

**APPENDIX B: HISTORICAL RESOURCE REPORT &
PALEONTOLOGICAL RESOURCES RECORDS SEARCH**

B-1 GPA Consulting, Inc., Historical Resource Technical Report,
Olympic + Hill Development, Los Angeles, California,
January 2018

B-2: Natural History Museum of Los Angeles County,
Paleontological Resources for the Proposed Olympic and Hill Project,
in the City of Los Angeles, Los Angeles County, Project Area,
July 14, 2017.

Olympic + Hill Development Los Angeles, California



Historical Resource Technical Report

Prepared by:

CONSULTING



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EXECUTIVE SUMMARY

The purpose of this report was to analyze whether or not a proposed project (the Project) in the Central City Community Plan Area of the City of Los Angeles would directly or indirectly impact any historical resources subject to the California Environmental Quality Act (CEQA). The Project involves the construction of a 60-story mixed-use building on southeast corner of Hill Street and Olympic Boulevard, which is currently improved with surface parking lots. GPA Consulting (GPA) was retained to identify historical resources in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend appropriate mitigation measures, if warranted.

Although there are no listed or potential historical resources on the Project site, there are two historical resources in the vicinity. The Mayan Theater, located south of the Project site is designated as a Los Angeles Historic-Cultural Monument and has been identified as eligible for listing in the National Register of Historic Places and California Register of Historic Resources. The Western Pacific Building, located east of the Project site, has also been identified as eligible for listing in the National Register of Historic Places and California Register of Historic Resources.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether a proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the significance of the historical resource is materially impaired. The Project would have no direct impacts on historical resources, as it does not involve the demolition, destruction, relocation, or alteration of any historical resources. GPA analyzed the potential indirect impacts on the identified historical resources and concluded that the Project would have a less than significant impact under the CEQA Guidelines. The Mayan Theater and Western Pacific Building would not be affected by the Project, due to the physical and visual separation between these historical resources and the new building. Although the new building would introduce a new visual element to the vicinity of the Mayan Theater and Western Pacific Building, they would continue to be eligible for listing as historical resources as defined by CEQA. No mitigation measures are required or recommended.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether a proposed development project (the Project) would impact any historical resources. The Project involves the parcels located at the southeast corner of Hill Street and Olympic Boulevard within the Central City Community Plan Area and Central City Redevelopment Project of the City of Los Angeles (see Figure 1 below).¹ The Project site consists of surface parking lots and includes the following Assessor's Parcel Numbers (APN):

- 5139-013-003
- 5139-013-004
- 5139-013-005
- 5139-013-006
- 5139-013-015
- 5139-013-017
- 5139-013-018

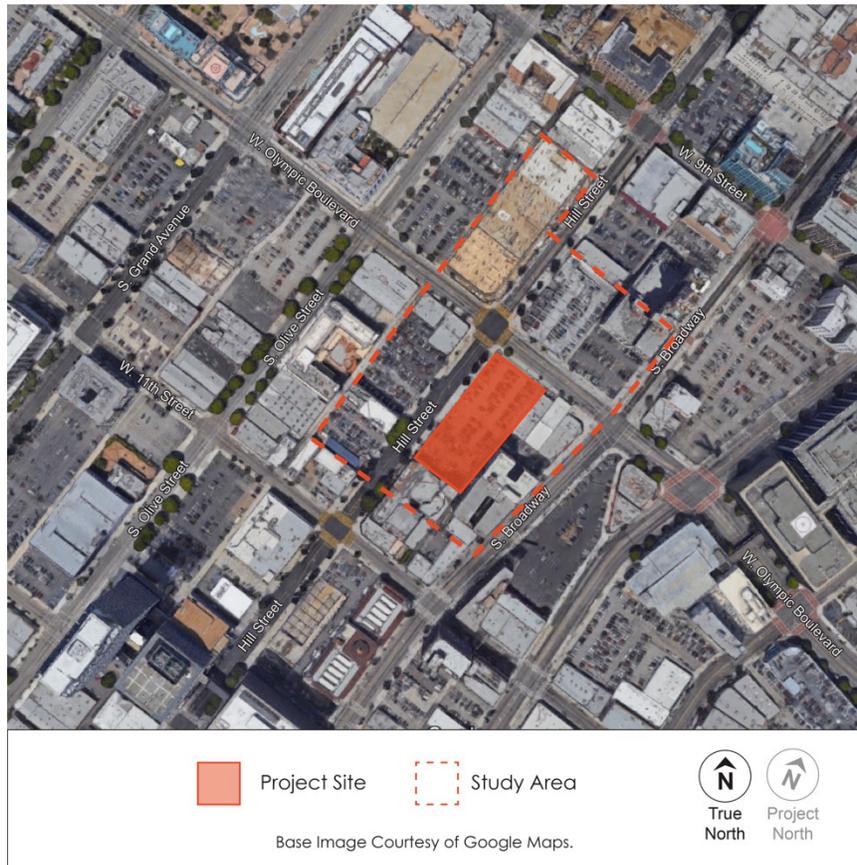


Figure 1: Location of Project site and study area

GPA Consulting (GPA) was retained to identify historical resources in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend appropriate mitigation measures, as warranted, for compliance with CEQA.

¹ Note that compass directions used in this report are based upon Project North rather than True North.



Teresa Grimes was responsible for the preparation of this report. She fulfills the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is attached in Appendix A.

1.2 Methodology

To identify historical resources and assess potential impacts from the Project, GPA performed the following tasks:

1. Conducted a field inspection of the Project site and vicinity to determine what areas might be impacted by the Project and to identify any listed or potential historical resources. For the purposes of this report, the study area was identified as the Project site and a half-block radius.
2. Requested a records search from the South Central Coastal Information Center to determine whether or not the Project site contains any properties that are currently listed as landmarks under national, state, or local programs and whether or not any properties have been previously identified or evaluated as historical resources.

GPA also consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any historical resources were located within the study area. The two buildings listed below were included in the search results for the study area. A description of these buildings and their evaluations can be found in Section 3.2. Please note that these two buildings are in the study area, but are not a part of the Project:

- Mayan Theater, 1036-38 S. Hill Street
- Western Pacific Building, 1023-39 S. Broadway

The other buildings in the study area were excluded from further consideration as potential historical resources due to a lack of age, architectural character, and/or physical integrity – in addition to the fact that none are currently listed as landmarks at the local, state, or national levels and are not included as significant in any historic resource surveys of Downtown including SurveyLA, the citywide historical resources survey of Los Angeles.

3. Reviewed and analyzed the plans and related documents to determine if the Project would have an indirect impact on the identified historical resources as defined by CEQA (see Appendix B for a copy of the entitlement submission dated January 2018).

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence



demonstrates that the property is not historically or culturally significant.² The National Register, California Register, and local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."³

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:⁴

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

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."⁵ 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 possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁶ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials.

² Public Resources Code Section 5024.1 and 14 California Code of Regulations Sections 4850 & 15064.5(a)(2).

³ Title 36 Code of Federal Regulations Part 60.2.

⁴ Title 36 Code of Federal Regulations Part 60.4.

⁵ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.

⁶ *Ibid*, 44-45.



Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁷

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.⁸

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. 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
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity,

⁷ Public Resources Code Section 5024.1 (a).

⁸ Public Resources Code Section 5024.1 (d).



there is the expectation that properties reflect their appearance during their period of significance.⁹

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹⁰

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system proscribed by the SOHP in its *Instructions for Recording Historical Resources* provide an evaluation code for use in classifying potential historical resources. These are referred to as Historical Resource Status Codes, or Status Codes, and are used statewide in the preparation of historical resource surveys and evaluation reports. In 2003, the Status Codes were revised to address the California Register. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

⁹ Public Resources Code Section 4852.

¹⁰ Public Resources Code Section 5024.1.



- 3S, Appears eligible for the National Register as an individual property through survey evaluation.
- 3CS, Appears eligible for the California Register as an individual property through survey evaluation
- 5S1, Individual property that is listed or designated locally.
- 5S3, Appears to be individually eligible for local listing or designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2007 (Sections 22.171 *et seq.* of the Administrative Code). The Ordinance created a Cultural Heritage Commission (Commission) and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. The four criteria for HCM designation are stated below:

- The proposed HCM reflects the broad cultural, economic, or social history of the nation, state or community; or
- The proposed HCM is identified with historic personages or with important events in the main currents of national, state or local history; or
- The proposed HCM embodies the characteristics of an architectural type specimen inherently valuable for a study of a period, style or method of construction;
- The proposed HCM is the notable work of a master builder, designer, or architect whose individual genius influenced his or her age.¹¹

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. However, in practice it is common for the Commission to consider alterations to nominated properties in making its recommendations on designations. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

3. ENVIRONMENTAL SETTING

3.1 Description of the Project Site and Study Area

The Project site is located in the Central City Community Plan Area on the south side of W. Olympic Boulevard and the east side of S. Hill Street in an area of Downtown known as the South Park (see Figure 1, above). The topography of the Project site is generally flat. W. Olympic Boulevard and S. Hill Street are busy four-lane commercial thoroughfares with two-way traffic. The surrounding parcels primarily consist of low to mid-rise residential and commercial buildings as well as numerous surface parking lots. This development varies in construction date between the early 1900s and 2000s.

¹¹ Los Angeles Administrative Code Section 22.171.7.

There are two historical resources in the study area for the Project: the Mayan Theater and Western Pacific Building. The following Section 3.2 describes these resources in detail. Historical resources are defined as properties that are designated under national, state, or local landmark programs. In addition, for the purposes of this report, and in order to provide a conservative analysis of the Project's potential impacts, individual properties that have been identified as eligible for designation through a historic resource survey are presumed to be historical resources.¹² These properties were not researched or evaluated on an intensive-level by GPA to independently determine their eligibility as historical resources. Instead, this report merely incorporates the survey findings regarding the eligibility of these resources.



Figure 2: Photograph of Project site, looking southeast (GPA, 2017)



Figure 3: Photograph from Project site, looking northwest (GPA, 2017)

¹² State CEQA Guidelines Section 15064.5.

3.2 Historical Resources in the Study Area

Although there are no historical resources present on the Project site, there are two historical resources within the study area (see Figure 3, below). The new building would be within the same block as these two historical resources, which are pictured and described below.



Figure 4: Historical resources within study area

1. Mayan Theater, 1036-38 S. Hill Street (Status Code 3S, 3CS, 5S1)

The Mayan Theater is located on S. Hill Street south the Project site. It was designated as HCM #460 in 1989 and was identified as eligible for listing in the National Register in the Central Business District Historic Resources Survey in 1983. At that time, the California Register was not yet established, so the survey form did not address California Register eligibility. However, it is understood that properties eligible for listing in the National Register are eligible for listing in the California Register as the criteria are essentially the same. The property was not included in SurveyLA, the citywide historic resource survey, as it is a designated HCM. SurveyLA did not re-evaluate properties that are listed under national, state, or local landmark programs. The property is significant in the context of architecture as an excellent example of the Exotic Revival style as well as an important work by Morgan, Walls & Clements and Francisco Cornejo. Morgan, Walls & Clements are widely recognized as master architects for the quality and influence of their work. It is understood that Stiles Clements was responsible for the design of the Mayan Theater. Cornejo is not well known in the United States, but also considered a master. He was a Mexican painter, sculptor, and educator who specialized in Mayan and Aztec themes. He

exhibited his studio work in galleries from Mexico City to San Francisco. In 1926, he curated an exhibition of ancient American art and its modern applications. The Mayan Theater is his most important work in Los Angeles.



Figure 5: Mayan Theater, view looking northeast (GPA, 2017)

The building was constructed in 1927 as a live performance theater. The opening show was "Oh Kay," a musical comedy by George Gershwin.¹³ Although the production was a hit, the architecture received mixed reviews. While some found it "grotesque," others thought it to be a welcome departure from the ubiquitous Classical and Renaissance styles of the era. The design for the theater was not based on an existing Maya structure. Instead, Morgan, Walls & Clements designed the theater to meet contemporary specifications, then divided it into "modules," to which Cornejo applied Maya ornamentation.

The board-formed concrete structure is rectangular in plan and is composed of three distinct portions that vary in height. The front portion is covered by a side-facing gabled roof and contains the theater lobby on the ground floor and offices on the second floor. The middle portion is approximately the same height as the front portion, but is covered by a flat roof. Within the middle portion is the auditorium. The rear portion is comparable to seven stories in height and contains the stage, dressing rooms, and fly space. The Hill Street facade is extremely ornate, featuring extensive Maya decorative motifs, including serpents, figures, and geometric designs. The north and east elevations are utilitarian in design with only a few window openings for the offices. The south elevation abuts the Belasco Theater.



Figure 6: Mayan Theater, view primary elevation (GPA, 2017)

The two theaters were owned by the oil magnate Edward L. Doheny and a partner, retired investor Nathan W. Stowell. The Mayan and the Belasco were an attempt to get a new fashionable legit theater district going west of Broadway. The Mayan was managed by the same team that ran the Belasco, Gerhold Davis and Edward Belasco. Beginning in 1929, the theater presented motion pictures as well as plays and musicals. From 1936 until at least 1939, the Mayan was used by the Works Progress Administration's federal theater project. Duke Ellington's "Jump for Joy" opened in July of 1941 with an all-black cast including Dorothy

¹³ "Gershwin Musical Booked, New Mayan Theater Will Open with Elsie Janis in 'Oh Kay'," *Los Angeles Times*, January 21, 1927; "New Theater Completed, Mayan of Indian Design, Erected on Hill Street at cost of \$850,000, to open soon," *Los Angeles Times*, July 31, 1927.

Dandridge and Ivie Anderson. The show ran until September. Plans for a national tour leading to Broadway were dropped after Japan bombed Pearl Harbor and many cast members were drafted. The Mayan began showing Spanish language films in 1949, and pornographic films in 1969. The theater was turned into a dance and music club in 1989.¹⁴

2. Western Pacific Building, 1023-39 S. Broadway (Status Codes 3S, 3CS, 5S3)

The Western Pacific Building is located on S. Broadway east of the Project site, but physically separated by an alley called Blackstone Court. It was identified as eligible for listing in the National Register in the Central Business District Historic Resources Survey in 1983. The property was re-surveyed by SurveyLA and identified as eligible for listing in the National and California Register and for designation as an HCM. The property is significant in the context of architecture as an excellent example of Beaux Arts Classicism, as well as an important work by the master architects Walker & Eisen.



Figure 7: Western Pacific Building, view of primary and north elevations looking southwest (GPA, 2017)

The building was initially developed in 1925 by the Los Angeles Investment Company. The company was founded around 1896 and got its start producing hundreds of bungalows a year through company-owned lumber mills, warehouses, and hardware stores. Its reputation for quality long-lasting construction helped it grow to the largest cooperative building company in America by the early 1900s.¹⁵ As early as 1911, the company branched out into commercial and office building construction.¹⁶ The Western Pacific Building was developed as office space and leasing demand was so high that an addition was underway less than a year after the original portion was completed.¹⁷ Any differences in the two phases of construction, the northeast half in 1926 and the southwest half in 1927 are imperceptible from the exterior. Research in contemporary newspapers did not reveal the reasoning behind the building's

name, but it was commonly called the "Western Pacific Building" from its inception.¹⁸ The architectural firm of Walker & Eisen designed the original building as well as the addition, with

¹⁴ "Mayan Theater," Historic Los Angeles Theaters, accessed on March 23, 2017, <https://sites.google.com/site/downtownlosangelestheatres/mayan>

¹⁵ "Real Estate, Investment and Mining," *Los Angeles Times*, May 11, 1907.

¹⁶ "Site Cleared for Big Block: Excavation for Skyscraper to Start Tomorrow," *Los Angeles Times*, August 13, 1911.

¹⁷ "Ground Broken for New Unit: Broadway Building Addition Started," *Los Angeles Times*, April 27, 1927.

¹⁸ "Broadway to Get New Structure," *Los Angeles Times*, August 7, 1926, A16 and "Mayor Digs at start of Building," *Los Angeles Times*, April 12, 1927, A5. The name does not appear to be associated with the Western Pacific Railroad, which was headquartered in San Francisco.

the Los Angeles Investment Company acting as the contractor.¹⁹

The Beaux Arts style building has a tapered rectangular footprint. There are two light wells, one each at the north and south ends of the building, forming an H-shape on the upper levels. Twelve-stories in height, the building has a concrete foundation and a reinforced concrete structure. The Broadway facade is clad in terra cotta and red brick is organized horizontally into three sections. The side and rear elevations are clad in stucco and are much simpler than the facade. One-over-one double-hung sash metal windows are stacked vertically across each elevation, which are without ornamentation.

4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

The following factors are set forth in the City of Los Angeles' “L.A. CEQA Thresholds Guide,” which states that a project would normally have a significant impact on a historical resource if it would result in a substantial adverse change in the significance of the historical resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or

¹⁹ Los Angeles Department of Building and Safety Building Permit #13807, April 17, 1925; Los Angeles Department of Building and Safety Building Permit #10519, April 14, 1927.

- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.

4.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).²⁰ Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.²¹ The Standards were issued by the National Park Service, and are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. Though none of the four treatments as a whole applies specifically to new construction in the vicinity of historical resources, Standards #9 and #10 of the Standards for Rehabilitation provides relevant guidance for such projects.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

²⁰ 14 CCR Section 15126.4(b).

²¹ 14 CCR Section 155331.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance.

4.3 Project Description

The applicant proposes to develop a new 60-story mixed-use building including retail, multi-family residential, and associated support spaces such as parking, resident amenities, bike storage rooms, and service spaces. The Project would consist of 700 residential units and approximately 15,000 square feet of retail space along the ground level of the Olympic Boulevard and Hill Street frontages. There would be 1,075 parking stalls provided with 220 of those being dedicated to the Western Pacific Building to the southeast of the site and across the alley. Parking extends seven below grade and four stories above. The site has pedestrian access to the retail units along Olympic Boulevard and Hill Street with the residential lobby for the tower being off Olympic. Vehicular and service access is off the alley with additional vehicular access off Hill Street. The four-story podium has retail on the ground level and residential units along levels three through four along the two street frontages. This provides screening to the above-grade parking. Large blank walls are avoided, even along the alley where decorative metal screens will be utilized to hide the vehicles. At the top of the podium sit the majority of the residential amenities, including pool, lounging areas, fitness, lounges, meeting rooms, and green roof areas. Exterior building materials include glass, concrete, pre-finished metal panels, stone, and decorative steel elements – all to create a contemporary architectural expression.²²

4.4 Analysis of Project Impacts

The proposed Project would have no direct impacts on historical resources. There are no historical resources on the Project site and no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. Therefore, this report only analyzes the indirect impacts the Project may have on the historical resources in the vicinity.

As described in Section 3.2 above, the Mayan Theater and Western Pacific Building are located within the same block as the Project site. The Mayan Theater is immediately south of the Project site and the Western Pacific Building is immediately southeast but separated by an alley. However, as more fully described below, the new building would not affect the physical integrity

²² Project description provided by the applicant.

or historic significance of these historical resources. As such, the Project would have no indirect impacts on the historical resources in the vicinity.

In determining indirect impacts of adjacent new construction on individual resources such as the Mayan Theater and Western Pacific Building, the central question is whether the new building would affect the physical integrity of the historic building to the degree that it would no longer qualify as a historical resource. Such an effect would only occur if the Mayan Theater or Western Pacific Building no longer retained sufficient integrity to convey its significance. According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The only relevant aspect with respect to the impact of a new building on a historic building is setting. Setting refers to the character of the place in which the property played its historical role.

The *Los Angeles Citywide Historic Context Statement* prepared by the Office of Historic Resources is organized into nine broad contexts, and establishes eligibility standards for associated property types. The Mayan Theater is eligible in the Architecture and Engineering Context under the Mayan Revival Subtheme. For buildings to be eligible under this context and subtheme, they should retain integrity of design, materials, workmanship, and feeling. It is also eligible in the Entertainment Industry Context under the Movie Theater Subtheme. For buildings to be eligible under this context and subtheme, they should retain integrity of location, feeling, and association. The Western Pacific Building is eligible in the Architecture and Engineering Context under the Beaux Arts Classicism Subtheme. For buildings to be eligible under this context and subtheme, they should retain integrity of location, design, materials, workmanship, and feeling. So in the case of both buildings, setting is not an essential factor of integrity. As both buildings occupy their entire parcels, they have no immediate setting, only a broad setting.

Historically, Hill Street south of Olympic Boulevard was developed with low to mid-rise commercial buildings, but by the 1970s many had been demolished. Those parcels have remained undeveloped or minimally developed with surface parking lots until recently. Although the Project would introduce a new visual element to the area, the Mayan Theater would retain its integrity of setting. The most important aspect of the broad setting of the Mayan Theater is its relationship with the Belasco Theater on the south. That relationship would not be altered by the construction of a new building north of the Mayan Theater. Furthermore, the portion of the new building adjacent to the Mayan Theater is only seven stories in height, which is not out of scale with Mayan Theater, which ranges in height from two stories at the front and seven stories at the rear. The tower portion of the new building would be situated at the corner of S. Hill Street and Olympic Boulevard away from the historic building.

Although it is only one block east, Broadway south of Olympic Boulevard was historically developed with taller commercial buildings that rose to 12 stories in height. These included the still extant Western Pacific Building as well as the Commercial Club Building at 1100 S. Broadway and the Los Angeles Railway Building at 1060 S. Broadway. Similar to Hill Street, by the 1970s there were also many surface parking lots in the area as a result of the demolition of older buildings. Although the Project would introduce a new visual element to the area, the Western Pacific Building would retain its integrity of setting. The most important aspect of the broad setting of the Western Pacific Building is its relationship with the Commercial Club Building and Los Angeles Railway Building on the south. These three buildings are similar in height, massing, materials, and design, and create a strong sense of place at S. Broadway and W. 11th Street. That relationship would not be altered by the construction of a new building behind the Western Pacific Building.

Furthermore, the portion of the new building to the rear of the Western Pacific Building is only nine stories in height, which is lower than the 12-story Western Pacific Building.

Both historical resources would continue to convey their significance, which is primarily architectural. Setting is not a critical factor of integrity of buildings that are architecturally significant. Especially when they occupy their entire parcels like the Mayan Theater and Western Pacific Building. Thus, there would be no indirect impact from the Project on historical resources.

Projects that comply with the Standards are considered mitigated to a less than significant level. As the Project does not involve the preservation, rehabilitation, restoration, or reconstruction of a historic building, the Standards are not directly applicable. To that end, Rehabilitation Standards #9 and #10 are relevant but not determinative in analyzing the indirect impact of new construction on a historic building. Rehabilitation Standards #9 and #10 primarily address additions to historic buildings or new construction within the boundaries of a historic property or district, which is not the case with the Project. Nevertheless, to be conservative, the Project's compliance with Standards #9 and #10 is discussed below.

Compliance with Standard #9

The Standard states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."



Figure 8: North and west elevations of the new building excerpted from the entitlement submission in Appendix B. The Mayan Theater is on the right.

