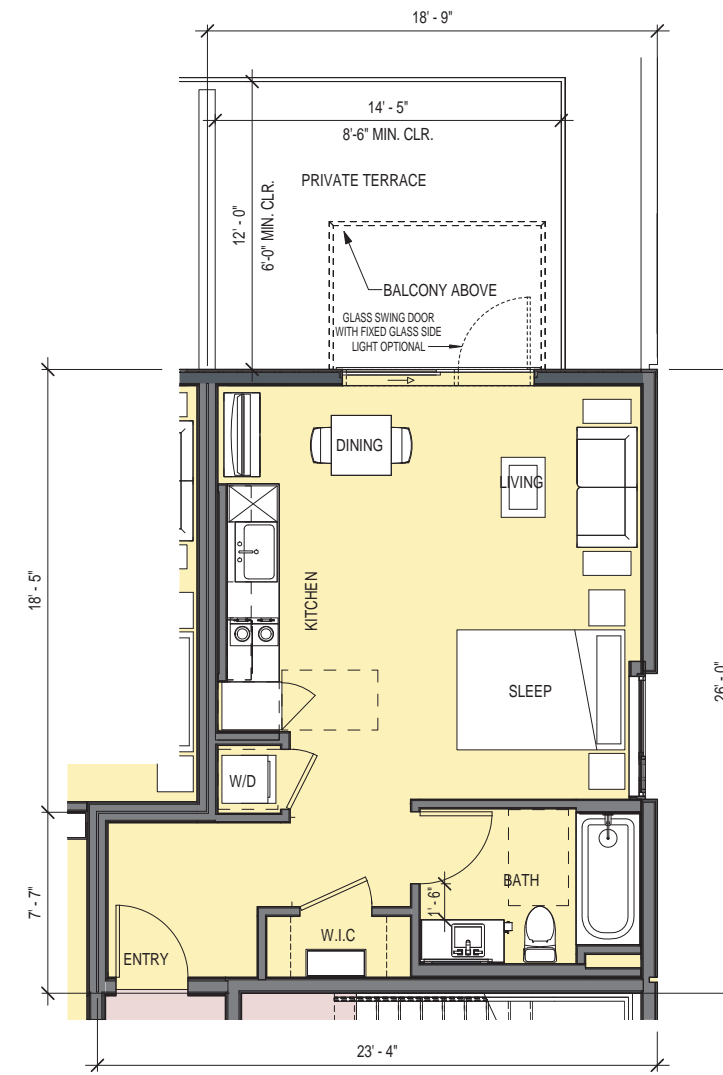
UNIT S-06 - 373 SF
SCALE: 1/4" = 1'-0"

6



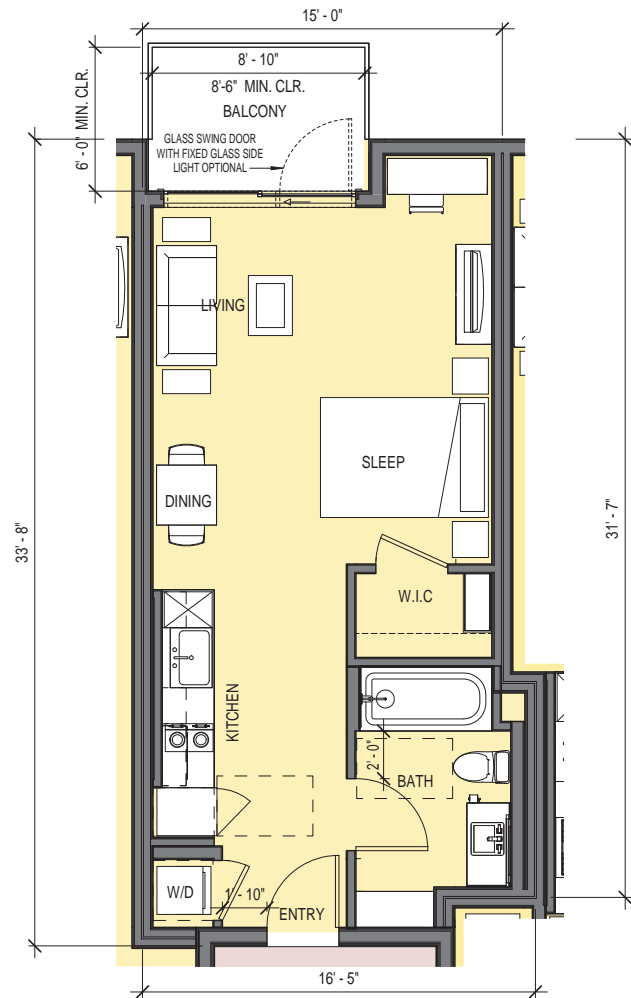
UNIT S-05 - 512 SF
SCALE: 1/4" = 1'-0"

5



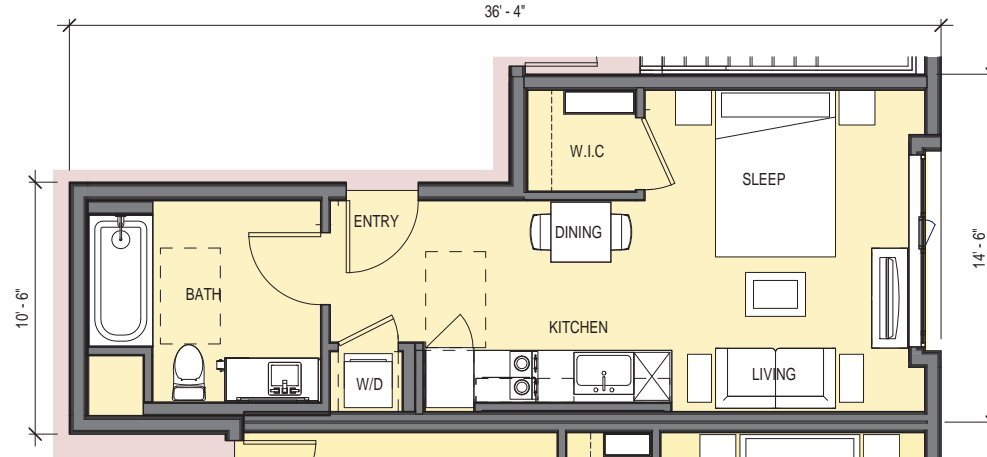
UNIT S-04 - 515 SF
SCALE: 1/4" = 1'-0"

4



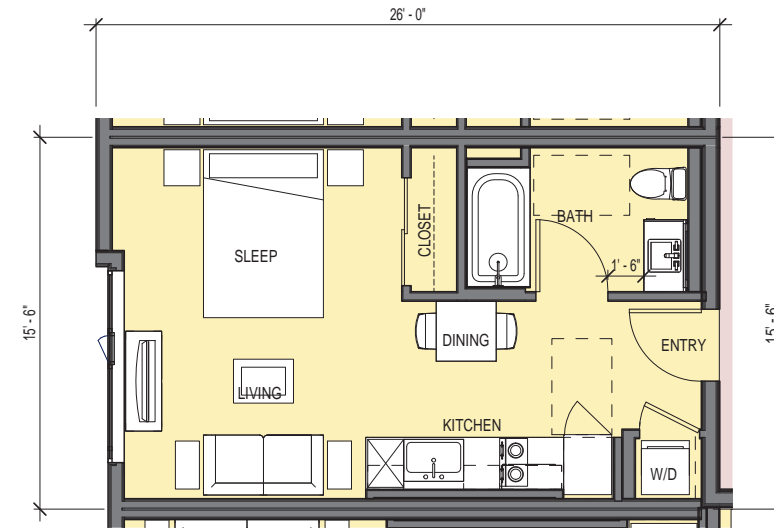
UNIT S-03
SCALE: 1/4" = 1'-0"

3



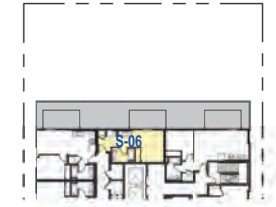
UNIT S-02 - 436 SF
SCALE: 1/4" = 1'-0"

2



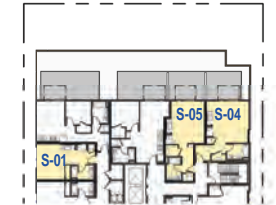
UNIT S-01 - 398 SF
SCALE: 1/4" = 1'-0"

1



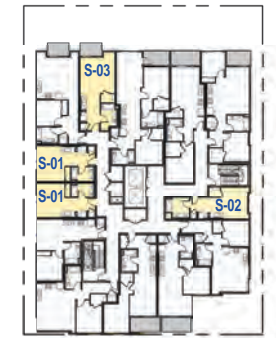
KEY PLAN 7TH LEVEL
1" = 40'-0"

C



KEY PLAN 5TH/6TH LEVEL
1" = 40'-0"