The new building would be located directly north of the Mayan Theater (see Figure 8), which is located on a separate parcel to the south. The Mayan Theater is not a part of the Project, thus the new building would not destroy historic materials, features, and spatial relationships that

characterize the property. The north elevation of the Mayan Theater is an unarticulated blank wall that is not a character-defining feature (see Figure 9 below). The historic building was clearly designed in anticipation of the construction of another building on the neighboring parcel. Thus, the spatial relationship between the Mayan Theater and its immediate environment would remain intact. While the Mayan Theater ranges in height from two stories at the front and seven stories at the rear, the tower portion of the new building would be 60 stories in height. However, the podium portion next to the Mayan Theater would be only four stories in height. Within the context of Downtown Los Angeles, this would not be an unusual juxtaposition of heights. The podium portion of the new building would be differentiated from the Mayan Theater by its contemporary design. As the Mayan Theater is so unique in its design, a contemporary design that consists of a regular grid is more appropriate than an attempt to mimic any aspect of Mayan Revival architecture.



Figure 9: North and east elevations of the new building excerpted from the entitlement submission in Appendix B. The Western Pacific Building is on the left.

The new building would be located northwest of the Western Pacific Building, but separated by an alley (see Figure 9). The Western Pacific Building is not a part of the Project thus the new building would not destroy historic materials, features, and spatial relationships that characterize the property. The west, or rear, elevation of the Western Pacific Building is utilitarian in design. One-over-one double-hung sash metal windows are stacked vertically across the elevation, which is sheathed in stucco and without ornamentation (see Figure 11 below). The historic building was clearly designed in anticipation of the construction of another building across the alley. Thus, the spatial relationship between the Western Pacific Building and its immediate environment would remain intact. The podium portion of the new building is compatible with the height of the 12-story Western Pacific Building. The compatibility of the materials and features between the new and historic buildings is not required in the instance, as they are both rear elevations separated by an alley.

In conclusion, the Project complies with Standard #9 to the extent appropriate for this area of Downtown Los Angeles.



Figure 10: Mayan Theater, view of side elevation looking southeast (GPA, 2017)



Figure 11: Western Pacific Building, view of rear elevation looking southeast (GPA, 2017)

Compliance with Standard #10

The Standard states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The Project complies with Standard #10. The new building is sufficiently separated from the Mayan Theater and Western Pacific Building. In the case of the Mayan Theater there will be a typical gap between buildings with shared property lines. In the case of the Western Pacific Building there is an alley separating it from the new building. If the new building were removed in the future, the adjacent historical resources would not be materially affected. The essential form and integrity of the historical resources and their environment would be unimpaired.

5. CONCLUSIONS

The Project would have no direct impacts on historical resources. There are no historical resources on the Project site and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. Indirect impacts on historical resources were also analyzed. The Project would have a less than significant impact on the historical resource near the Project site. Although the Project would introduce a new visual element to the area, it would be physically separated from the Western Pacific Building by an alley. The new building would be located north of the Mayan Theater. However, the Project would not result in a substantial adverse change to the immediate surroundings of this historical resource to the degree its eligibility, as a resource would be materially impaired. It would continue to be eligible for listing as historical resource defined by CEQA. No mitigation is required or recommended.

6. SOURCES

California Code of Regulations, California Office of Administrative Law, State of California Government.

Central City Community Plan. City of Los Angeles Department of City Planning. 2009.

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

Los Angeles Administrative Code Section 22.171.7.

Los Angeles Times, various dates.

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, 2002.

Sanborn Fire Insurance Maps, various dates.

Appendix A - Résumé



TERESA GRIMES is a Principal Architectural Historian at GPA. She has over 25 years of experience in the field of historic preservation in the private, public, and non-profit sectors. Teresa is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Her many projects have included historic context statements for Riverside, Calabasas, Glendale, and Carmel-by-the-Sea, and historic resource surveys in Riverside, Whittier, Calabasas, Pasadena, Whittier, and Los Angeles. Teresa has also completed numerous environmental compliance documents involving major

landmarks; examples include the United Artist Theater, Cinerama Dome, Dodger Stadium, Los Angeles Sports Arena, Beverly Hills Post Office, and Baldwin Hills Shopping Center.

Educational Background:

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Professional Experience:

- GPA Consulting, Principal Architectural Historian, 2009-Present
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes/Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Project Manager/Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

Selected Projects:

- Los Angeles County Museum of Art Master Plan, Los Angeles County, CEQA Historical Resource Report, 2015-2017
- Mission Lodge Sanatorium, San Gabriel, CEQA Historical Resource Report, 2016
- City of Hope Master Plan, Duarte, CEQA Historical Resource Report, 2015-2016
- Farmers Insurance Building, Los Angeles, CEQA Historical Resource Report, 2015-2016
- John Anson Ford Theatres, Los Angeles County, CEQA Historical Resource Report, 2011-2015
- City Market of Los Angeles, CEQA Historical Resource Report, 2012-2015
- Hollywood and Cherokee, Los Angeles, CEQA Historical Resource Report, 2014
- LA Biomed Master Plan, Torrance, CEQA Historical Resource Report, 2013-2014
- Coca-Cola Building, Los Angeles, CEQA Historical Resource Report, 2014
- May Company, Laurel Plaza, Los Angeles, CEQA Historical Resource Report, 2014
- United Artist Theater, Los Angeles, CEQA Historical Resource Report, 2011-2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- Hillcrest Motors Building, Hollywood, CEQA Historical Resource Report, 2013
- New Pershing Apartments, Los Angeles, CEQA Historical Resource Report, 2012
- Max Factor Building, Hollywood, CEQA Historical Resource Report, 2012
- Sunset Bronson Studios, Hollywood, CEQA Historical Resource Report, 2010
- Claremont McKenna College Master Plan, CEQA Historical Resource Report, 2008

Appendix B - Entitlement Submission

ONNI OLYMPIC + HILL

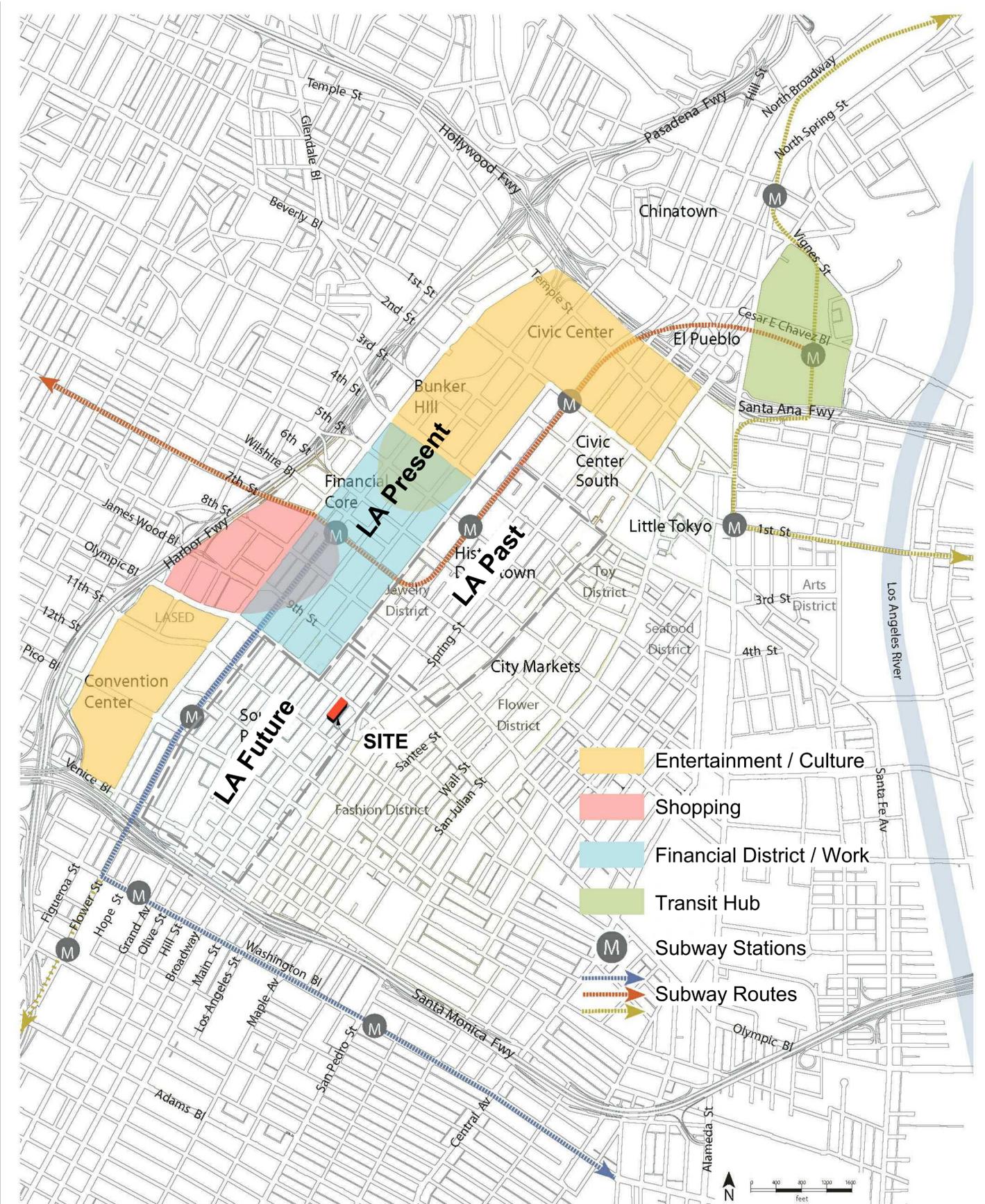
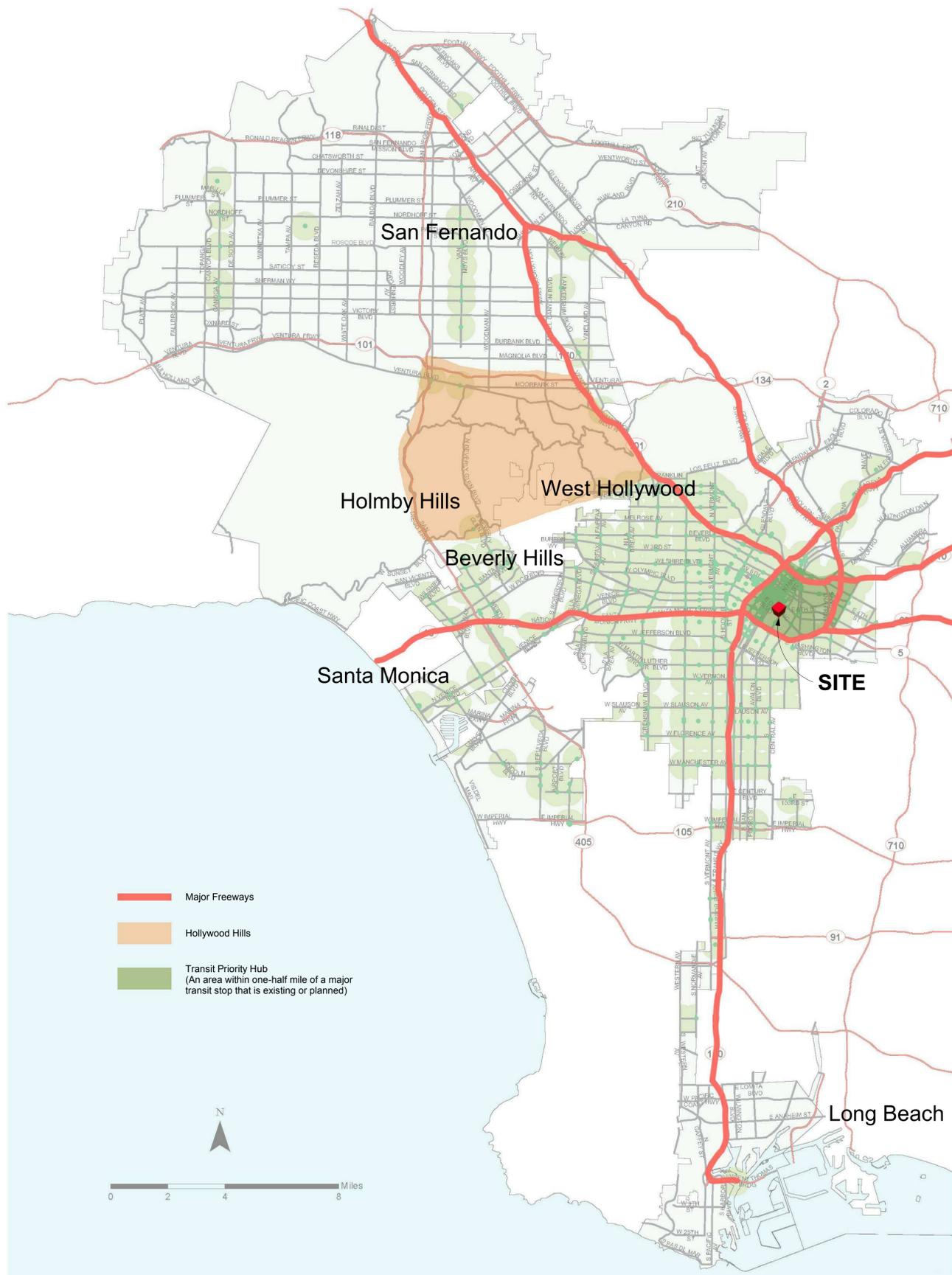
220 & 226 W OLYMPIC BOULEVARD - 1000 - 1034 S HILL STREET

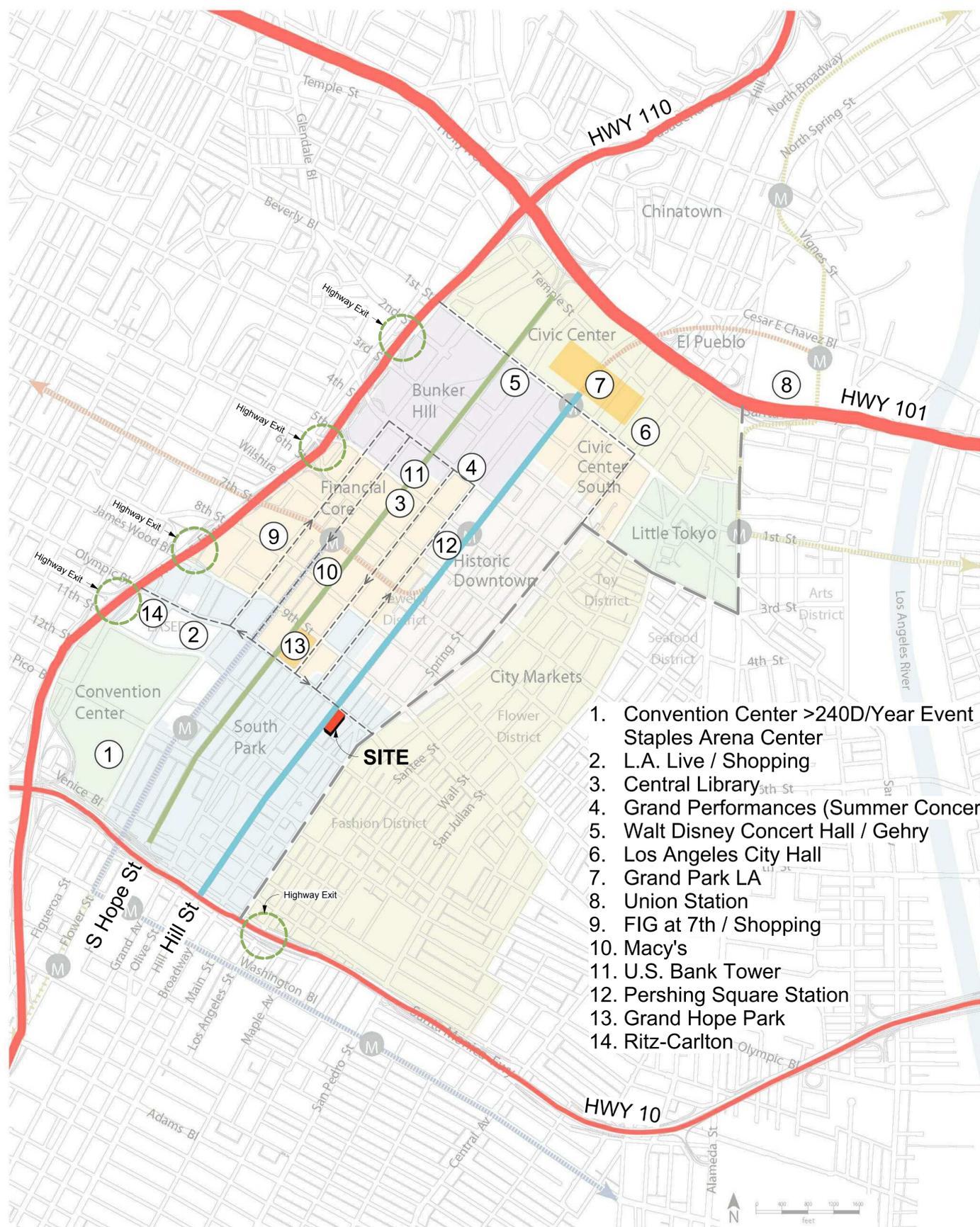
CHRIS DIKEAKOS ARCHITECTURAL CORP.

ISSUED FOR ENTITLEMENT RESUBMISSION
JANUARY 24, 2018

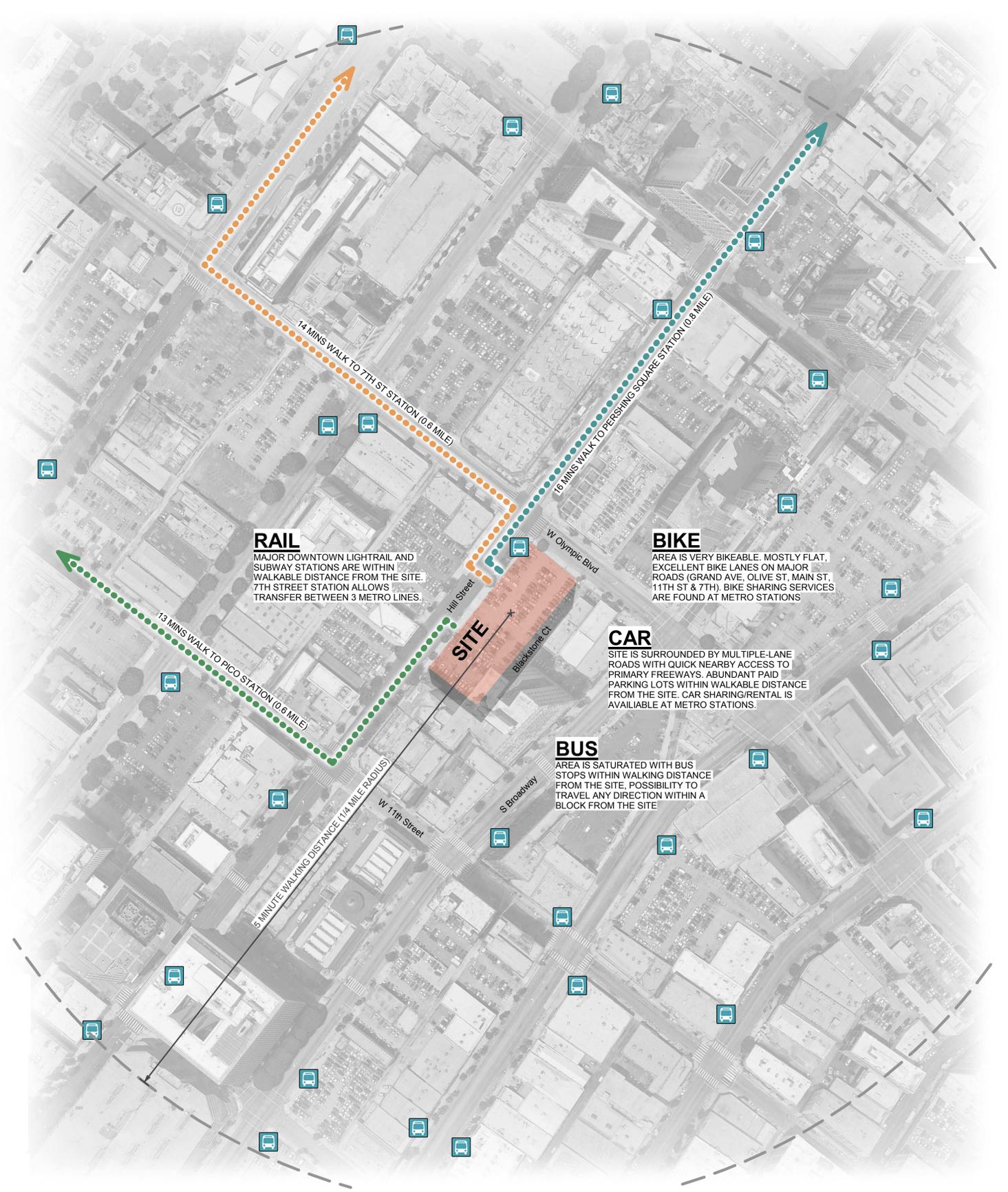








1. Convention Center >240D/Year Event Staples Arena Center
2. L.A. Live / Shopping
3. Central Library
4. Grand Performances (Summer Concert)
5. Walt Disney Concert Hall / Gehry
6. Los Angeles City Hall
7. Grand Park LA
8. Union Station
9. FIG at 7th / Shopping
10. Macy's
11. U.S. Bank Tower
12. Pershing Square Station
13. Grand Hope Park
14. Ritz-Carlton



③ Financial District (& Distant View of San Gabriel Mountains)



① L.A. Live & Staples Center

② USC Building (formerly AT&T)

④ Wilshire Grand Center



Development Data - Olympic & Hill

Community Plan Area: Central City
 District/Neighborhood: South Park North of Pico Blvd.
 Zoning: (Q)RS-4D Multiple Dwelling Zone
 Zoning Information: ZI-2374 Los Angeles State Enterprise Zone
 Zoning Information: ZI-2385 Greater Downtown Housing Incentive Area
 General Plan Land Use: High Density Residential
 Building Line: 20' Dedication along Olympic Boulevard

Site Information						
Site Area (Lots 9, 10, A, 12, 13)	50,617.0 sq. ft.					
FAR at 13.0	658,021.0 sq. ft.					
Possible Buildable Area	658,021.0 sq. ft.					
Floor Level		Number of Floors	Residential Units per Floor	Total Residential Units	Floor Area Per Floor	Total Floor Area
L1	Residential Common	0	0	0	7,431 sq. ft.	7,431 sq. ft.
L1	Commercial	0	0	0	15,000 sq. ft.	15,000 sq. ft.
L1M	Parking	1	0	0	819 sq. ft.	819 sq. ft.
L2	Parking	1	0	0	819 sq. ft.	819 sq. ft.
L3 - L4	Parking	2	15	30	12,000 sq. ft.	24,000 sq. ft.
LSM	Upper Amenity	1	0	0	6,052 sq. ft.	6,052 sq. ft.
6 - L45	Residential (Typ. Floor - 1)	40	15	600	10,980 sq. ft.	439,200 sq. ft.
L46 - L58	Residential (Typ. Floor - 2)	13	5	65	10,980 sq. ft.	142,740 sq. ft.
L59	Residential (Sub-Penthouse)	1	4	4	10,980 sq. ft.	10,980 sq. ft.
L60	Residential (Penthouse)	1	1.0	1	10,980 sq. ft.	10,980 sq. ft.
TOTAL		60		700		658,021 sq. ft.

Note: FAR Floor area (LAMC Floor Area Definition): Floor area measured within exterior walls of the building but not including the area of the following: exterior walls, stair ways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.