B



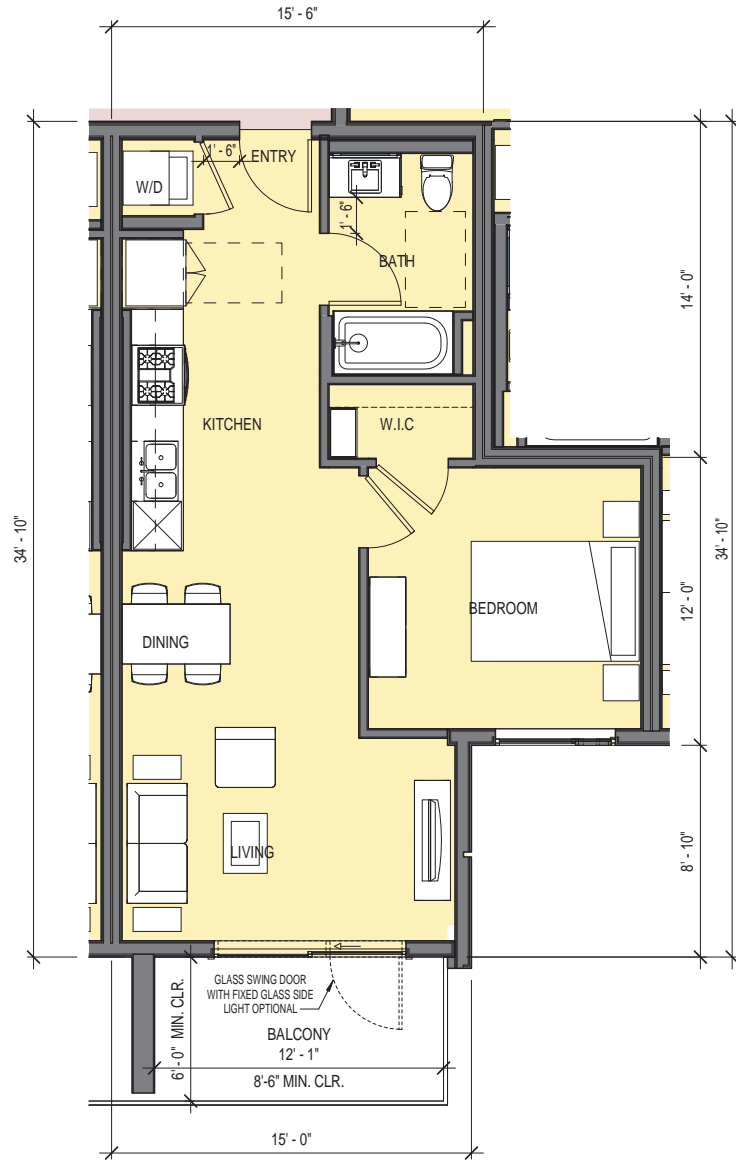
KEY PLAN 3RD/4TH LEVEL
1" = 40'-0"

A



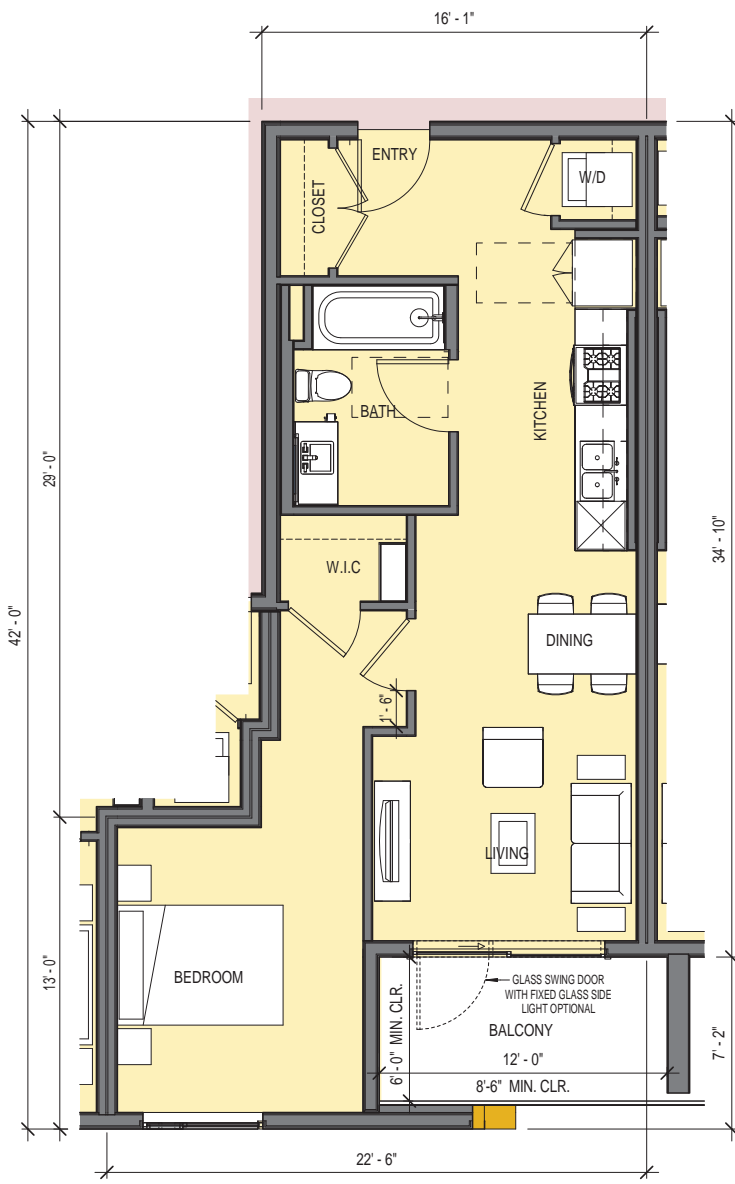
UNIT S - ENLARGED PLANS

2.20



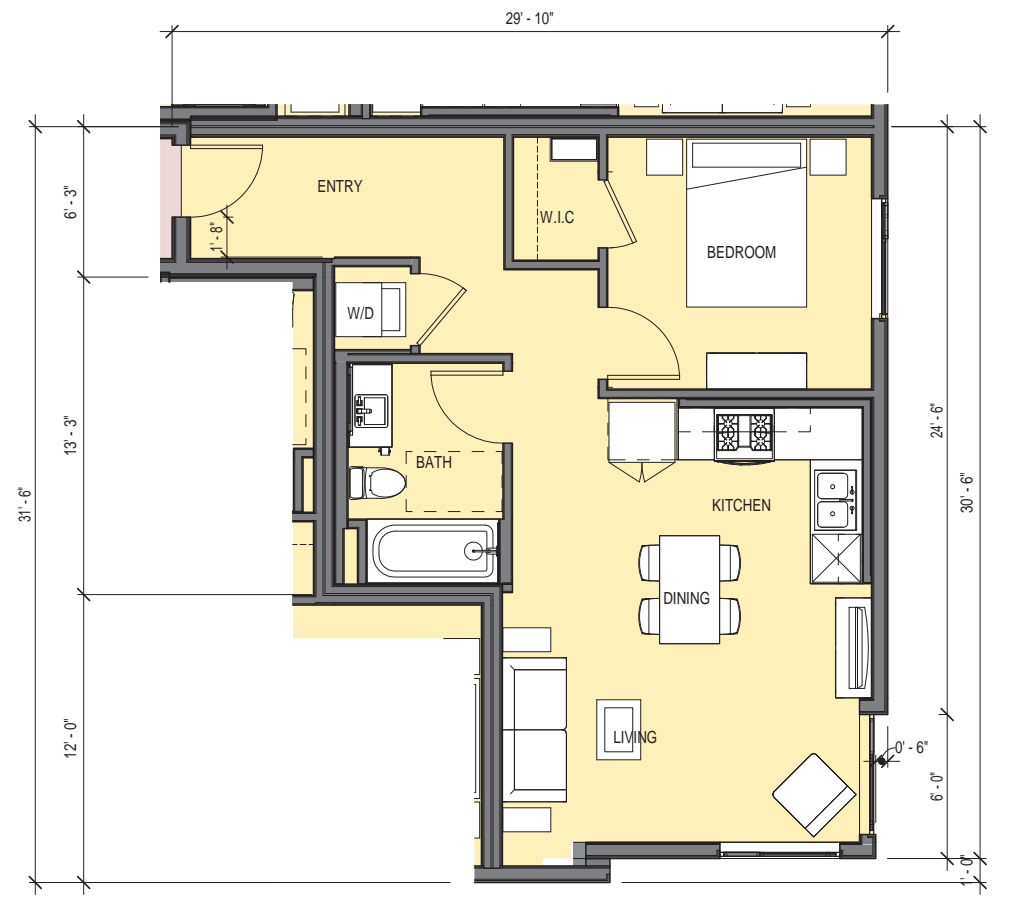
UNIT 1B-03 (3RD-7TH LEVEL) - 618 SF
SCALE: 1/4" = 1'-0"

3



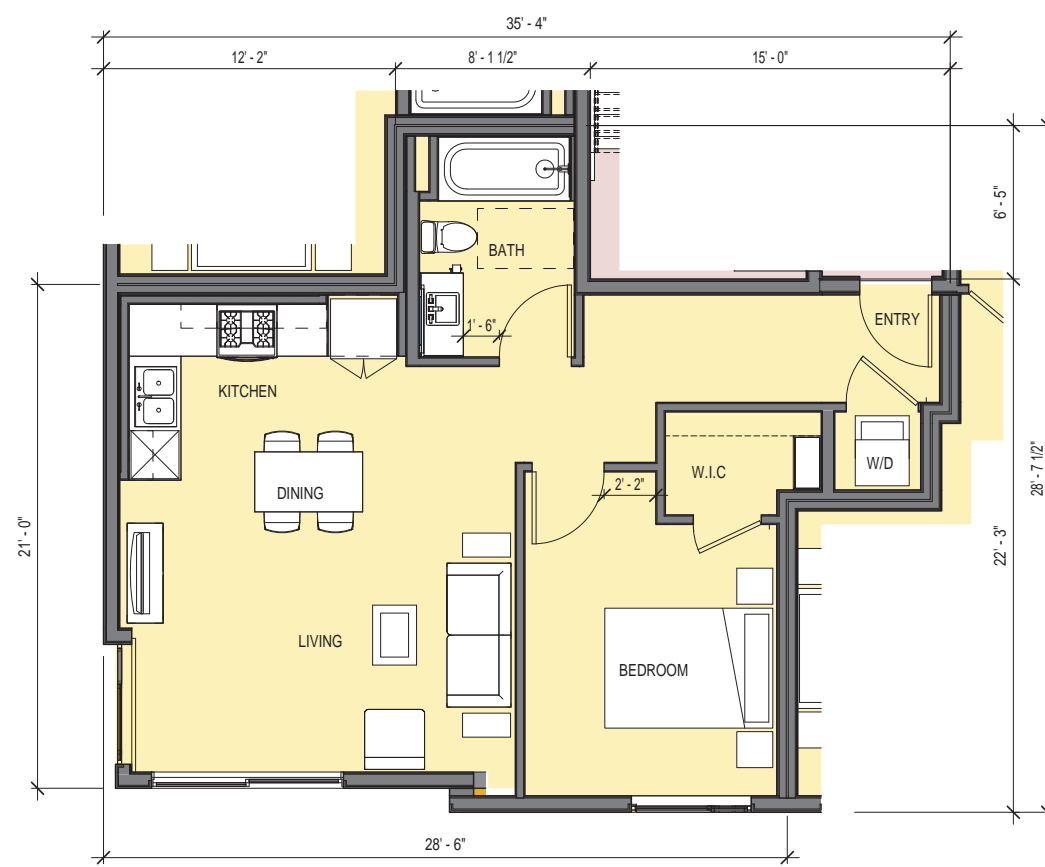
UNIT 1B-02 (3RD-7TH LEVEL) - 672 SF
SCALE: 1/4" = 1'-0"