Floor Level		Number of Floors	Studio	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom + Den	3 Bedroom + Den	Sub-Penthouse	Penthouse	Total Per Floor	Total
L3 - L4	Residential / Parking	2	10		3	2					15	30
L5	Residential / Parking											
L6 - L45	Residential (Typ. Floor - 1)	40	3		8	4					15	600
L46 - L58	Residential (Typ. Floor - 2)	13			2	1	2				5	65
L59	Residential (Sub-Penthouse)	1							4		1	4
L60	Residential (Penthouse)	1								1	1	1
TOTAL			140	0	352	177	26	0	4	1		700
			20.0%	0.0%	50.3%	25.3%	3.7%	0.0%	0.6%	0.1%		

Parking Requirements	Parking / Unit	# of Units or Area	Required Parking
Residential Parking 3 Habitable Rooms or Less	1.00	140.00	140
Residential Parking More than 3 Habitable Rooms	1.25	560.00	700
Subtotal Residential Parking Required			840
Total Residential Parking Required			840
Required Commercial Parking	1/1000 sq. ft.	15,000 sq. ft.	15
Total Commercial Parking Required			15
Parking Requirement for Adjacent Property			228
Total Parking Required			1,075

PARKING PROVIDED	RESIDENTIAL					OFFICE			RETAIL			TOTAL
	Standard Stalls	Regular	Compact	Tandem	Van H/C	Standard Stalls	Compact	Standard Stalls	Compact			
Parking per Floor Level	H/C	Regular	Compact	Tandem	Van H/C	H/C	Regular	Compact	H/C	Regular	Compact	
P7	2	78		40								120
P6	2	47		46								
P5	2	47		46								
P4	2	47		46								
P3	2	47		46								84
P2	1	6		46								84
P1				46								46
L1					1				1	13	1	18
L1M												0
L2	1	28	15	48		3	100	20				215
L3	1	28		44	1	3	65	27				189
L4		28		44	2							74
TOTAL OVERALL PARKING PROVIDED												1075
Total Residential Parking Provided												840
Total Office Parking Provided												228
Total Commercial Parking Provided												15

Short Term Bike Storage Summary	Locker / Unit	Res. Units	Retail Area	Bike Locker Required	Bike Locker Provided
Retail	1/2000 sf		15,000 sq. ft.	8	8
Residential	0.1	700		70	70
Total				78	78

Long Term Bike Storage Summary	Locker / Unit	Res. Units	Retail Area	Bike Locker Required	Bike Locker Provided
Retail	1/2000sf		15,000 sq. ft.	8	8
Residential *	1 / unit	700		700	700
P2					100
P1					180
L1					0
L1M					64
L2					30
L3					30
L4					30
L5					60
L6					60
L7					60
L8					60
L9					26
Residential Long Term Bike Locker Total					700
Long-term Bicycle Locker Total					708
Short-term Bike Locker Total					78
Total Bike Locker					785

Open Space Required	Unit Type	Studio	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom + Den	3 Bedroom + Den	Sub Penthouse	Penthouse	Total Area
Number of Habitable Rooms		1	<3	3	3	>3	>4	>3	>3	
Open Space Requirement Per Residential Unit		100.0 sq. ft.	100.0 sq. ft.	125.0 sq. ft.	125.0 sq. ft.	175.0 sq. ft.	175.0 sq. ft.	175.0 sq. ft.	175.0 sq. ft.	
Number of Units		140	0	352	177	26	0	4	1	
Usable Open Space Required		14,000 sq. ft.	0 sq. ft.	44,000 sq. ft.	22,125 sq. ft.	4,550 sq. ft.	0 sq. ft.	700 sq. ft.	175 sq. ft.	
Total Usable Open Space Required Based on Unit per Space										85,550 sq. ft.

Open Space Provided As Per LAMC Open Space Calculation	Common	Private	Units	Total Area
Common Open Space				
Level 1 - Lobby Lounge	2,295.0 sq. ft.			2,295 sq. ft.
Level 5 - Landscaped Roof Deck	34,253.0 sq. ft.			34,253 sq. ft.
Level 5 & LSM - Amenity Area	15,428.0 sq. ft.			15,428 sq. ft.
Private Open Space				
Residential Units with Balconies		50 sq. ft.	700	35,000 sq. ft.
Total Open Space Provided				86,976 sq. ft.
Provided vs. Required Difference				1,426 sq. ft.

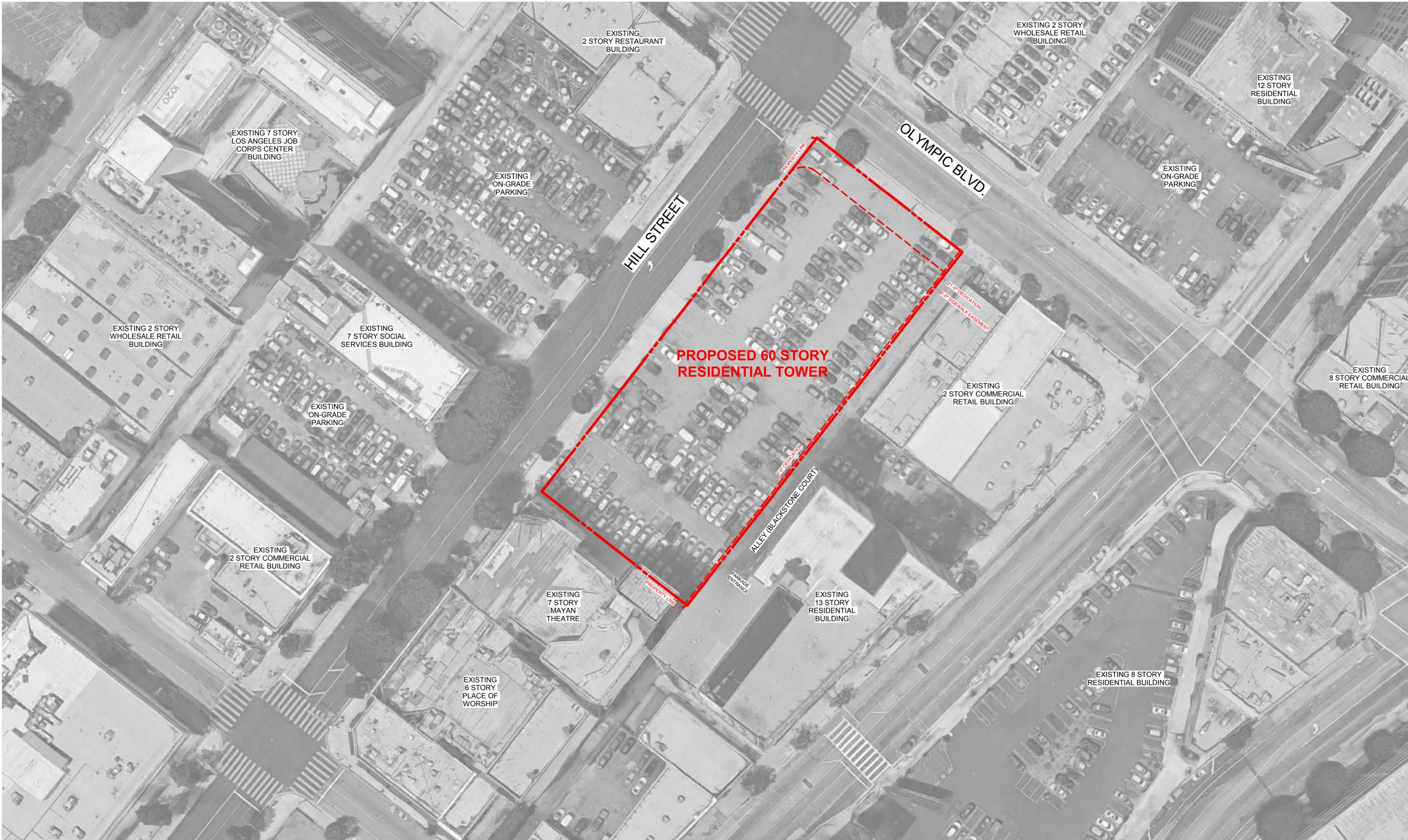
220 & 226 West Olympic Boulevard and 1000 – 1034 South Hill Street

The proposal for the southeast corner of Hill Street and Olympic Boulevard is a high density mixed-use development. The project includes retail, multi-family residential, and associated support spaces such as parking, resident amenities, bike storage rooms, and service spaces. The site is within the Community Plan area of Central City and within the South Park II Business Improvement District. This corner site has a lot area of 50,617 sq. ft. with a 145 ft. frontage along Olympic Boulevard and 350 ft. frontage along Hill Street. The site is further bound by an alley and surface parking lots along the other two frontages. Beyond the site but within immediate context are 2-storey warehouse and retail buildings, 3 to 6-storey structures housing neighborhood amenities such as the Greater Los Angeles YWCA, the Mayan Club, and the Belasco Theatre. There is also a 12-storey office building across the alley from our site for which 220 parking stalls are being provided as part of this development.

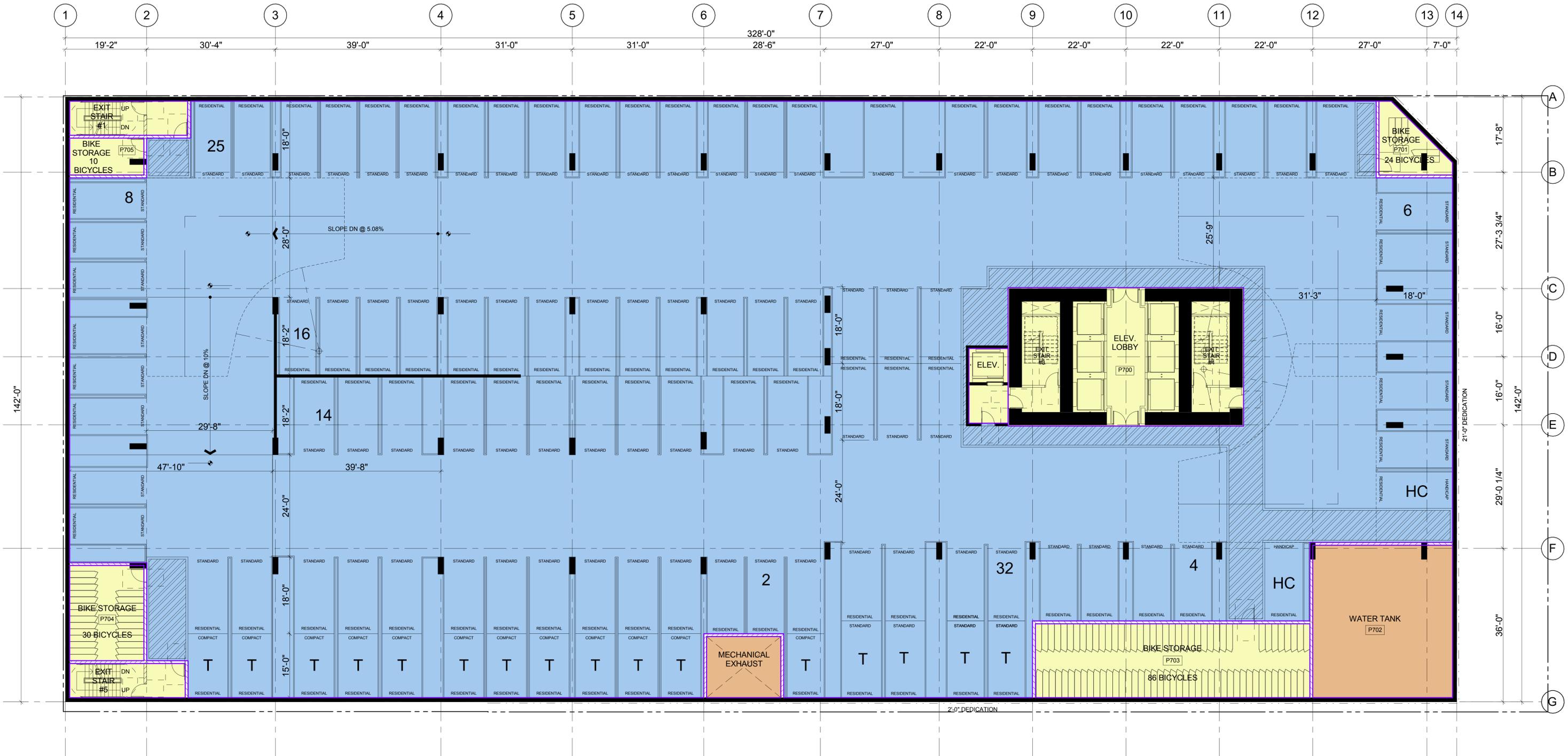


The development proposes a 60-story tower fronting South Hill Street and West Olympic Boulevard. The project will consist of 700 residential units and approximately 15,000 sq. ft. of retail space along the Ground Level of Olympic and Hill frontages. Density for the project is based on the FAR of 13.0, with the potential gross area of 658,021 sq. ft. There are 1,075 parking stalls provided with 220 of those being dedicated to the adjacent office building to the southeast of the site and across the alley. Parking extends 7 levels below grade and 4 levels above. The site has pedestrian access to the retail units along Hill and Olympic with the residential lobby for the tower being off Olympic. Vehicular and service access is off the alley with additional vehicular access off Hill Street. The 4-storey podium has retail on the ground level and residential units along levels 3 through 4 along the two street frontages. This serves to provide a buffer to the above-grade parking.

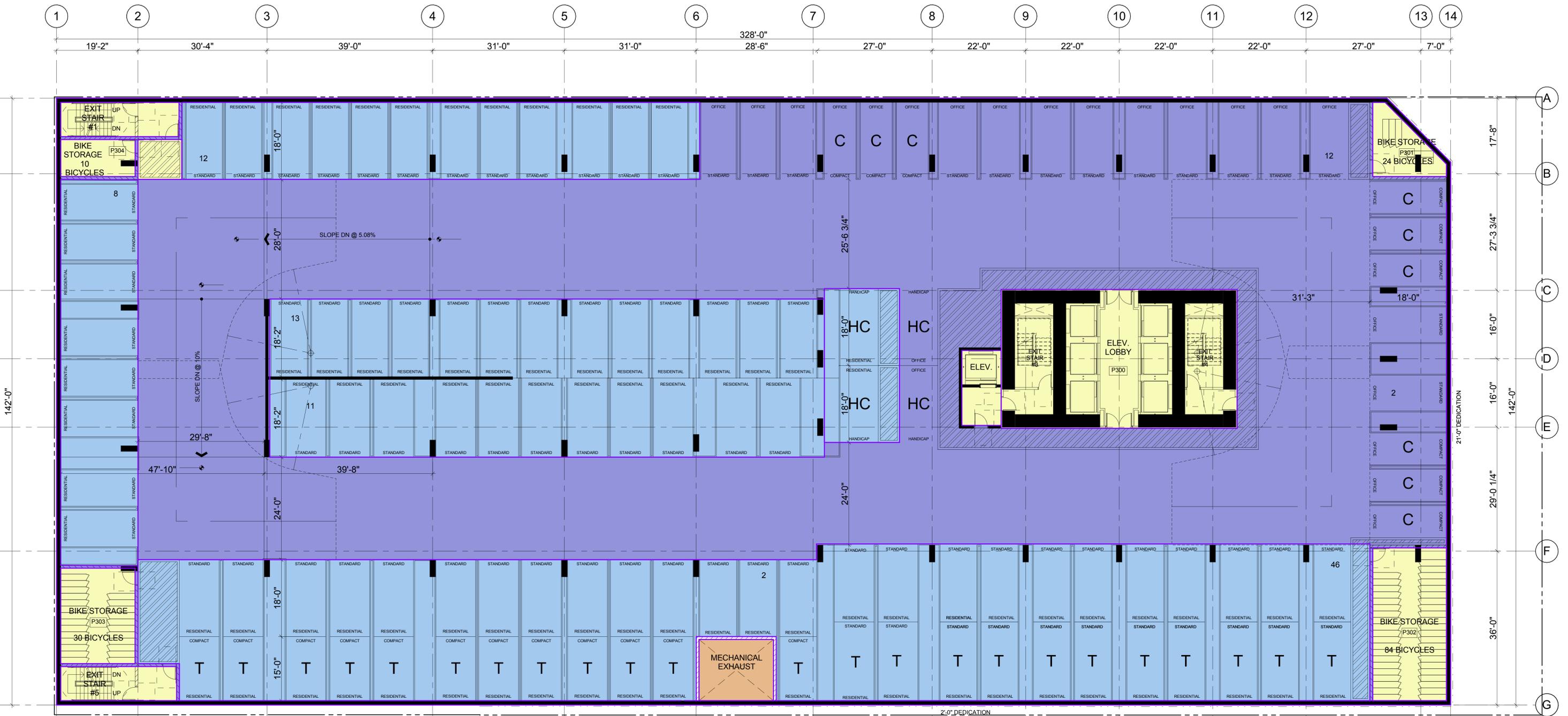
For the podium elevation along the alley and also along level 2 on the street frontages – strong screening elements have been developed to provide visual interest, but also hiding the parking portions from view. Large blank walls are avoided, even along the property to the Mayan Club where cabanas and stairwells provide a transition and a sculptural element. At the top of the podium sits a majority of the residential amenities, including pool, cabanas, sport court, general seating with fire pits, fitness and lounge spaces, meeting rooms, and green roof planter areas. Exterior building materials include glass, concrete, pre-finished metal panels, stone, and decorative steel elements – all to create a contemporary architectural expression that will set the trend for other developments in the neighborhood.





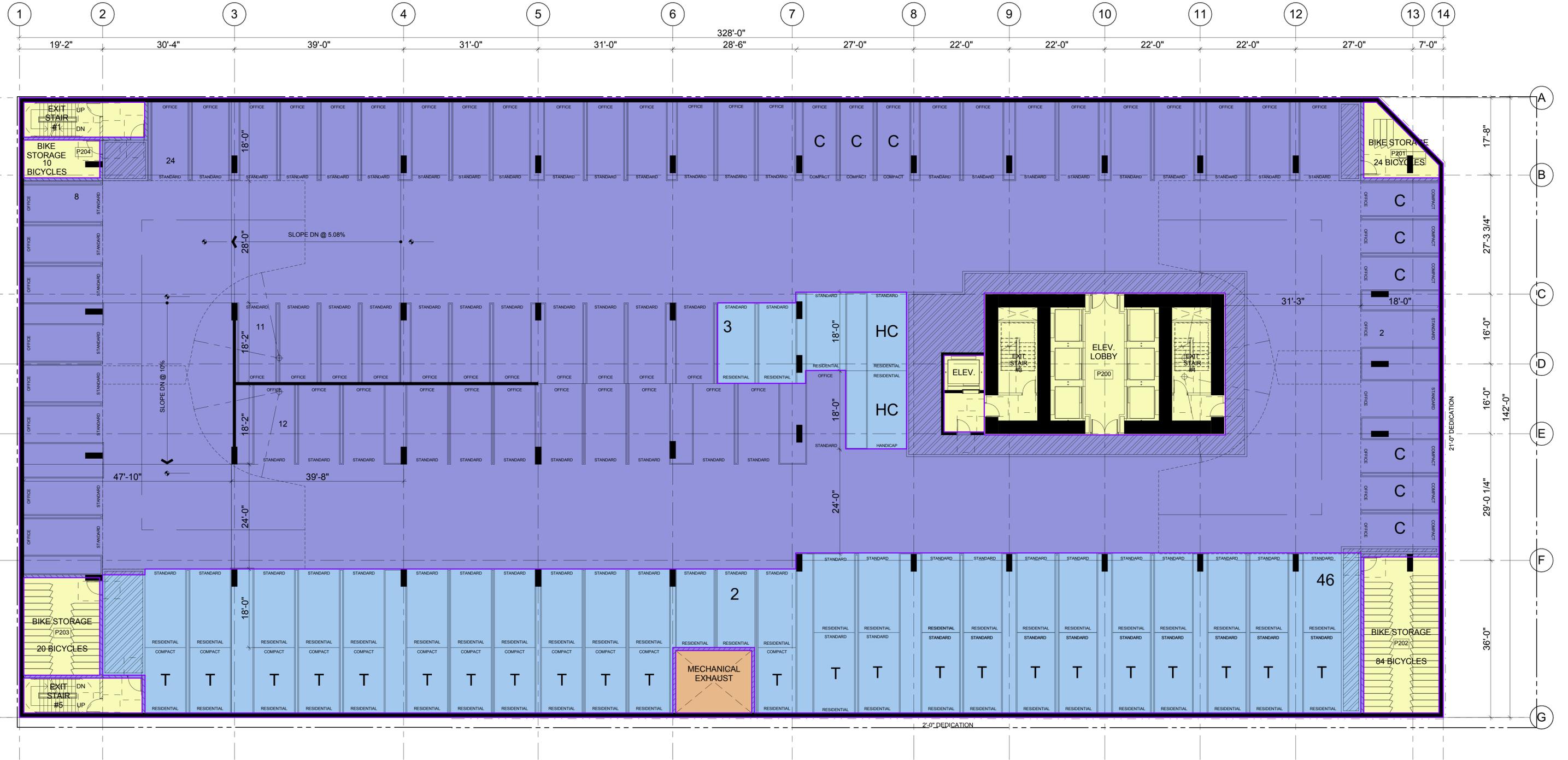


- AREAS**
- RESIDENTIAL COMMON
 - RESIDENTIAL PARKING
 - SERVICES



AREAS

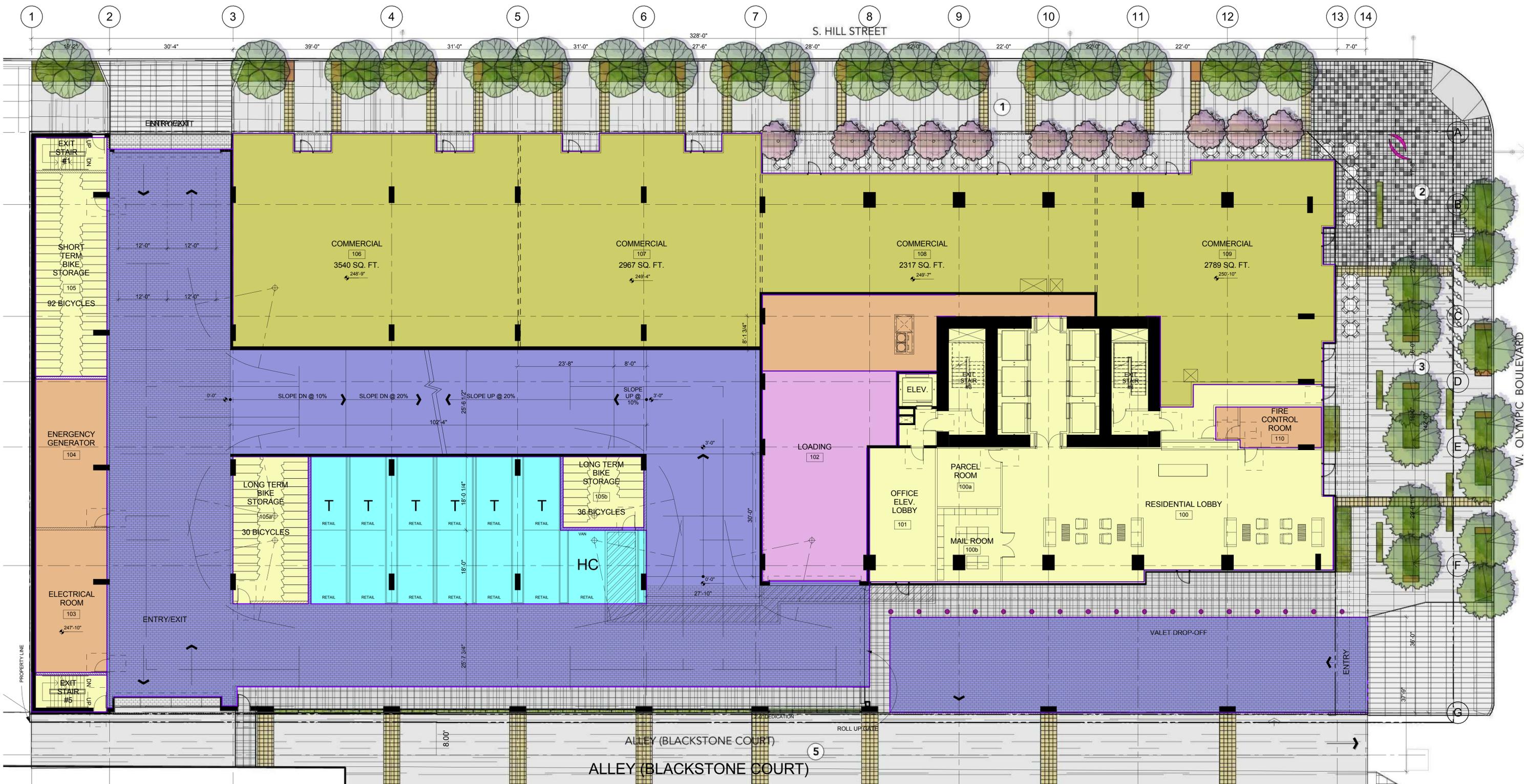
- COMMERCIAL PARKING
- RESIDENTIAL COMMON
- RESIDENTIAL PARKING
- SERVICES



- AREAS**
- COMMERCIAL PARKING
 - RESIDENTIAL COMMON
 - RESIDENTIAL PARKING
 - SERVICES

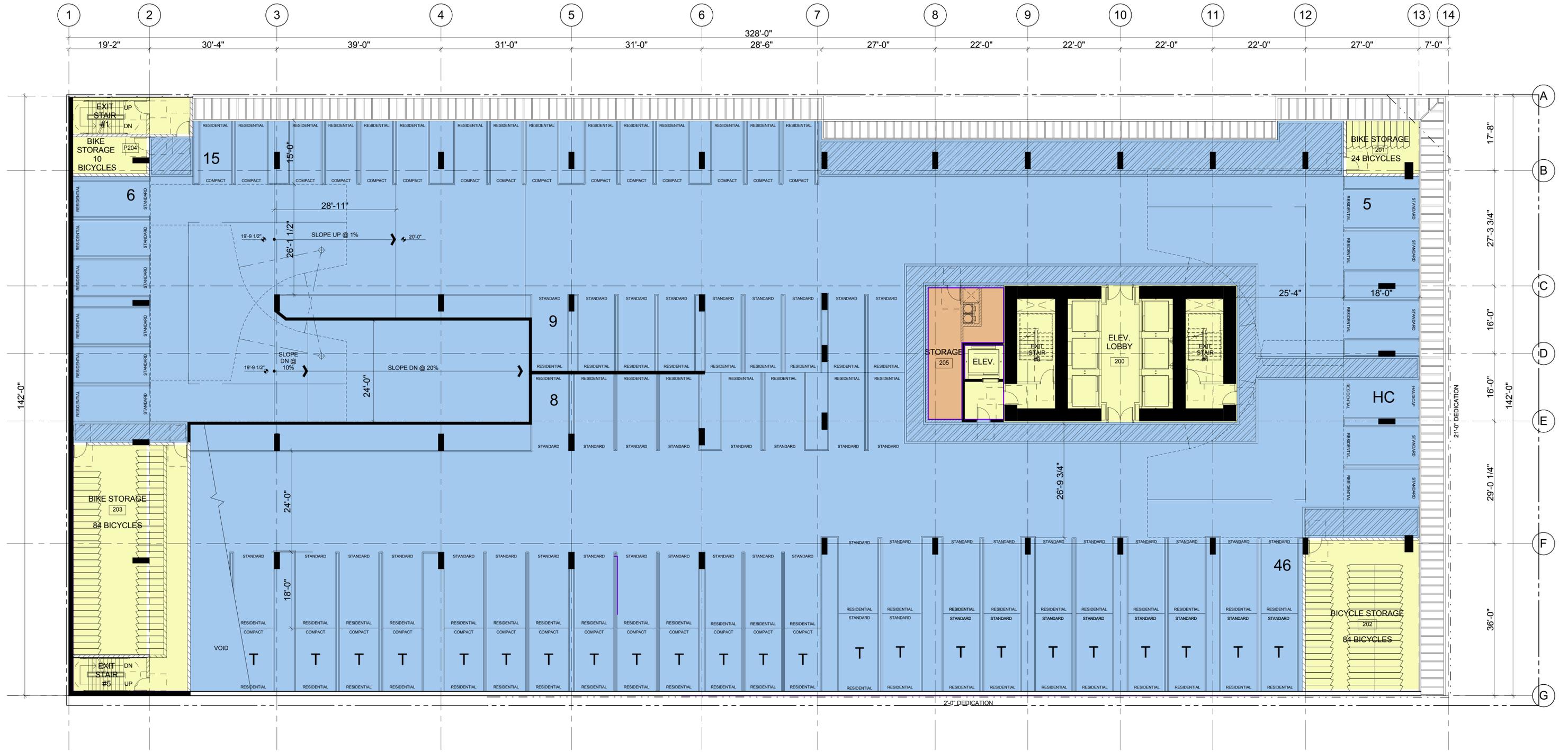


- AREAS**
- COMMERCIAL PARKING
 - RESIDENTIAL COMMON
 - RESIDENTIAL PARKING
 - SERVICES



AREAS

- COMMERCIAL
- COMMERCIAL PARKING
- LOADING/MOVE-IN
- RESIDENTIAL COMMON
- RETAIL PARKING
- SERVICES

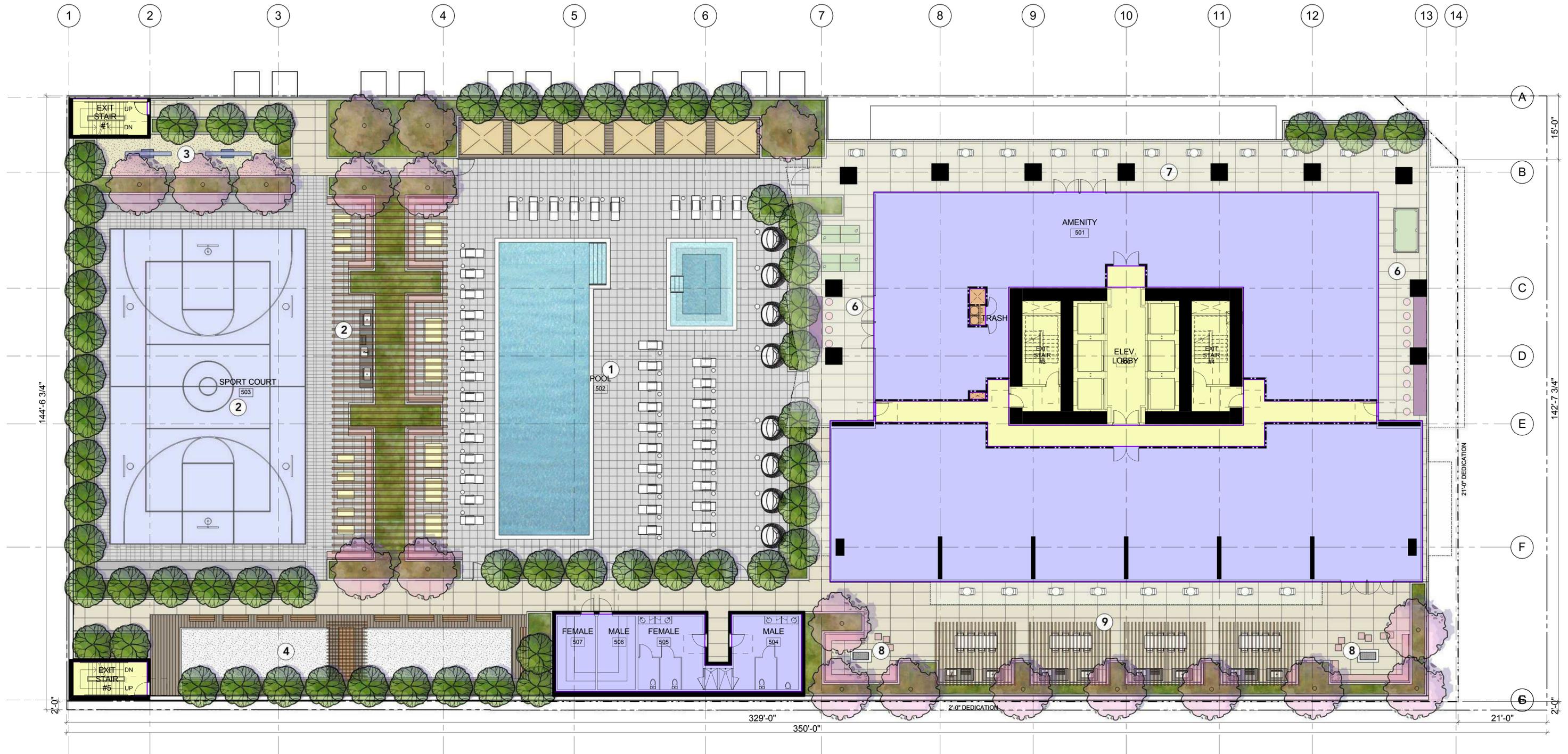


- AREAS**
- RESIDENTIAL COMMON
 - RESIDENTIAL PARKING
 - SERVICES



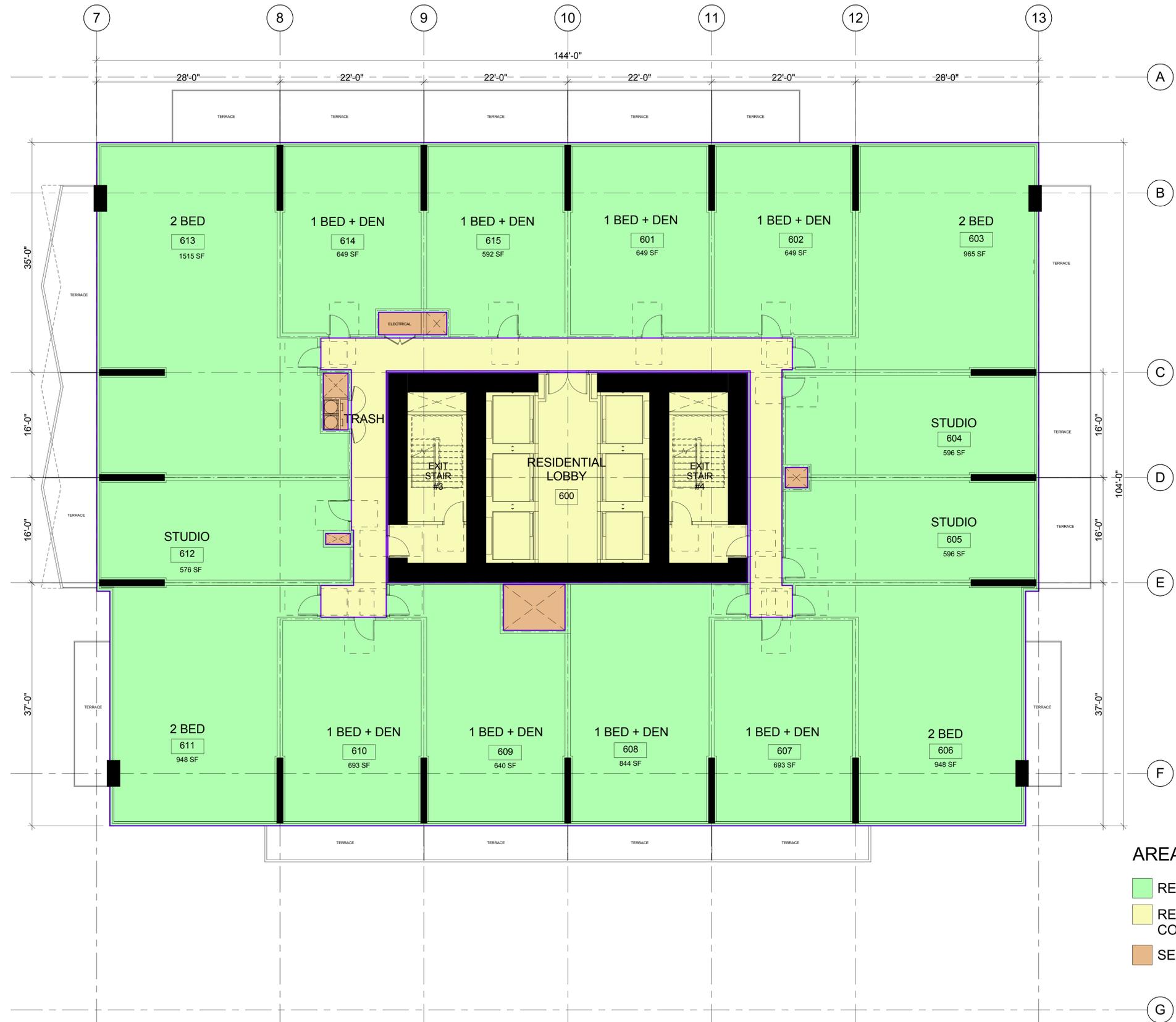
AREAS

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL PARKING
- SERVICES

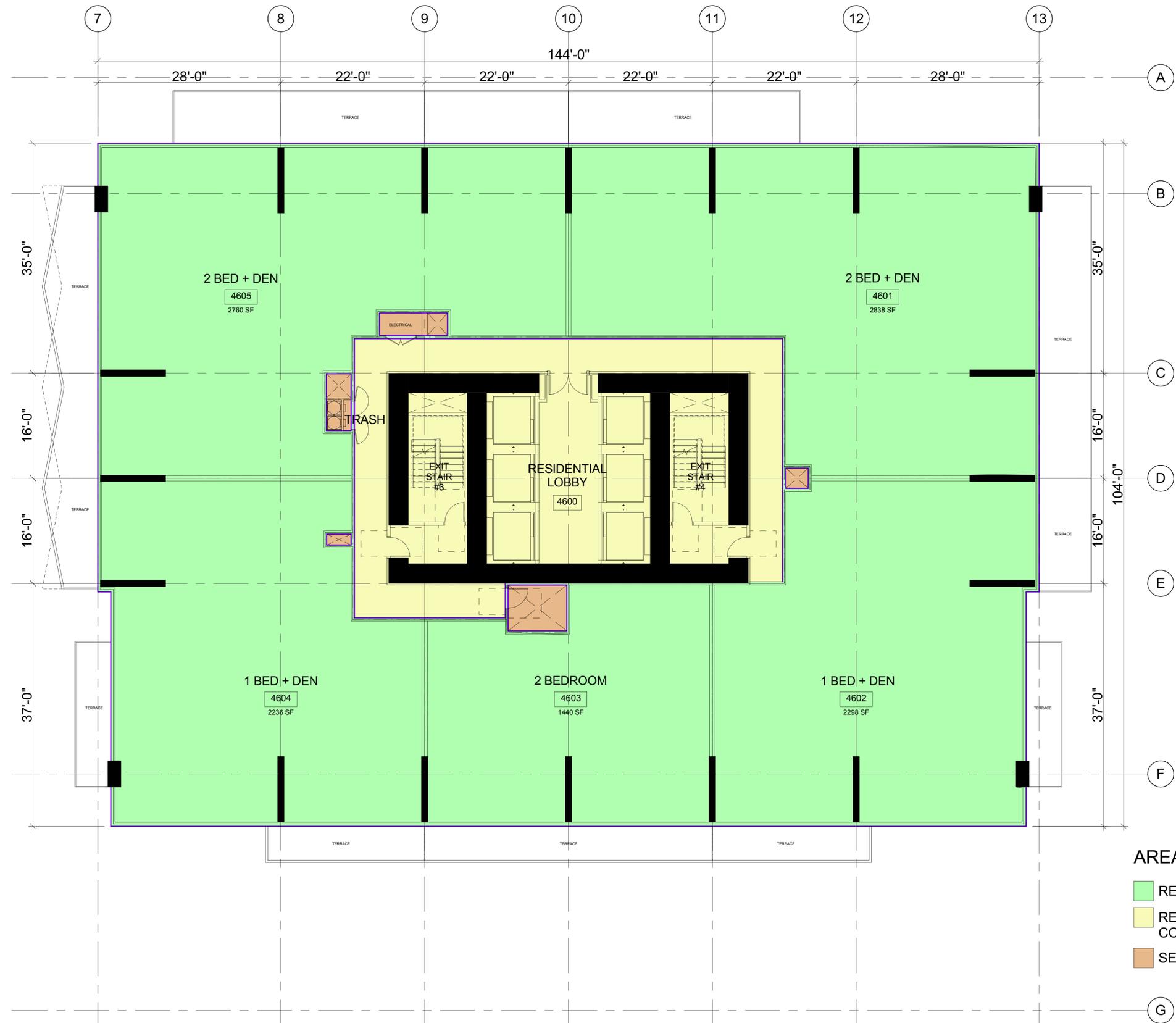


- AREAS**
- AMENITY
 - RESIDENTIAL COMMON
 - SERVICES

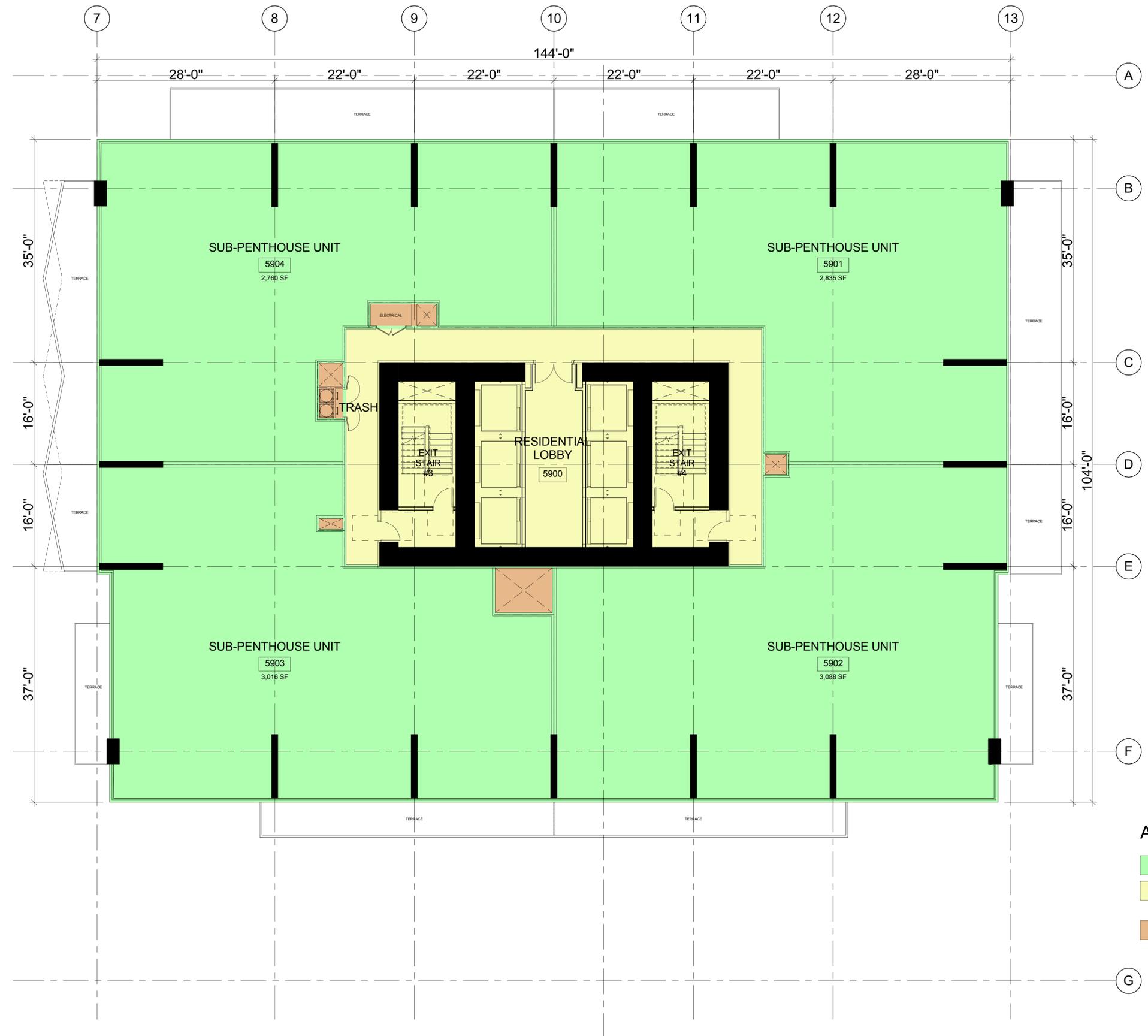
TYPICAL TOWER FLOOR PLAN - 1 (L6-45)

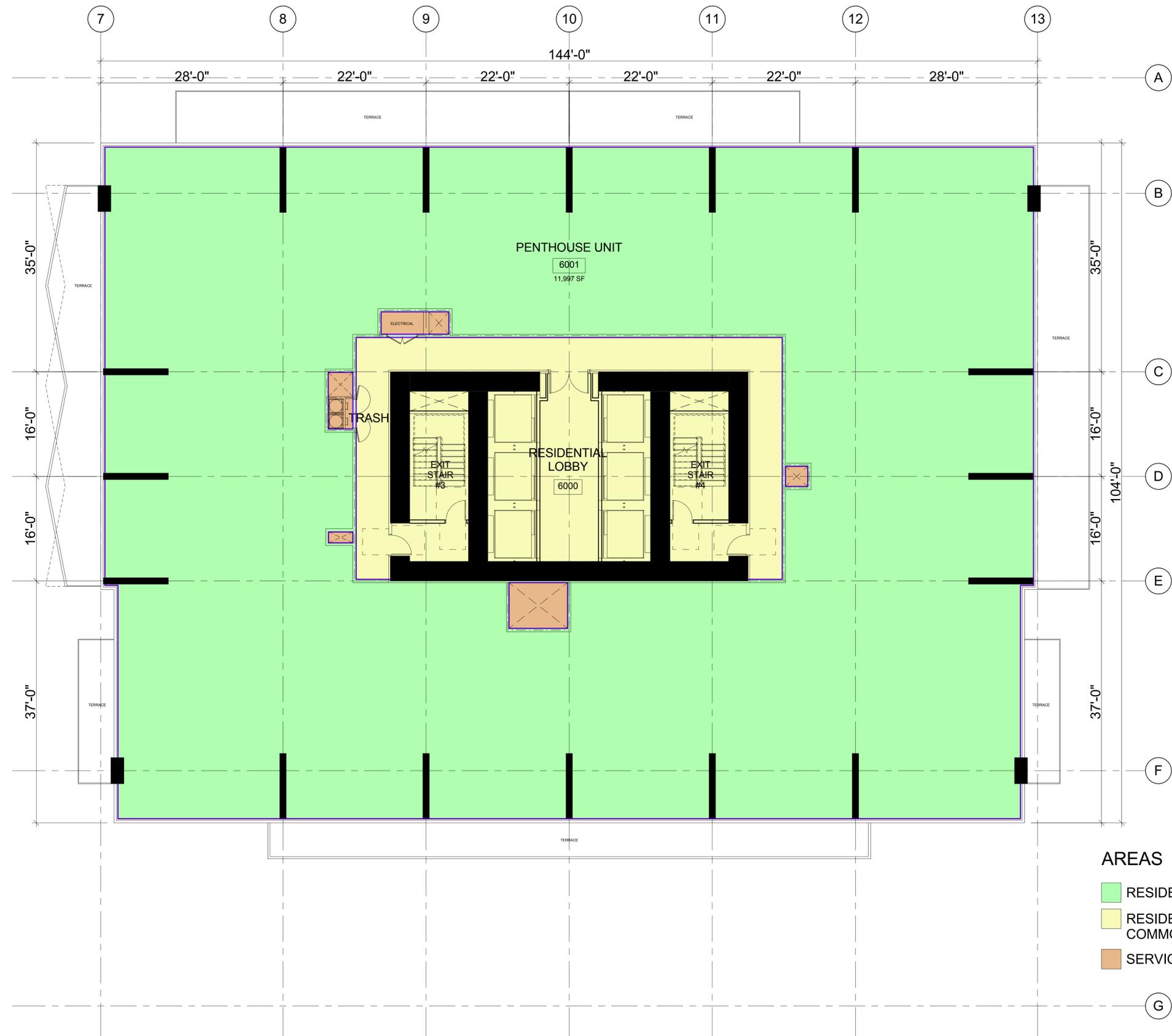


- AREAS**
- RESIDENTIAL
 - RESIDENTIAL COMMON
 - SERVICES



SUB-PENTHOUSE FLOOR PLAN (L59)