2



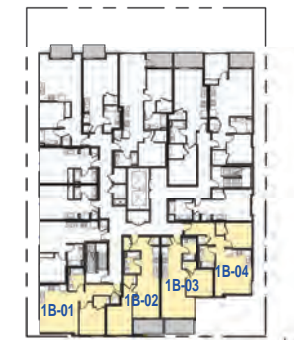
UNIT 1B-04 (3RD-7TH LEVEL) - 674 SF
SCALE: 1/4" = 1'-0"

4



UNIT 1B-01 (3RD-7TH LEVEL) - 721 SF
SCALE: 1/4" = 1'-0"

1



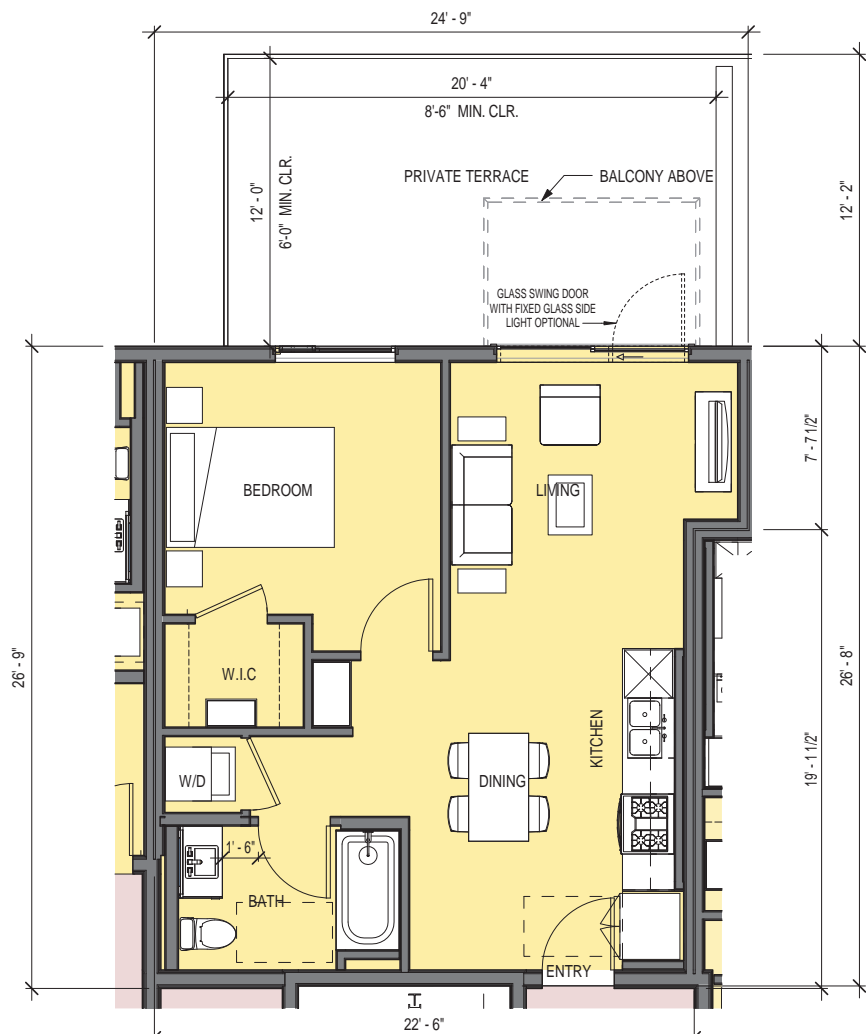
C R E N S H A W B L V D.

KEY PLAN 3RD/4TH LEVEL (A)
1" = 40'-0"



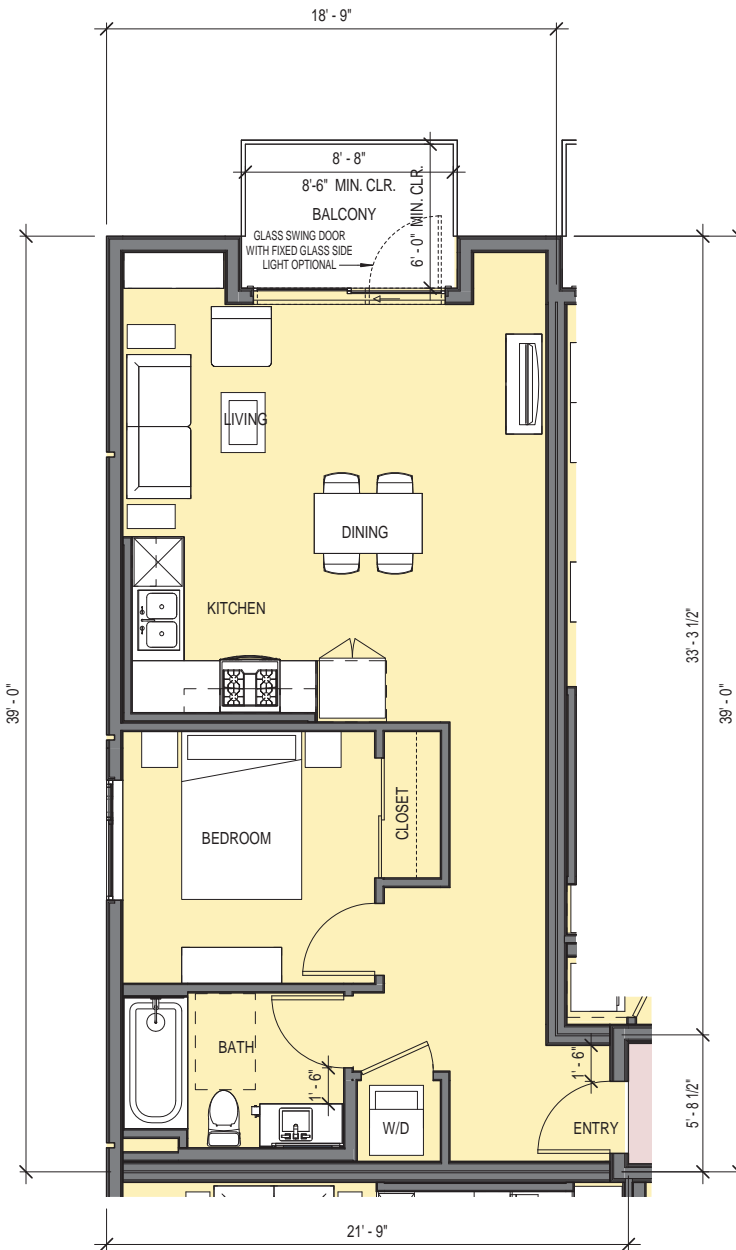
UNIT 1B - ENLARGED PLANS

2.30



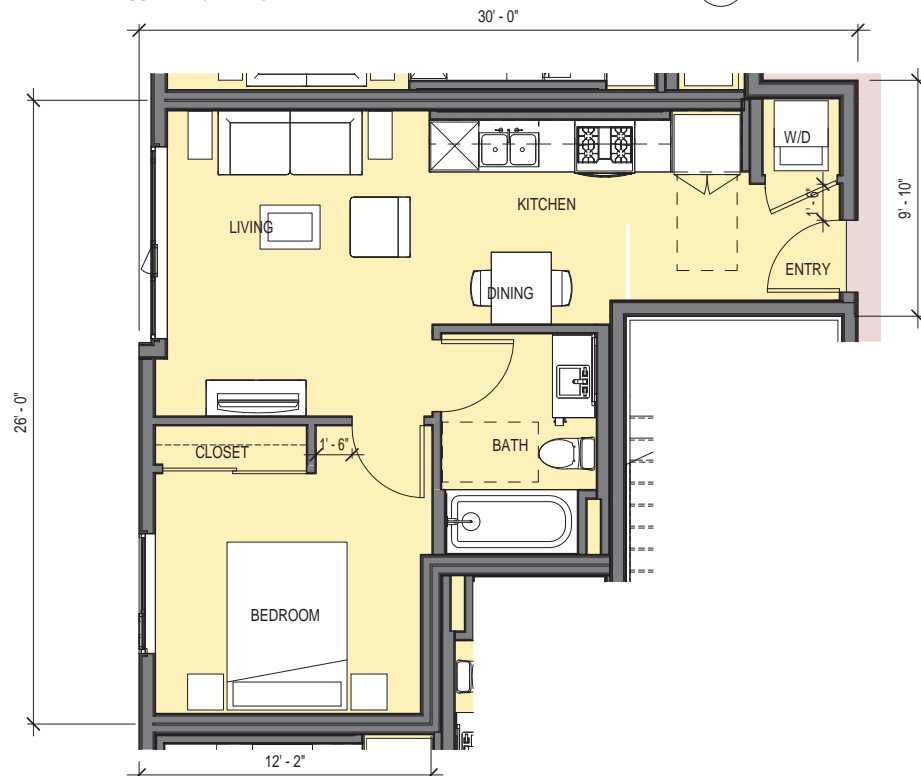
UNIT 1B-09 - 613 SF
SCALE: 1/4" = 1'-0"