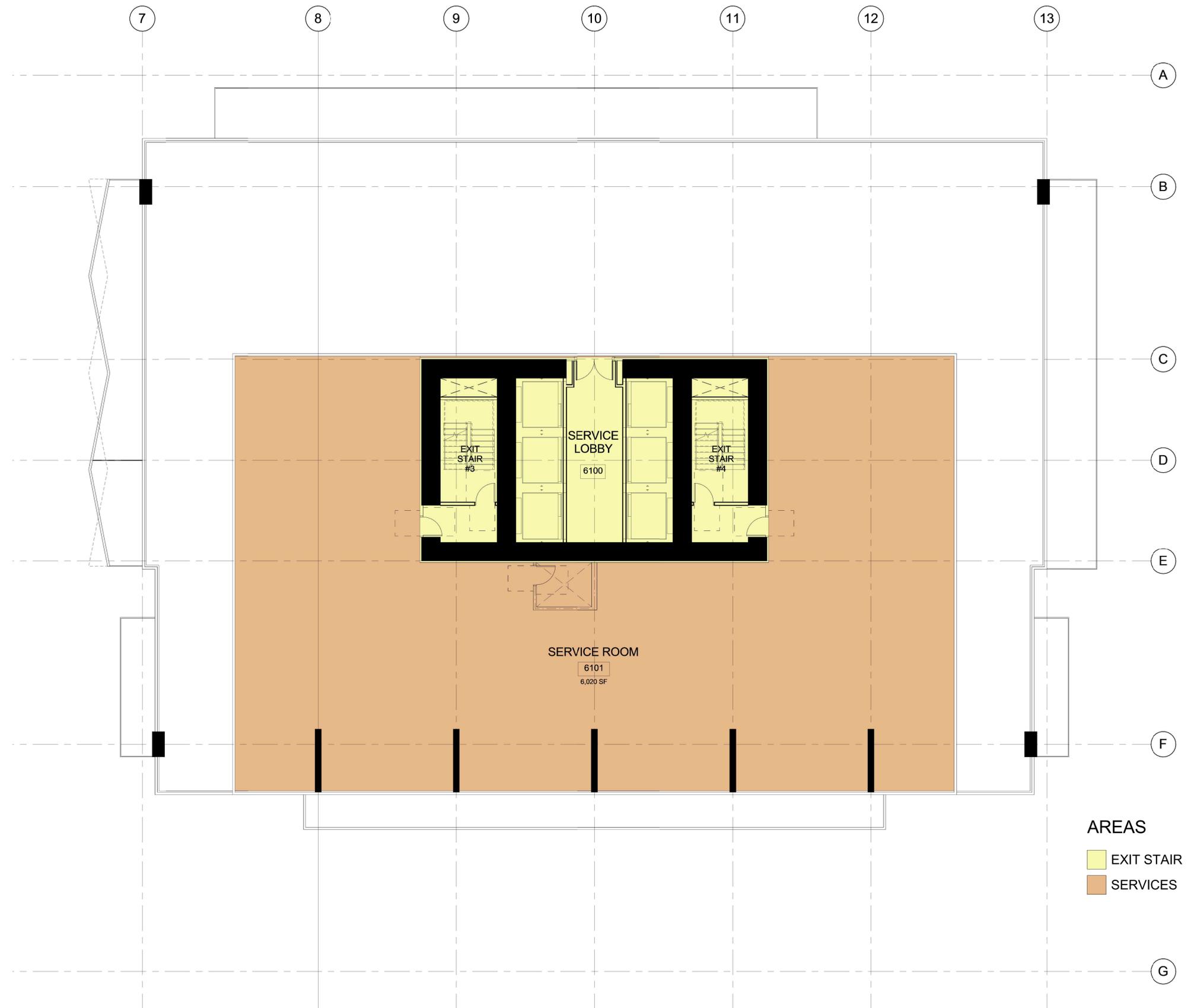


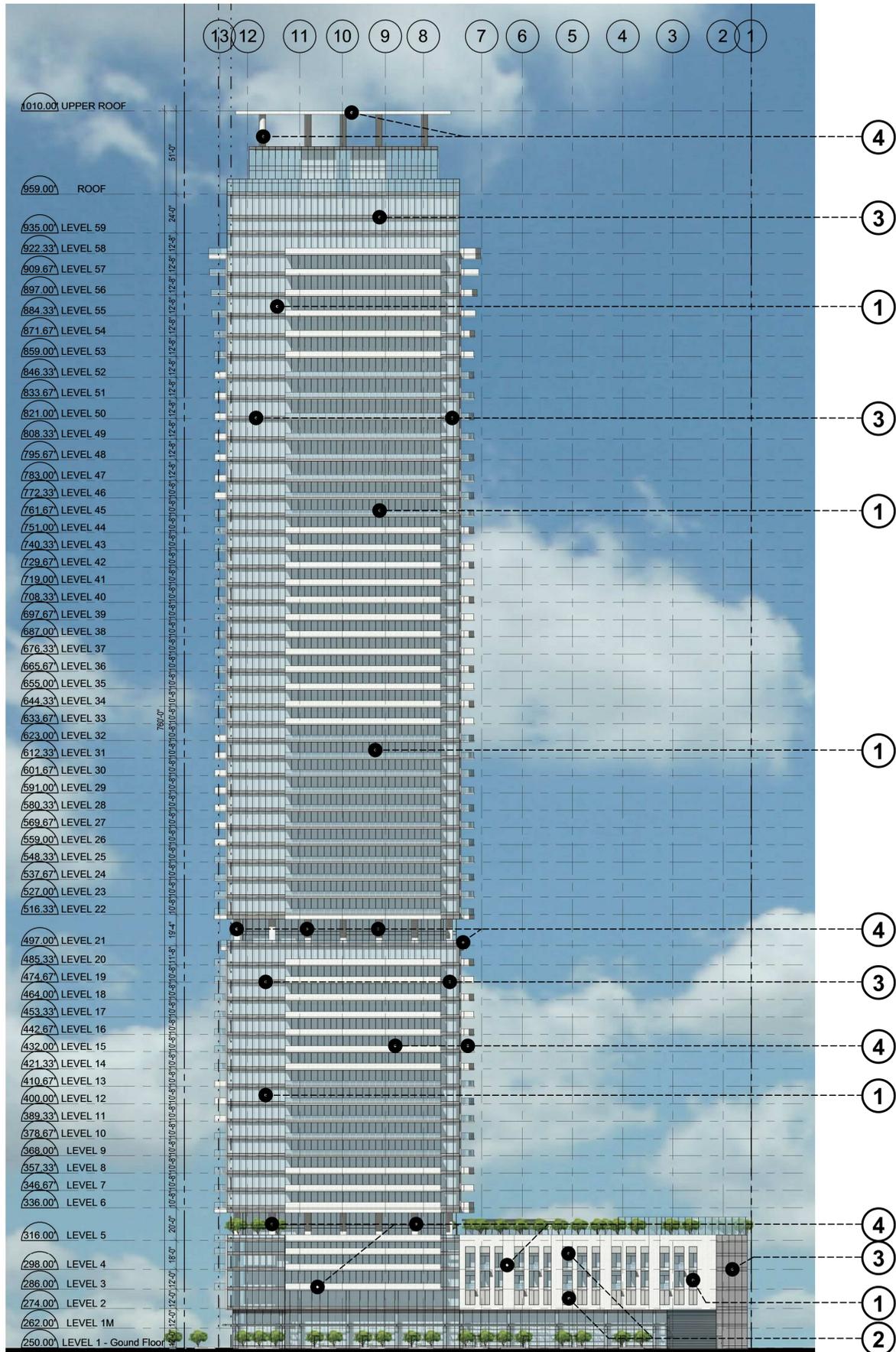


AREAS

- RESIDENTIAL
- RESIDENTIAL COMMON
- SERVICES

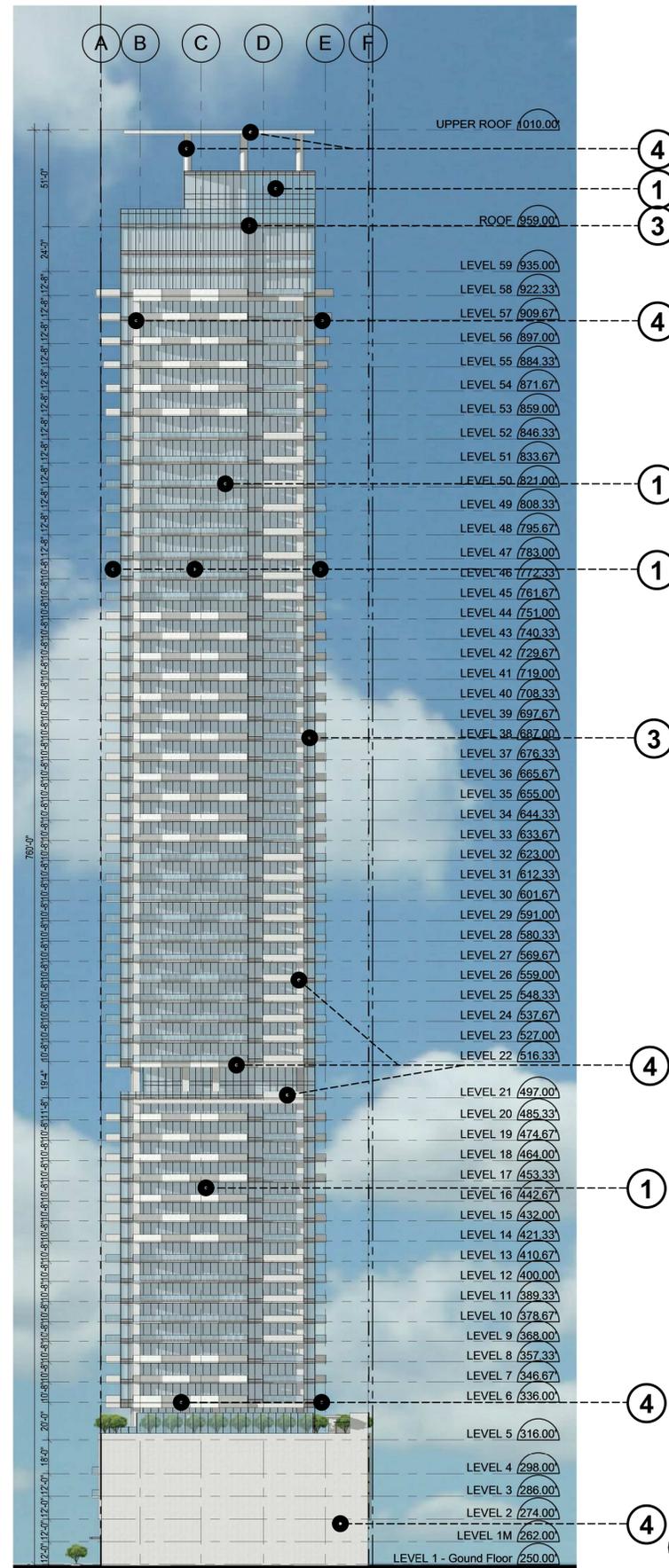
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1. WEST ELEVATION

1" = 40'-0"

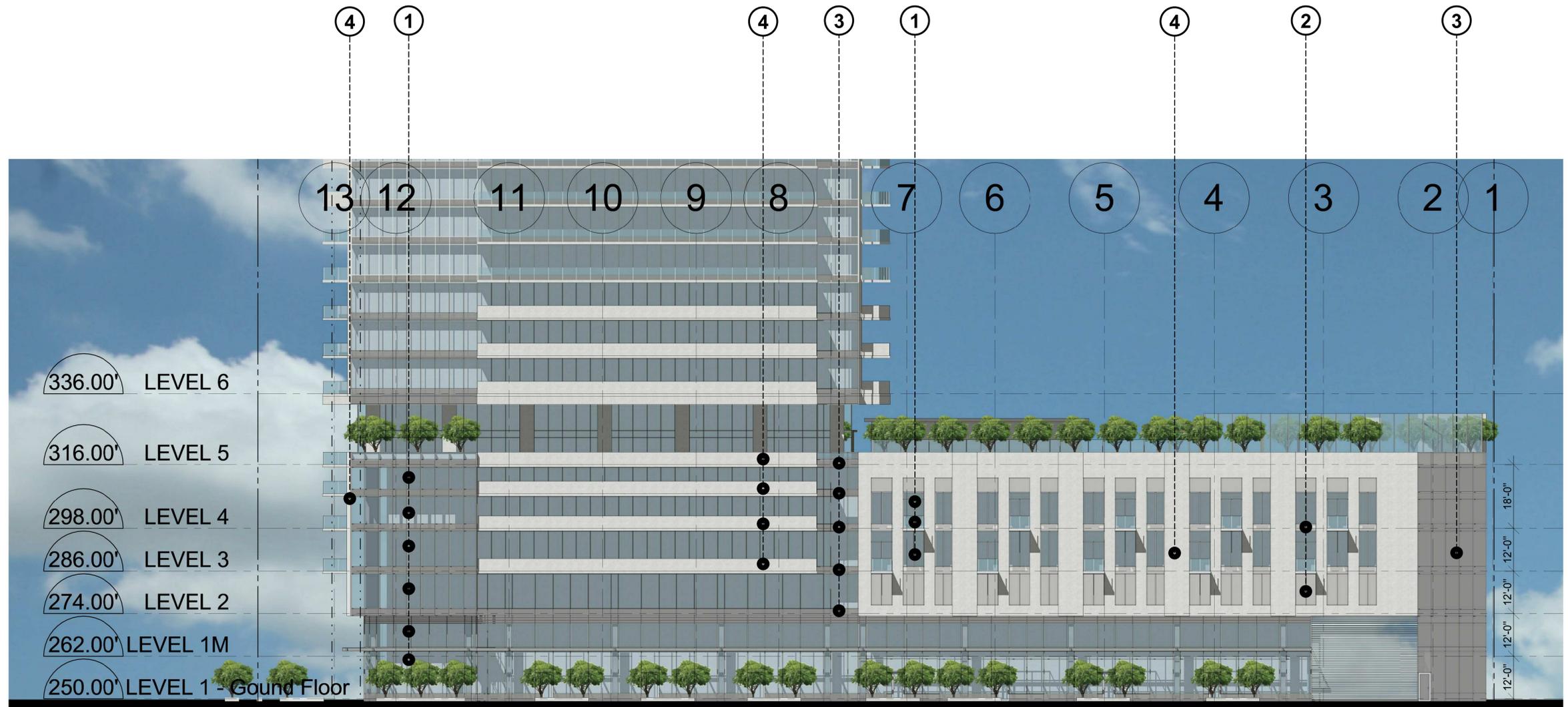


2. SOUTH ELEVATION

1" = 40'-0"

MATERIALS

- 1 GLASS
- 2 WHITE SPANDREL GLASS
- 3 GREY SPANDREL GLASS
- 4 ARCHITECTURAL FINISH CONCRETE

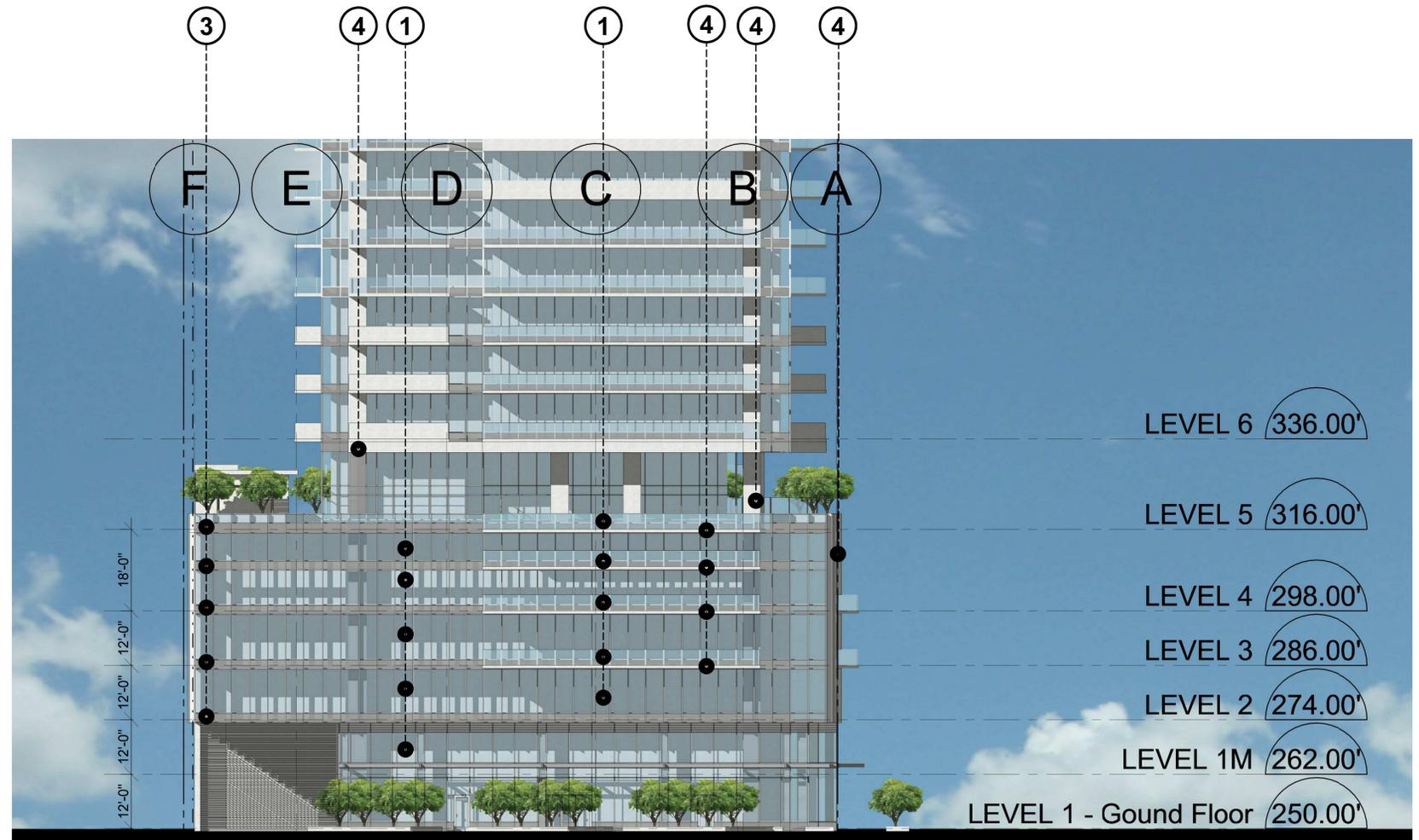


1. WEST PODIUM ELEVATION (HILL STREET)

1/16" = 1'-0"

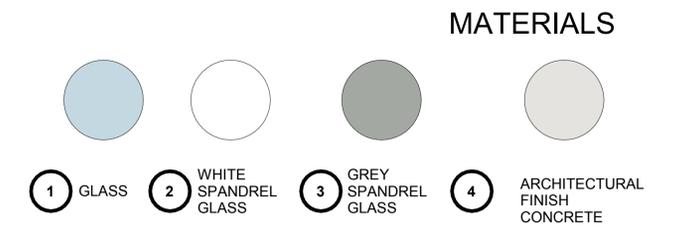
MATERIALS

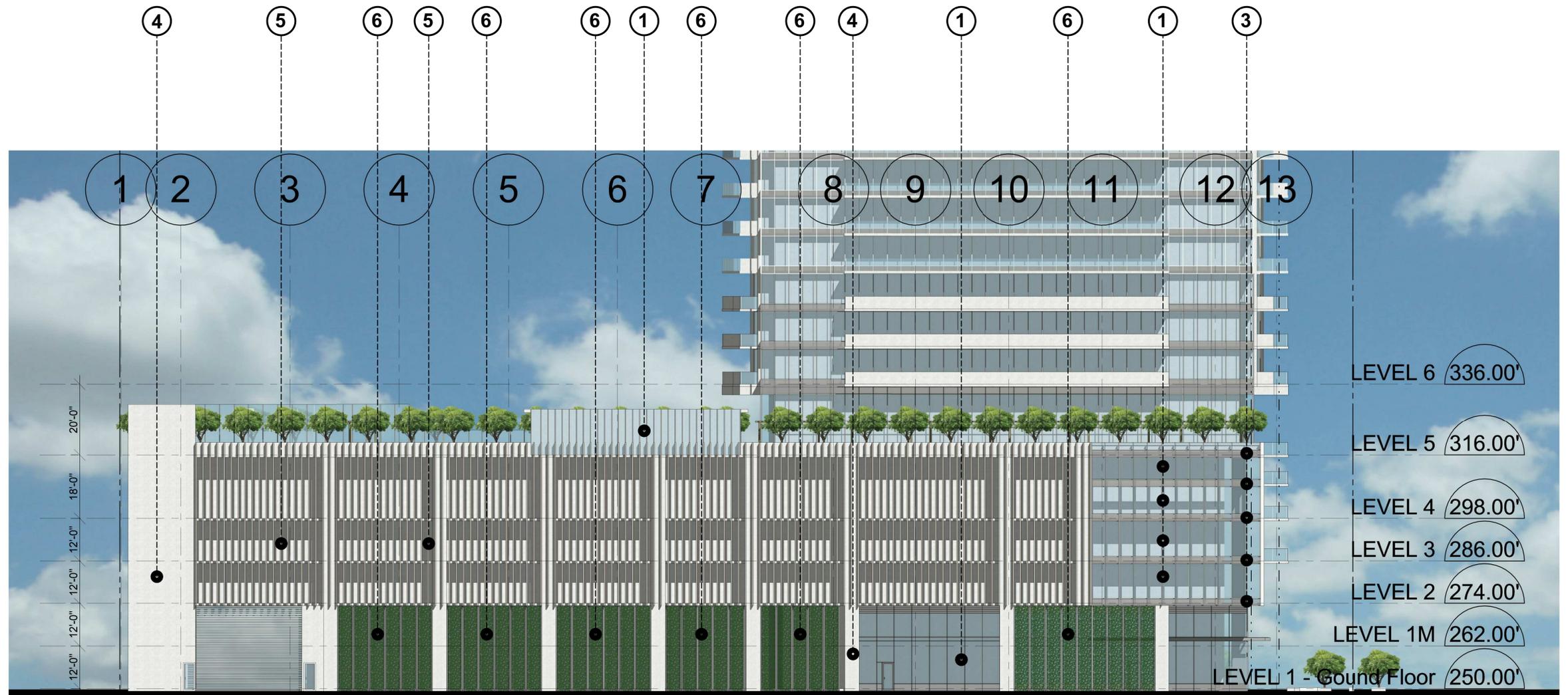
- 1 GLASS
- 2 WHITE SPANDREL GLASS
- 3 GREY SPANDREL GLASS
- 4 ARCHITECTURAL FINISH CONCRETE



1. NORTH PODIUM ELEVATION (OLYMPIC BOULEVARD)

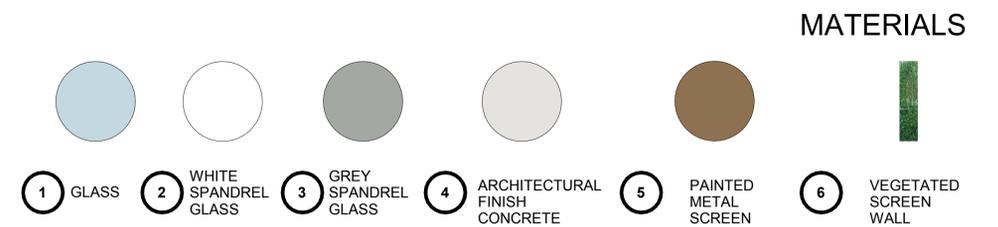
1/16" = 1'-0"

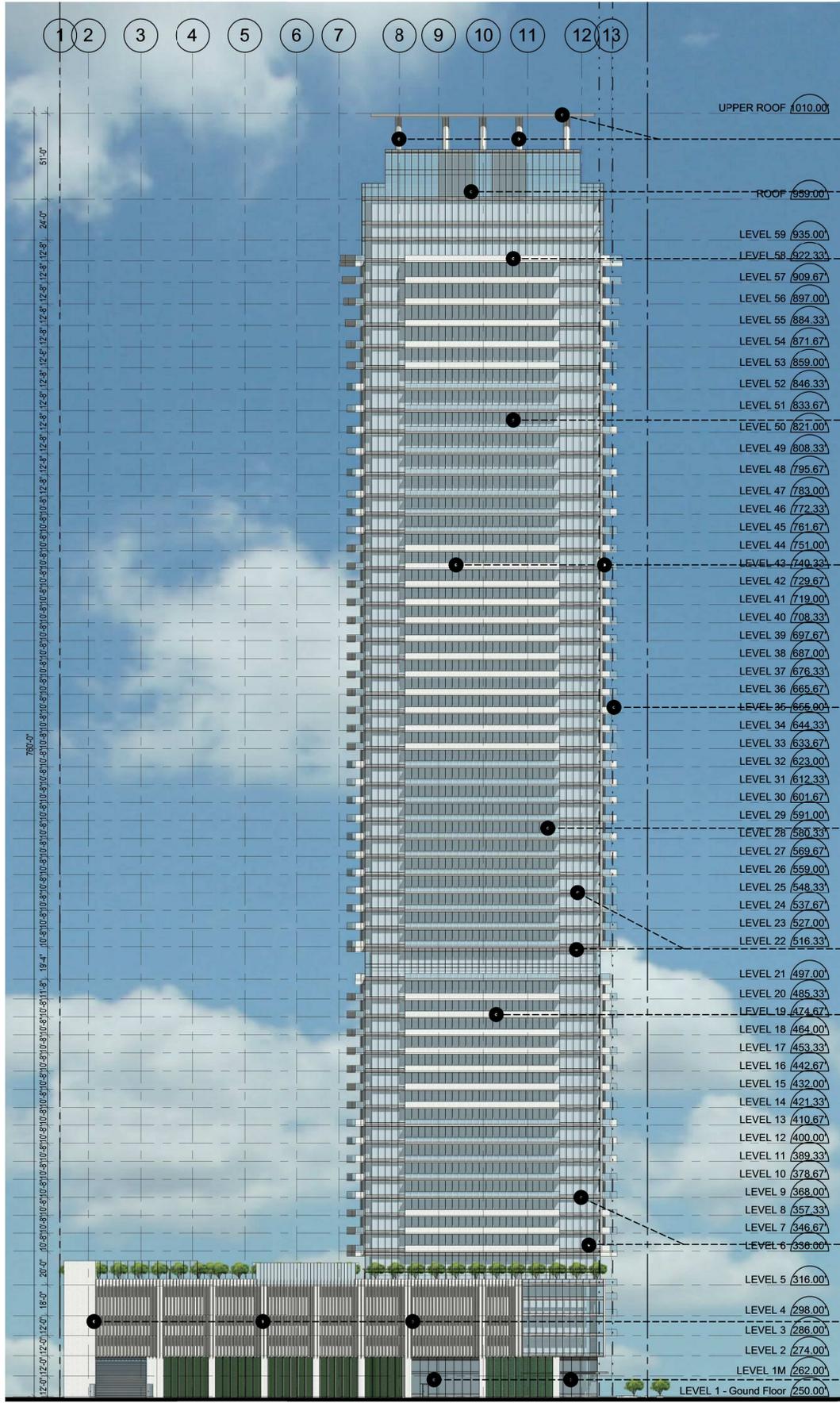




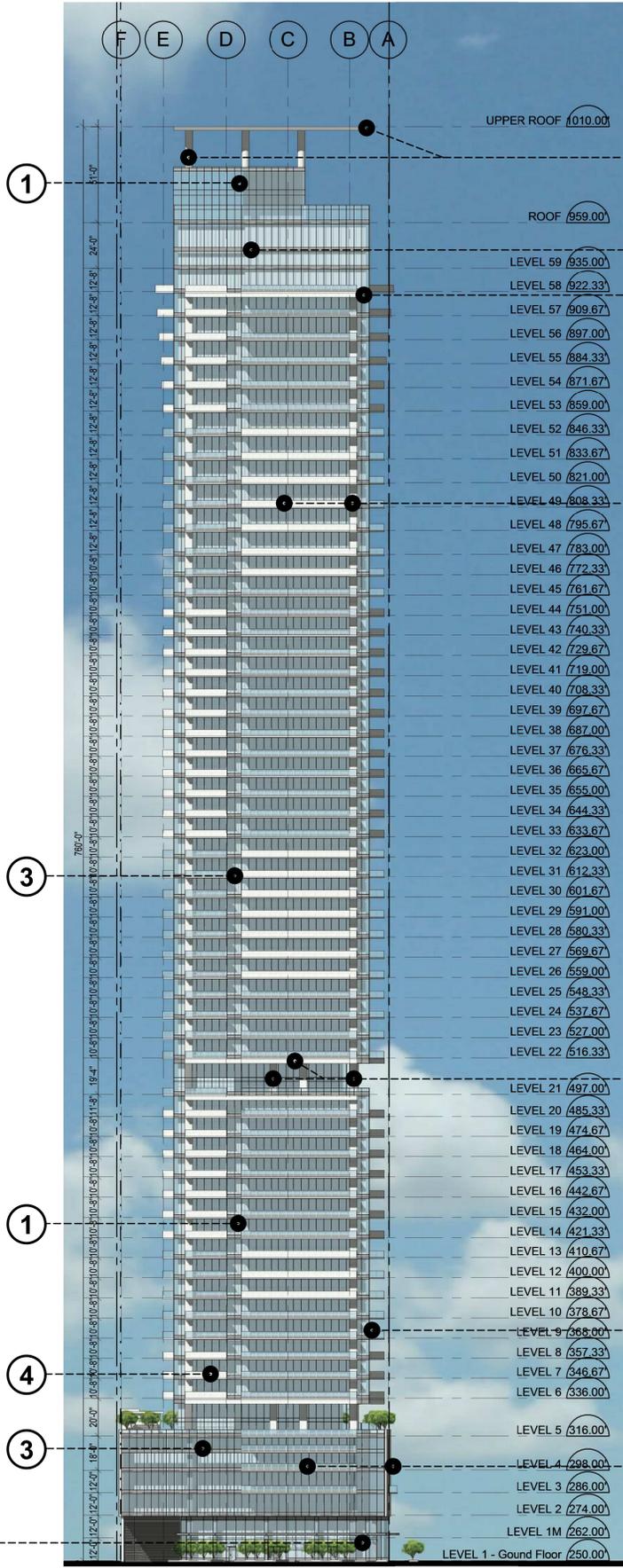
1. EAST PODIUM ELEVATION (ALLEY)

1/16" = 1'-0"





1. EAST ELEVATION (ALLEY) 1" = 40'-0"

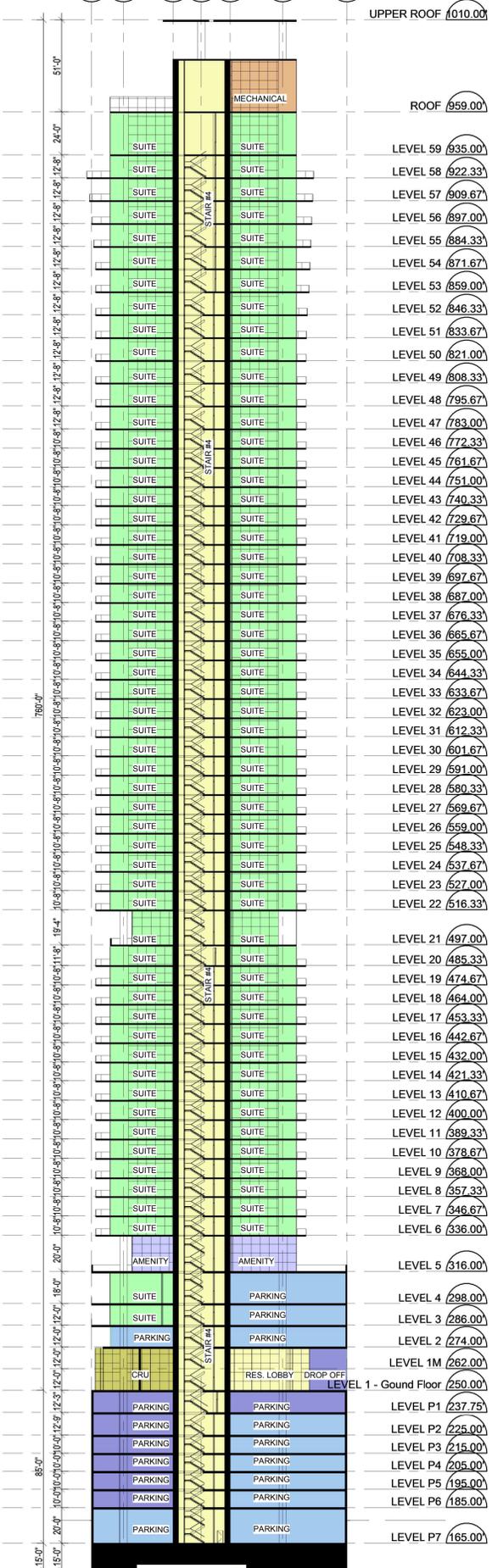


2. NORTH ELEVATION (OLYMPIC BOULEVARD) 1" = 40'-0"

MATERIALS

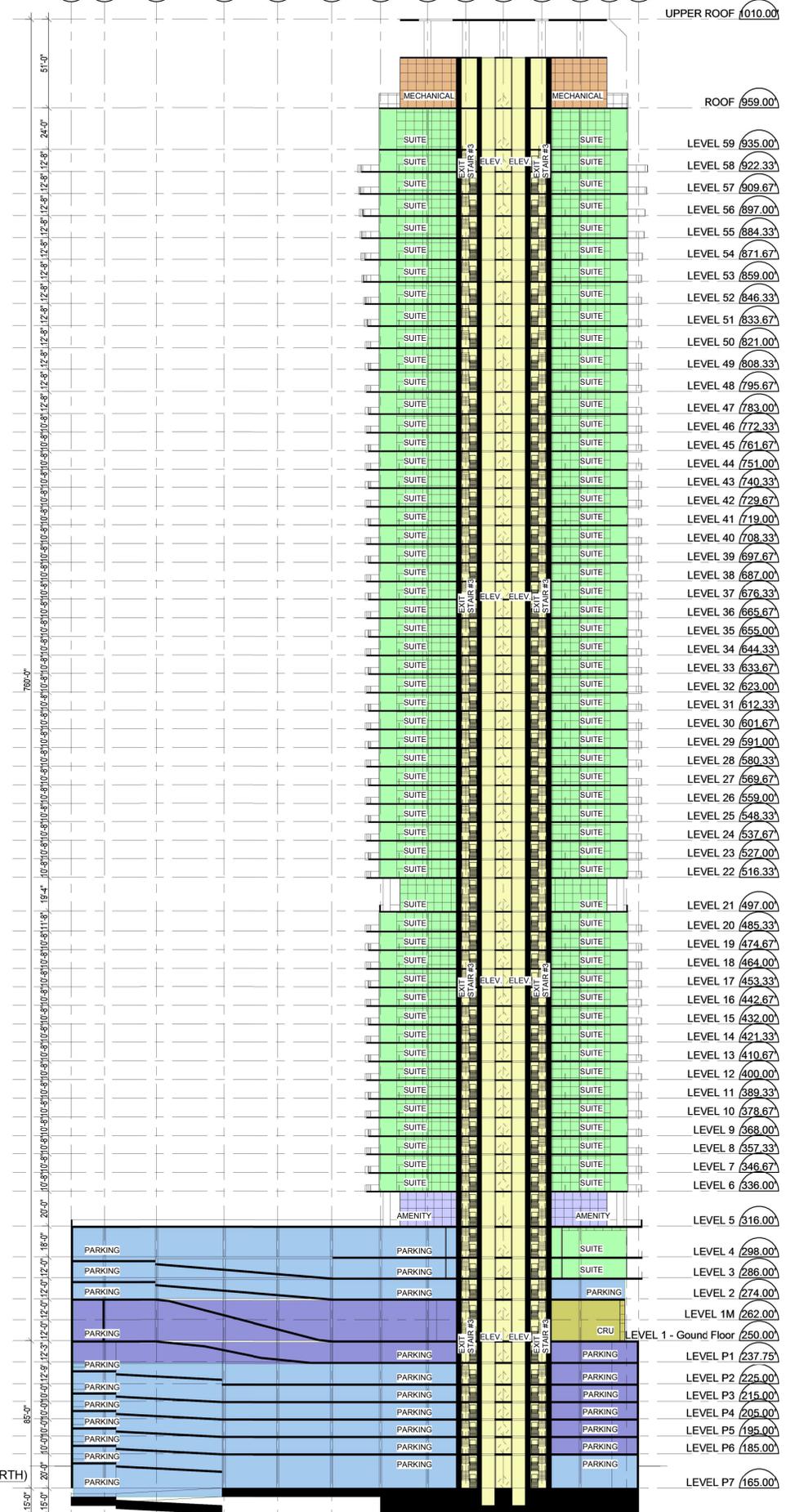
- 1 GLASS
- 2 WHITE SPANDREL GLASS
- 3 GREY SPANDREL GLASS
- 4 ARCHITECTURAL FINISH CONCRETE
- 5 PAINTED METAL SCREEN

A B C D E F G



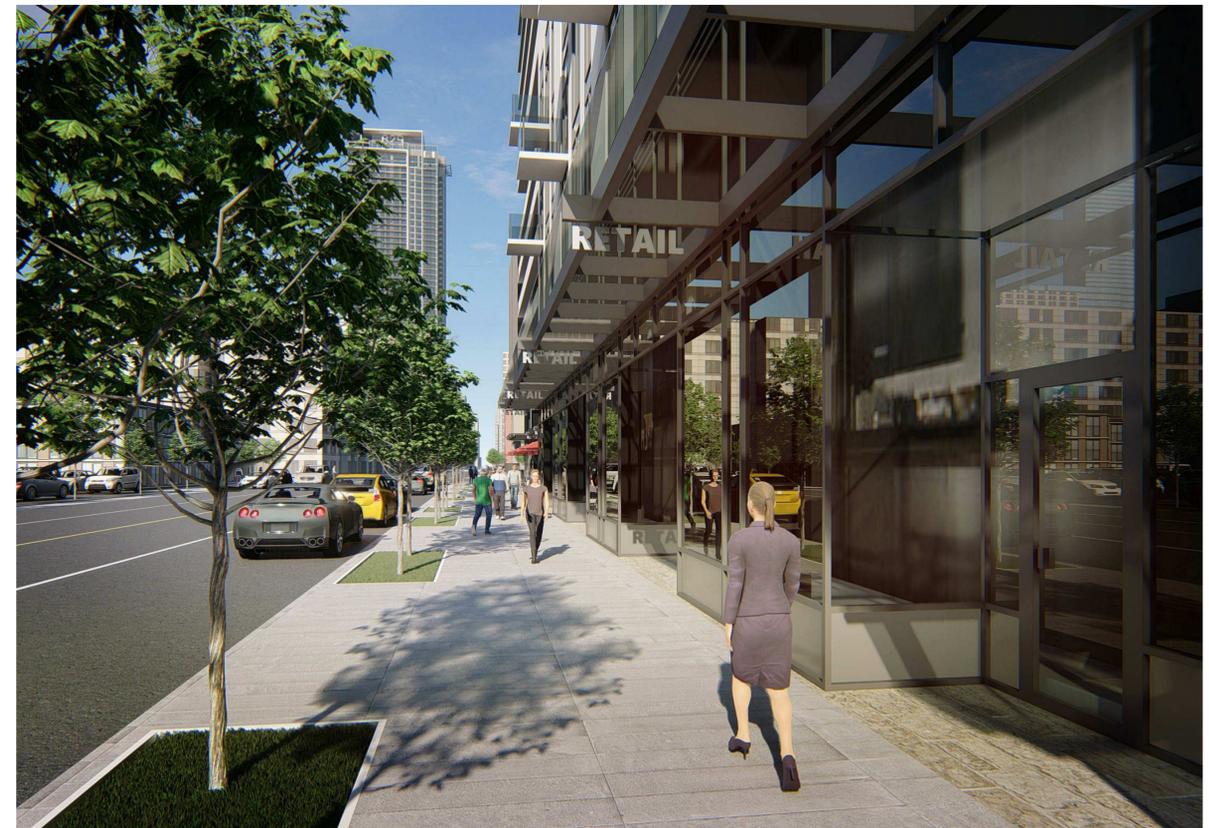
2 BUILDING SECTION (WEST-EAST)
1" = 40'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14



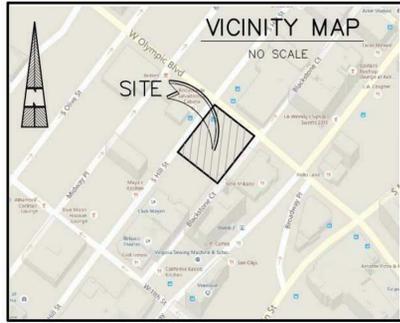
1 BUILDING SECTION (SOUTH-NORTH)
1" = 40'-0"









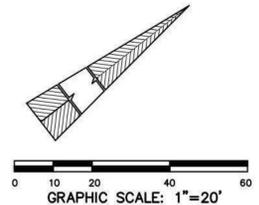


SURVEYOR'S NOTES:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
 THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
 ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
 AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
 NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
 NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
 THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
 UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
 NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVICITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6.
 SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO HILL STREET AND BLACKSTONE COURT, BOTH BEING DEDICATED PUBLIC RIGHT OF WAYS.

LEGEND

N. ---	NORTH	(Symbol)	TREE
S. ---	SOUTH	(Symbol)	TRAFFIC SIGNAL W/ STREET LIGHT
E. ---	EAST	(Symbol)	TELEPHONE MANHOLE
W. ---	WEST	(Symbol)	SEWER MANHOLE
TYP. ---	TYPICAL	(Symbol)	SIGN
DIA. ---	DIAMETER	(Symbol)	CENTERLINE SYMBOL
P.L. ---	PROPERTY LINE	(Symbol)	TRAFFIC SIGNAL
NO. ---	NUMBER	(Symbol)	LIMITS OF A.C. PAVEMENT
A.C. ---	ASPHALT CONCRETE RECORD	(Symbol)	
R. ---	RECORD	(Symbol)	
M. ---	MEASURED	(Symbol)	
C.L. ---	CENTER LINE	(Symbol)	
P.O.B. ---	POINT OF BEGINNING	(Symbol)	
CONC. ---	CONCRETE	(Symbol)	
FD. ---	FOUND	(Symbol)	
W/ ---	WITH	(Symbol)	
E.LY ---	EASTERLY	(Symbol)	
W.LY ---	WESTERLY	(Symbol)	
L/A ---	LANDSCAPED AREA	(Symbol)	
SLPB ---	STREET LIGHT PULLBOX	(Symbol)	
TC ---	TOP OF CURB	(Symbol)	
FL ---	FLOW LINE	(Symbol)	
FS ---	FINISHED SURFACE	(Symbol)	
(Symbol)	NUMBER OF PARKING STALLS		



STATEMENT OF ENCROACHMENTS:

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
 NONE

BASIS OF BEARINGS:

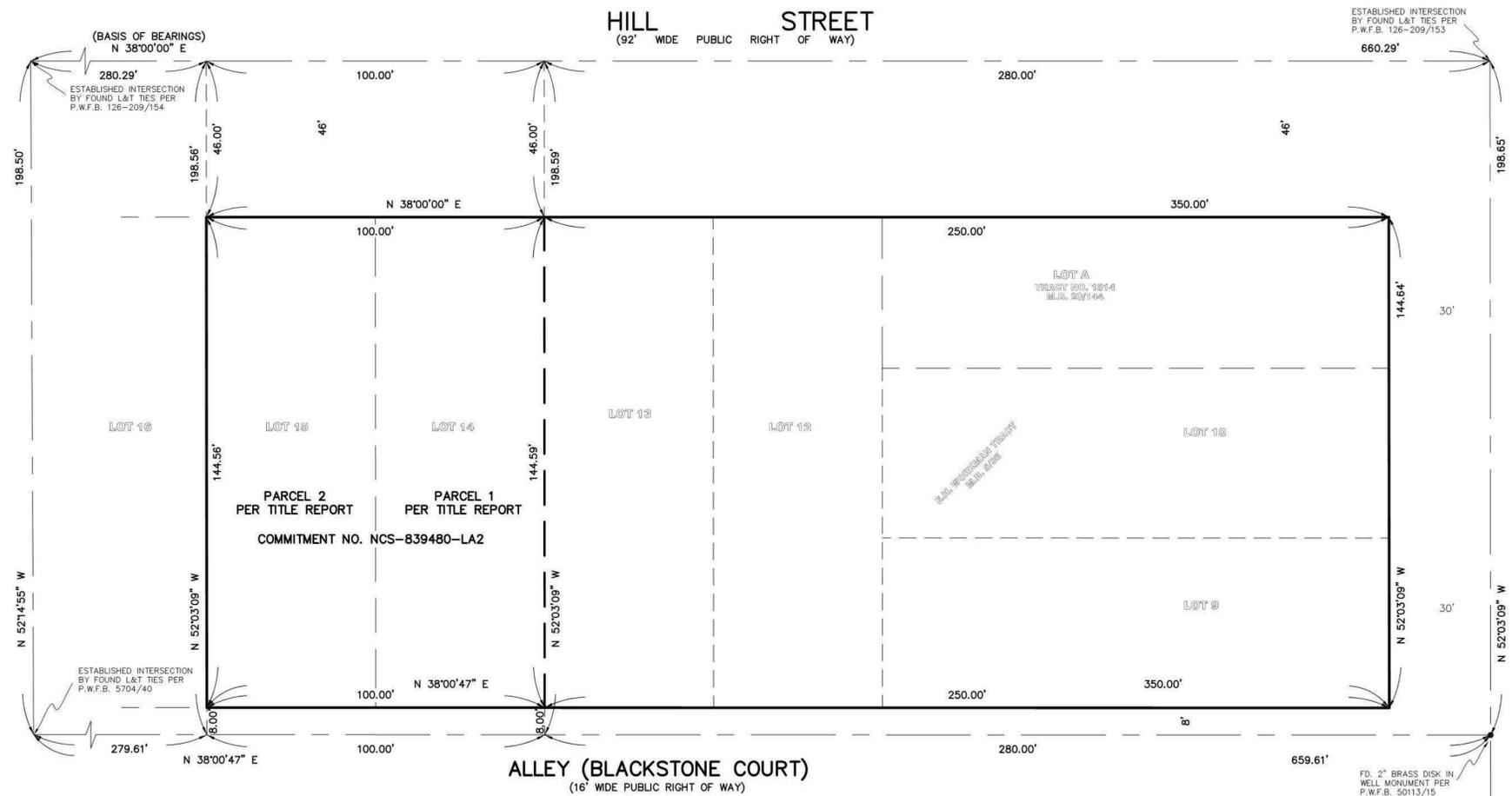
THE BEARING NORTH 38°00'00" EAST BEING THE CENTERLINE OF HILL STREET AS SHOWN ON TRACT NO. 1814, FILED IN BOOK 20, PAGE 144 OF MAPS IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LAND AREA:

50,611 SQUARE FEET
 1.162 ACRES

PARKING STALLS:

226 STANDARD STALLS
 3 HANDICAP STALLS



LEGAL DESCRIPTION:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT:
 THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 9, 10, 12 AND 13 OF E.H. WORKMAN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 36 OF MISCELLANEOUS RECORDS OF SAID COUNTY, TOGETHER WITH LOT A OF TRACT NO. 1814, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 144, OF MAPS, RECORDS OF SAID COUNTY.