4



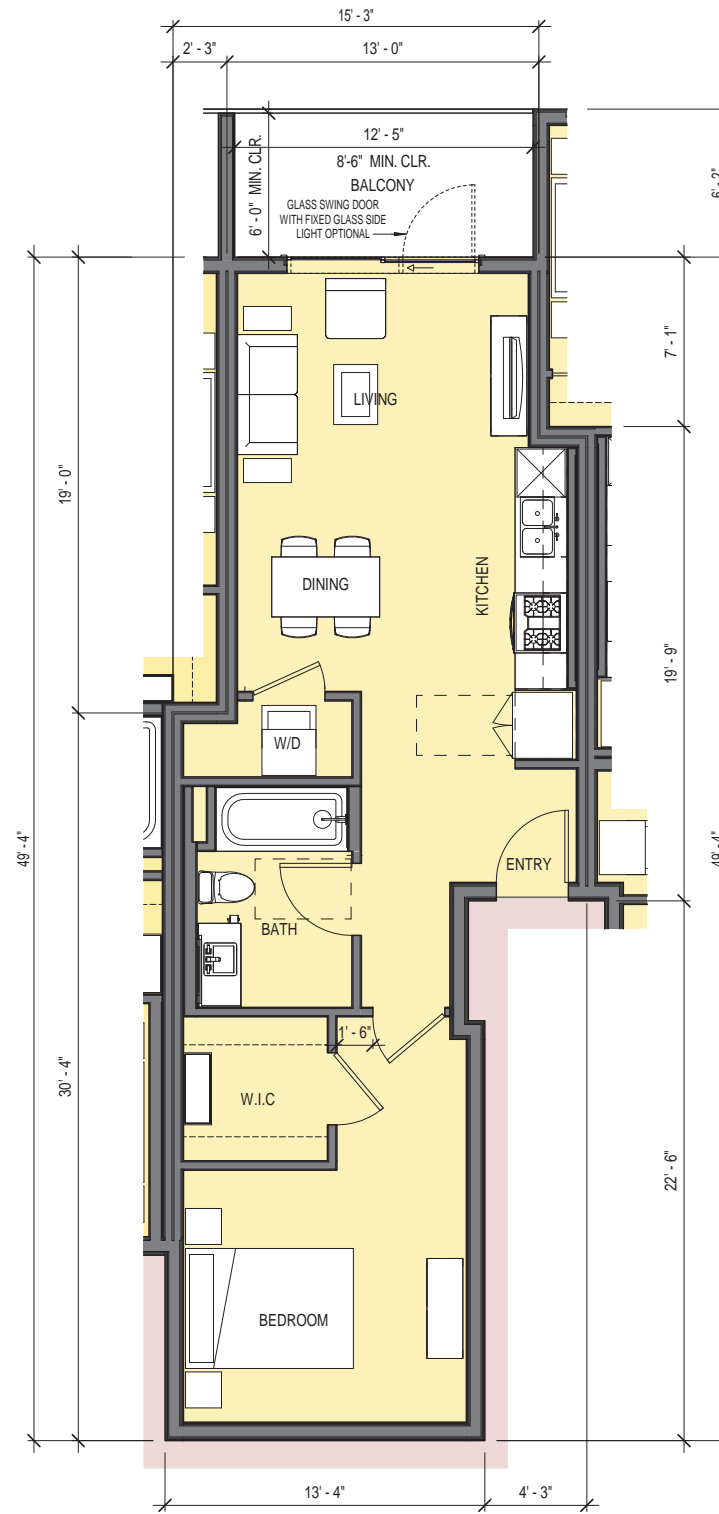
UNIT 1B-06 - 730 SF
SCALE: 1/4" = 1'-0"

2



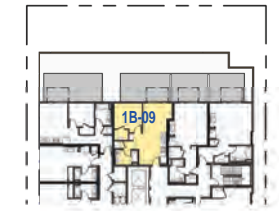
UNIT 1B-07 - 555 SF
SCALE: 1/4" = 1'-0"

3

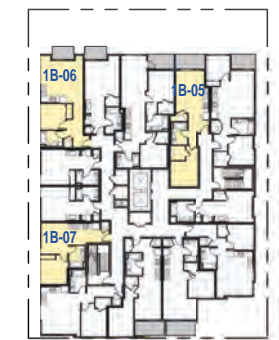


UNIT 1B-05 - 694 SF
SCALE: 1/4" = 1'-0"

1



KEY PLAN 5TH/6TH LEVEL
1" = 40'-0" (B)

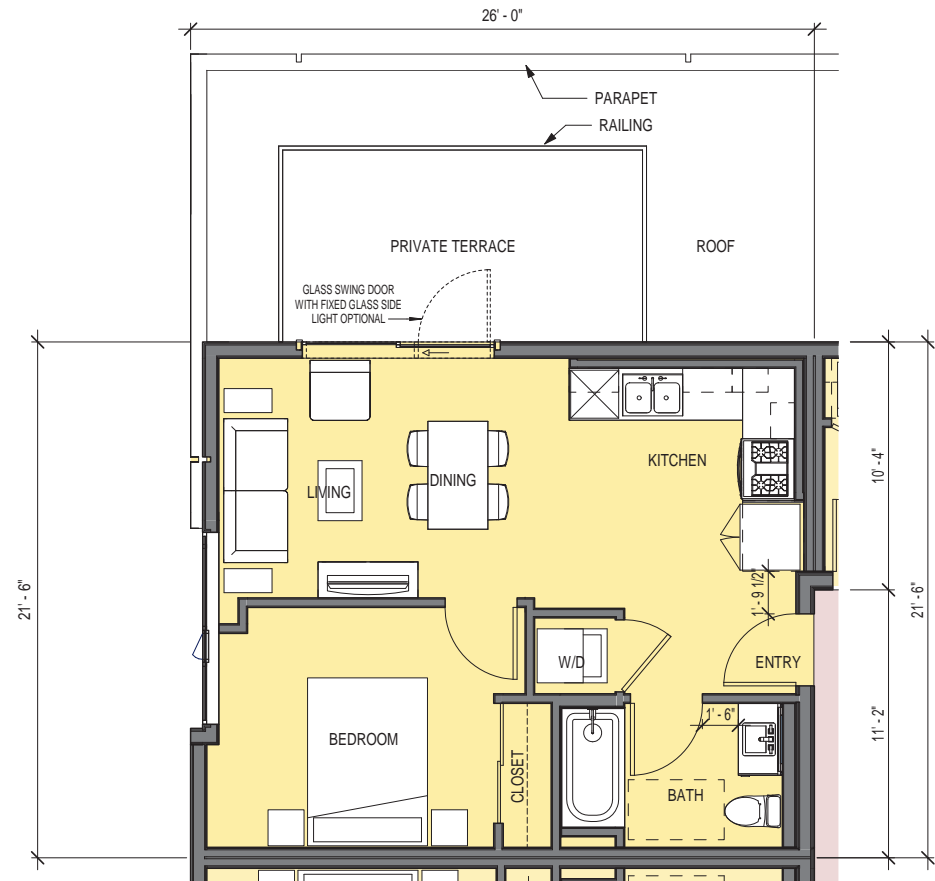


KEYPLAN
KEY PLAN 3RD/4TH LEVEL
1" = 40'-0" (A)



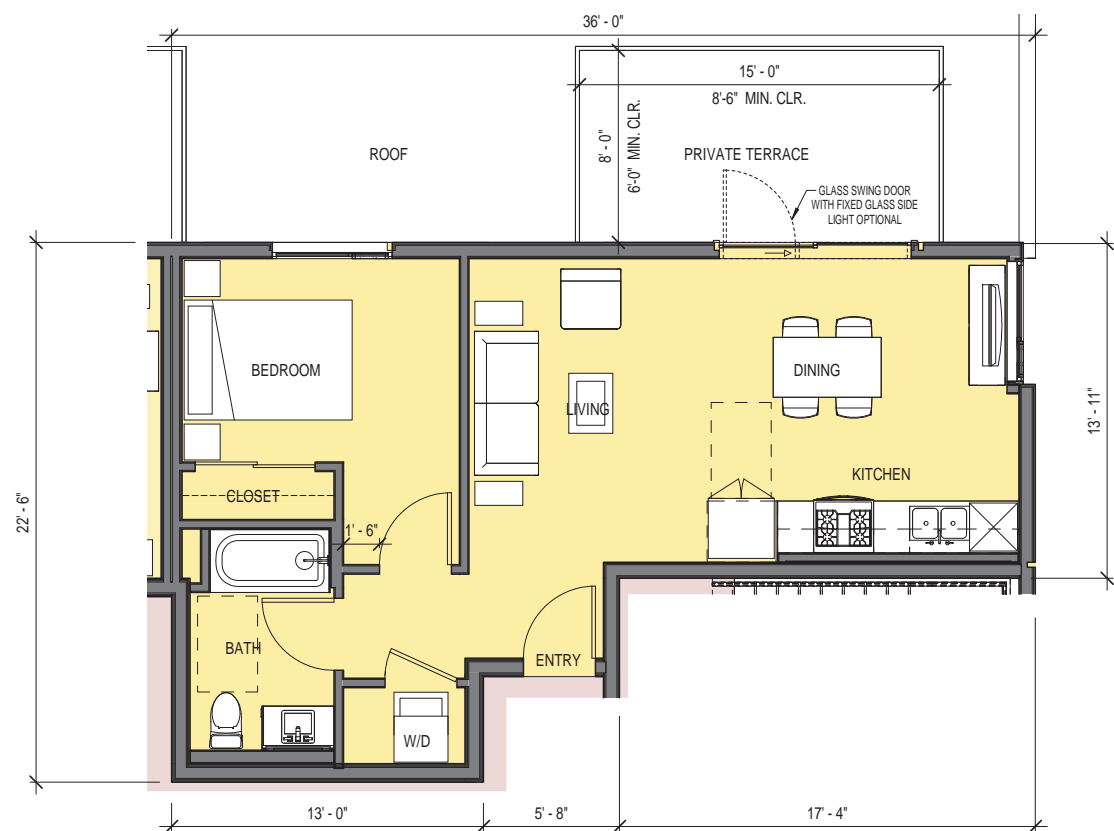
UNIT 1B - ENLARGED PLANS

2.31



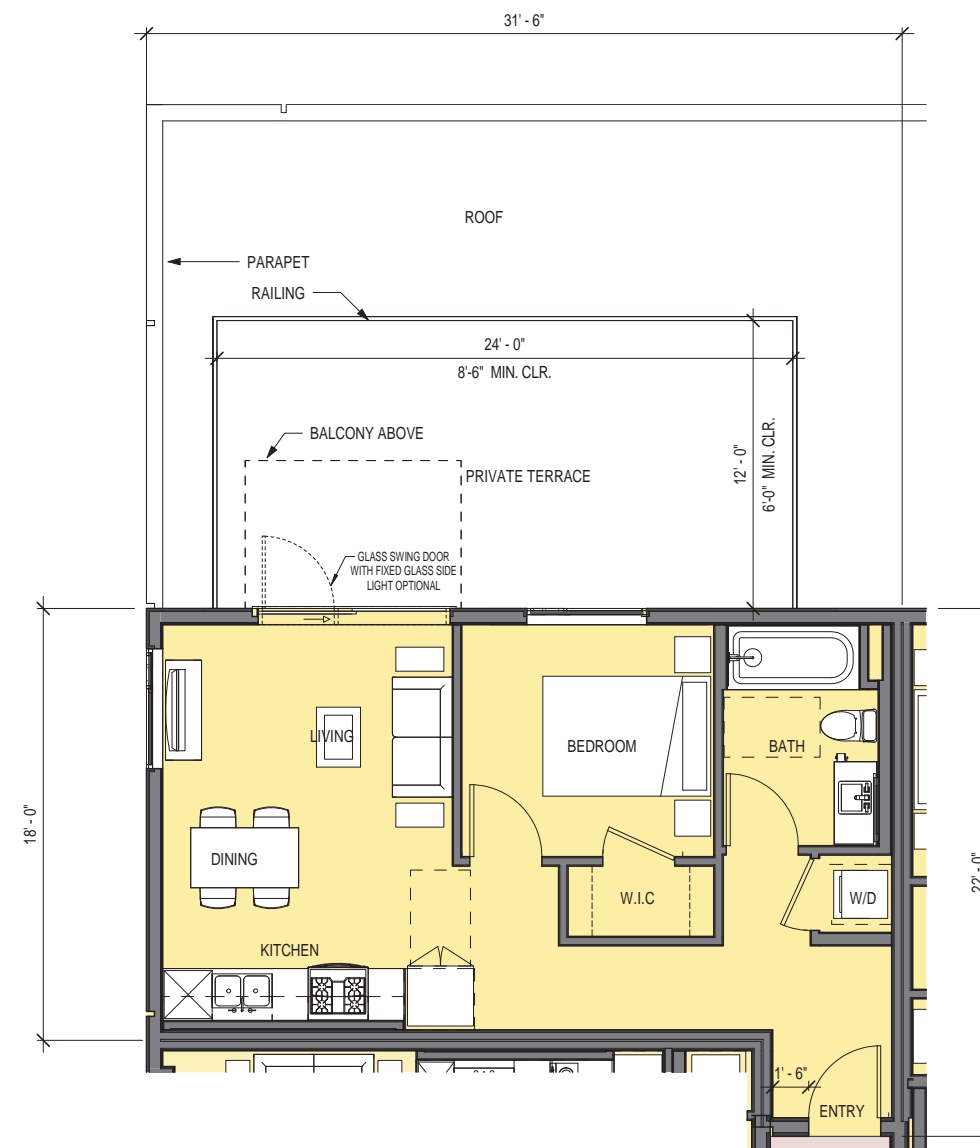
UNIT 1B-12 - 554 SF
SCALE: 1/4" = 1'-0"

3



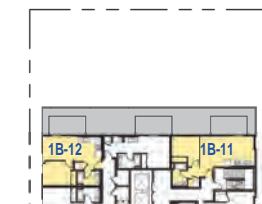
UNIT 1B-11 - 632 SF
SCALE: 1/4" = 1'-0"

2



UNIT 1B-10 - 578 SF
SCALE: 1/4" = 1'-0"

1



KEY PLAN 7TH LEVEL
1" = 40'-0"

C



KEY PLAN 5TH/6TH LEVEL
1" = 40'-0"

B

C R E N S H A W B L V D.