APNS: 5139-013-003, 004, 005, 006 AND 015

COMMITMENT NO. NCS-839480-LA2:

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

PARCEL 1:
 LOT 14 OF E. H. WORKMAN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 36 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 6 FEET THEREOF AS CONDEMNED FOR THE WIDENING OF HILL STREET BY DECREE OF CASE NO. 44598, SUPERIOR COURT, OF LOS ANGELES COUNTY.

PARCEL 2:
 LOT 15 OF E. H. WORKMAN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 36 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 6 FEET THEREOF AS CONDEMNED FOR THE WIDENING OF HILL STREET BY DECREE OF CASE NO. 44598, SUPERIOR COURT, OF LOS ANGELES COUNTY.

APN: 5139-013-017 (AFFECTS PARCEL 1) 5139-013-018 (AFFECTS PARCEL 2)

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-839480-LA2, DATED MARCH 1, 2017.

NOTES CORRESPONDING TO SCHEDULE "B":

- A SUBSURFACE OIL AND GAS LEASE, RECORDED APRIL 15, 1964 AS INSTRUMENT NO. 5458 IN BOOK M1500 PAGE 47 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
- A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED NOVEMBER 6, 1974 AS INSTRUMENT NO. 4219 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 30, 1975 AS INSTRUMENT NO. 3868 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
- A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED NOVEMBER 2, 1990 AS INSTRUMENT NO. 901857316 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
- A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED NOVEMBER 2, 1990 AS INSTRUMENT NO. 901857317 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
- A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED NOVEMBER 2, 1990 AS INSTRUMENT NO. 901857318 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
- A DOCUMENT ENTITLED "AFFIDAVIT OF SUCCESSOR TRUSTEE" RECORDED MARCH 2, 2016 AS INSTRUMENT NO. 20160228222 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
- A DOCUMENT ENTITLED "TRUST TRANSFER DEED" RECORDED MARCH 9, 2016 AS INSTRUMENT NO. 20160257353 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

SITE RESTRICTIONS:

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM NO. 6(B).

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060137-1620-F, WHICH BEARS AN EFFECTIVE DATE OF 9-26-08 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

SURVEYOR'S CERTIFICATION:

TO: ONNI CAPITAL LLC, A NEVADA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 7(a)(1)-(c), 8, 9, 10(a), 11(VISIBLE UTILITIES ONLY), 13, 14, 16, 17, 18 & 20(\$1,000,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3-9-17.

Michael Furlong, PLS 8899
 LICENSE EXPIRES: 12-31-17
 DATE: 4-27-17
 DATE OF LAST REVISION: 4-27-17

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.

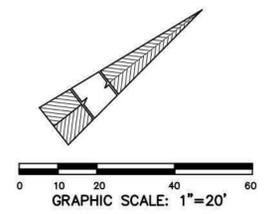
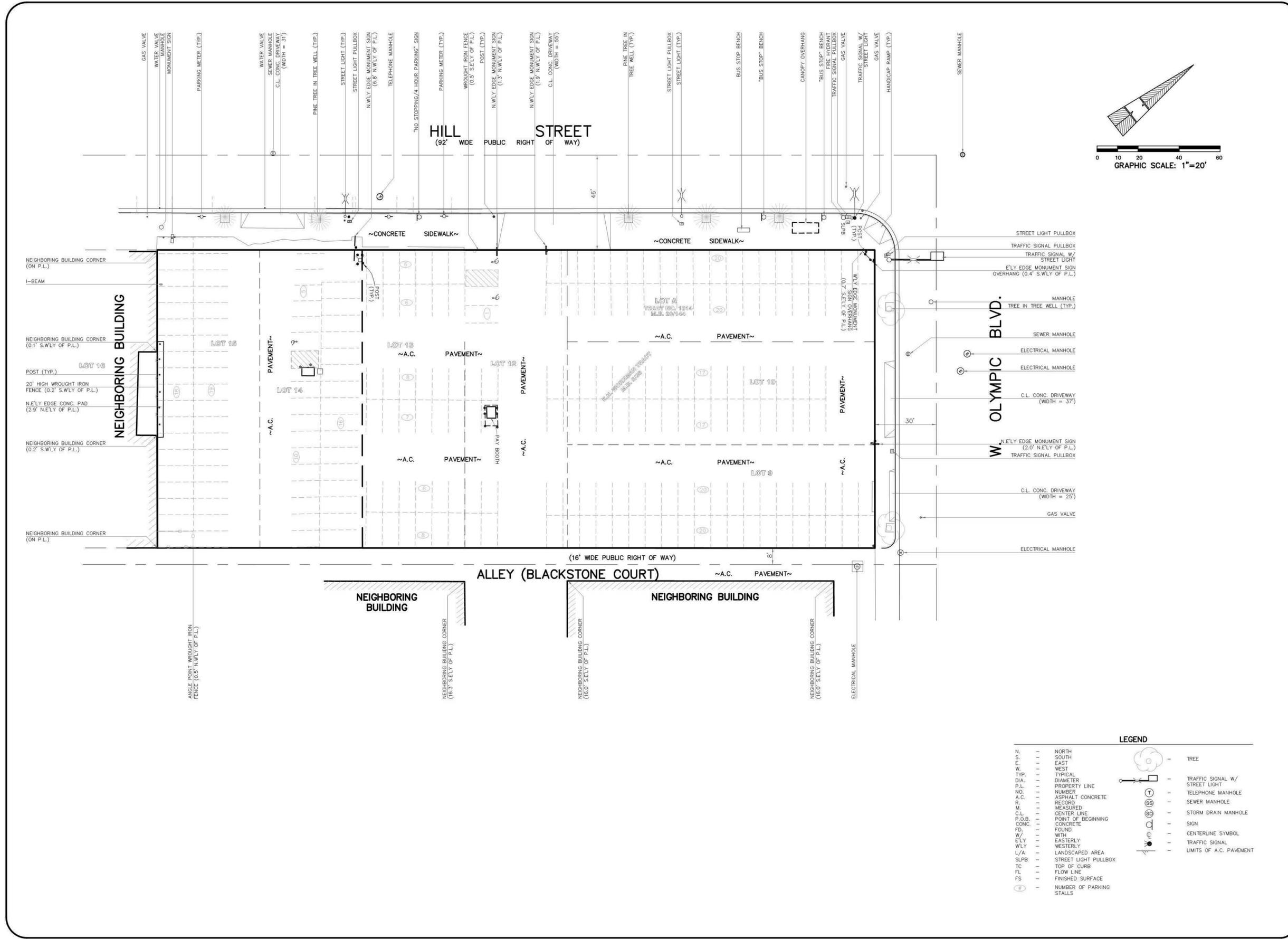
NO.	REVISIONS DESCRIPTION	DATE	APP'D

PROJECT ENGINEER:
O.K.O. ENGINEERING INC.
 CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/ & CAD SPECIALISTS
 23871 BIRCHER DRIVE
 LAKE FOREST, CALIFORNIA 92630
949/597-3577
 FAX: 949/597-3579

DATE	SCALE	DRAWN	CHECKED	M.F.
3/8/17	1"=20'			

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
 SITE: 220 & 224 W. OLYMPIC BOULEVARD, 1010, 1018 & 1030 S. HILL STREET, LOS ANGELES, CALIFORNIA

SHEET NO. 1 2



LEGEND

N.	NORTH		TREE
S.	SOUTH		
E.	EAST		
W.	WEST		
TYP.	TYPICAL		
DIA.	DIAMETER		
P.L.	PROPERTY LINE		TRAFFIC SIGNAL W/ STREET LIGHT
NO.	NUMBER		TELEPHONE MANHOLE
A.C.	ASPHALT CONCRETE		SEWER MANHOLE
R.	RECORD		STORM DRAIN MANHOLE
M.	MEASURED		SIGN
C.L.	CENTER LINE		CENTERLINE SYMBOL
P.O.B.	POINT OF BEGINNING		TRAFFIC SIGNAL
CONC.	CONCRETE		LIMITS OF A.C. PAVEMENT
FD.	FOUND		
W/	WITH		
E/W	EASTERLY		
W/W	WESTERLY		
L/A	LANDSCAPED AREA		
SLPB	STREET LIGHT PULLBOX		
TC	TOP OF CURB		
FL	FLOW LINE		
FS	FINISHED SURFACE		
(P)	NUMBER OF PARKING STALLS		

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.

NO.	REVISIONS DESCRIPTION	DATE	APP'D

PROJECT ENGINEER:
O.K.O. ENGINEERING INC.
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 23871 BIRCHER DRIVE
 LAKE FOREST, CALIFORNIA 92630
949/597-3577
 FAX 949/597-3579

DATE: 11/14/16
 SCALE: 1"=20'
 DRAWN: C.A.
 CHECKED: M.F.

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
 SITE: 220 & 224 W. OLYMPIC BOULEVARD
 1010, 1018 & 1030 S. HILL STREET
 LOS ANGELES, CALIFORNIA

SHEET NO. **2** OF **2**

17087 OLYMPIC + HILL

ENTITLEMENT RESUBMISSION- LANDSCAPE

CLIENT:

ONNI GROUP
315 W 9TH STREET, SUITE 801, LOS ANGELES, CA, 90015

CONTACT:
MARK SPECTOR
mspector@onni.com
323.334.3374

ARCHITECT:

CHRIS DIKEAKOS ARCHITECTURAL CORP.
315 W 9TH ST. SUITE 301, LOS ANGELES, CA, 90015

CONTACT:
JOSE CABRERA
jose.c@dikeakos.com
213.550.0889 ext.201

LANDSCAPE ARCHITECT:

ENNS GAUTHIER LANDSCAPE ARCHITECTS
202-175 EAST BROADWAY, VANCOUVER, BC V5T 1W2

CONTACT:
MIKE ENNS
mike@ennsgauthier.com
604.763.2886

ELAINE ZENG
elaine@ennsgauthier.com
778.379.3173

LANDSCAPE DRAWING INDEX

Sheet No.	Sheet Name
L0.0	COVER SHEET
L1.0	LANDSCAPE PLAN - GROUND LEVEL
L1.1	LIGHTING PLAN - GROUND LEVEL
L1.2	PRECEDENT IMAGES - GROUND LEVEL
L1.3	PRECEDENT IMAGES - GROUND LEVEL
L2.0	LANDSCAPE PLAN - LEVEL 5
L2.1	LIGHTING PLAN - LEVEL 5
L2.2	PRECEDENT IMAGES - LEVEL 5
L3.0	PLANT LIST + IMAGES

OPEN SPACE PROVIDED		LANDSCAPING REQUIRED	
OUTDOOR COMMON		LANDSCAPING REQUIRED @ 25% MIN. OF PROVIDED	
LEVEL 1 - LOBBY LOUNGE	2,295 S.F.*	COMMON OPEN SPACE	12,994 S.F.*
LEVEL 5 - LANDSCAPED ROOF DECK	34,253 S.F.*		
LEVEL 5 - AMENITY AREA	15,428 S.F.*	LANDSCAPING PROVIDED	
	<u>51,976 S.F.*</u>	LEVEL 1 - RESIDENTIAL COMMON	1,539 S.F.
		LEVEL 5 - AMENITY DECK	<u>5,047 S.F.</u>
			6,586 S.F.
PRIVATE		TREES REQUIRED AND PROVIDED	
RESIDENTIAL UNITS WITH BALCONIES	<u>35,000 S.F.*</u>	1 PER 4 UNITS, 700 UNITS:	175 TREES REQUIRED*
TOTAL	86,976 S.F.*		184 TREES PROVIDED
OPEN SPACE REQUIRED	85,550 S.F.*		

*as per Architect's calculation

LANDSCAPE DESIGN RATIONALE - LEVEL 1

1. RETAIL CORRIDOR

The streetscape character and experience along South Hill Street is intended to be a vibrant and activated commercial/retail corridor. Streetscape paving follows the layout pattern of the retail entrances and building columns with feature paving banding (ie. stone sets or metal inlays) and scored concrete between. Hardy shade trees are planted along the curb, with "parkway" planters below to provide a visual buffer adjacent to custom seating along Sanchez Drive. Where the building set back increases closer to the corner plaza, moveable planters, small flowering trees and furniture provide a patio space for potential restaurants and cafes.

2. "OLYMPIC BLVD PLAZA"

At the northeast corner of the site, the Olympic Blvd Plaza is designed to be an important pedestrian gateway into the Olympic Blvd precinct to the site. A central public art, feature paving with inset lighting, along with perimeter patio furnishing and planting strips create a vibrant and activated feel for the plaza.

3. OLYMPIC BLVD STREETScape

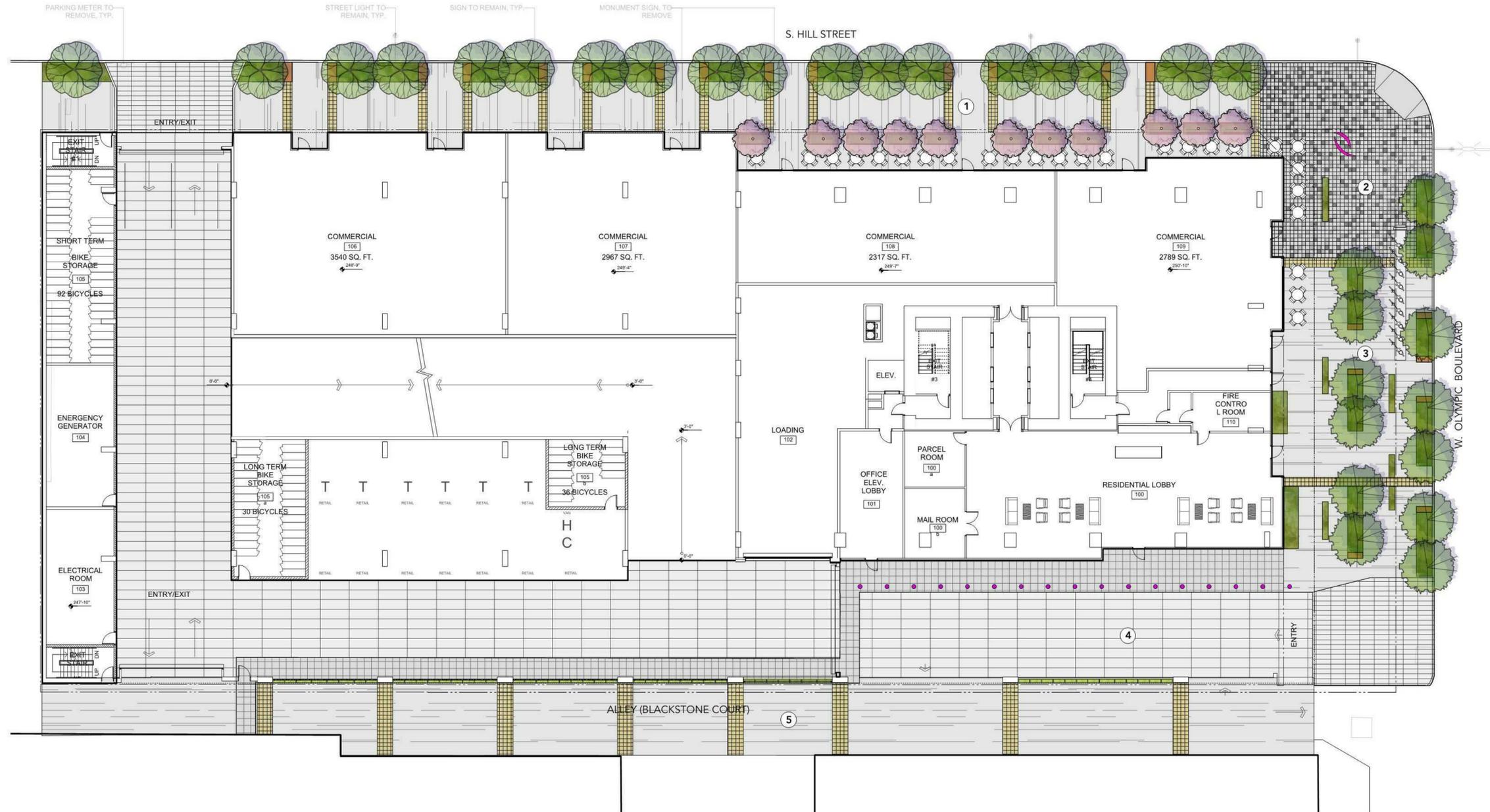
Taking advantage of the wide set back, a layered approach to planting creates a visual buffer between the buildings and Olympic Blvd, while allowing easy movement north/south along the Olympic Blvd streetscape. Long planters with trees are augmented with narrow perennial and ornamental grass strips to enhance colour and texture year-round.

4. INTERIOR DRIVE COURT AND WALKWAYS

Paving patterns and material are varied to reflect different users and to identify main circulation routes for both pedestrians and vehicles. Illuminated bollards are proposed along the pedestrian walk to improve wayfinding and safety.

5. BLACKSTONE COURT (ALLEY)

Proposed feature paving materials extend through the alley to create a more contemporary base for the new building. A series of screens or cables are proposed for south-facing building facade for hardy vines in an effort to soften the vertical plane against the alley.



GENERAL LAYOUT + MATERIALS NOTES:

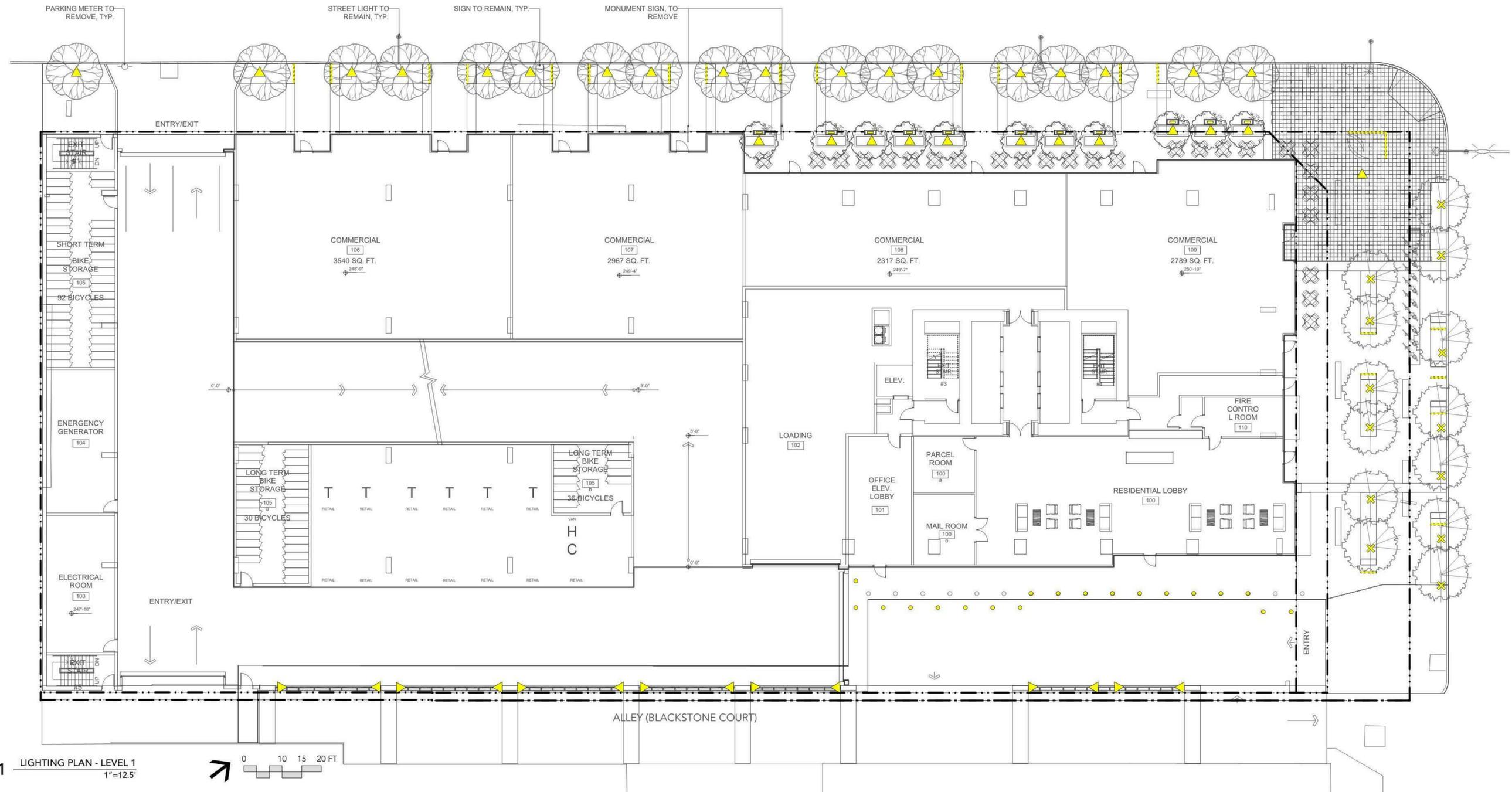
- ALL DIMENSIONS ARE IN FEET AND INCH UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
- THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND | GROUND LEVEL

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PAVING TYPE 1 CIP Concrete Paving with Random Score Lines		PAVING TYPE 5 Porcelain Tile (Vehicular, large)		PUBLIC ART (TBD)
	PAVING TYPE 2 Decorative Corten Steel Band, 18" Wide		PAVING TYPE 6 Vehicular Paving, small		PATIO TABLE
	PAVING TYPE 3 Feature Pre-cast Paving with Inset Lighting		PLANTING BED Inset into Ground 24" - 48" Depth		MOVABLE PLANTER With Inset Lighting and Manual Irrigation Inserts
	PAVING TYPE 4 Porcelain Tile (Pedestrian)		GREEN SCREEN With Planters and Jacob Cable System		STEEL BOLLARD 36" Ht, with LED Integrated Lighting
			CUSTOM METAL BENCH		METRO BIKE SHARE STATION

1 LANDSCAPE PLAN - LEVEL 1





LIGHTING DESIGN RATIONALE - LEVEL 1

The lighting intent for the ground level aims to create a welcoming ambience and safe experience, without overpowering the pedestrian with light sources. Along Hill Street, the large street trees are uplit, along with the streetscape furnishing which have LED strip lighting below. The corner plaza has minimal lighting, showcasing the water feature and public art, but drawing more attention to the potential restaurant / cafe. Olympic Boulevard, as a much wider street, functions as the most vibrant public corridor, and is illuminated as such: LED string lighting for each tree to create a vibrant space, and under lighting for the custom furnishing. For Blackstone Court, the green screens have been highlighted as a design feature at night, with large spot floods uplighting the tall "green wall" along its full length.