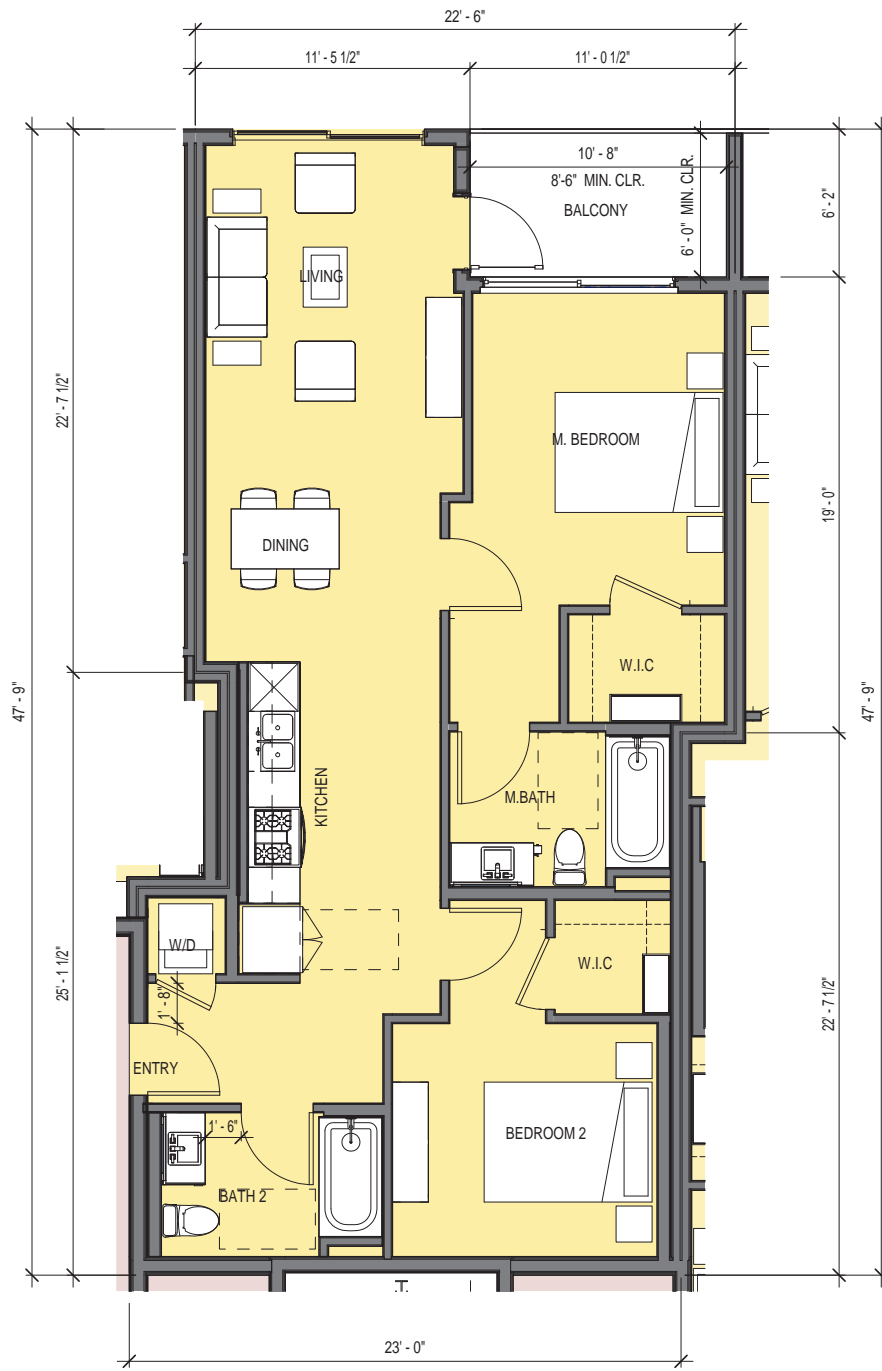
KEYPLAN



UNIT 1B - ENLARGED PLANS

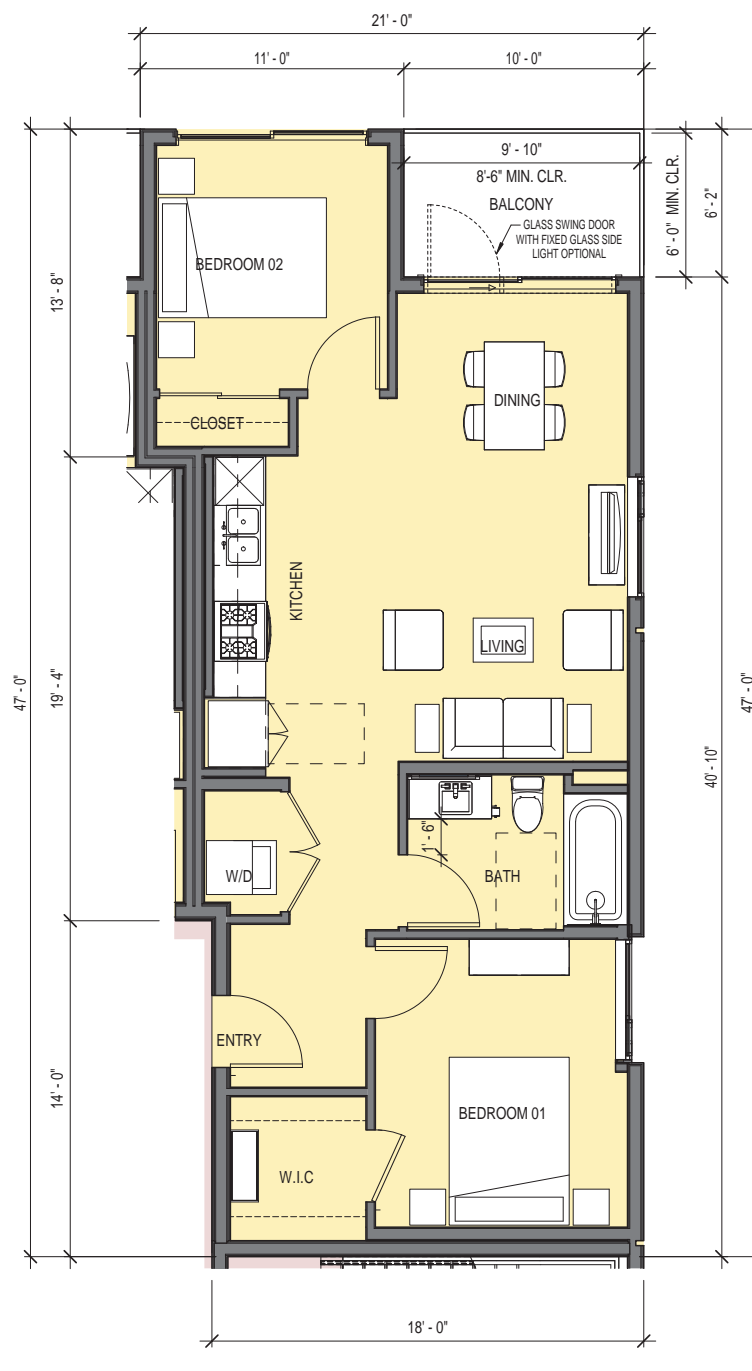
2.32

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SCHEMATIC DESIGN



UNIT 1B+FL - 970 SF
SCALE: 1/4" = 1'-0"

2



UNIT 2B - 833 SF
SCALE: 1/4" = 1'-0"

1



KEY PLAN 3RD/4TH LEVEL
1" = 40'-0"



UNIT 1B+FL & 2B - ENLARGED PLANS

2.40



06 CONTINUOUS FLAT BAR VERTICAL RAILING - FINISH "SW" BRAINSTORM BRONZE SW 7033



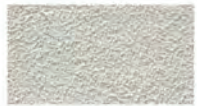
05 THIN MASONRY VENEER - 4 x 16 ANGELUS - NATURAL GREY PRECISION



04 METAL LOUVERS - FINISH "SW" BRAINSTORM BRONZE SW 7033



03 CEMENT PLASTER - FINISH "SW" BRAINSTORM BRONZE SW 7033 - SAND FLOAT FINISH



02 CEMENT PLASTER - FINISH "SW" AGREEABLE GRAY SW 7029 - SAND FLOAT FINISH



01 FLUSH METAL PANEL - CUSTOM COLOR "MUSTARD YELLOW"

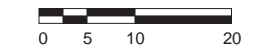


08 ALUMINUM STORE FRONT - DARK BRONZE



07 VINYL WINDOWS - SLIDING DOORS (OPTIONAL GLASS SWING DOOR) - GRAY

MATERIAL KEY	
01	FLUSH METAL PANEL - CUSTOM COLOR "MUSTARD YELLOW"
02	CEMENT PLASTER - FINISH "SW" AGREEABLE GRAY SW 7029 - SAND FLOAT FINISH
03	CEMENT PLASTER - FINISH "SW" BRAINSTORM BRONZE SW 7033 - SAND FLOAT FINISH
04	METAL LOUVERS - FINISH "SW" BRAINSTORM BRONZE SW 7033
05	THIN MASONRY VENEER - 4 x 16 ANGELUS - NATURAL GREY PRECISION
06	CONTINUOUS FLAT BAR VERTICAL RAILING - FINISH "SW" BRAINSTORM BRONZE SW 7033
07	VINYL WINDOWS - SLIDING DOORS (OPTIONAL GLASS SWING DOOR) - GRAY
08	ALUMINUM STORE FRONT - DARK BRONZE
09	HORIZONTAL METAL CANOPY - FINISH "SW" BRAINSTORM BRONZE SW 7033
10	CUSTOM INDIVIDUAL LETTER SIGNAGE - FACE "MUSTARD YELLOW" BACKLIGHTED - METAL SIDES DARK BRONZE
11	HORIZONTAL LED ROPE LIGHT "YELLOW"
12	ADDRESS SIGNAGE - BRONZE ALUMINUM MOUNTED FREESTANDING ON TOP OF CANOPY











EAST / CRENSHAW BLVD ELEVATION

3.01

1047 S. CRENSHAW
SCHEMATIC DESIGN

NOTE:
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION



 <p>06 CONTINUOUS FLAT BAR VERTICAL RAILING - FINISH "SW" BRAINSTORM BRONZE SW 7033</p>	 <p>05 THIN MASONRY VENEER - 4 x 16 ANGELUS - NATURAL GREY PRECISION</p>	 <p>04 METAL LOUVERS - FINISH "SW" BRAINSTORM BRONZE SW 7033</p>	 <p>03 CEMENT PLASTER - FINISH "SW" BRAINSTORM BRONZE SW 7033 - SAND FLOAT FINISH</p>	 <p>02 CEMENT PLASTER - FINISH "SW" AGREEABLE GRAY SW 7029 - SAND FLOAT FINISH</p>	 <p>01 FLUSH METAL PANEL - CUSTOM COLOR "MUSTARD YELLOW"</p>
			 <p>08 ALUMINUM STORE FRONT - DARK BRONZE</p>	 <p>07 VINYL WINDOWS - SLIDING DOORS (OPTIONAL GLASS SWING DOOR) - GRAY</p>	

MATERIAL KEY	
01	FLUSH METAL PANEL - CUSTOM COLOR "MUSTARD YELLOW"
02	CEMENT PLASTER - FINISH "SW" AGREEABLE GRAY SW 7029 - SAND FLOAT FINISH
03	CEMENT PLASTER - FINISH "SW" BRAINSTORM BRONZE SW 7033 - SAND FLOAT FINISH
04	METAL LOUVERS - FINISH "SW" BRAINSTORM BRONZE SW 7033
05	THIN MASONRY VENEER - 4 x 16 ANGELUS - NATURAL GREY PRECISION
06	CONTINUOUS FLAT BAR VERTICAL RAILING - FINISH "SW" BRAINSTORM BRONZE SW 7033
07	VINYL WINDOWS - SLIDING DOORS (OPTIONAL GLASS SWING DOOR) - GRAY
08	ALUMINUM STORE FRONT - DARK BRONZE
09	HORIZONTAL METAL CANOPY - FINISH "SW" BRAINSTORM BRONZE SW 7033
10	CUSTOM INDIVIDUAL LETTER SIGNAGE - FACE "MUSTARD YELLOW" BACKLIGHTED - METAL SIDES DARK BRONZE
11	HORIZONTAL LED ROPE LIGHT "YELLOW"
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NOTE:
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SOUTH / SIDE ELEVATION

3.02



06 CONTINUOUS FLAT BAR VERTICAL RAILING - FINISH "SW" BRAINSTORM BRONZE SW 7033



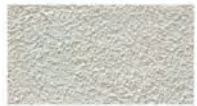
05 THIN MASONRY VENEER - 4 x 16 ANGELUS - NATURAL GREY PRECISION



04 METAL LOUVERS - FINISH "SW" BRAINSTORM BRONZE SW 7033



03 CEMENT PLASTER - FINISH "SW" BRAINSTORM BRONZE SW 7033 - SAND FLOAT FINISH



02 CEMENT PLASTER - FINISH "SW" AGREEABLE GRAY SW 7029 - SAND FLOAT FINISH



01 FLUSH METAL PANEL - CUSTOM COLOR "MUSTARD YELLOW"

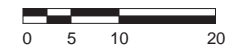


08 ALUMINUM STORE FRONT - DARK BRONZE



07 VINYL WINDOWS - SLIDING DOORS (OPTIONAL GLASS SWING DOOR) - GRAY

MATERIAL KEY	
01	FLUSH METAL PANEL - CUSTOM COLOR "MUSTARD YELLOW"
02	CEMENT PLASTER - FINISH "SW" AGREEABLE GRAY SW 7029 - SAND FLOAT FINISH
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07	VINYL WINDOWS - SLIDING DOORS (OPTIONAL GLASS SWING DOOR) - GRAY
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09	HORIZONTAL METAL CANOPY - FINISH "SW" BRAINSTORM BRONZE SW 7033
10	CUSTOM INDIVIDUAL LETTER SIGNAGE - FACE "MUSTARD YELLOW" BACKLIGHTED - METAL SIDES DARK BRONZE
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12	ADDRESS SIGNAGE - BRONZE ALUMINUM MOUNTED FREESTANDING ON TOP OF CANOPY



WEST / REAR ELEVATIONS

3.03

1047 S. CRENSHAW
SCHEMATIC DESIGN

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06 CONTINUOUS FLAT BAR VERTICAL RAILING - FINISH "SW" BRAINSTORM BRONZE SW 7033



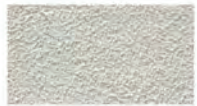
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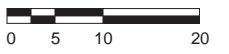
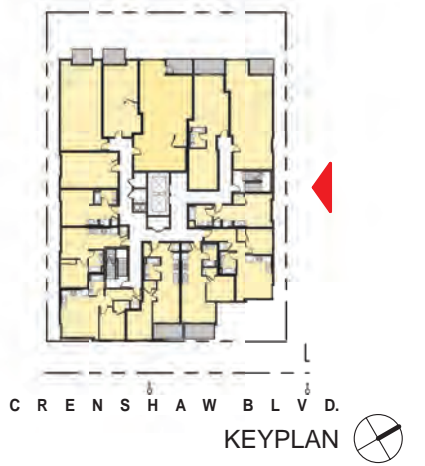


08 ALUMINUM STORE FRONT - DARK BRONZE



07 VINYL WINDOWS - SLIDING DOORS (OPTIONAL GLASS SWING DOOR) - GRAY

MATERIAL KEY	
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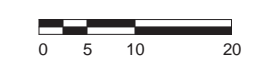
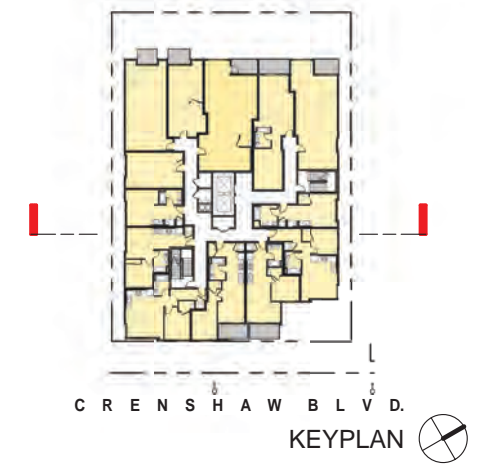


NORTH / SIDE ELEVATION

3.04

1047 S. CRENSHAW
SCHEMATIC DESIGN

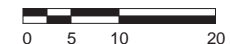
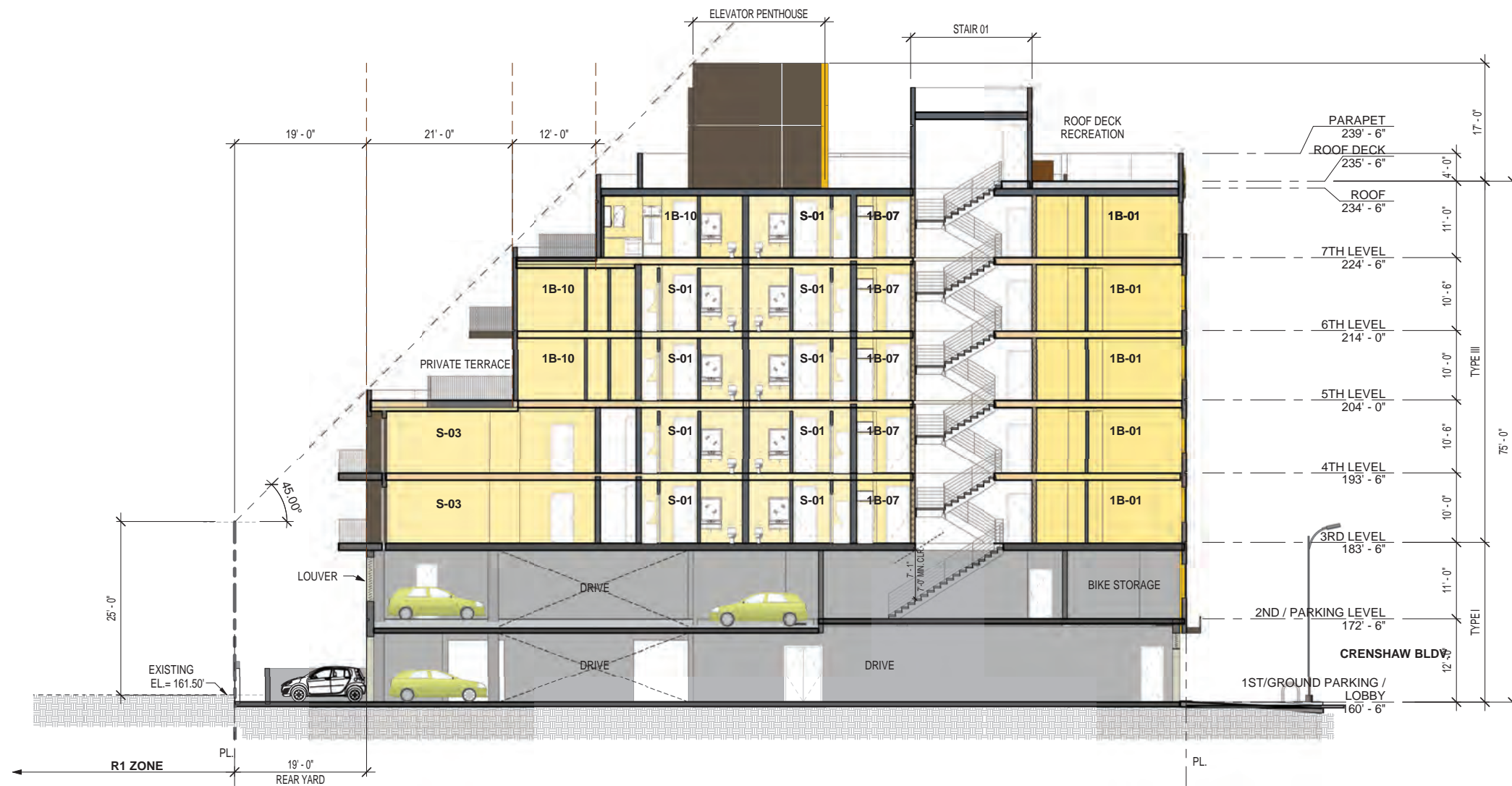
NOTE:
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BUILDING SECTION

4.01

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SCHEMATIC DESIGN



BUILDING SECTION

4.02

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SCHEMATIC DESIGN

TOTAL LANDSCAPE AREA

ROOF DECK RECREATION: 477 SF

TREES REQUIRED: 15 (60 UNITS)

TREES PROVIDED: 15
 GROUND LEVEL: 1 (36" BOX NATIVE STREET TREES)
 ROOF LEVEL: 13 (24" BOX SMALL CANOPY TREES)
 1 (36" BOX CANOPY TREE)

OPEN SPACE LANDSCAPE REQUIREMENT

COMMON OUTDOOR OPEN SPACE PROVIDED (ROOF DECK): 1,881 SF
 25% OF OUTDOOR OPEN SPACE-REQUIRED LANDSCAPE: 470.25 SF

LANDSCAPE PROVIDED (ROOF DECK) : 477 SF

NOTE:
 -ALL LANDSCAPED AREAS TO BE IRRIGATED BY AUTOMATIC WATERING SYSTEM.
 -NO SIGNIFICANT TREES ON SITE.

NOTE:
 SEE ARCHITECTURAL SHEETS FOR:
 -PROJECT SUMMARY FOR OPEN SPACE CALCULATIONS.
 -COLORED BUILDING RENDERINGS

PROPOSED PLANT PALETTE: GROUND LEVEL

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
① STREET TREE (36" BOX); OR AS APPROVED BY STREET TREE DIVISION			
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1	36" BOX



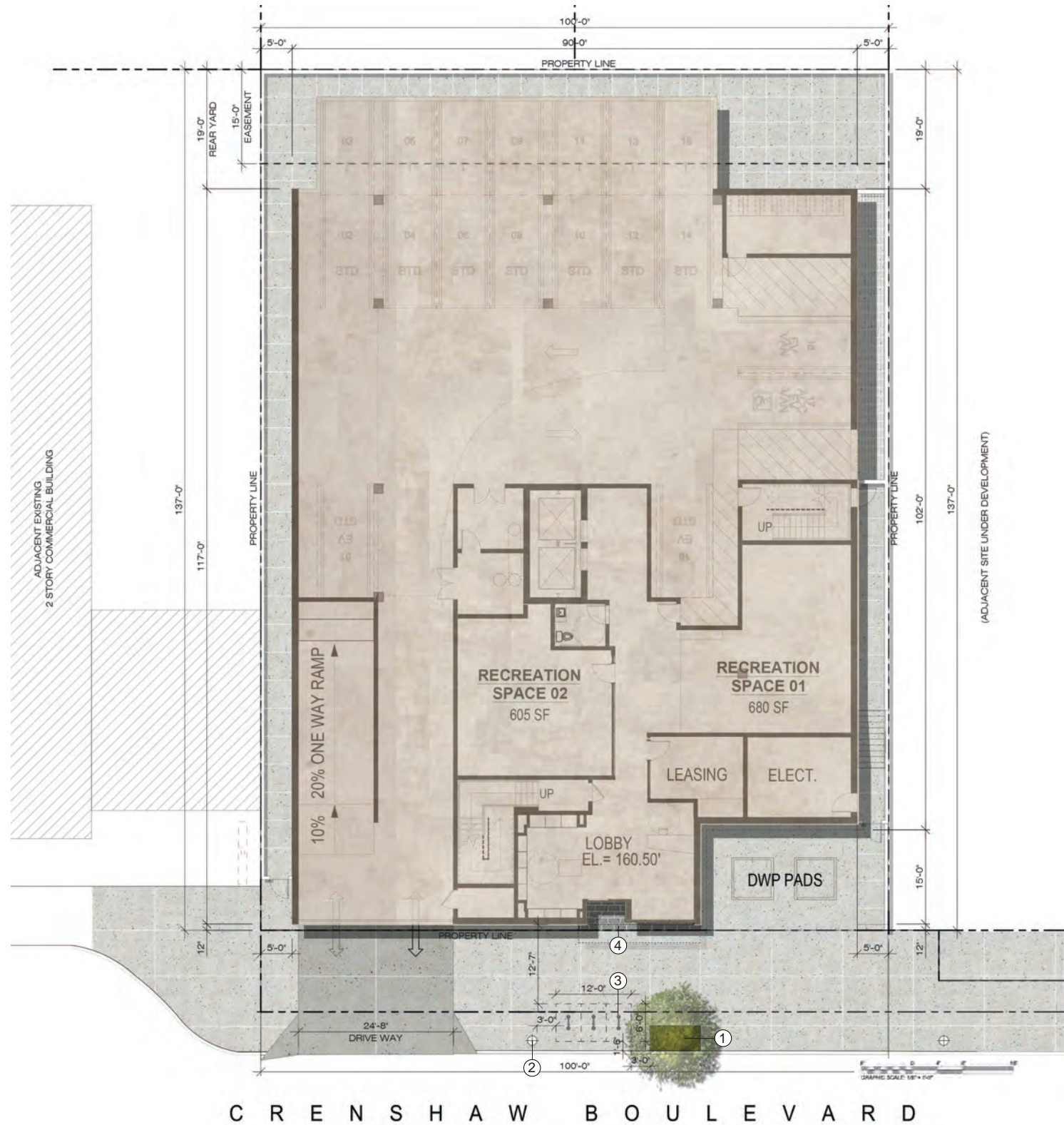
- ① (1) ONE NEW PROPOSED STREET TREE IN 4'X8' DECOMPOSED GRANITE TREE WELL. MAGNOLIA GRANDIFLORA TO MATCH EXISTING. TO BE APPROVED BY LA CITY STREET TREE DIVISION. MIN. 24" BOX
- ② RELOCATED STREET LIGHT
- ③ 6 SHORT-TERM BIKE RACKS
- ④ ACCENT PAVING AT LOBBY ENTRANCE

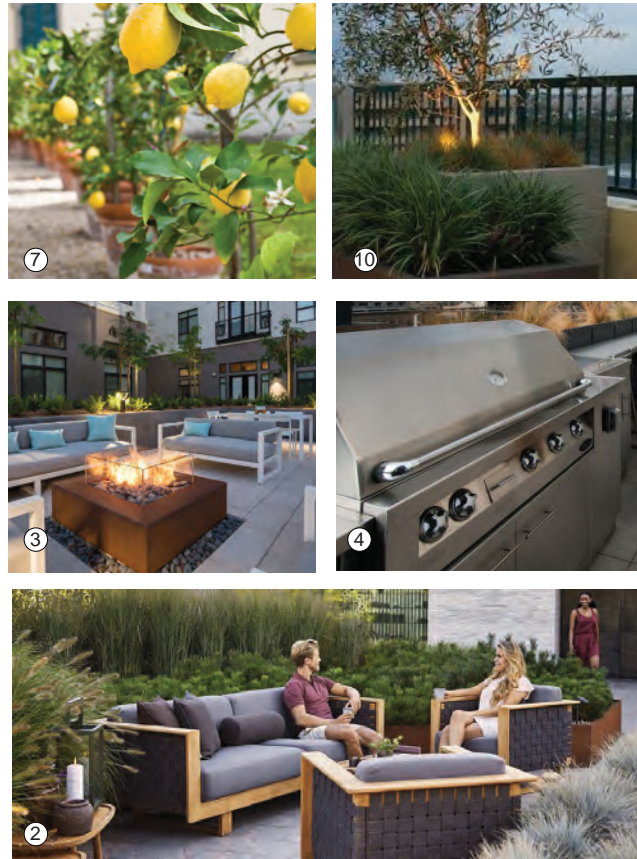


APN: 5082-027-017



LANDSCAPE CONSULTANTS:
 GAUDET DESIGN GROUP
 322 Tejon Place
 Palos Verdes Estates, CA 90274
 310.828.4908





PROPOSED PLANT PALETTE: ROOF DECK

	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
⑦ SMALL TREES (24" BOX):					
⑬	PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUHU	7	24" BOX	AS SHOWN
	TECOMA STANS	YELLOW BELLS	4	24" BOX	AS SHOWN
⑩ SPECIMEN TREES (36" BOX):					
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	3	36" BOX	AS SHOWN
① DECORATIVE POT PLANTING (15 GALLON):					
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	2	15 GALLON	AS SHOWN
⑩ SHRUB PLANTING (5 GALLON):					
	LAVANDULA X HETEROPHYLLA	SWEET LAVENDER	75 SF	5 GALLON	30" OC
⑫ GRASSES / GRASSY SHRUBS (5 GALLON):					
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	116 SF	5 GALLON	24" OC
⑨ LAWN / GROUNDCOVER:					
	LIPPIA NODIFLORA	KURAPIA	242 SF	SOD	SOLID

- ① DECORATIVE POT PLANTING
- ② LOUNGE SEATING
- ③ PRE-FABRICATED FIRE PIT WITH LOUNGE SEATING
- ④ OUTDOOR BARBEQUE GRILL AND COUNTER
- ⑤ LARGE DINING TABLE
- ⑥ MOVEABLE BAR TABLE SEATING
- ⑦ SMALL CANOPY TREES IN SEGMENTED RAISED PLANTERS (PITTOSPORUM 'MARJORIE CHANNON')
- ⑧ PEDESTAL PAVER "FLOATING" DECK
- ⑨ LAWN OR GROUNDCOVER IN PEDESTAL GREENROOF TRAYS (LIPPIA NODIFLORA)
- ⑩ LARGE CENTRAL SPECIMEN TREE PLANTING: FRUITLESS OLIVE TREE WITH LAVENDER UNDERPLANTING.
- ⑪ SCREEN FENCING ALONG EGRESS WALKWAY
- ⑫ UNDERPLANT SMALL CANOPY TREES WITH GRASSY PLANTS (LOMANDRA LONGIFOLIA 'BREEZE')
- ⑬ SMALL CANOPY TREES IN LARGE RAISED PLANTERS (TECOMA 'ORANGE JUBILEE')

C R E N S H A W B O U L E V A R D



APN: 5082-027-017



LANDSCAPE CONSULTANTS:
GAUDET DESIGN GROUP
322 Tejon Place
Palos Verdes Estates, CA 90274
310.828.4908



SCALE: 1/8" = 1'-0"

1047 CRENSHAW BLVD
LOS ANGELES, CA
Roof Level Landscape Schematic Plan

DECEMBER 1ST, 2022



APPENDIX B

RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400

historicalresourcesgroup.com



CHRISTINE LAZZARETTO

Managing Principal

Experience Profile

Years of Experience: 18

Christine Lazzaretto has been with HRG since 2008 and has worked in historic preservation in Southern California since 2003.

At HRG, Christine works on environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She has worked on numerous large-scale historic resources surveys, authored a wide range of historic context statements and successful National Register nominations. Her deep understanding of CEQA principles, significance, context and environmental impacts make her a leading expert in cultural resources analysis for environmental review and she is a frequent guest speaker at USC on CEQA. Christine also manages teams of professional colleagues on large-scale planning projects.

Prior to joining HRG, Christine worked at Pasadena Heritage as Preservation Director and Program Director, where her responsibilities included administering the Preservation Easement Program; assisting with advocacy efforts; attending local hearings and advising neighborhood groups on preservation issues; conceiving, organizing and implementing all of the organization's highly successful educational programs; conducting historic research; producing written architectural descriptions and detailed histories.

Christine Lazzaretto meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400

historicresourcesgroup.com

Selected Projects

Archer School for Girls Master Plan, Los Angeles
CBS Columbia Square Adaptive Reuse
City of Goleta Comprehensive Preservation Planning
Forum Rehabilitation and Historic Tax Credit Project, Los Angeles
Herald-Examiner Technical Report, Los Angeles
Hill & Fifth Technical Report, Los Angeles
Hotel Cecil Historic Tax Credit Project, Los Angeles
Modernism in Riverside Survey
Paramount Pictures Master Plan, Los Angeles
South Glendale Historic Context and Survey
SurveyLA, Los Angeles
University of Southern California Master Plan

Education

Master's Degree in Heritage Conservation, 2006
University of Southern California
Bachelor of Arts Degree with High Distinction, Art History
The Pennsylvania State University, State College, Phi Beta Kappa

Speaking Engagements

California Preservation Foundation

- CEQA
- Historic Resource Surveys
- Historic Context Statements

University of Southern California

- Lecturer, Heritage Conservation Summer Program

Professional Affiliations

California Preservation Foundation

- Board of Trustees, 2016-2022
- President Emeritus, Board of Trustees
- Education Committee Co-Chair, 2015-2018

DOCOMOMO Southern California

- Founding Vice-President

Los Angeles Conservancy
National Trust for Historic Preservation
Society of Architectural Historians

HISTORIC RESOURCES GROUP

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historicresourcesgroup.com



ADAM RAJPER

Historic Preservation Specialist

Experience Profile

Years of Experience: 7

Adam has worked in historic preservation in the non-profit, private, and public sectors. He joined HRG in 2022; his areas of focus include preparing documentation in support of CEQA, NEPA and Section 106 environmental review, and historic resources assessments.

Adam has worked on a variety of projects, including state and federal historic tax credit applications, local preservation incentives, National Register nominations, Historic Structure Reports, Historic American Building Survey (HABS) documentation reports, historic resource surveys, historic context statements, and historic rehabilitations.

Prior to joining HRG, Adam was a senior architectural historian for consulting firms in California and Texas, most recently MacRostie Historic Advisors in Houston. He also served as Preservation Director for Pasadena Heritage and Historic Preservation Specialist for the City of San Antonio Office of Historic Preservation.

Adam Rajper meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in History, Architectural History and Historic Architecture.

HISTORIC RESOURCES GROUP

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Selected Projects

Aurora Apartment Hotel National Register Nomination, San Antonio, Texas 2021

American National Insurance Company National Register Nomination, San Antonio, Texas 2021

Friedrich Refrigeration Company Complex Official Texas Historical Marker application, San Antonio, Texas 2020

RMS Queen Mary Historic Structures Report, Long Beach, California 2017

Rancho Los Amigos Historic Survey, Downey, California, 2017

Education

Master of Science, Historic Preservation

Columbia University, New York

Bachelor of Architecture

California State Polytechnic University, Pomona

Awards

Robert C. Weinberg Award, 2008

William Kinne Fellows Traveling Prize, 2008

Alpha Rho Chi Bronze Medal, 2004

Professional Affiliations

Adobe in Action

Adobe Alliance

Association for Preservation Technology

Columbia University Preservation Alumni

Pasadena Heritage

Rehabber Club

The 1947 Partition Archive

Society of Architectural Historians