LIGHTING LEGEND

TYPE	MANUFACTURER	DESCRIPTION
TYPE A ●	LED Bollard Bega Lighting	LED Bollard with adjustable light distribution #88 062 A
TYPE B ▲	Spot Flood BK Lighting	DENALI LED Floodlight with 12" Power Pipe Stake; MODEL #: PPII-S12-D15-B-120-SF
TYPE C —	LED Strip Bruck	Orion Belt narrow beam spread LED's mounted underneath seat wall and benches
TYPE D ■	Manufacturer Inset Tournesol	Tournesol Whilshire planter lighting
✕	Outlets	For LED string lights



Type A- Bega LED Bollard



Type B-BK Lighting DENALI



Type C-Bruck LED Strip



Type D - Planter Lighting



OPEN WALKWAY WITH PARKWAY PLANTERS



CORTEN STEEL BENCH WITH WOOD TOP



ACTIVATED PLANTED STREETSCAPES



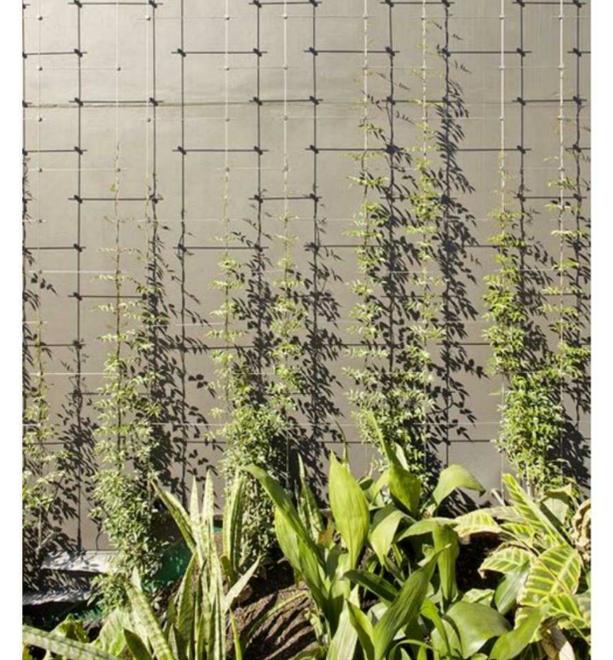
GRANITE SETT PAVING BAND



RESTAURANT/RETAIL FRONTAGE



WELCOMING PLANTED PATIO STREET CORNER



GREEN SCREEN WITH JACOB CABLE SYSTEM FOR LANE FACADE



VEGETATION STRIPS AND MODULAR SEATING IN PAVING



METRO BIKE LOCATED WITHIN THE PLAZA SPACE



PLAZA SEATING AND PLANTING ADJACENT TO RESTAURANT PATIO



PLANTING AND PLAZA SEATING

LANDSCAPE DESIGN RATIONALE - LEVEL 5

The podium amenity deck on Level 2 serves the residential tower and is programmed to reflect adjacent building uses by offering a range of social gathering spaces. The pool deck area is set back from the tower to maximize sun exposure, with plenty of seating types around the pool that provide social spaces for both large groups and more private encounters. North of the pool area is a raised deck space for private cabanas and shade trees overlooking the pool area. To the west and situated as far as possible from residents to minimize noise disturbance, the sports court is surrounded with perimeter seating, shade trees and a lounge / bbq area to relax after some exercise. Similarly, the top left corner houses the proposed dog run area, again with shade trees and some dog play features on a well-draining paving surface. Adjacent to the sports court, and along the south edge of the podium deck are two bocce courts with seating. Closer to the tower's indoor amenities are a series of social spaces that offer a range of activities, both covered and exposed to the elements: lounge areas, bar seating, pool tables, ping pong tables, fire pit areas and bbq/banquet table areas.

- 1 - POOL DECK AREA
- 2 - SPORTS COURT AND BBQ AREA
- 3 - DOG RUN
- 4 - BOCCE COURTS
- 5 - WASHROOMS AND SAUNA
- 6 - COVERED GAMES AREAS
- 7 - SOCIAL / MEETING SPACES WITH TABLES
- 8 - FIRE PIT AREAS
- 9 - BBQ / EATING AREAS



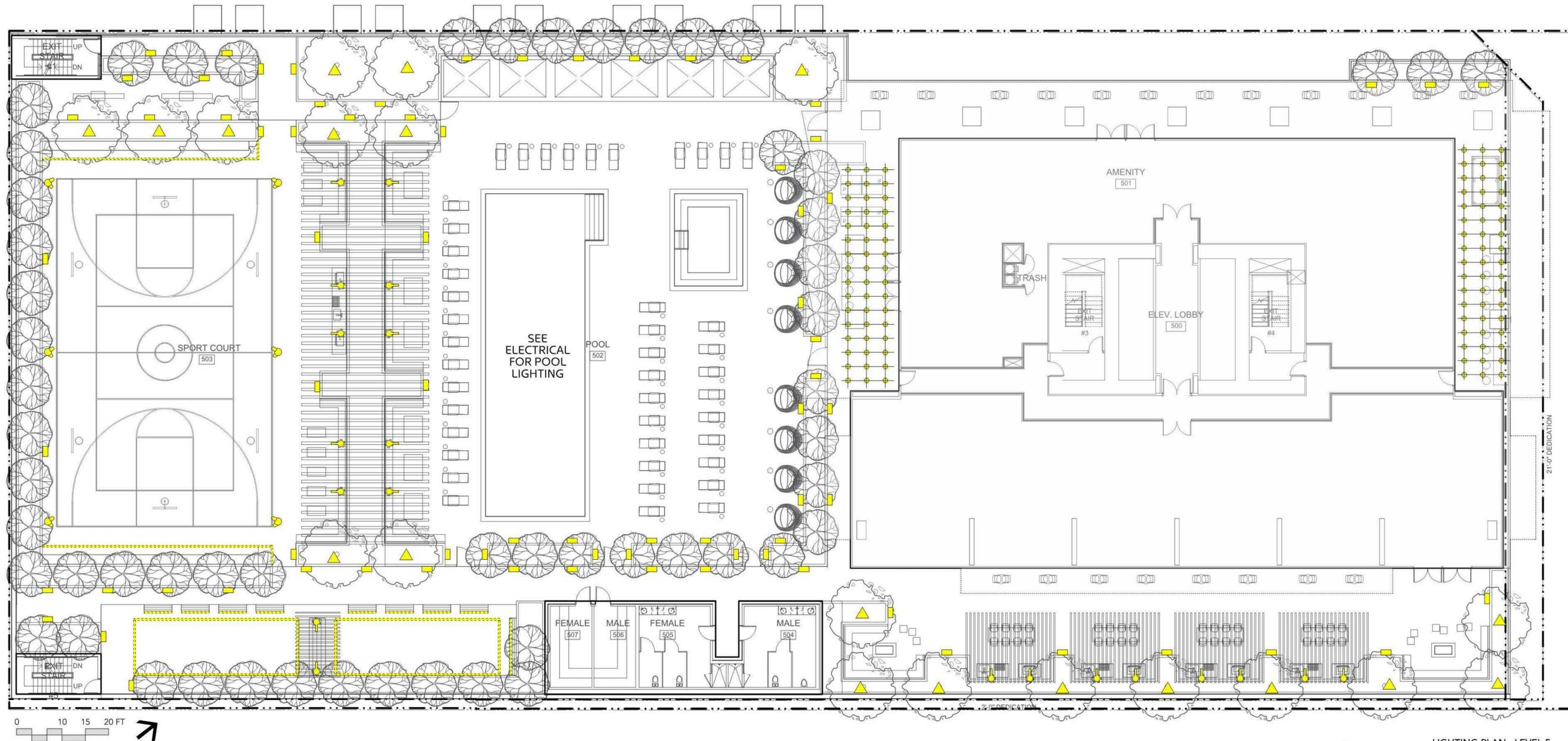
1 LANDSCAPE PLAN - LEVEL 5
1"=12.5'

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCH UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ESURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND | AMENITY DECK LEVEL

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PAVING TYPE 7 Feature Porcelain Pavers TBD		PEA GRAVEL 8" Depth		SEATING TYPE 3 Couch with Table		WOOD TRELLIS STRUCTURE Wood Trellis Covering BBQ Area
	PAVING TYPE 8 12" x 12" Porcelain Pavers, TBD		IPE WOOD BENCH TOP On Concrete Wall; Size Varies		SEATING TYPE 4 Movable Chairs		DOG TEETER-TOTTER
	PAVING TYPE 9 Large Porcelain Pavers, TBD		CIP CONCRETE PLANTER 36" HT Raised Planter:		SEATING TYPE 5 Bar and Stool Seating		POOL TABLE
	PAVING TYPE 10 Faux Wood Porcelain Tile TBD		GUARD RAIL HT Varies - See Architecture		SEATING TYPE 6 Banquet Table Seating		PING PONG TABLE
	TERRACED CONCRETE SEAT STEPS at sports court		SEATING TYPE 1 Poolside Lounge Beds TBD		FIRE PIT Fire Pit with Gravel Surround		CABANA
			SEATING TYPE 2 Lounge Chair				MOVABLE PLANTER



1 LIGHTING PLAN - LEVEL 5
SCALE: 3/32" = 1'-0"

LIGHTING DESIGN RATIONALE - LEVEL 5

The lighting approach for the exterior spaces of the podium deck aims to match the night time experience with the function of the spaces. Generally, most raised planters will have inset lighting that will function as wayfinding elements, as will the many trees in planters with uplights. The pool deck will rely on specialty lighting for the pool and hot tub (see Lighting Consultant), augmented with perimeter lighting of the walls and trellis structures. Conversely, the sports court will be well-lit with pole lights. Some additional specialty areas include: the bocce courts with LED strip lights around the perimeter; cable lighting over some of the games areas adjacent to the building; and feature wall sconces for the trellis structures that will accentuate the support columns and beams in these areas.

LIGHTING LEGEND (UPPER LEVEL)

TYPE	MANUFACTURER	DESCRIPTION
TYPE B ▲	BK Lighting	DENALI LED Floodlight with 12" Power Pipe Stake; MODEL #: PPII-S12-D15-B-120-SF
TYPE C —	Bruck	Orion Belt narrow beam spread LED's mounted underneath seat wall and benches
TYPE E ⌘	Bega Lighting	Surface Wall - dual narrow beam #66 519 A
TYPE F ■	Bega Lighting	Recessed Wall - white tempered glass #22 052 A
TYPE G ⦿	Structura Selux	15' Bol pole with Selux - Olivio luminaire
TYPE H ⊕	Tegan Lighting	Exton - Cable mount pendant *G* Glass envelope - copper bowl



Type B-BK Lighting DENALI



Type C-Bruck LED Strip



Type E-Bega Lighting Surface Wall Dual Beam



Type F - Wall Inset Lighting



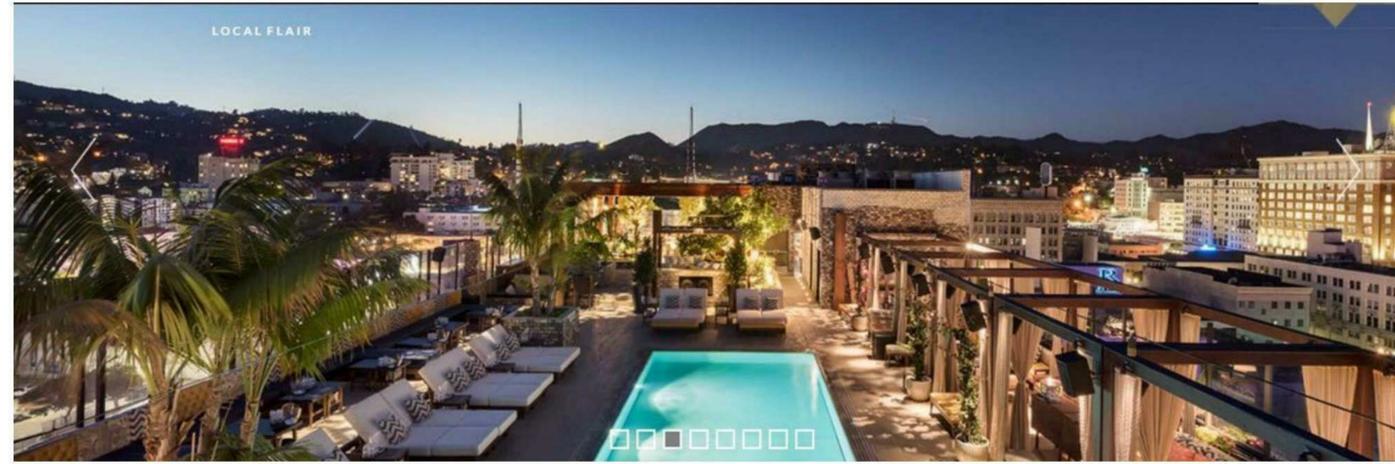
Type G - 15' Bol Pole with Luminaires



Type H-Cable Mount Light



SOCIAL FIRE PIT AREAS



OUTDOOR POOL AREA



PING PONG TABLE



LOUNGE AREA WITH TRELLIS COVER



OUTDOOR DINING AREA



OUTDOOR DINING AREA



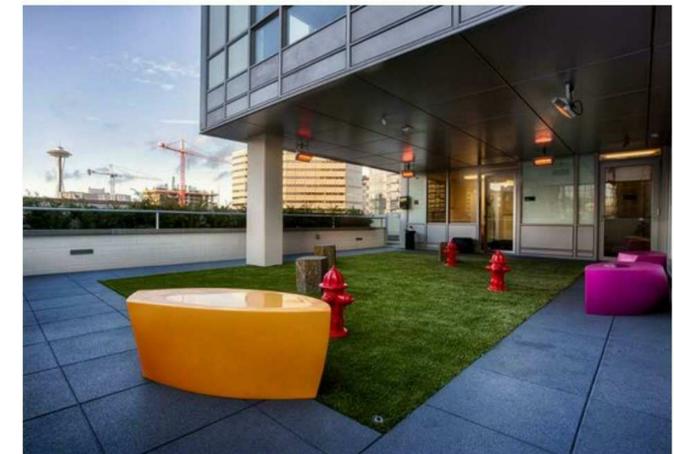
SPORT COURT



BOCCÉ



BILLIARDS



DOG RUN AREA WITH TURF

LEVEL 1 TREES



Musashino Columnar Zelkova
Zelkova serrata 'Musashino'



Honey Locust
Gleditsia triacanthos



Western Redbud
Cercis occidentalis

SHRUBS + HEDGES



Silver Sheen Kohuhu
Pittosporum tenuifolium 'Silver Sheen'



Dwarf Myrtle
Myrtus communis 'Compacta'



Dwarf Heavenly Bamboo
Nandina domestica 'Nana Purpurea'



Little Ollie Dwarf Olive
Olea europaea 'Little Ollie'



Himalayan Sweet Box
Sarcococca hookeriana var. humilis



Wheeler's Dwarf Japanese Mock Orange
Pittosporum tobira 'Wheeler's Dwarf'

PERENNIALS, GRASSES



Red-Yellow Kangaroo Paw
Anigozanthos 'Harmony'



Electric Pink Cordyline
Cordyline hybrid 'Electric Pink'



Maiden Grass
Miscanthus 'purpurascens'



Autumn Moor Grass
Sesleria autumnalis



Tall Verbena
Verbena bonariensis



Blackeyed Susan
Rudbeckia hirta



Feather Reed Grass
Calamagrostis acutiflora 'Karl Foerster'

LEVEL 2 TREES



Wilson Fruitless Olive Tree
Olea europaea 'Wilsonii'



Honey Locust
Gleditsia triacanthos



Fern Podocarpus
Podocarpus gracilior



Desert Museum Palo Verde
Cercidium hybrid 'Desert Museum'



Musashino Columnar Zelkova
Zelkova serrata 'Musashino'



Dwarf Myrtle
Myrtus communis 'Compacta'



Little Ollie Dwarf Olive
Olea europaea 'Little Ollie'



Silver Sheen Kohuhu
Pittosporum tenuifolium 'Silver Sheen'

PERENNIALS, GRASSES, GROUNDCOVERS



Maiden Grass
Miscanthus 'purpurascens'



Red-Yellow Kangaroo Paw
Anigozanthos 'Harmony'



Autumn Moor Grass
Sesleria autumnalis



Electric Pink Cordyline
Cordyline hybrid 'Electric Pink'



Blackeyed Susan
Rudbeckia hirta

SHRUBS + HEDGES

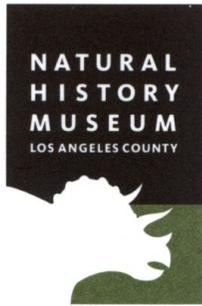
PRELIMINARY PLANTING SCHEDULE

Trees:				
Quantity	Latin Name	Common Name	Size	Spacing
	<i>Olea europaea 'Leccino'</i>	Leccino Olive Tree	7cm cal.	
	<i>Jacaranda mimosifolia</i>	Jacaranda	7cm cal.	
	<i>Gleditsia triacanthos inermis 'Skyline'</i>	Skyline Honeylocust	7cm cal.	
	<i>Cercidium x 'Desert Museum'</i>	Desert Museum Palo Verde	6cm Cal.	
	<i>Agonis flexuosa 'Variegata'</i>	Variegated Peppermint Tree	6cm Cal.	
Conifers:				
	<i>Podocarpus 'Blue Treasure'</i>	Blue Treasure Yellow-Wood	34. ht.	
Shrubs:				
	<i>Yucca recurvifolia</i>	Soft Leaf Yucca	#2 Pot	24"
	<i>Pittosporum tenuifolium 'Silver Sheen'</i>	Silver Sheen Kohuhu	#3 Pot	24"
	<i>Olea europaea 'Montra'</i>	Little Ollie Dwarf Olive	#2 Pot	36"
	<i>Nandina domestica</i>	Heavenly Bamboo	#2 Pot	30"
	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	#2 Pot	24"
	<i>Bougainvillea 'Cherry Blossom'</i>	Cherry Blossom Bougainvillea	#2 Pot	24"
	<i>Agave attenuata 'Ray of Light'</i>	Variegated Fox Tail Agave	#2 Pot	24"
Perennials/Succulents:				
	<i>Anigozanthos 'Cape Aurora'</i>	Cape Aurora Kangaroo Paws	#1 Pot	18"
	<i>Cordyline 'Electric Pink'</i>	Electric Pink Dracaena Palm	#1 Pot	18"
	<i>Euphorbia tirucalli</i>	Red Pencil Tree	#1 pot	18"
Ground Covers/Grasses:				
	<i>Miscanthus sinensis 'Arabesque'</i>	Arabesque Maiden Grass	#1 Pot	12"
	<i>Sesleria autumnalis</i>	Autumn Moor Grass	#1 Pot	12"
	<i>Muhlenbergia rigens</i>	Deer Grass	#1 Pot	12"

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE PROVINCIAL LANDSCAPE NURSERY STANDARDS
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.

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www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

14 July 2017

Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Attn: Mariana Zimmermann, Associate Environmental Planner

re: Paleontological resources for the proposed Olympic and Hill Project, in the City of Los Angeles, Los Angeles County, project area

Dear Mariana:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Olympic and Hill Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Hollywood USGS topographic quadrangle map that you sent to me via e-mail on 30 June 2017. We do not have any vertebrate fossil localities that lie directly within the proposed project boundaries, but we do have localities nearby from the same sedimentary deposits that occur at depth in the proposed project area.

The entire proposed project site area has surface deposits composed of younger Quaternary Alluvium, derived as overbank deposits from the flood plain of the Los Angeles River that currently flows in a concrete channel just to the east. These younger Quaternary deposits usually do not contain significant fossil vertebrates, at least in the uppermost layers, but the underlying older Quaternary deposits found at varying depths may well contain significant vertebrate fossils.

Our closest vertebrate fossil locality from the older Quaternary deposits is LACM 1755, just southwest of the proposed project area near the intersection of Hill Street and 12th Street, that produced a fossil specimen of horse, *Equus*, at a depth of 43 feet below the street. Our next closest vertebrate fossil locality from older Quaternary deposits beneath the younger Quaternary

Alluvium is LACM 2032, east-northeast of the of the proposed project area near the intersection of Mission Road and Daly Street around the Golden State Freeway (I-5), that produced fossil specimens of pond turtle, *Clemmys mamorata*, ground sloth, *Paramylodon harlani*, mastodon, *Mammut americanum*, mammoth, *Mammuthus imperator*, horse, *Equus*, and camel, *Camelops*, at a depth of 20-35 feet below the surface. The pond turtle specimens from locality LACM 2032 were figured in the scientific literature by B.H. Brattstrom and A. Sturn (1959). A new species of fossil turtle from the Pliocene of Oregon, with notes on other fossil *Clemmys* from western North America. Bulletin of the Southern California Academy of Sciences, 58(2):65-71). At our locality LACM 1023, just north of locality LACM 2032 near the intersection of Workman Street and Alhambra Avenue, excavations for a storm drain recovered fossil specimens of turkey, *Meleagris californicus*, sabre-toothed cat, *Smilodon fatalis*, horse, *Equus*, and deer, *Odocoileus*, at unstated depth. A specimen of the turkey, *Meleagris*, from this locality was published in the scientific literatus by D. W. Steadman (1980. A Review of the Osteology and Paleontology of Turkeys (Aves: Meleagridinae). Contributions in Science, Natural History Museum of Los Angeles County, 330:131-207).

Shallow excavations in the younger Quaternary Alluvium exposed throughout the proposed project area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations in the proposed project area that extend down into older Quaternary deposits, however, may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally recover any potential vertebrate fossils without impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,



Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice