



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: September 26, 2019
Time: After 8:30am
Place: Van Nuys City Hall, 2nd Floor
Council Chamber
14410 Sylvan Street
Van Nuys, CA 91401

Public Hearing: June 24, 2019
Appeal Status: Not Applicable (City Initiated)
Expiration Date: September 29, 2019
Multiple Approval: General Plan Amendment is not appealable. Zone Change and Public Benefit with Alternatives Compliance from the Performance Standards are appealable by applicant if denied.

Case No.: CPC-2018-2372-GPA-ZC-PUB
CEQA No.: ENV-2018-2373-CE
Related Cases: Not Applicable
Council No.: 5 – Koretz
Plan Area: Encino-Tarzana
Plan Overlay: None
Certified NC: Encino
Existing GPLU: Public Facilities
Proposed GPLU: Medium Residential
Existing Zone: [Q]PF-1XL
Proposed Zone: (Q)R3-1XL
Applicant: City of Los Angeles for the GPA/ZC, and Armenian Cultural Foundation (ACF) for the Public Benefit Alternative Compliance
Representative: City of Los Angeles for the GPA/ZC, and Mailian & Associates for the Public Benefit Alternative Compliance

PROJECT LOCATION: 5001 N. Balboa Boulevard

PROPOSED PROJECT: The project proposes the rehabilitation and adaptive reuse of former Fire Station 83 into a non-profit Community Center. The City-owned project site is approximately 15,682 square feet. The project will consist of an approximately 5,591 square foot building, including the 495 square foot proposed addition, and will be approximately 31-foot in height. The project proposes 11 surface vehicle parking space.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines, Section 15301 and 15331, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.
2. Pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC) a City-initiated **General Plan Amendment** to the Encino-Tarzana Community Plan to re-designate the land use from Public Facilities to Medium.
3. Pursuant to Section 12.32 F of the LAMC, a City-initiated **Zone Change** from [Q]PF-1XL (Public Facilities Zone) to (Q)R3-1XL (Multiple Dwelling Zone).
4. Pursuant to Section 14.00 B an Alternative Compliance Approval for a Public Benefit Project to permit the following alternative methods of compliance with performance standards 7 and 14 of Section 14.00 A.5 of the LAMC, specifically: (a) to permit the

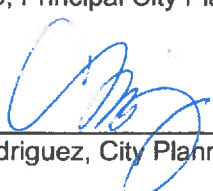
project, an existing building being adaptively reused, to be taller than structures on adjoining property or across the street or alley from the use, and (b) to waive street improvements and dedications along the adjacent streets, alleys and sidewalks from meeting required dimensional standards.

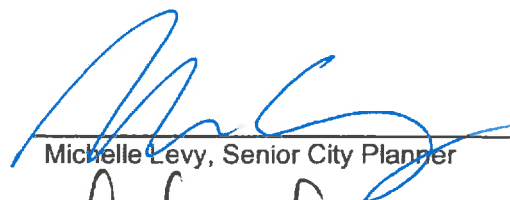
RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 and Section 15331, Class 31, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. **Approve an Alternative Compliance for Public Benefit Project** to permit the proposed project with the following alternative methods from the performance standards of Section 14.00 A.5 of the LAMC: (a) to permit the project, an existing building being adaptively reused, to be taller than structures on adjacent property and (b) to waive street improvements and dedications along the adjacent streets, alleys and sidewalks from meeting required standard dimensions.
3. **Recommend** that the City Council **Approve a General Plan Amendment** to the Encino-Tarzana Community Plan to re-designate the land use of the site from Public Facilities to Medium Residential, pursuant to Section 11.5.6 of the LAMC.
4. **Recommend** that the City Council **Approve a Zone Change** from [Q]PF-1XL to (Q)R3-1XL for the subject site, pursuant to Section 12.32 F.
5. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning


Blake Lamb, Principal City Planner


Claudia Rodriguez, City Planner


Michelle Levy, Senior City Planner

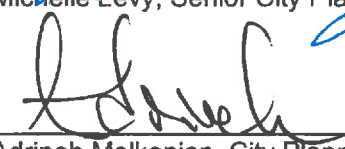

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PROJECT ANALYSIS

Project Summary

The project proposes the rehabilitation and adaptive reuse of former Fire Station number 83 into a non-profit Community Center for the Armenian Cultural Foundation (ACF). The proposed Community Center will consist of approximately 5,591 square feet of floor area and will be approximately 31-foot in height to the top of the existing tower. The project will add 495 square feet to the existing 5,096 square foot building. The project includes a reception office, four meeting rooms, a kitchen, a large meeting hall, and restrooms. The Community Center will provide a full spectrum of community services and activities, including but not limited to, education, after school programs, tutoring, senior and social services, recreational services, community meetings, and cultural affairs.

Up to 11 on-site parking spaces will be provided. The project site has an existing parking lot that will be available for use by the Encino Charter Elementary School (School) staff in exchange for the Community Center's use of the School parking lot. The School has a parking lot located adjacent to the western portion of the project site. Los Angeles Unified School District and the applicant, the Armenian Cultural Foundation, Inc. (ACF), will be entering into a reciprocal parking use agreement.

The proposed change will make the land use designation and zone consistent with the proposed use of the lot. While this change was intended to be accomplished through the Encino-Tarzana Community Plan update, the need to provide the necessary community services offered by ACF has prompted the City to initiate this action prior to the completion of the Community Plan update.

Background

The proposed project site is located within the Encino-Tarzana community plan area, which was adopted by the City Council on December 16, 1998. Located on the northeast corner of Addison Street and Balboa Boulevard, the subject site is currently owned by the City and comprised of four individual lots. The project site is improved with a single-story vacant Fire Station 83 built in 1948.

To the north of the project site is a multi-family building zoned (T)(Q)R3-1. To the west of the project site is the Encino Charter Elementary School zoned [Q]PF-1XL. To the south of the project site across Addison Street is First Presbyterian Church zoned R1-1. To the east of the project site across Balboa Boulevard are single-family buildings zoned R1-1. To the southeast of the project site is the new Fire Station 83 building zoned R1-1.

Site History

The project site was zoned for residential uses until April 3, 1996, when the City Council adopted Ordinance No. 171,012 changing various zones to PF-1XL. At the time, the subject property was zoned RS-1.

In February of 2013, SurveyLA found the former Fire Station 83 building potentially eligible for the National Register, California Register, and local designation as an Historic-Cultural Monument. The building was identified as an "...excellent example of a post-World War II fire station, representing the design and building standards of the Los Angeles Fire Department during the postwar expansion of facilities." The building exhibits characteristics of the Mid-

Century Modern architectural style and is eligible under National Register Criterion A, California Register Criterion 1, and the City of Los Angeles local Criterion 1.

While vacant, the former building for Fire Station 83 on the subject property still exists today. The proposed project will reuse the subject building for Community Center purposes. The City-initiated action makes the proposed land use designation and zone consistent with the proposed use of the project site.

Requested Actions

General Plan Amendment and Zone Change

On April 19, 2013, the Los Angeles City Council adopted a motion to use former Fire Station 83. The City entered into a long-term lease agreement with the ACF, a non-profit organization, to provide community benefits and improve the property. The City Council directed the General Services Department, in consultation with the City Administrative Officer and the Office of the City Attorney, to negotiate and present to City Council, a long term lease agreement with the ACF for the use of the City-owned surplus property, the former Fire Station, at an annual lease rate of \$1 per year.

On September 11, 2015, the Los Angeles City Council initiated a motion instructing the Department of City Planning, to initiate a General Plan Amendment and Zone Change for former Fire Station 83, currently zoned for Public Facilities uses, to a zone that would allow Community Center uses. Privately run community center not allowed in PF zone. The City Council at its meeting of December 14, 2016, instructed the Department of City Planning to initiate a General Plan Amendment from Public Facilities to the Medium Residential land use designation and a Zone Change from [Q]PF-1XL to (Q)R3-1XL.

Public Benefit Project

Pursuant to LAMC Section 14.00, Community Centers may qualify for Public Benefit approvals in the A, R, and C1 zones. LAMC Section 14.00 requires compliance with certain performance standards for a specific use or seek an Alternative Compliance approval. While the proposed use, a "Community Center" is normally not permitted in the R3 zone, it may be classified as a Public Benefit if operated by a Philanthropic Institution. The project applicant is AFC, which is a non-profit organization and therefore, able to utilize the Public Benefits provision of the LAMC.

Alternative Compliance – Public Benefit Project

Public Benefit Projects must meet certain performance standards, per the LAMC. If those performance standards are not met, then the project must meet alternative compliance measures. The proposed project is asking for the following deviations: (a) to permit the project, an existing building being adaptively reused, to be taller than the structures on adjacent property and (b) to waive street improvements and dedications along the adjacent streets, alleys, and sidewalks from meeting required standard dimensions.

[Q] "Qualified" Classification

The project site's current zone of [Q]PF-1XL includes a [Q] "Qualified" Classification, which requires projects comply with development standards regulating use and scale. The intent of these provisions is to protect neighborhood character and ensure new development is compatible with the surrounding context. The proposed Medium Residential land use designation and zone for the subject property, (Q)R3-1XL, will provide a new (Q) "Qualified"

Classification limiting the use of the site to a community center. Any potential future projects on the site would be required to comply with all (Q) "Qualified" Conditions.

Summary of Major Legislative Actions for the Subject Site

August 23, 1961:	City Council adopts CPC No. 11708 establishing Building Height District No. 1, for portions of the Encino-Tarzana community, including the project site.
November 22, 1988:	City Council adopts Ordinance No. 164,203 as part of AB-283, the City's General Plan/Zone Consistency Program, pursuant to California Government Code Section 65860(d) for the Encino-Tarzana Community Plan Area. The subject site is indicated in Subarea 980 as being re-zoned from R1-1 to RS-1.
April 3, 1996:	City Council adopts Ordinance No. 171,012, entitled: Encino-Tarzana Public Facilities Ordinance, changing zones, zone boundaries, and height districts of Public Facilities within the Encino-Tarzana Community Plan Area. The subject site is indicated in Subarea 180 as being re-zoned to PF-1XL.
June 24, 2019:	At the hearing officer hearing, six (6)-speakers provided testimony and requested street improvements and provisions to mitigate noise and light pollutions, and shared concerns on off-site and on-site parking, hours of operation, removal of lead paint and asbestos, and underground fuel tank.

Conclusion

Based on the information submitted, public input received, including the public hearing, the project's compliance with the Encino-Tarzana Community Plan, and mandatory findings for the requested entitlements, the Department of City Planning recommends the City Planning Commission approve the project as recommended. The project is consistent with the Encino-Tarzana Community Plan, and fulfills several of the Community Plan's Goals and Objectives. The project will also be consistent with all Elements of the General Plan. It will serve as an important function for cultural and community center needs within the area. The land use re-designation from Public Facilities to Medium Residential, Zone Change from [Q]PF-1XL to (Q)R3-1XL, and the request for Public Benefit with Alternatives Compliance from the Performance Standards review provides an opportunity to rehabilitate a potentially historic building, which will provide value, safety and security to the site and the community at large.

(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Use.** Use of the property shall be limited to a community center in the (Q)R3-1XL Zone.
2. The applicant shall not rent its facility to the public or organizations for banquets, wedding, or other ceremonies. In no event shall any public dining, banquet rooms, cocktail bars, offices or other commercial uses be permitted on the subject property.

CONDITIONS OF APPROVAL

Pursuant to Section 11.5.6, 12.32, and 14.00 of the LAMC, the following conditions are hereby imposed upon the subject property:

A. Entitlement Conditions

1. **Site Plan.** The use and rehabilitation of the property shall be in substantial conformance with the site plan, and elevations labeled Exhibit "A" attached to the subject case file. Minor deviations may be allowed to comply with the provisions of the LAMC and the conditions of approval.
2. **Facade.** The facade of the structure shall be in substantial conformance with the elevations and renderings labeled Exhibit "A," and in conformance with the Secretary of the Interior's Standards for rehabilitation of the existing building.
3. **Parking.** Parking shall be provided in conformance with the LAMC section 12.21.
4. The applicant shall provide a copy of the reciprocal parking use agreement between LAUSD and Armenian Cultural Foundation to provide six to nine parking spaces to each other during certain hours of the day.
5. **Lighting.** Final Plans shall show the location and type of all lighting. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way nor from above.
6. **Noise.** The use of any outdoor public address or other sound system shall utilize a sound system designed by a qualified sound engineer so as to reduce the impulse noise level to inaudibility beyond the premises of the establishment.
7. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Department of City Planning. The Project shall demonstrate compliance with LAMC Section 12.42 B.2, all applicable provisions of Ordinance No. 170,978, and associated Guidelines.
8. **Signage.** The project shall comply with LAMC Section 14.00A.5. (9). Only one identification sign shall be displayed on the site, and the sign shall be on the building face. The sign shall not exceed 20 square feet, shall not extend more than two feet beyond the wall of the building, and shall not project above the roof ridge or parapet wall (whichever is higher) of the building.
9. Any operation on the site shall be restricted to 7 a.m. and 10 p.m. of every day.
10. No outdoor activity shall be conducted from dusk to dawn.
11. **Trash/recycling.**
 - a. Trash receptacles shall be stored in a fully enclosed building or structure, constructed with a solid roof at all times.

- b. Trash and recycling containers shall be locked when not in use.
 - c. Trash and recycling containers shall not be placed in or block access to required parking or the adjoining alley
 - d. Trash collection shall be coordinated and signed off satisfactory to the Bureau of Sanitation.
- 12. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
- 13. Increased Noise Levels (Demolition and Construction Activities)
 - a. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible.
 - b. The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which ensure an acceptable interior noise environment.
 - c. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm, Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
 - d. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- 14. **Asbestos.** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- 15. **Lead Paint.** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- 16. **Removal of Underground Storage Tanks.** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.

B. Administrative Conditions of Approval

1. **Approval, Verification, and Submittals.** Copies of any approvals, guarantees or verification of consultation, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
2. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
3. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the Project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
4. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of any action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation (Charter 556).

The proposed project site is located within the Encino-Tarzana Community Plan, which was last updated by the City Council on December 16, 1998. The subject property consists of four (4) lots totaling 15,682 square feet of lot area. The Community Plan currently designates the subject site as Public Facilities and allows for the corresponding zone of PF. The site is presently zoned [Q]PF-1XL and is thus consistent with the land use designation.

On December 14, 2016, the Los Angeles City Council adopted a Motion (Council File No.13-0476-S2,) instructing the Department of City Planning to begin the re-designation, re-zoning, and processing of a Public Benefit case for former Fire Station 83 located at 5001 N. Balboa Boulevard. As proposed, the amendment would re-designate the project site from Public Facilities to the Medium Residential land use. The Medium Residential land use designation corresponds to the R3 Zone. Thus, the requested (Q)R3-1XL Zone would be consistent with the adoption of the recommended plan amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as reflected within the Encino-Tarzana Community Plan.

2. General Plan (Charter 556).

Framework Element. The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Element establishes categories of land use – i.e., Neighborhood District, Community Center, Regional Center, Downtown Center, and Mixed-Use Boulevard – that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns.

The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The proposed project would be in conformance with several goals of the Framework as described below.

Land Use Chapter, Framework Element:

Goal 3M: A City where significant historic and architectural districts are valued.

Objective 3.17: Maintain significant historic and architectural districts while allowing for the development of economically viable uses.

The subject property was developed as a fire station in 1948, but has been vacant since 2007, and slowly deteriorating over the years. The former Fire Station 83 is currently listed on SurveyLA as potentially eligible for the National Register, California Register, and local designation as a Historic-Cultural Monument. In an effort to restore and maintain the significant historic and architectural building and provide for publicly beneficial use, the City has agreed to enter into a long-term lease agreement with AFC, a non-profit organization, to provide community benefits and improve the property. The project will ensure achieving these Goals and Objectives by rehabilitating the existing historic character-defining features

of the building that contribute to its eligibility as a historical resource, while providing public benefit uses to the community.

Urban Form and Neighborhood Design Chapter, Framework Element:

Goal 5A: A liveable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.4: Encourage the development of community facilities and improvements that are based on need within the centers and reinforce or define those centers and the neighborhoods they serve.

Policy 5.4.2: Locate libraries, cultural facilities, police substations and other community facilities on the ground floors of mixed-use buildings, where feasible.

In response to the growing demand for a Community Center within the South San Fernando Valley area and in an effort to restore the subject property, the ACF wishes to rehabilitate the subject property into a Community Center. The ACF is a non-profit organization that operates exclusively to promote charitable objectives by establishing cultural and educational centers throughout the United States. The proposed project will meet the ACF's growing need for additional capacity to serve children, youth, adults, and the elderly in the San Fernando Valley.

The rehabilitation and adaptive reuse of the project site will greatly enhance ACF's ability to provide cultural and educational services in the community by providing a permanent, City-owned facility specifically remodeled to accommodate all necessary facility functions. The site itself is situated within the center of the South San Fernando Valley area in an area that serves its community members.

Economic Development Chapter, Framework Element:

Goal 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Policy 7.2.1: Identify the characteristics of any surplus City-owned land and determine the appropriateness of designating this land for public, commercial, industrial, or residential uses.

The original Fire Station 83 has remained in a vacant state for many years and now has become a public safety hazard. The property became a surplus City-owned facility since the new Fire Station 83 was built in 2006, located about 126-feet from this site.

In an effort to provide programming for the community, the ACF has presented the City with an opportunity to bring former Fire Station 83 back to life as a community asset to Encino and the entire San Fernando Valley region. To help ensure the success of the new Community Center, the City entered into a long-term agreement with ACF to rehabilitate the former fire station in exchange for an annual lease (see Council File No.13-0476). Therefore, the City's and ACF's partnership to re-purpose former Fire Station 83 as a new Community Center will benefit the San Fernando Valley and the City at large.

The General Plan Amendment from Public Facilities to Medium residential will bring the subject property into consistency with the surrounding context, and allow for the Community center uses.

Plan for a Healthy Los Angeles. The Plan for a Healthy Los Angeles Element of the General Plan was prepared by the City of Los Angeles on April 2015. The Plan for a Healthy Los Angeles Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Plan for a Healthy Los Angeles Element also lays the foundation to create healthier communities for all Angelenos. The Plan for a Healthy Los Angeles Element includes the following goals, objectives, and policies relevant to the instant request:

A City Built for Health Chapter, Plan for a Healthy Los Angeles Element:

Goal G-2: A city that is built for health uses design, construction, and public services to promote the physical, mental, and social well-being of its residents. A healthy city has neighborhoods where health-promoting goods and services are abundant and accessible, so that the healthy choice is the easy choice for all residents. Health is further supported by safe multi-modal corridors that offer active transportation alternatives, access to a diverse housing stock that offers options for all ages and incomes, ample opportunities for recreation, healthy food options, and a vibrant economy that offers quality employment opportunities.

Objective O-2.5: Increase the number of underutilized spaces (easements, parkways, vacant lots and spaces, vacated railways, and similar) that are repurposed for health-promoting activities in low-income communities.

Policy 2.2: Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.

On May 7, 2013, the Council adopted a Koretz — Garcetti — Krekorian motion which directed the General Services Department (GSD), in consultation with the City Administrative Officer (CAO) and the City Attorney, to negotiate and present a long term lease agreement with ACF for use of the City-owned surplus property, Fire Station No. 83, located at 5001 N. Balboa Blvd in Encino (C.F. 13-0476). Old Fire Station 83 has remained vacant and unused since completion of the replacement facility in 2006. CAO staff worked directly with CD 5, the ACF, City Attorney and GSD to gather information necessary to prepare a community benefit and financial analysis consistent with Council directions and the City's Proposed Non-Profit Leasing Policy. Based on the information considered, the CAO's office has determined that there is sufficient community benefit which exceeds the rental value of the property, and that approval the 30-year lease agreement with the ACF is consistent with the City's non-profit leasing policy practice.

In 1948, the subject property was developed as Fire Station 83. The building is currently listed on SurveyLA as potentially eligible for the National Register, California Register, and local designation as a Historic-Cultural Monument.

This building has attracted vandalism as a result of its vacancy. The property is considered a surplus City-owned facility since new a Fire Station 83 was built in 2006. The project will achieve the Goal, Objective, and Policy to preserve all the existing historic exterior

character-defining features of the Building that contribute to its eligibility as a historical resource, while providing public benefit uses to the community.

The General Plan Amendment from Public Facilities to Medium Residential will bring the subject property into consistency with the surrounding context, and allow for the Community center uses.

3. Encino-Tarzana Community Plan.

The Encino-Tarzana Community Plan was adopted by City Council on December 16, 1998. The development of the project represents the opportunity to achieve the goals, objectives, and policies of the Encino-Tarzana Community Plan, which include preserving, enhancing and maintaining sites and structures which have been deemed architecturally and historically significant and preserving the varied and distinct residential character and integrity in existing residential neighborhoods. The proposed change furthers the following Community Plan Goals, Objectives, and Policies:

Land use Policies and Programs Chapter, Encino-Tarzana Community Plan:

Goal 1: A Safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods.

Policy 1-3.1: Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Policy 1-3.2: Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

The proposed Community Center will preserve and enhance the existing neighborhood character, identity, and ensure compatibility of land uses while providing a vital service to residents and visitors of the San Fernando Valley area. The development of this project will greatly enhance the City's ability to provide services to the community by providing a permanent, region-wide community center specifically designed to accommodate all necessary community center functions. The site itself is situated San Fernando Valley area. This will ensure the accessibility needs of residents, employees, and visitors to the San Fernando Valley and the Encino-Tarzana Community Plan are met.

The Land Use Element of the General Plan of the City of Los Angeles is comprised of the 35 Community Plans. These plans regulate how land is utilized and developed. Community Plans are intended to promote an arrangement of land uses, streets, and services that encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community.

The subject property is located in the northeastern portion of the Encino-Tarzana Community Plan, specifically in Encino. Since 2006, the area to the north has been improved with a multi-family residential structures. To the east, the surrounding area has been improved with single-family residential structures built in the late 1940s and early 1950s. To the west, the area has been improved with an institutional, the school, use improved since the 1960s. To the south, the surrounding area has been improved with a

house of worship structure approved in the late 1960s. The subject property is publicly owned and has not been utilized since 2006.

The General Plan Amendment from Public Facilities to Medium Residential and a Zone Change from [Q]PF-1XL to (Q)R3-1XL will bring the subject property into consistency with the surrounding context, and allow for the Community center uses.

Goal 16: Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.

Objective 16-1: To ensure that the community's historically significant resources are protected, preserved, and/or enhanced.

Policy 16-1.1: Encourage the preservation, maintenance, enhancement, and reuse of existing historically significant buildings and the restoration of original facades.

The subject property was developed as former Fire Station 83, since 1948, but has been vacant and slowly deteriorating for many years. The building is currently listed on SurveyLA as potentially eligible for the National Register, California Register, and local designation as a Historic-Cultural Monument. In an effort to restore and maintain the significant historic and architectural building and provide for a publicly beneficial use, the City has agreed to enter into a long-term lease with the non-profit organization, AFC, to provide community benefits and improve the property. The project would ensure achieving this Goal to preserve all the existing exterior character-defining features of the building that contribute to its eligibility as a historical resource, while providing publicly beneficial uses to the community.

The requested General Plan Amendment from Public Facilities to Medium residential land use and Zone Change from [Q]PF-1XL to (Q)R3-1XL would be consistent with the aforementioned goals, objectives, and policies of the Community Plan. The proposed changes would enhance the existing historic building on the property while helping to preserve the residential character of the neighborhood. The proposed general plan designation and zone change would ensure that any future development is compatible with the surrounding residential neighborhood and brings the land use designation and zoning of the property into consistency with the land use designation and zoning of the surrounding residential area.

4. **City Charter Finding 556 and 558.** Section 556 of the City Charter requires that the City Planning Commission make findings to determine whether the requested General Plan Amendment is either in substantial conformance or is not in substantial conformance with the purposes, intent and provisions of the General Plan. Section 558 of the City Charter establishes the procedures for the adoption, amendment or repeal of ordinances, orders or resolutions proposed by the City Council, City Planning Commission, or Director of Planning or by application of the owner of the affected property if authorized by ordinance. The proposed amendment to the Encino-Tarzana Community Plan will be in substantial conformance with public necessity, convenience, general welfare and good zoning practice.

- a. Public Necessity.

The Los Angeles City Council adopted motions relative to the restoration of former Fire Station 83 to repurpose for a publicly beneficial use. The City agreed to enter into a long-term lease with a non-profit organization to improve the property and provide community benefits. The Council directed the General Services Department, in consultation with the City Administrative Officer and the Office of the City Attorney to negotiate and present to City Council, a long term lease agreement with the Armenian Cultural Foundation, for

use of the City-owned surplus Fire Station 83 at an annual lease rate of \$1 per year (Council File 13-0476 and 13-0476-S1).

On September 11, 2015, the 5th Council District introduced a motion instructing the Department of City Planning to initiate proceedings for a General Plan Amendment and Zone Change for former Fire Station 83, currently zoned for Public Facilities (PF) uses, to a zone that would allow Community Center. The Council at its meeting of December 14, 2017 adopted the motion to initiate a General Plan Amendment from Public Facility to Medium residential Land Use and a Zone Change from [Q]PF-1XL

Granting the requested legislative action, as recommended, will be deemed consistent with the public necessity. The current zoning of the subject parcel is [Q]PF-1XL. The PF zone is applied to properties that are planned for any governmental development uses, including fire stations. The existing public facility building, former Fire Station 83, on the subject lot has stood vacant since 2007, when the Los Angeles Fire Department relocated across the street on Balboa Boulevard to a new facility. The proposed legislative action ensures compatibility with adjacent residential parcels that are currently zoned R3 and designated as Medium Residential land use. It also ensures that the proper regulatory zoning is in place to allow maintenance and improvements of the existing structure and for compatible development in the future.

b. Convenience.

Approval of the requested General Plan Amendment from Public Facilities to Medium residential and Zone Change from [Q]PF-1XL to (Q)R3-1XL would facilitate the reuse of the former Fire Station 83 building as a Community Center. Granting the requested legislative action, as recommended, will be deemed consistent with the public convenience. The proposed General Plan Amendment and Zone Change contribute to the preservation of neighborhood character and the stability of an existing medium density residential neighborhood. The legislative action is consistent with the land use designation and zoning of adjacent residential properties and would allow to change the legally permitted use of the subject parcel.

c. General Welfare.

Granting the requested General Plan Amendment from Public Facilities to Medium residential and Zone Change from [Q]PF-1XL to (Q)R3-1XL would allow the rehabilitation of the former Fire Station 83 building to serve as a Community Center. Granting the requested legislative action, as recommended, will be deemed consistent with the general welfare in that the proposed General Plan Amendment and Zone Change would be consistent with the land use designation and zoning of adjacent parcels with residential uses.

d. Good Zoning Practice.

The project site has a land use designation of Public Facilities and is zoned [Q]PF-1XL. While the existing zone is considered to be consistent with the land use designation, the site is underutilized and vacant. Approval of the requested General Plan Amendment and Zone Change would be consistent with the surrounding neighborhood. In addition, most parcels west of Balboa Boulevard are designated as Medium residential land use and zoned R3-1. The requested plan amendment to Medium residential would be consistent with abutting Medium residential land use designated properties. Granting the requested legislative action, as recommended, will be deemed consistent with good zoning practice.

Based on these findings, the recommended action is deemed consistent with the public necessity, convenience, general welfare, and good zoning practice.

Entitlement Findings

4. Zone Change, Charter 558, LAMC Sec. 12.32.C, and “Q” Conditions LAMC Sec. 12.32.G.2: The recommended zone change: a) complies with the General Plan; b) is in conformity with public necessity, convenience, general welfare and good zoning practice; c) is deemed necessary to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood, to secure an appropriate development in harmony with the objectives of the General Plan, or to prevent or mitigate potential adverse environmental effects of the zone change; and d) requires that provisions be made for the orderly arrangement of the property concerned into lots and/or that provisions be made for adequate streets, drainage facilities, grading, sewers, utilities and other public dedications and improvement.

Compliance with the General Plan. As noted in Findings 1 and 2 above, the project complies with the General Plan Land Use Designations. Furthermore, the project allows the site to secure an appropriate development in harmony with the objectives of the General Plan. As proposed, the amendment would re-designate the project site from Public Facilities to the Medium Residential land use. The project proposes a zone change from the [Q]PF-1XL Zone to the (Q)R3-1XL Zone which correspond, respectively, with the proposed General Plan Land Use Designation.

The total area of the project site is approximately 15,682 square feet in a regular-shaped parcel of land comprised of four contiguous lots. It has an approximately 130-foot frontage along the east side of Balboa Boulevard and a 125-foot frontage along the north side of Addison Street. The site is legally described as Lots 23 through 26 of the Encino Tract (M.B. 61-82/83). The site is zoned [Q]PF-1XL. The site is located within Height District No. 1XL (Extremely Limited). The property is not mapped as farmland, and is approximately 8.6 kilometers from the Hollywood fault line. The property is also subject to liquefaction. The property is not in any specific plan or other overlay area and is within 500 feet of Encino Charter Elementary and Encino Park and Community Center.

The site is presently developed with an approximately 5,096-square foot, one-story former Fire Station 83 and surface parking lot area. The existing public facility building, former Fire Station 83, on the subject lot has stood vacant since 2007, when the Los Angeles Fire Department relocated across the street on Balboa Boulevard to a new facility. The Los Angeles City Council adopted motions relative to the restoration of former Fire Station 83 to repurpose the building for a publicly beneficial use. The site currently has four (4)-trees and none of the trees are protected species. The project would remove all four (4)-trees and replace them with *Sambucus Mexicana* (Mexican elderberry) and *Qiercus Agrifolia* (Coast live oak) trees. The project has been conditioned to provide landscaping along the south and west site boundaries and additional landscaping in the surface parking lot area.

Public Necessity - The proposed community center project provides necessary services to the City of Los Angeles. The City agreed to enter into a long-term lease with a non-profit organization to improve the property and provide community benefits. Granting the requested legislative action, as recommended, will be deemed consistent with the public necessity. The proposed legislative action ensures compatibility with adjacent residential parcels that are currently zoned R3 and R1 and designated as Medium Residential land use. It also ensures that the proper regulatory zoning is in place to allow maintenance and improvements of the existing structure and for compatible development in the future.

Convenience - The proposed project will be conveniently located along Balboa Boulevard and Addison Street, in close proximity to existing commercial and retail uses, multi-family and single-family residential neighborhoods, and served by three (3) bus lines near the site and one bus stop at the southeast corner of Addison Street and Balboa Boulevard. The subject site is also approximately a half-mile south of the US 101 (Ventura) freeway, and 600-feet north of the Encino Business Improvement District. The project will provide a clear entry point from the street and easily accessible bicycle racks within the surface parking lot area. These features make the use more accessible and convenient for those utilizing alternative modes of transportation. The proposed General Plan Amendment and Zone Change contribute to the preservation of neighborhood character and the stability of an existing medium density residential neighborhood. Granting the requested legislative action, as recommended, will be deemed consistent with the public convenience.

General Welfare – In addition to rehabilitation of former Fire Station 83 building, the proposed project will also be beneficial with respect to the general welfare because it will provide a full spectrum of community services and activities for all ages, including but not limited to, education, after school programs, tutoring, senior and social services, recreational services, community meetings, and cultural affairs. Granting the requested legislative action, as recommended, will be deemed consistent with the general welfare in that the proposed General Plan Amendment and Zone Change would be consistent with the land use designation and zoning of adjacent parcels with residential uses.

Good Zoning Practice - With respect to good zoning practice, the proposed project's use is substantially consistent with the purposes of the General Plan and Community Plan. Approval of the requested Zone Change would be consistent with the surrounding neighborhood. Additionally, the proposed project is consistent with the land use designation of the proposed Subject Property and sound zoning practices, as it will provide a desirable and publicly beneficial uses on multifamily residential zoned property where most parcels west of Balboa Boulevard are zoned R3-1 and R1-1. The requested zone change to (Q)R3-1XL would be consistent with abutting (Q)R3-1 zoned properties. Granting the requested legislative action, as recommended, will be deemed consistent with good zoning practice.

The project proposes a Zone Change from [Q]PF-1XL Zone to the (Q)R3-1XL Zone, consistent with the proposed General Plan Land Use designations onsite.

The proposed Zone Change will permit the rehabilitation and adaptive reuse of former Fire Station 83 into a non-profit Community Center in the (Q)R3-1XL Zoned lot. This is a good zoning practice in consideration of the location of the subject property along the Balboa Boulevard where adjoining properties are within the same land use designation. The proposed project will rehab an underutilized former Fire Station 83 building, with a much more beneficial and attractively landscaped and maintained building along Balboa Boulevard and Addison Street.

Findings for “Q” Conditions. Per LAMC Section 12.32 G.2, the current action, as recommended, has been made contingent upon compliance with new “Q” conditions of approval imposed herein for the proposed project. The “Q” conditions limit the use of the subject site to a Community Center use which is compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate use of land in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

As such, the project complies with LAMC Section 12.32 Q for Zone Change.

5. Public Benefit and Alternative Compliance Findings. Pursuant to Section 14.00 A.5 of the LAMC, Community Centers are a public benefit use permitted in the A, R or C1 zones. They must meet the performance standards established by LAMC Section 14.00 A.5., or alternative compliance measures approved pursuant to LAMC Section 14.00 B. The proposed project does not meet all of the performance standards and therefore must comply with LAMC Section 14.00 B. Findings are required to show how the project substantially meets the goals of the performance standards established in Section 14.00 A.5. These findings are listed below:

- a. *The outdoor play/recreational area is at least 100 feet away from any A or R zones or residential use.*

Compliant. No outdoor play/recreational area will be located within 100 feet from any A or R zones or residential use.

- b. *There are no outdoor public telephones on the site.*

Compliant. No outdoor public telephones are located on the site.

- c. *There is no public address system or amplified sound on the site.*

Compliant. As conditioned, no public address system or amplified sound will be located on the site.

- d. *The use is conducted in conformance with the City's noise regulations pursuant to Chapter 11 of this Code.*

Compliant. The proposed Community Center will be located within the Encino-Tarzana Community Plan area designated with a Medium Residential Land Use Designation. The area is developed with single-family, multi-family, house of worship, institutional, and public facilities uses. The services provided in the Community Center will not create a substantial permanent, temporary, or periodic increase in ambient noise levels in the project vicinity. Furthermore, the project has been conditioned to comply with the City's Noise Ordinance.

- e. *The hours of operation are restricted to between 7 a.m. and 10 p.m. of every day.*

Compliant. As conditioned, any operation on the site will be restricted to 7 a.m. and 10 p.m. of every day.

- f. *There is no outdoor activity from dusk to dawn.*

Compliant. As conditioned, no outdoor activity will be conducted from dusk to dawn.

- g. *No buildings are higher than any main building on adjoining property or across a street or alley from the use.*

Alternative Compliance Measure. The purpose of this requirement, as explained in LAMC Section 14.00 A.5 (7), is to ensure that the height of the project will be similar to existing adjacent structures in the neighborhood. The proposed project will consist of the rehabilitation and adaptive reuse of former Fire Station 83 into a non-profit Community Center. The site is currently improved with a vacant fire

station. The proposed scope of work will not increase the height of any structure on-site.

The immediate neighborhood contains buildings at a variety of heights. Adjacent to the project site is a four-story 45-foot multi-family building to the north. To the west is the Encino Charter Elementary School with one and two-story structures. To the south across Addison Street is one-story First Presbyterian Church. To the east across Balboa Boulevard are single-story single family houses. To the southeast across Balboa Boulevard is a 38-foot new fire/paramedic station. The existing structure has a 31-foot tall fire hose drying tower, while the remaining building is approximately 17-feet in height, which is less than the 30-foot maximum height allowed in height district 1XL. Therefore, the proposed project includes an existing building that is taller than some of the adjacent structures.

Given the diverse building heights in the area, the project as proposed is of a height and scale that is appropriate for the urban context of the site and is compatible with existing structures. As the maximum height of the proposed project is compatible with the varying heights of adjacent buildings, which range from one-story to four-stories, the project meets the purpose of this Performance Standard, and the requested Alternative Compliance measure is appropriate.

- h. The property is improved with a 10-foot landscaped buffer along the periphery of the property which is maintained and is equipped with an automatic irrigation system.*

Compliant. The project proposes to improve the existing 16-19 feet landscaped buffer along the periphery of the property, which will be maintained and equipped with an automatic irrigation system.

- i. Only one identification sign is displayed on the site, and it is on the building face. The sign does not exceed 20 square feet, and does not extend more than two feet beyond the wall of the building, and does not project above the roof ridge or parapet wall (whichever is higher) of the building.*

Compliant. As conditioned, one identification sign will be displayed on the site, and it is on the building face. The sign will not exceed 20 square feet, and will not extend more than two feet beyond the wall of the building, and will not project above the roof ridge or parapet wall (whichever is higher) of the building

- j. Parking areas are landscaped pursuant to the requirements of Section 12.21.*

Compliant. The parking area will be improved in compliance with the LAMC, including compliance with Section 12.21.A.6.

- k. The use meets the parking requirements of Section 12.21 A.*

Compliant. Section 12.21 A.4 of the LAMC provides the off-street automobile parking requirements for various land uses. The proposed non-profit Community Center characterized as a "Philanthropic Institute" per the LAMC and thus requires one (1) parking space for each 500 square feet of floor area. The proposed project is approximately 5,591 square feet in size, which requires 11 parking spaces. The project proposes 11 surface vehicle parking space, which complies with the parking space requirement.

Per LAMC Section 12.21.A.16(a)(2) required bicycle parking will be provided.

- l. The site is a corner site.

Compliant. The project site has frontages on two (2) streets, Balboa Boulevard and Addison Street; therefore, it is a corner lot. The project complies with this Performance Standard.

- m. *The majority of the frontage is on a major or secondary highway.*

Compliant. The majority of the project frontage is on a Balboa Boulevard, designated as a Boulevard II under the Mobility Plan 2035; therefore, the project complies with this Performance Standard.

- n. *All streets, alleys and sidewalks adjoining the property meet standard street dimensions.*

Alternative Compliance Measure. The purpose of this Performance Measure is to ensure safe vehicular ingress and egress to the site and to ensure traffic does not exceed the current level of service. Ingress and egress to the parking area on the site must be sufficient to accommodate expected usage by the occupants of the facility. The chart below shows the dimensions of existing adjacent streets.

Streets Name	Right-of-way Width (feet)		Sidewalk Width (feet)	
	Required	Current Dimension	Required	Current Dimension
Balboa Boulevard	110	±102	15	15
Addison Street	60	60	12	10

Per LAMC section 12.37 subsection A, any project constructed on lots zoned R3 or less restrictive zone that abuts a major or secondary highway or collector street are required to dedicate and provide street improvements. However, per LAMC section 12.37 subsection B, the provisions of subsection A shall not apply to the project if additions and accessory buildings incidental to a legally existing non-residential building, provided that the total cumulative floor area of all such additions and accessory buildings shall not exceed 500 square feet.

The project proposes an addition of approximately 495 square feet to an existing building. Therefore, the project is not required to dedicate and provide street improvements and will continue to include streets, alleys, and sidewalks adjoining the property that do not meet standard street dimensions.

- o. *Security night lighting is shielded so that the light source cannot be seen from adjacent residential properties.*

Compliant. The project proposes security lighting in parking areas. As conditioned, all lighting will meet the required guidelines and will be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

- p. *All graffiti on the site is removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.*

Compliant. As conditioned, all graffiti on the site will be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.

CEQA Findings

Pursuant to CEQA Guidelines, Section 15300.2, an Exemption from CEQA (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Section 15301, Class 1 and Section 15331, Class 31 Categorical Exemptions were published in Los Angeles Daily Journal on May 29, 2019. The project is characterized as a rehabilitation and adaptive reuse of former Fire Station 83 (a potentially historic building) into a non-profit Community Center meeting the following five conditions:

- The Project Site is 5 acres or less;
- The Project is consistent with the General Plan (i.e., Community Plan) and zoning requirements, and no Zone Changes, Zone Variances or Specific Plan Exceptions are required;
- The Project Site is not located on any hazardous waste site list;
- The Project is not demolishing a historical resource; and
- It is not readily apparent the Project will create a significant impact to the environment.

As stated in the mandatory findings of significance in the Section 15301, Class 1 and Section 15331, Class 31 Categorical Exemptions, the Department of City Planning concludes the following:

- As mentioned, the project proposes the rehabilitation and adaptive reuse of a former fire station built in 1948 including a reception office, four (4) meeting rooms, a kitchen, a large meeting hall, and restrooms. The project proposes to retain and preserve the existing exterior character-defining features of the building that contribute to its eligibility as a historical resource. The project request is for a site not zoned and designated for such use. All adjacent lots are improved with the following uses: public facilities, including the Encino Charter Elementary School and new Fire Station 83, single-family and multi-family uses, and a House of Worship.

The project proposes an addition of approximately 495 square feet to an existing building with an area that measures approximately 5,096 square feet. The proposed project does not exceed the existing height requirement as established per Ordinance No. 171,012-SA180. The existing historic structure's size and height is not unusual for a public facility development of the 1940s and for the vicinity in which the subject site contributes towards the development of the community of Encino. As such, the proposed rehabilitation and adaptive reuse is similar in scope to other existing publicly used facilities in the area and not anticipated to negatively impact the historic resource, as the project proposes to retain character-defining features and rehabilitate per the Secretary of the Interior's Standards. There are no other known historic rehabilitation projects nearby. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- The project proposes to rehabilitate and repurposing of an existing eligible historic structure, a property zoned [Q]PF-1XL with a Public Facilities land use designation. The surrounding properties are developed with multi-family and single-family uses to the east and north, and institutional uses to the west, south, and southeast, and the subject site is of a similar size and slope of nearby properties. The size of the proposed project will remain consistent with the existing conditions and environment as the project proposes a 495 square feet addition which is less than the 50 percent of the floor area of the structures before the addition. At the highest point, the existing fire hose drying tower is approximately 31 feet, while the remaining building is approximately 17 feet, which is less than the 30-foot height maximum. The fire hose drying tower was developed prior to the establishment of the 1XL height district, which establishes 30-foot height maximum, and is similar in height to other existing surrounding building heights in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.
- The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project is approximately (6) six miles to this location. Therefore, the project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.
- According to EnviroStor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, are currently identified as a hazardous waste site. Furthermore, the building permit history for the project site does not indicate the Site may be hazardous or otherwise contaminated as such this exception does not apply.
- The project site has been identified to be potentially eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and is found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the project requires a Historic Resources Assessment, which was submitted to the City of Los Angeles Department of City Planning on October 23, 2016, revised on June 13, 2018, and prepared by Dr. Margarita C. Jerabek of Environmental Science Associates and PCR Services Corporation. Based on this report, the project will not result in a substantial adverse change to the significance of a historic resource. Based on this report and evaluations by both the Los Angeles Office of Historic Resources and Department of City Planning, it is determined the project will not result in a substantial adverse change to the significance of a historic resource.

The environmental case file can be found with the case file in the Project Planning Division of the Department of City Planning in Room 621, 200 N. Spring Street, Los Angeles CA 90012.

PUBLIC HEARING AND COMMUNICATIONS

Hearing

The initial public hearing was held by the Department of City Planning on this matter in the Marvin Braude Building, first floor Conference Room 1B, located at 6262 Van Nuys Boulevard, Van Nuys, CA 91401, on Monday, June 24, 2019, after 9:30 a.m. Public comment was solicited, a total of 12 emails received, and six (6) speakers provided testimony, and staff responded with information.

The following statements were made in opposition to the request:

- Undertake an Environmental Impact Report (EIR) for external property: underground diesel storage tank may present an environmental toxic hazard; lead and asbestos used in construction of original structure may impact surrounding property.
- Requesting street improvement waiver not be granted. Require ACF to improve adjacent streets, alleys, and sidewalks abutting and adjacent to former Fire Station 83 to support property values in the area.
- Renovation have to follow the same stringent guidelines as if it was construction.
- Provisions for mitigation of noise and light pollution.
- Will ACF apply for a liquor license?
- Require traffic report: traffic flow, parking facilities, impact on parking for residents.
- Will the Community Center offer residences?
- Specifically what will be offered at this location by the ACF?
- Regarding the shared parking with the elementary school, will they be constructing an opening between the center and the School for pedestrian or vehicular traffic?
- Will they remove the razor wire on top of the block wall adjoining our property?
- I remember being there when they removed the old tank and installed a new diesel tank, maybe a Phase I and 2 should be done to clarify so there are no future problems.
- I appreciate the comments of historical significance of the property, though very few people would argue of the architectural significance the current building, it most likely about money to replace the current structure. They put a Park in the space from the old fire station at Canoga and Ventura Blvd.
- What will be the maximum capacity of people once the building is completed?
- Will the Cultural Center have a kitchen and will it be used to feed the homeless?
- They said that it would be used primary for office space, what else will it be used for?
- Landscaping buffer between the properties
- Minimal Hours of operation so as to not disturb our residents
- Off Site and On Site Parking Requiring
- Will Construction include increasing the square footage of the existing building?
- Height Limitations of Project
- Report of General Manager of Recreation and Park to the Board of Recreation and park Commissioners dated January 20, 2010 which recommended additional soil testing due to the presence of a 1,000 gallon fuel storage tank underground. It would be tragic if children attending activities at this property became sick three or four years later due to toxic soil contamination¹ that was not remediated as part of the lease. It would be very costly to the city which owns the property. The term sheet does not address this issue even though Mr. Shawn Bayliss, planning deputy for councilmember Paul Koretz CDS on several occasions stated that the ACP will spend \$500,000 to \$1.5 million on the property including soil testing and remediation.

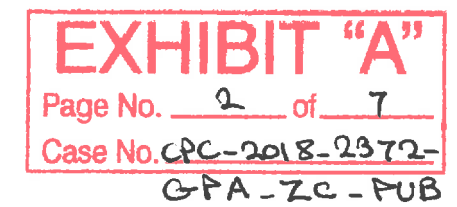
- Report from the office of the city administrative officer of the August 7, 2014 meeting of the Municipal Facilities Committee (MFC) in which it states "After providing an opportunity for public comment from CDS, ...".
- The Innovation, Technology and General Services Committee meeting held August 12, 2014 considered the August 7, 2014 City Administrative Officers report relative to the lease agreement with the ACF for Old Fire Station 83.
- Email to Council member Paul Koretz CE5 dated Sunday August 24, 2014 prior to the City Council meeting approving the request for authorization to negotiate and execute a lease with the ACF for the old fire station 83. I sent my email! to each and every councilmember and had absolutely no response at all from any of them.
- Email to the home owners of Encino describing the lack of transparency, lack of public notice of meetings. (It is not enough to post the notice outside City Council Chambers and at the Marvin Braude Constituent Service Center in Van Nuys.) We have 95 Neighborhood councils and the Department of Neighborhood Councils (DONE) oversee them. Their purpose is to represent their community. It is appropriate and mandatory that the Encino Neighborhood Council and its Planning and Land Use committee be notified as part of "Public Notice" of public meetings regarding Encino.

Neighborhood Council Activity

Per the minutes listed on the Encino Neighborhood Council's website, on May 8, 2018, at the Encino Neighborhood Council Planning and Land Use Committee (Encino PLU) meeting, Mr. Shant Hagopian, a representative for the Armenian Cultural Center (ACF), commented on the intended use of the land for a community cultural center. The committee expressed concern over the change in zone from Public Facility to R3-1, which could allow for the development of high density housing. The Encino PLU was in favor of the development of a Cultural Center as long as proper measures are taken to mitigate the known soil contamination caused by the underground gas tanks. The Committee requested that representatives of the ACF return with a formal presentation. The Encino PLU proposed to discuss the change of use request on the following meeting. The rescheduling of this item is pending before the committee.

Exhibit A

Architectural Plans and Rendering



Project		Owner		Sheet Content	
CULTURAL CENTER				PROPOSED SITE PLAN W/ RAISED AREA	
Address		Sheet		Title	
5001 N. BALBOA BLVD. ENCINO, CA 91316					
FOUNDER THE DIRECTOR OF					
DATE					
By Name		Date		By Name	
		12/29/94			
Project No.		Date		By Name	
2014-067					
Scale		Date		By Name	
AS SHOWN					
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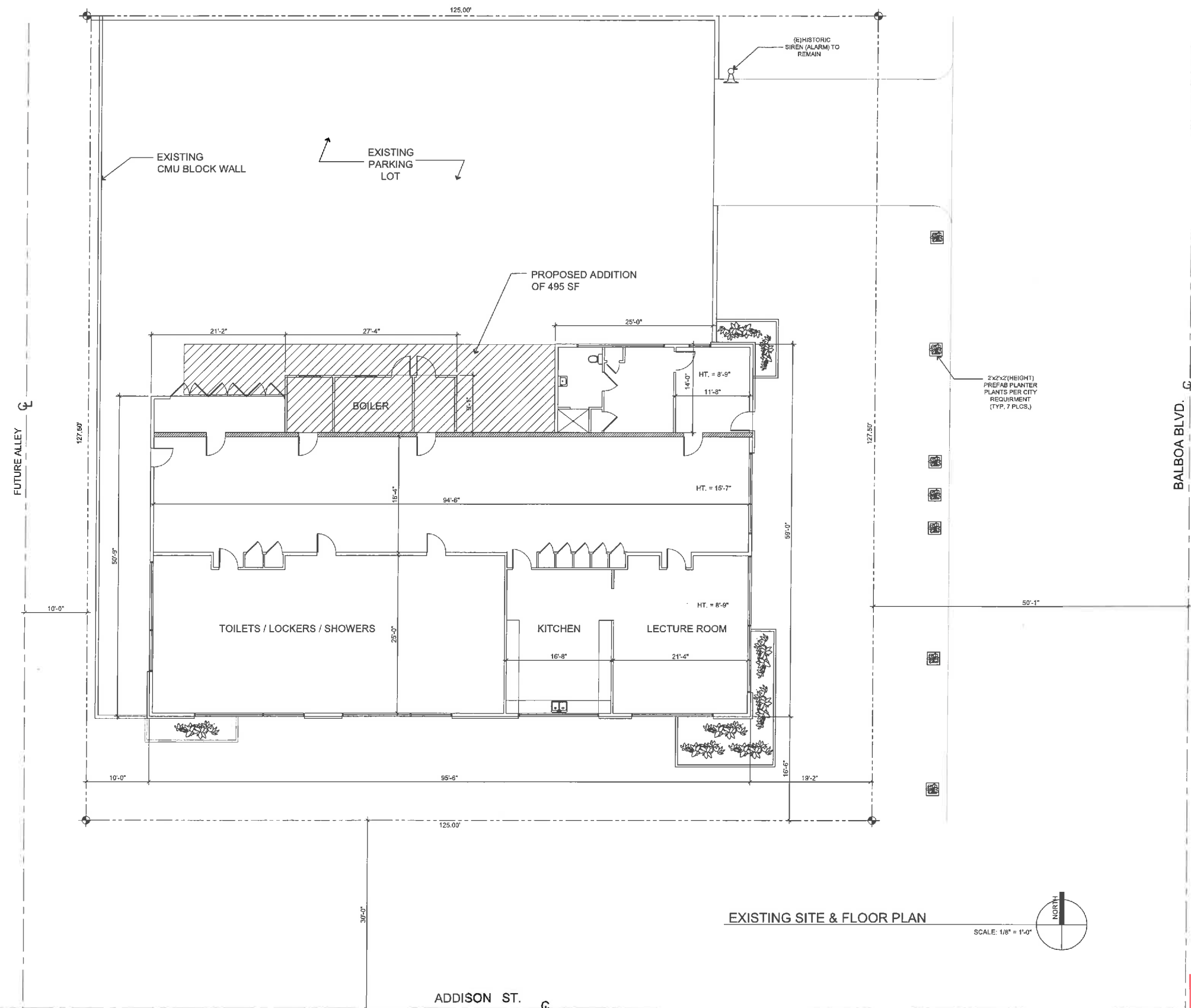

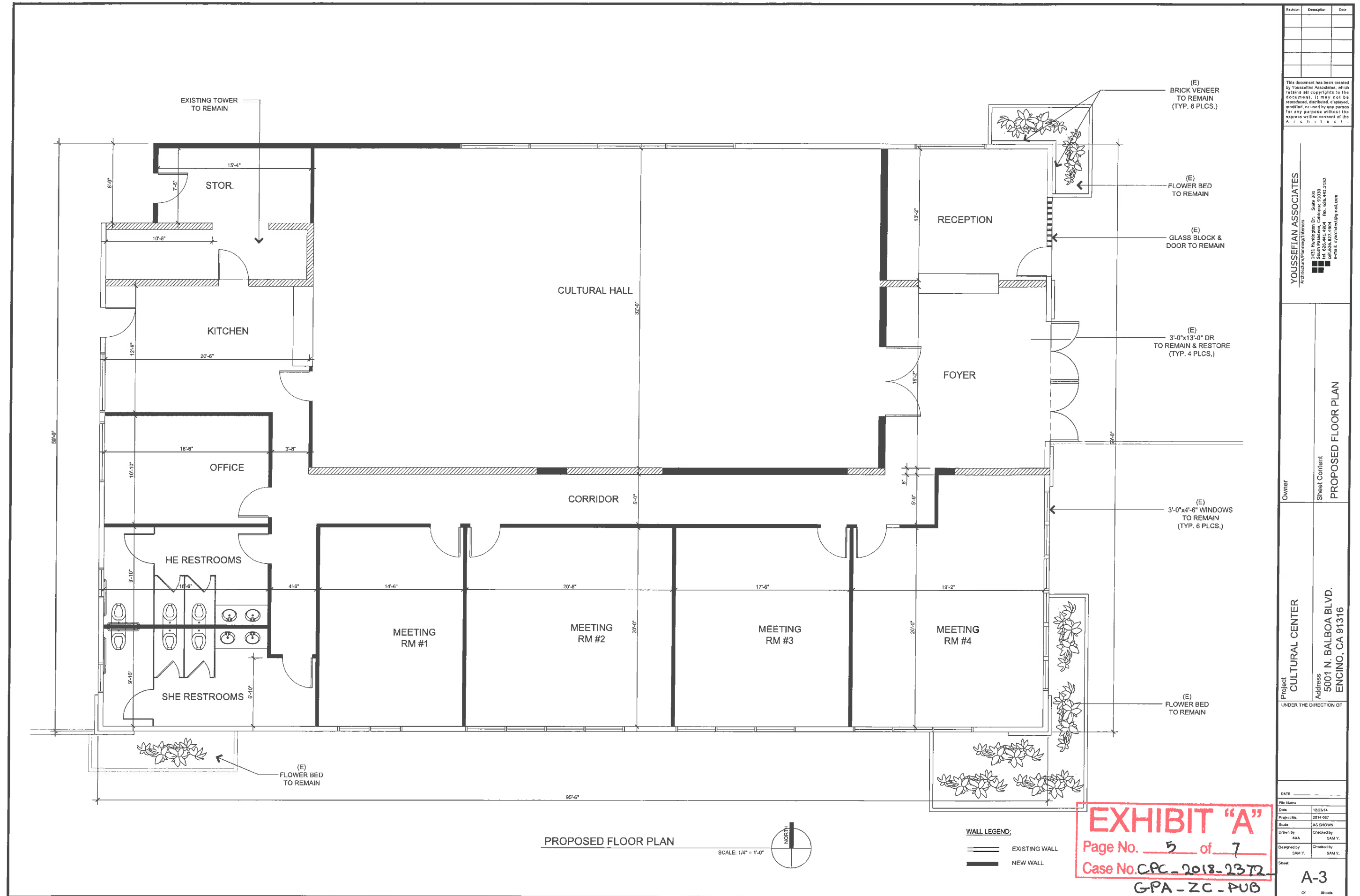


EXHIBIT "A"
Page No. 4 of 7
Case No. CPC-2018-2372-
GPA-ZC-PUB

Revisions	Description	Date
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<p>YOUSSEFIAN ASSOCIATES Architecture/Planning/Interiors  1431 Huntington Dr., Suite 201 South Pasadena, California 91031 Tel. 626-441-6564 Fax. 626-441-2182 e-mail: ypa@yca.net@gmail.com</p>		
<p>Project CULTURAL CENTER</p>		
<p>Owner</p>		
<p>Sheet Content EXISTING SITE & PROPOSED ADDITION PLANTERS</p>		
<p>Address 5001 N. BALBOA BLVD. ENCINO, CA 91316</p>		
<p>UNDER THE DIRECTION OF</p>		
<p>DATE _____</p>		
<p>File Name _____</p>		
<p>Date _____ 12/23/14</p>		
<p>Project No. _____ 2014-097</p>		
<p>Scale _____ AS SHOWN</p>		
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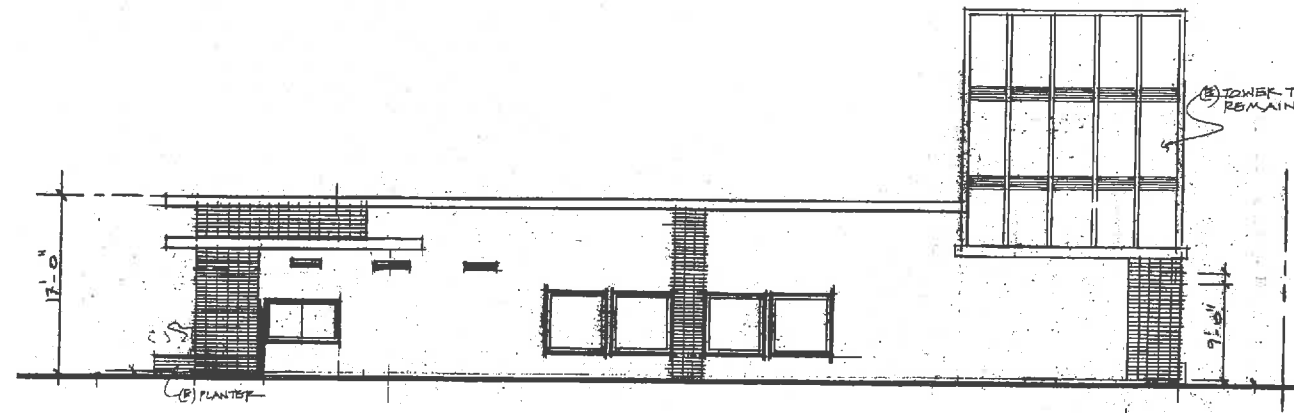
YOUSSEFIAN ASSOCIATES
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Owner
Sheet Content
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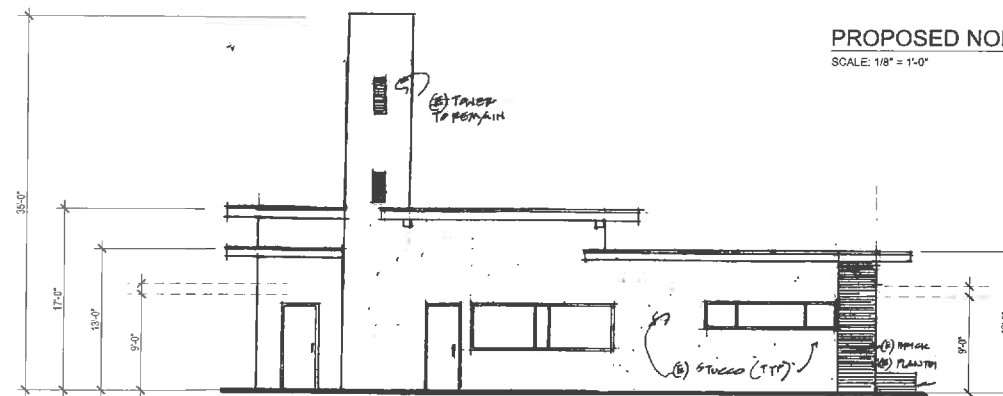
Project
CULTURAL CENTER
Address
5001 N. BALBOA BLVD.
ENCINO, CA 91316

UNDER THE DIRECTION OF

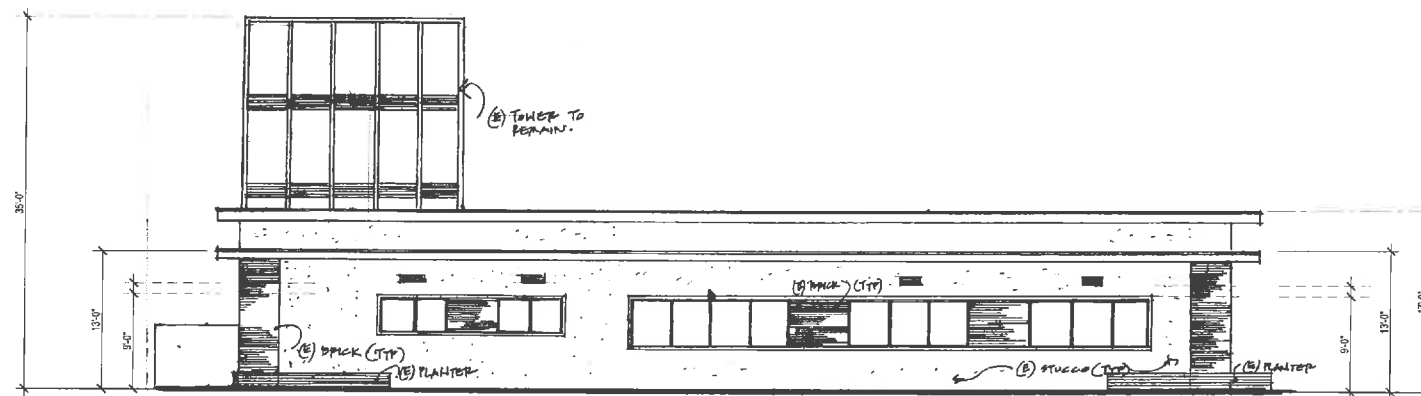
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Project No.	2014-057
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Checked by	SMY.Y.
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Of	Sheets



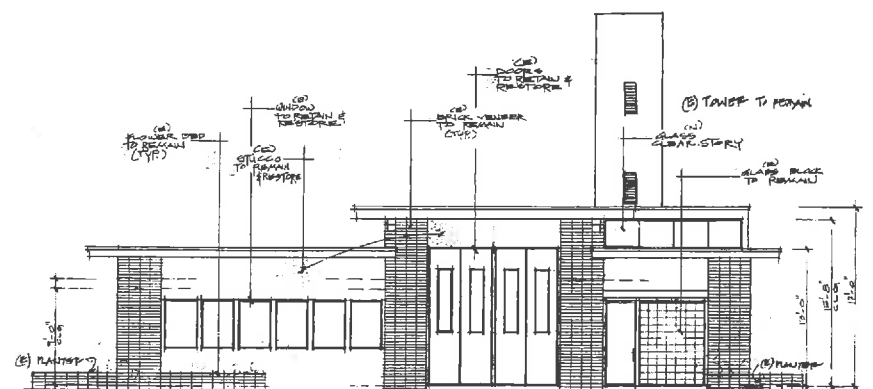
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EXISTING WEST ELEVATION
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EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT "A"
Page No. 6 of 7
Case No. CPC-2015-2372
GPA-ZC-PUB

Revision	Description	Date

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Owner
Sheet Content
PROPOSED NORTH
& EXISTING ELEVATIONS

Project
CULTURAL CENTER
Address
5001 N. BALBOA BLVD.
ENCINO, CA 91316

UNDER THE DIRECTION OF

DATE	
File Name	
Date	12/23/14
Project No.	2014-057
Scale	AS SHOWN
Drawn by	AAA
Checked by	SAM Y.
Designed by	SAM Y.
Checked by	SAM Y.
Sheet	A-4
Of	Sheets



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

GPA - ZC - PUB

SHEET CONTENT:
PROPOSED ELEVATIONS

PROJECT: CULTURAL CENTER

ADDRESS: 5001 N. BALBOA BLVD.
ENCINO, CA 91316

File Name	--
Date	AUG 12, 2013
Project No.	--
Scale	AS SHOWN
Drawn by: JS	CHK. BY: SAM Y.
DESIGNED BY SAM Y.	CHK. BY: SAM Y.

A-5

Exhibit B
Draft Ordinance

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

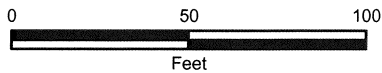
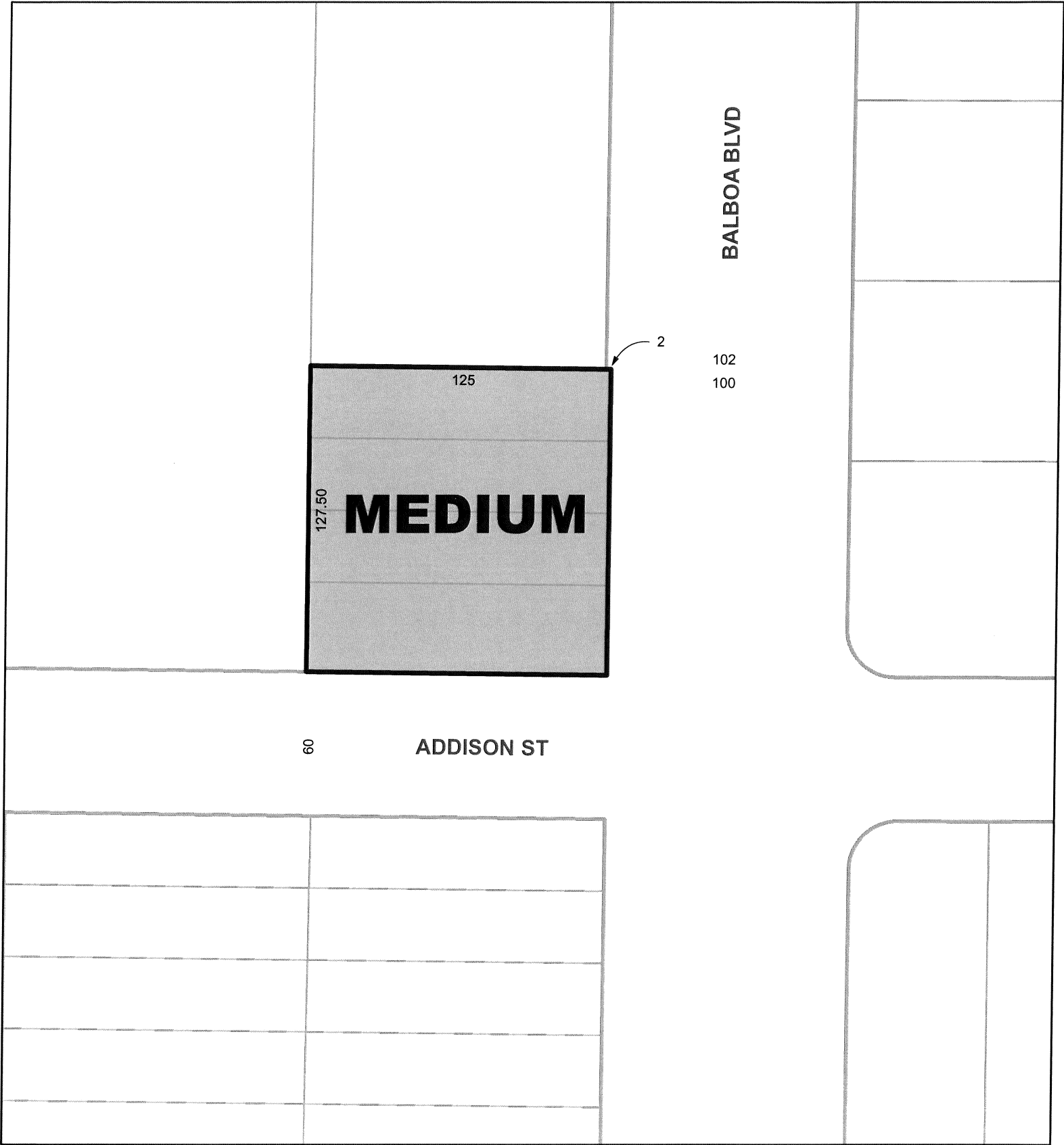
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32.G of the Municipal Code, the following limitation is hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Entitlement Conditions

- 1. Use.** Use of the property shall be limited to a community center in the (Q)R3-1XL Zone.
- 2.** The applicant shall not rent its facility to the public or organizations for banquets, wedding, or other ceremonies. In no event shall any public dining, banquet rooms, cocktail bars, offices or other commercial uses be permitted on the subject property.



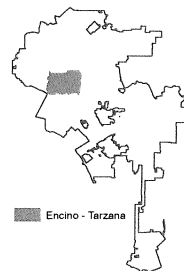
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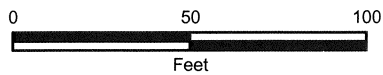
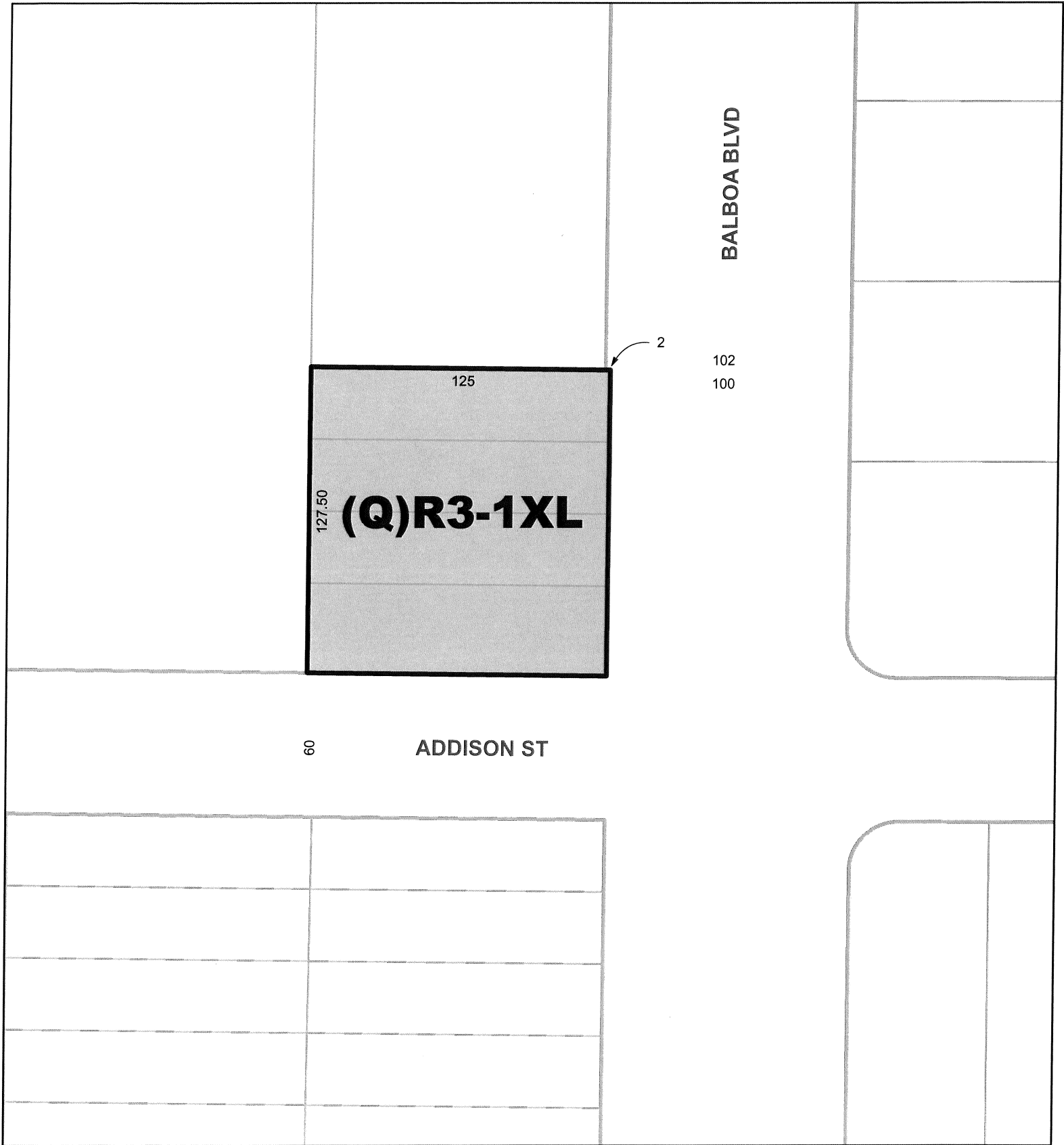
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031419

ENCINO - TARZANA

City of Los Angeles





CPC-2018-2372-GPA-ZC-PUB

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City of Los Angeles

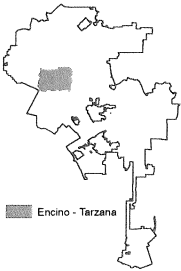


Exhibit C
Draft Resolution

RESOLUTION

WHEREAS the subject City-owned property is located at 5001 Balboa Boulevard within the area covered by the Encino-Tarzana Community Plan, adopted by the City Council in December 16, 1998;

WHEREAS a fire station structure that was built on the subject property in 1948 still stands today, but has been vacant and slowly deteriorating;

WHEREAS in an effort to restore the property and provide for a publicly beneficial use, the City has agreed to enter into a long-term lease with a nonprofit organization to provide community benefits and improve the property;

WHEREAS On April 19, 2013, the Los Angeles City Council adopted a motion to restore former Fire Station 83. The City agreed to enter into a long-term lease agreement with the non-profit organization to provide community benefits and improve the property. The Council directed the General Services Department, in consultation with the City Administrative Officer and the Office of the City Attorney, to negotiate and present to City Council, a long term lease agreement with the ACF for the use of the City-owned surplus, specifically former Fire Station 83 at an annual lease rate of \$1 per year;

WHEREAS On September 11, 2015, the Los Angeles City Council initiated a motion instructing the Department of City Planning, to initiate a General Plan Amendment and Zone Change for former Fire Station 83, currently zoned for Public Facilities uses, to a zone that would allow Community Center uses;

WHEREAS The City Council at its meeting of December 14, 2016, instructed the Department of City Planning to initiate a General Plan Amendment from Public Facilities to the Medium residential land use designation and a Zone Change from [Q]PF-1XL (Permanent Qualified Classification, Public Facilities Zone, Height District 1 Extra Limited) to (Q)R3-1XL (Temporary Qualified Classification, Multiple Dwelling Zone, Height District 1 Extra Limited);

WHEREAS the City Planning Commission at its meeting of September 26, 2019, determined that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1 and Section 15331, Class 31, and there is no substantial evidence demonstrating that an exception to the Categorical Exemptions pursuant to CEQA Guidelines, Section 15301 and 15331 apply;

WHEREAS the subject proposal has prepared Categorical Exemption No. 2018-2373-CE in accordance with the State of California's Guidelines for implementation of the California Environmental Quality Act.

WHEREAS the City Planning Commission at its meeting of September 26, 2019, approved the General Plan Amendment to Medium Land Use and recommended adoption by the City Council of a General Plan Amendment over the subject property;

WHEREAS the City Planning Commission approved the requested Zone Change to the (Q)R3-1XL zone classification on the subject property;

WHEREAS the City Planning Commission approved the Alternative Compliance for Public Benefit Project to permit the proposed project with the following alternatives from the performance standards of Section 14.00 A.5 of the LAMC: (a) to permit the project, an existing building being adaptively reused, to be taller than structures on adjacent property and (b) to waive street improvements and dedications along the adjacent streets, alleys and sidewalks from meeting required standard dimensions;

WHEREAS pursuant to the provisions of City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS the requested General Plan Amendment is consistent with the intent and purposes of the Encino-Tarzana Community Plan to encourage the preservation, maintenance, enhancement, and reuse of existing historically significant buildings and the restoration of original facades with compatible uses.

NOW THEREFORE BE IT RESOLVED that the Encino-Tarzana Community Plan be amended as shown on the attached General Plan Amendment Map.

Exhibit D
Environmental Clearance: ENV-2018-2373-CE
And
Historical Resources Impacts Analysis

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

HELEN LEUNG
KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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DIRECTOR

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SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2018-2373-CE

Project Description

The proposed project includes the rehabilitation and adaptive reuse of the potentially historic old abandoned Fire Station 83 ("Building") into a cultural center. The fire station, located at 5001 N. Balboa Boulevard, was developed in 1948 and is currently listed on SurveyLA as potentially eligible for the National Register, California Register, and local designation as a Historic-Cultural Monument. The project proposes a reception office, four (4) meeting rooms, a kitchen, a large meeting hall, and male and female restrooms. The project proposes to retain and preserve all of the existing exterior character-defining features of the existing Building that contribute to its eligibility as a historical resource. As proposed, rehabilitation and remodeling shall occur under the Secretary of the Interior's Standards for Rehabilitation. This project qualifies for Section 15301, Class 1 and Section 15331, Class 31 Categorical Exemptions under State CEQA Guidelines.

The Department of City Planning determined that the State California Environmental Quality Act Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15301, Class 1 and Section 15331, Class 31, associated with Case No. ENV-2018-2373-CE and CPC-2018-2372-GPA-ZC-PUB.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the proposed project is subject to any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The five (5) exceptions to this Exemption are: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

As mentioned, the project proposes the rehabilitation and adaptive reuse of a former fire station built in 1948 including a reception office, four (4) meeting rooms, a kitchen, a large meeting hall, and restrooms. The project proposes to retain and preserve the existing exterior character-defining features of the Building that contribute to its eligibility as a historical resource. The project request is a site not zoned and designated for such use. All adjacent lots are improved with public facilities, including the Encino Charter Elementary School and new Fire Station number 83, single-family and multi-family uses, and a House of Worship.

The project proposes an addition of approximately 495 square feet to an existing building with an area that measures approximately 5,591 square feet. The proposed project does not exceed the existing height requirement as established per Ordinance No. 171,012-SA180. The existing historic structure's size and height is not unusual for a public facility development of the 1940's and for the vicinity in which the subject site contributes towards the development of the community of Encino. As such, the proposed rehabilitation and adaptive reuse is similar in scope to other existing publicly used facilities in the area and not anticipated to negatively impact the historic resource, as the project proposed to retain character defining features and

rehabilitate per the Secretary of the Interior's Standards. There are no other known historic rehabilitation projects nearby. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project proposes to rehabilitate and repurpose of an existing eligible historic structure, a property zoned [Q]PF-1XL with a Public Facilities land use designation. The surrounding properties are developed with multi-family and single-family uses to the east and north, and institutional uses to the west, south and southeast, and the subject site is of a similar size and slope of nearby properties. The size of the proposed project will remain consistent with the existing conditions and environment as the project proposes a 495 square feet addition which is less than the 50 percent of the floor area of the structures before the addition. At the highest point, the existing fire hose drying tower is approximately 31 feet, while remaining building is approximately 17 feet, which is less than the 30-foot height maximum. The fire hose drying tower was developed prior to the establishment of the 1XL height district which establish 30-foot height maximum, and is similar in scope to other existing surrounding building heights in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project is approximately (6) six miles to this location. Therefore, the project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, are currently identified as a hazardous waste site. Furthermore, the building permit history for the project site does not indicate the Site may be hazardous or otherwise contaminated as such this exception does not apply.

Historic Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site has been identified to be potentially eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and is found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the project requires a Historic Resources Assessment, which was submitted to the City of Los Angeles Department of City Planning on October 23, 2016, revised on June 13, 2018 and prepared by Dr. Margarita C. Jerabek of Environmental Science Associates and PCR Services Corporation. Based on this report, the project will not result in a substantial adverse change to the significance of a historic resource. Based on this report and evaluations by both the Los Angeles Office of Historic Resources and Department of City Planning, it is determined that the project will not result in a substantial adverse change to the significance of a historic resource.



233 Wilshire Boulevard
Suite 150
Santa Monica, CA 90401
310.451.4488 **phone**
310.451.5279 **fax**

www.esassoc.com

October 28, 2016

Mr. Shant Hagopian
Armenian Cultural Foundation
24825 Wooded Vista
West Hills, CA 91307

Subject: Historical Resources Impacts Analysis for 5001 Balboa Boulevard, Los Angeles, California

Dear Mr. Hagopian:

Environmental Science Associates and PCR Services Corporation (“ESA PCR”) appreciates the opportunity to submit this letter report to Armenian Cultural Foundation (“Client”) which summarizes and documents the results of a Historical Resources CEQA Impacts Analysis (“Report”) for the proposed project (“Project”) located at 5001 Balboa Boulevard, Los Angeles, California (“Project Site”), assessor parcel number (“APN”) 2258-016-901. The Project Site is situated in the Encino Tract, Block J, Lots 23, 24, 25, and 26, at the northwest corner of Balboa Boulevard and Addison Street.

This Report was conducted by ESA PCR’s architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, Christian Taylor, M.H.P., Associate Architectural Historian, and Margaret Roderick, Architectural Historian Intern, all of whom meet and exceed the Secretary of the Interior’s Professional Qualification Standards in history and architectural history. Professional qualifications are provided in Attachment A.

On August 31, 2016, ESA PCR conducted an intensive pedestrian survey to document the existing conditions of the Project Site and vicinity, conducted an archival records search to identify known historical resources in the vicinity that may be indirectly impacted visually by the project, and reviewed Project plans provided by the Client.

Project Description

This analysis is required by the City of Los Angeles as part of the review process for a Project that would redevelop the Project Site, currently improved with the former Fire Station #83 (“Building”) constructed in 1948. The Project Site consists of one (1) parcel, bounded by Addison Street to the South and Balboa Boulevard to the East.

The Project includes the rehabilitation and adaptive reuse of the potentially historic Building into a cultural center. The Project would include a reception office, four meeting rooms, a kitchen, a large meeting hall, and male and female restrooms. Project plans are included in Attachment B.

Mr. Shant Hagopian

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Historical Resources in the Project Vicinity

Located within a dense, urban setting, with limited visibility, the archival records search was conducted within a quarter (0.25) mile radius to capture all known resources within the Project vicinity which may have views of the Project Site for the purpose of analyzing potential indirect impacts. The archival records search involved review of ESA PCR's in-house files and review of the National Register of Historic Places ("National Register"), California Register of Historical Resources ("California Register"), California Historic Resources Inventory ("HRI"), SurveyLA, and City of Los Angeles Historic-Cultural Monument ("HCM") databases to identify previously identified historical resources within the Project vicinity. As a result, the following nine (9) known historical resources were identified within the project vicinity, of which two (2) would have a view of the Project Site.

According to SurveyLA, six (6) properties appear eligible for National Register as an individual property through survey evaluation (3S), appear eligible for California Register as an individual property through survey evaluation (3CS), and appear to be individually eligible for local listing or designation through survey evaluation (5S3).

- 16837 W. Addison Street, Valley Life Home constructed in 1950. Approximately 0.07 miles (370 feet) east of the Project Site; no view of the Project Site.
- 17001 W. Ventura Boulevard, Tudor Revival commercial building constructed in 1947. Approximately 0.17 miles (898 feet) south west of the Project Site; no view of the Project Site
- 17100 W. Ventura Boulevard, Mid-Century Modern commercial building constructed in 1953, , Approximately 0.25 miles (1320 feet) south west of the Project Site; no view of the Project Site
- 17101 W. Ventura Boulevard, Home Savings and Loan constructed in 1976. Approximately 0.25 miles (1320 feet) south west of the Project Site; no view of the Project Site
- Northwest corner of Balboa and Addison near fire station, Air Raid Siren #124 constructed in 1940. Located on the property of the fire station, within view of Project Site.
- Encino Park constructed between 1926-1941. Approximately 0.05 miles (264 feet) south west of the Project Site; indirect view of the Project Site.

According to SurveyLA, three (3) properties appear eligible for local listing or designation through survey evaluation (5S3).

- 4830 N. Genesta Avenue: Christian Science Society constructed in 1962. Approximately 0.23 miles (1,214 feet) south west of the Project Site; no view of the Project Site

Mr. Shant Hagopian

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- 16948 W. Ventura Boulevard: Encino Dry Cleaners constructed in 1947. Approximately 0.2 miles (1056 feet) south west of the Project Site; no view of the Project Site
- 17013 W. Ventura Boulevard: Tudor Revival commercial constructed in 1948. Approximately 0.2 miles (1056 feet) south west of the Project Site; no view of the Project Site

Previous Evaluations of the Fire Station #83, 5001 Balboa Boulevard

In February of 2013, SurveyLA found the Building potentially eligible for the National Register (3S), California Register (3CS), and local designation as an HCM (5S3). The Building was identified as an “excellent example of a post-World War II fire station, representing the design and building standards of the LAFD during the postwar expansion of facilities.”¹ Constructed in 1948, the Building exhibits characteristics of Mid-Century Modern architectural style and appears eligible under National Register Criterion A, California Register Criterion 1, and the City of Los Angeles’ local Criterion 1.

Architectural Description of the Project Site

The Project Site is located at the northwest corner of the intersection of Balboa Boulevard and Addison Street and faces east onto Balboa Boulevard. It consists of four (4) parcels and is approximately 15,921 square feet. The 1948 Mid-Century Modern Building has a rectangular footprint and massing and corresponds to post-war Firehouse construction. The Building is located on the southern portion of the Project Site while a surface parking lot forms the northern portion of the Project Site.

The Building is single-story, although a portion of the roofline rests higher than the single-story level. The roof is flat with deep, overhanging, eaves, a wide, wood fascia board, and narrow coping. The walls are stuccoed with Roman brick accents.

The primary (east) elevation consists of three similar but not symmetrical bays. The central bay’s roofline is several feet taller than its flanking bays’ rooflines. The main entrance is in the central bay and appears to have been the fire door. Here, two vertical double-panel sliding doors, each panel with a narrow vertical wire-mesh single-light, fixed window, provide access. There is evidence of signage above the entry (alteration) and a bracket provides support for the deep eaves at each corner. This central bay is separated from the two side bays by Roman brick facing that provides detailing for the Building. The northern bay on the primary elevation provides a pedestrian entrance through a boarded pedestrian door (alteration) accompanied by a block-glass

¹ SurveyLA, Historic Resources Survey Report, Encino - Tarzana Community Plan Area, “Individual Resources,” Architectural Resources Group (ARG), February 26, 2013.

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wall . A small, flat roofed hood provides emphasis for this entry. Again, Roman brick facing is located at the corner, defining the bay. The southern bay is larger than the other two bays on the primary elevation. It has a series of six (6) ribbon windows, which are boarded (alteration) and the same Roman brick facing at its corner. A concrete driveway services the firehouse door and a small path from the driveway services the pedestrian door. Low Roman brick planters are located at the Building's corners.



Figure 1. Contemporary view of Fire Station #83's primary (east) elevation, view west from Balboa Boulevard. (ESA PCR 2016).

Mr. Shant Hagopian

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Figure 2. Close-up view of the Building's primary entry on the front elevation, view northwest. (ESA PCR 2016)



Figure 3. One of two brick planting beds found along the primary elevation, view west (ESA PCR 2016)

Mr. Shant Hagopian

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Mr. Shant Hagopian

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Figure 5. The Building's distinctive Mid –Century Modern flat rooflines, view west (ESA PCR 2016)



Figure 6. original chicken-wire glass set in the cascading wood garage doors, view west (ESA PCR 2016)

Mr. Shant Hagopian

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Figure 7. Overview of the north elevation, including the hose drying tower, view southwest (ESA PCR 2016)



Figure 8. Distinctive stucco window casings with brick panel, view south (ESA PCR 2016)

The north (side) elevation consists of four bays, all of which vary in wall massing. The eastern bay is the largest and has two boarded up windows separated by Roman brick panels with a narrow but deep casing to the west and a single boarded up window without a frame to the east

Mr. Shant Hagopian

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(alteration). Vents are located above each window. The second bay from the east is recessed, has a large boarded up punctuation in the wall, and its roof-line is several feet higher as it corresponds to the primary elevation's central bay's roof-line. The third bay from the east consists of a near-flat shed roof section adhered to the same wall plane as the second bay from the east. There are two pedestrian flat panel doors with vents, and three boarded up windows with traditional stools (alteration). Above the near-flat shed roof, two long, narrow boarded up clerestory windows punctuate the wall (alteration). The fourth bay from the east (or west bay) is a three story tower divided into five (5) symmetrical panels that extend vertically by are separated by vents at each level (alteration).

The rear elevation consists of two bays, each with a different roofline that corresponds to the primary elevation. Thus, the northern bay has a roofline that is a few feet higher than then southern bay. The southern bay features two large horizontal boarded up windows separated by Roman brick panels with a narrow but deep casing (alteration). Vents are located above each window. The northern bay is flat stucco without any punctuation. However, like on the primary elevation, a bracket supports the deep, overhanging eaves at each corner. At the northernmost corner a three story tower with a vertical vent in each of the second two stories exists (alteration).



Figure 9. Overview of the rear (west) elevation, view east (ESA PCR 2016)

Mr. Shant Hagopian

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Figure 10. Distinctive stucco window casing along the rear elevation, view east (ESA PCR 2016)

The south (side) elevation consists of three large horizontal boarded up windows separated by Roman brick panels with a narrow but deep casing towards the east and a set of smaller boarded up ribbon windows to the west, also with a narrow but deep casing (alteration). The Roman brick facing and planter box from the primary elevation extends around the building and onto the side at the south elevation's eastern edge. Likewise, a Roman brick facing and planter exists at the western edge. A Roman brick wall, with a gate and a chain-link fence, extends west beyond the building (alteration).



Figure 11. Stucco window casings along the Building's south elevation (Addison Street), view northeast (ESA PCR 2016)

Mr. Shant Hagopian

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Figure 12. Brick veneer panel located within the stucco window casings along the south elevation. View north. (ESA PCR 2016)

Character-Defining Features of Fire Station #83, 5001 Balboa Boulevard

The following list of character defining features is a summary of the visual character of the exterior of Fire Station #83, including the site plan and landscape features. According to the National Park Service, “character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. The purpose [is to] identify those features or elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible.”² A Character-Defining Features analysis should be an inventory of character-defining features, classified as significant, contributing, and non-contributing. These terms are generally interchangeable with primary, secondary and tertiary character-defining features, which are also commonly, used descriptors.

Significant character-defining features are by definition the most important and should be considered for retention in order to preserve and protect the eligibility of the Building as a potentially eligible historic resource. In this case, significant features and spaces are those directly related to the Building’s use as a fire station and its Mid-Century Modern architectural details.

² Lee H. Nelson, Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character, National Park Service, September 1988, <http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>, accessed June 4, 2015.

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Alteration or removal of these features should be avoided. Contributing character-defining features add to the character of a historic property and should be retained to the greatest extent feasible and rehabilitated as appropriate; however, more flexibility is given to these features as alterations to some contributing features may not adversely impact the Building's potential eligibility as a historic resource. Contributing features are those which date from the period of significance but are not directly tied to the Building's reason for significance. The greatest flexibility is afforded to non-contributing features; their complete removal does not usually adversely impact the eligibility of the Building as a historic resource.

Included in Attachment C is a detailed analysis of the exterior elevations and character-defining features from the Building's period of significance, beginning in 1948 and ending in 2006 when the City of Los Angeles stopped using the Fire Station. The east elevation is the Building's primary elevation and should be retained intact; while the west (rear) elevation and the south and north (side) elevations are contributing.

CEQA Analysis

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a City Monument would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.³

A. Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a HCM would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the

³ L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)

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following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.⁴

1. CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a “substantial adverse change” in the significance of the resource when one or more of the following occurs:

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

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State *CEQA Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;

⁴ L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)

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- 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 ("Standards"); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.⁵

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations ("CFR") Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Historic-Cultural Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Therefore, the Standards are used for regulatory approvals for designated resources but not for resource evaluations.⁶ Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the L.A. CEQA Thresholds Guide have been reviewed and refined for this analysis.⁷ As such, the Project would have a significant impact on historic resources, if:

- HIST-1** The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource); or
- HIST-2** The Project would reduce the integrity or significance of important historic resources on the Project Site or in the vicinity such that their eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource).

⁵ L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)

⁶ Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J. Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Lackow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.

⁷ As documented in the Assessment Report in Appendix F-3 of this Draft EIR, the refinements to the factors listed in the L.A. CEQA Thresholds Guide were concurred with by the City Planning Department's Office of Historic Resources.

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B. Analysis of Project Impacts

1. *Project Description*

As stated previously in this Report, the proposed Project would redevelop the Project Site, currently improved with the former Fire Station #83. The Project Site occupies APN 2258-016-901 composed of three (3), bounded by Balboa Boulevard to the east and Addison Street to the south. The proposed Project would restore and reuse the potentially historic Building identified by SurveyLA in 2013. The Project includes a reception office, 4 meeting rooms, a kitchen, a large meeting hall, and male and female restrooms. Project plans are included in Attachment B.

2. *Direct Impacts*

The Project seeks to adaptively reuse the existing former Fire Station #83 as a cultural center. In addition to rehabilitating the Building, the Project would slightly expand the Building along its north elevation. While the Project would modify the existing Building, it would not remove or alter any of the Building's primary character defining features. The Project's changes to the Building's massing along the north elevation will not be visible from the public right-of-way. The Project would also result in alterations to the Building's interior spaces to accommodate its new use as a cultural center. These alterations include changes to the Building's floor plan, adding meeting spaces, a kitchen, and offices, as well as a large meeting hall. However, none of the original interior spaces were historically accessible by the public. While their alteration would result in a direct adverse impact, the potential impact would be less than significant because the space is not and never has been publicly accessible. The Building's primary (east) elevation and south elevation, both visible from the public right-of-way, will remain intact and be restored to their original appearance. Furthermore, the Project conforms to the intent of the Standards (discussed in the following section). While changes would be required to accommodate the new use, the important publically visible character-defining features would be preserved and the Building would remain an eligible historical resource after project completion. Therefore, the impacts to historic resources on the Project Site would be less than significant.

3. *Indirect Impacts*

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of the resources and their immediate surroundings that would detract from the significance of historical resources within a quarter-mile radius of the Project. In the Project vicinity there are nine (9) potentially historic resources identified by SurveyLA as eligible for the National Register, California Register or local listing as an HCM. Of the nine potential resources identified in the Project vicinity, two have a direct view of the Project. Located approximately 264 feet to the southwest of the project site is Encino Park. The park was identified as a potential historic resource by SurveyLA and has an indirect view of the project site. However, the view of the Project site from Encino Park only includes the Building's south and west elevations which

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will remain unchanged upon project completion. Air Raid Siren #124 was constructed on the Project Site in 1940 and would have a direct view of the Project. However the Project would not materially impair the potential historic air raid siren. The project would only alter the air raid siren's integrity of setting, which has already been altered by infill development, specifically the four-story multi-family residential building being constructed in the adjacent lot to the north (5015 N. Balboa Boulevard). Although the Project would result in an indirect visual impact to Air Raid Siren #124, the impact would be less than significant because the Project conforms to the intent of the Standards discussed below. Air Raid Siren #124 and Encino Park would remain eligible as historic resources despite completion of the Project at 5001 Balboa Avenue.

Secretary of the Interior's Standards Reviews

As mentioned above, under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.⁸ The rehabilitation of the Pierce Brothers Mortuary Building was analyzed for conformance with the Standards, as discussed below. Additionally, new construction adjacent to a historical resource is considered "related new construction" and numbers nine (9) and ten (10) of the Standards apply to this Project. Therefore, the Project was also assessed for conformance to Standards nine and ten regarding "related new construction" constructed adjacent or in the vicinity of other historical resources.

Standard 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.

The Project would rehabilitate the exterior of the former Fire Station #83, while remodeling the interior spaces for new uses. Originally designed as a fire station in 1948, the Building served its purpose for nearly sixty years. However, minimal alterations to the exterior and interior character-defining features are required to adapt it to its proposed new use. Alterations proposed by the Project occur along the Building's north elevation, and interior spaces. To accommodate a large meeting hall, the Building's interior will need to be expanded, causing a change to the north elevation. The north elevation does not face the public and is not considered one of the Building's primary facades. Therefore, alterations made to the north elevation, which are necessary for the Building's proposed new use, represent the a minimal change necessary, while retaining important (primary) character defining features on the primary (east) elevation along Balboa Avenue and secondary (south) elevation along Addison Street. Other necessary alterations include changes to the Building's interior spaces, providing additional meeting spaces, a kitchen,

⁸ California Environmental Quality Act, 15064.5 (3).

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male and female bathrooms, and offices. These alterations present an impact to the Building's integrity; however the impact is less than significant because the spaces are not publicly visible. The new use retains many of the Building's most important primary distinctive materials, features, spaces, and spatial relationships. These proposed alterations to the Building's interior are not accessible to the public and are not excessive in nature. The alterations represent the minimal change required to adapt the Building for its new use as a cultural center. Therefore, the Project would conform to Standard 1.

Standard 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.

The Project would retain and rehabilitate the former Fire Station #83's distinctive, character-defining exterior elevations. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the building's significant elevations would be avoided. However, the Project does require alterations to the Building's contributing north elevation, expanding the interior spaces to accommodate a large meeting hall. The alteration would also raise the Building's roof line slightly. However, the raised roofline would not alter the Building's primary (east) elevation because the portion being raised is set back from the street front façade. The distinctive primary (east) elevation would remain intact as it was historically. These alterations would not result in the removal or alteration of any primary or distinctive character defining features. Additionally, the Project seeks to reconfigure the Building's interior floor plan to be more compatible with its new use as a community center. The impacts caused by the alteration of the Building's interior would not detract from the eligibility of the Building and are less than significant and those spaces are not visible to the public. The Project would result in an overall improvement in the condition of the Building, preserving the eligibility and distinctive historic character of the structure and therefore, conform to the intent of Standard 2.

Standard 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.

The project recognizes the distinctive historic and architectural character of the former Fire Station #83 and retains the majority of its character-defining features, materials and spaces that cause the property to be recognized as a physical record of its time, place and use. No conjectural features would be added and changes that create a false sense of historical development would be avoided. Therefore, the project conforms to Standard 3.

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Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed Project would retain and preserve primary character-defining features of Fire Station #83 identified in the table presented in Attachment B. Review of the Building's current condition and building permits did not reveal any significant changes made to the structure throughout its history that would have acquired significance. The Project does not propose to remove or alter any changes that were made to the Building which have attained additional significance. As such, the Project conforms to Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Under the scope of work, the distinctive character-defining materials, features, finishes, and construction techniques or examples of craftsmanship that characterize Fire Station #83 from the period of significance (1948-2006) would be rehabilitated. It is recommended that the Project follow the guidelines presented in the National Parks Service's Preservation Briefs, applicable to this Project would be Preservation Brief 22: The Preservation and Repair of Historic Stucco and Preservation Brief 9, The Repair of Historic Wooden Windows or Preservation Brief 13, and The Repair of Historic Steel Windows (if original windows remain present). Some of these features include the exterior stucco cladding, flat roofline, large cascading garage doors with chicken wire glass windows, and brick veneer details. The Building's character defining features are listed in Appendix B. The proposed Project meets Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Project would retain and rehabilitate the majority of the Building's exterior and interior character-defining features identified in Attachment B, some of which are visibly deteriorated and would require restoration, specifically the Building's exterior stucco and brick veneer details. It is recommended that the Project follow the guidelines presented in the National Parks Service's Preservation Briefs, applicable to this Project would be Preservation Brief 22: The Preservation and Repair of Historic Stucco. Where the severity of deterioration requires replacement of a distinctive feature, the new feature would match the old in design, color, texture, and, where possible, materials. Replacement of missing features would be substantiated by documentary and physical evidence. Therefore, the proposed Project meets Standard 6.

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Standard 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.

Rehabilitation work on the Building would be undertaken using the gentlest means possible and would not damage any historic materials. It is recommended that the Project follow the guidelines presented in the National Parks Service's Preservation Briefs, applicable to this Project would be Preservation Brief 22: The Preservation and Repair of Historic Stucco and Preservation Brief 9, The Repair of Historic Wooden Windows or Preservation Brief 13, and The Repair of Historic Steel Windows (if original windows remain present). The proposed Project would conform to Standard 7.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The Project seeks to rehabilitate the existing former Fire Station #83 and therefore any potential to encounter archaeological or Native American resources is considered remote, in the unlikely event resources are encountered during Project implementation, those resources would be documented, protected, and preserved in place in accordance with the Standards. Should it be determined necessary to disturb the archaeological resources, mitigation measures would be developed and implemented. The proposed Project meets Standard 8.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The Project includes an exterior alteration to the Building's contributing north elevation and roofline, and expanding the interior spaces to accommodate a large meeting hall. The new construction under the Project would be differentiated from the former Fire Station #83 in design and materials, yet compatible with the Building's massing, size, scale, and architectural features. The new addition along the Building's north elevation is not excessive, maintains the existing rectangular footprint, and would not be visible from the street front. Although the roofline would be raised by the Project, the raised portion of the roof does not exceed the Building's current height and is set back from the primary elevation, maintaining the original massing along the street front (east) façade. The new addition features a flat roof profile similar to the Building's historic Mid-Century Modern design, allowing it to blend in so that the character defining features of the Building remain the dominant focal point. A clear delineation between the new construction and the historic Building is achieved through the use of modern materials. The new addition does not detract from potential historical resource, which would remain eligible after Project completion. Therefore, the Project is in conformance to Standard 9.

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10. New additions and adjacent or related new construction shall 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.

If the elements of new construction were removed in the future, the essential form and integrity of the former Fire Station #83 and other potential historical resources in the Project vicinity would be unimpaired. The Project proposes minor alterations to historic materials, as discussed previously in the direct impacts analysis and discussion under Standard 1, and would retain the Building's distinctive features as discussed under Standard 2 above. The Project would alter portions of the north elevation and roof to accommodate a large meeting hall on the interior and would reconfigure the interior floorplan. However, the portions of the Building visible to the public would be left intact and would be restored as a result of the Project. The Project would protect, preserve and enhance the historical resource and if the new construction would be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The proposed Project conforms to Standard 10.

Conclusion

The Project would rehabilitate and reuse of the former Fire Station #83 for use as a community center. The Project has been designed to conform with the Standards and after project completion the currently eligibility the historical resources on the Project Site and in the Project vicinity would be retained and preserved unchanged. All of the existing exterior character-defining features of the Building that contribute to its eligibility as a historical resource would remain intact and would be restored as a result of the Project. All of the primary views of the Building from Balboa Boulevard would be protected. Furthermore, the historic setting of the Building and other potential resource identified in the immediate area is already eroded due to nearby infill development including the large four-story multi-family residential structure adjacent to the Project Site (5015 N Balboa Boulevard). The Project would have no indirect impacts to known historical resources identified in the project vicinity. Furthermore, as demonstrated in the analysis above, the Project is in full compliance with Standards 1 through 10. Upon completion of the Project, the Building would remain eligible as a historical resource. Therefore, the Project would have no adverse impacts to historical resources on the Project Site and no further evaluation would be required under CEQA.

Sincerely,
ESA PCR

A handwritten signature in black ink, appearing to read "Margarita C. Jerabek".

Dr. Margarita C. Jerabek
Director of Historic Resources

LIST OF ATTACHMENTS



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Attachment A: Professional Qualifications

Attachment B: Project Plans

Attachment C: Character Defining Features Table

Attachment A

Professional Qualifications



Margarita Jerabek, Ph.D.

ASSOCIATE PRINCIPAL, DIRECTOR OF HISTORIC RESOURCES

SUMMARY

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

EXPERIENCE

Dr. Jerabek has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California counties. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Dr. Jerabek regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.

Education

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991

Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991

B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Awards/Recognition

2014 Preservation Award, *The Dunbar Hotel*, L.A. Conservancy

2014 Westside Prize, *The Dunbar Hotel*, Westside Urban Forum,

2014 Design Award: *Tongva Park & Ken Genser Square*, Westside Urban Forum

2012 California Preservation Foundation Award, *RMS Queen Mary Conservation Management Plan*, California Preservation Foundation

Professional Affiliations

California Preservation Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation Leadership Forum

American Institute of Architects (AIA), National Allied Member

American Architectural Foundation

Association for Preservation Technology



Amanda Kainer, M.S.

SENIOR ARCHITECTURAL HISTORIAN

SUMMARY

Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous PCR historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

EXPERIENCE

Ms. Kainer has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of PCR's On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Ms. Kainer authored a character-defining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles—Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.

Education

M.S., Historic Preservation
(Emphasis: Conservation Science),
Columbia University, New York, New
York, 2008

B.S., Design (Emphasis: Interior
Architecture), University of
California, Davis, 2002

B.A., Art History, University of
California, Davis, 2002

Awards/Recognition

Joel Polsky Academic Achievement
Award, American Society of Interior
Designers, 2008

Continuing Education

CEQA and Historic Resources:
Thresholds, Mitigation & Case
Studies, California Preservation
Foundation Workshop, March 2011

Professional Affiliations

California Preservation Foundation

Los Angeles Conservancy

Santa Monica Conservancy
(Volunteer Docent for the Shotgun
House)

Docomomo SoCal

Association of Preservation
Technology Western Chapter



Christian Taylor, M.H.P.

ASSISTANT ARCHITECTURAL HISTORIAN

SUMMARY

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents. Mr. Taylor has continued to hone his skills in management of rehabilitation and restoration projects, preparation of documentation of historic contexts, and the use of non-invasive material investigation methods.

EXPERIENCE

Working for the California Department of Parks & Recreation (DPR), restoration contractors, and environmental consultants, Mr. Taylor has become versed in the research, writing, and assessment of historic resources from the public and private perspective.

Serving first as a History Intern and then Interpretive Specialist for the DPR, Mr. Taylor served as the lead representative for the Crystal Cove State Historic Park during the second phase of the cottage restoration project program. His primary role was to liaise with contractors ensure the project met both the Parks Department and Secretary of the Interior's Standards. Also with the DPR,

Mr. Taylor worked alongside resident historians to organize the contributing documentation and assist with the historic landscape report documenting La Purisima Mission's structures and their significance in relation to the original restoration work done in the 1930s.

Mr. Taylor also familiarized himself with historic restoration field through the preparation of thousands of pages of documentation associated with the Wilshire Temple and Atascadero City Hall projects.

While with PCR, Mr. Taylor has performed architectural history research, survey and assessment work for the Hermosa Beach General Plan Update, the Capitol Mills project in Los Angeles, and assisted with historic resources assessments for a commercial property and an education center in West Hollywood, as well as multiple residential properties in Venice and Los Angeles.

RESEARCH PROJECTS

Mission La Purisima: Civilian Conservation Corps Historic Garden and Cultural Landscape Report, California Department of Parks and Recreation, January 2011

Manufacturing America: Alexander Hamilton's Efforts to Industrialize the Nation, University of Southern California, November 2009

Sculpting Liberty: Augustus Saint-Gaudens's Standing Lincoln, University of Southern California, May 2010

Googie: Unsavory Design or Tasteless Inspiration?, University of Southern California, May 2009

The Shankland House, 715 West 28th Street: Assessment of Materials and Recommendations for Treatment and Maintenance (Metal), University of Southern California, May 2009

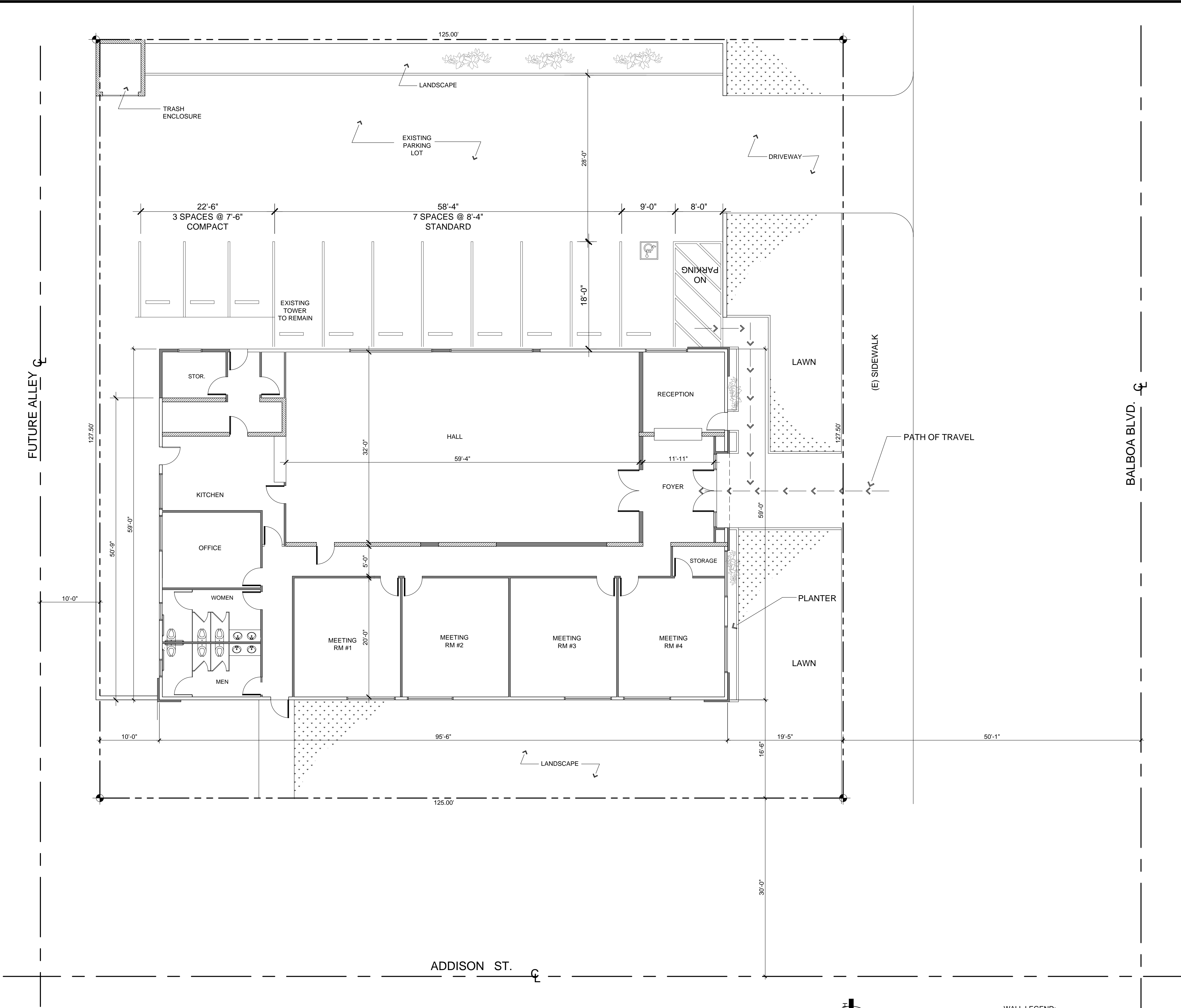
Education

Master's Degree, Historic Preservation, University of Southern California, Los Angeles, 2015

B.A., History, University of Oklahoma, Norman, 2008

Attachment B

Project Plans



PROJECT SUMMARY

SITE ADDRESS:

5001 N. BALBOA BLVD.
ENCINO, CA 91316

ASSESSOR'S ID NO:

2258-016-901

LEGAL DESCRIPTION:

ENCINO TRACT LOTS 23,24,25 AND LOT 26 BLK J

A. SCOPE OF WORK:

PROPOSED GROUND FLOOR REMODEL & ADDITION

B. BUILDING DATA:

ZONE :	[Q] PF-1XL
LOT SIZE:	15,938 SF
(E) FLOOR AREA:	5,024 SF
PROPOSED ADDITION:	611 SF
PROPOSED FLOOR AREA:	5,635 SF

PARKING:

PHILANTHROPIC INSTITUTIONS: 1 CAR PER 500 SF

NO. OF CARS REQUIRED:	11
TOTAL CARS PROVIDED:	11

SHEET INDEX

A-1.0 PROPOSED FLOOR PLAN
A-1.1 EXISTING SITE PLAN
A-2 PROPOSED FLOOR PLAN
A-3 PROPOSED NORTH AND EAST ELEVATION

PROJECT: CULTURAL CENTER

ADDRESS: 5001 N. BALBOA BLVD.
ENCINO, CA 91316

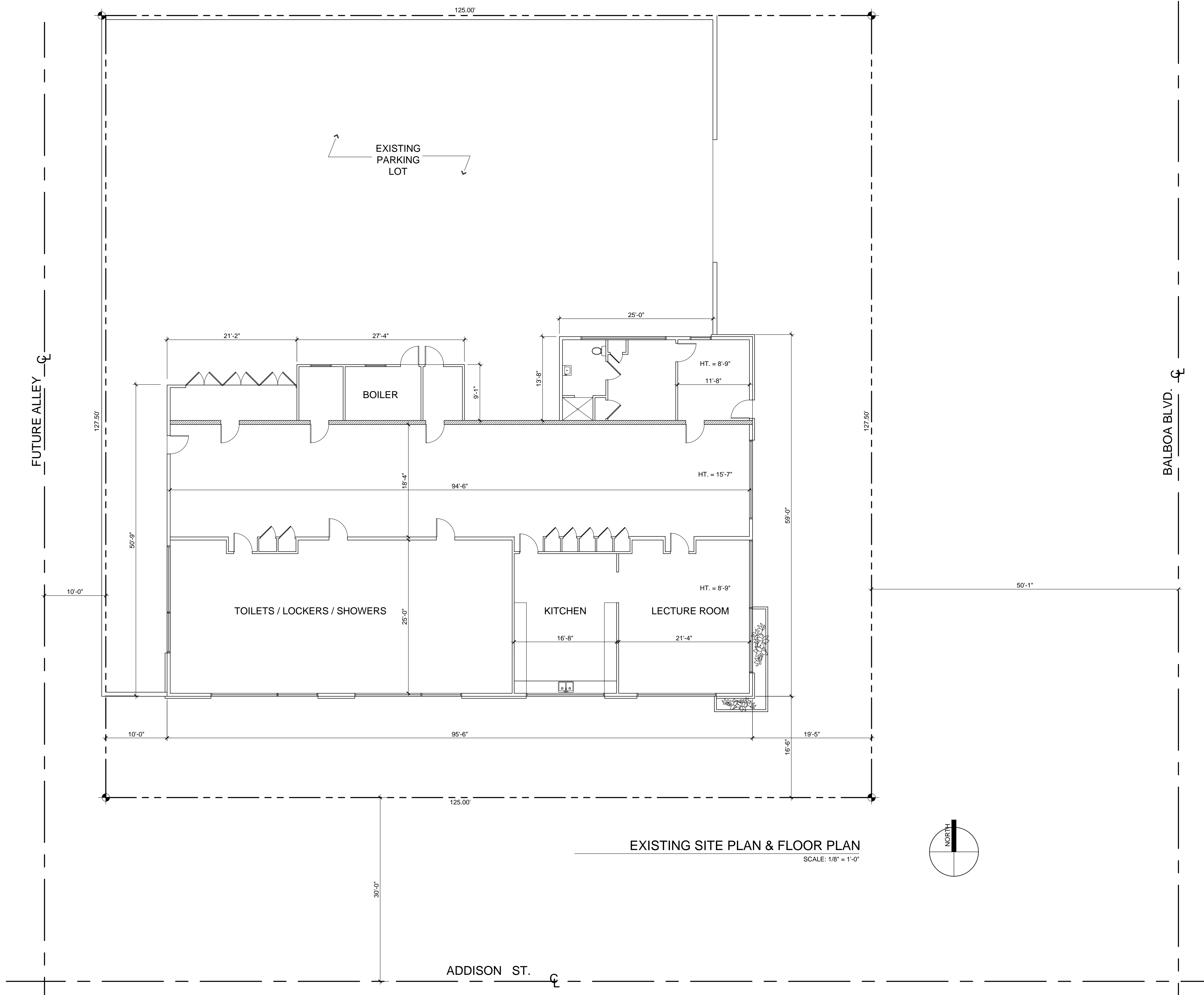
1431 Huntington Dr.
Encino, CA 91436
Tel: 805.441.4804
Cell: 805.827.4804
E-Mail: syarchitect@gmail.com

YOUSSEFIAN ASSOCIATES
Architect/Engineer/Interior Designer
Suite 201
1431 Huntington Dr.
Encino, CA 91436
Tel: 805.441.4804
Fax: 805.441.2182
E-Mail: syarchitect@gmail.com

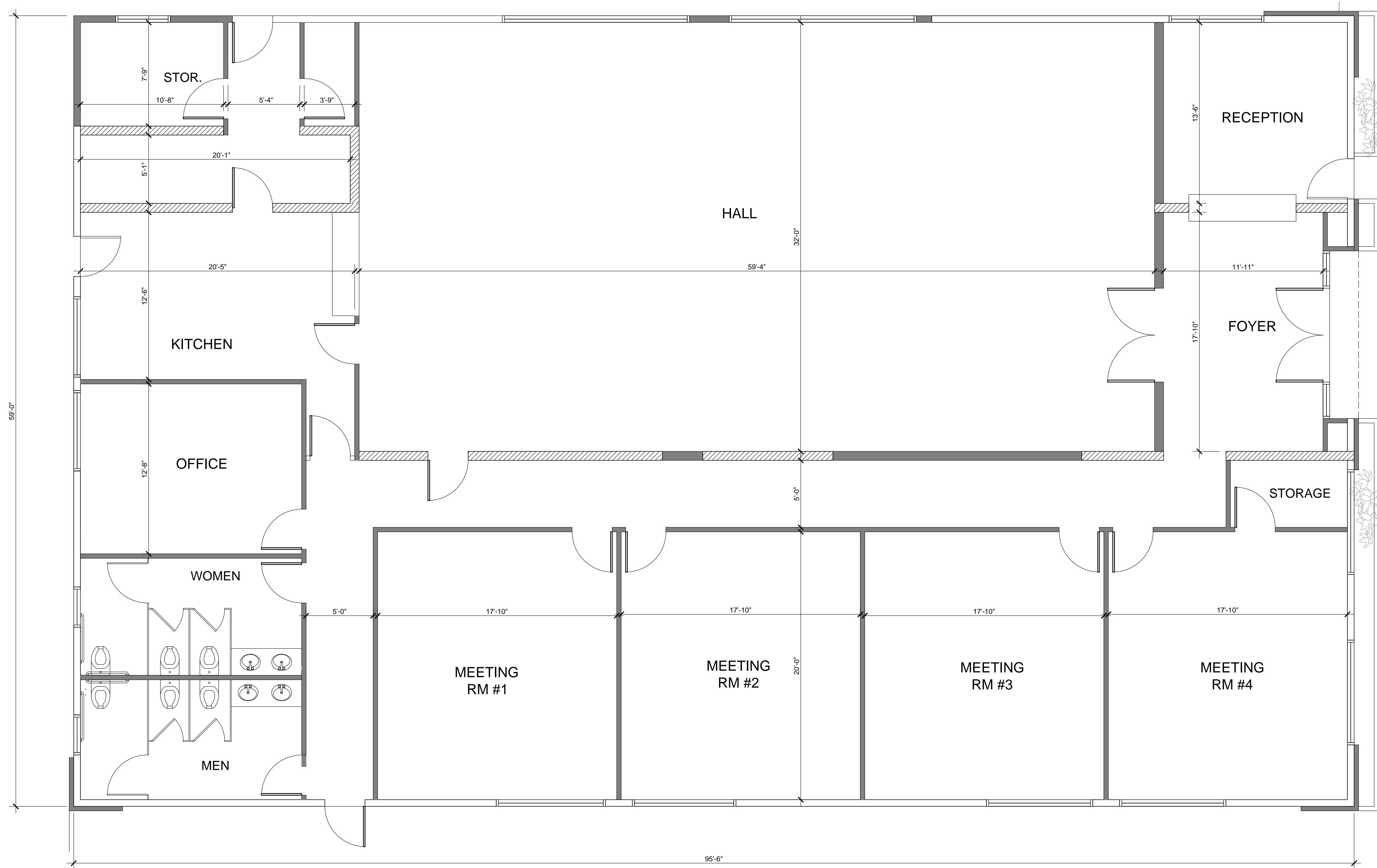
File Name: -
Date: AUG 12, 2013
Project No.: -
Scale: AS SHOWN
Drawn by: JS
DESIGNED BY: SAM Y.
Sheet: A-1.0

CHK BY: SAM Y.
CHK BY: SAM Y.

OF Sheets

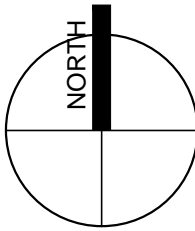


Revision	Description	Date																				
<div><div>YOUSSEFIAN ASSOCIATES</div><div>Architecture-Planning-Interiors</div><div>1431 Huntington Dr. Suite 201 Pasadena, California 91106 Tel: 626.827.4804 Fax: 626.441.2182 Cell: 626.827.4804 E-Mail: syarchitect@gmail.com</div></div>																						
<div><div>PROJECT: CULTURAL CENTER</div><div>ADDRESS: 5001 N. BALBOA BLVD. ENCINO, CA 91316</div></div>																						
<div><div>SHEET CONTENT</div><div>EXISTING SITE PLAN & FLOOR PLAN</div></div>																						
<table><tr><td>File Name</td><td>-</td></tr><tr><td>Date</td><td>AUG 12, 2013</td></tr><tr><td>Project No.</td><td>-</td></tr><tr><td>Scale</td><td>AS SHOWN</td></tr><tr><td>Drawn by:</td><td>CHK. BY:</td></tr><tr><td>JS</td><td>SAM Y.</td></tr><tr><td>DESIGNED BY</td><td>CHK. BY:</td></tr><tr><td>SAM Y.</td><td>SAM Y.</td></tr><tr><td>Sheet</td><td></td></tr><tr><td>A-1.1</td><td>Of Sheets</td></tr></table>			File Name	-	Date	AUG 12, 2013	Project No.	-	Scale	AS SHOWN	Drawn by:	CHK. BY:	JS	SAM Y.	DESIGNED BY	CHK. BY:	SAM Y.	SAM Y.	Sheet		A-1.1	Of Sheets
File Name	-																					
Date	AUG 12, 2013																					
Project No.	-																					
Scale	AS SHOWN																					
Drawn by:	CHK. BY:																					
JS	SAM Y.																					
DESIGNED BY	CHK. BY:																					
SAM Y.	SAM Y.																					
Sheet																						
A-1.1	Of Sheets																					



PROPOSED FLOOR PLAN

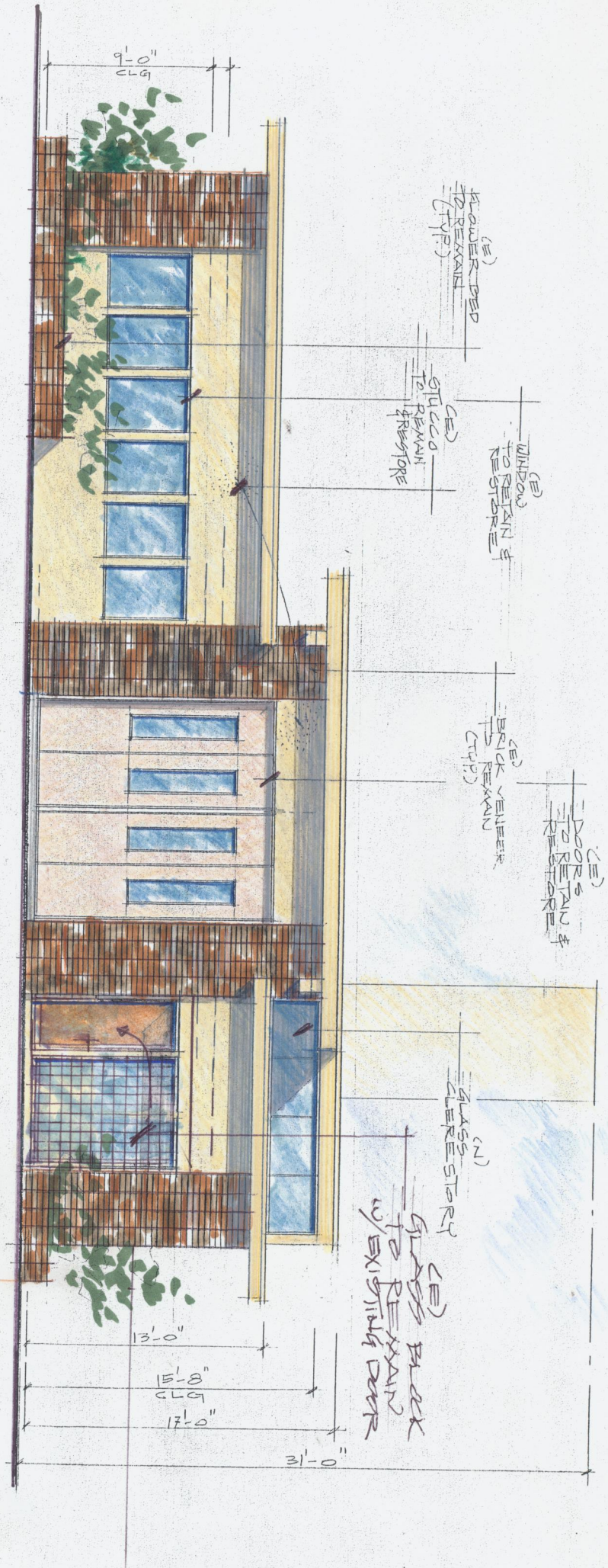
SCALE: 1/4" = 1'-0"



WALL LEGEND:

- EXISTING WALL
- NEW WALL

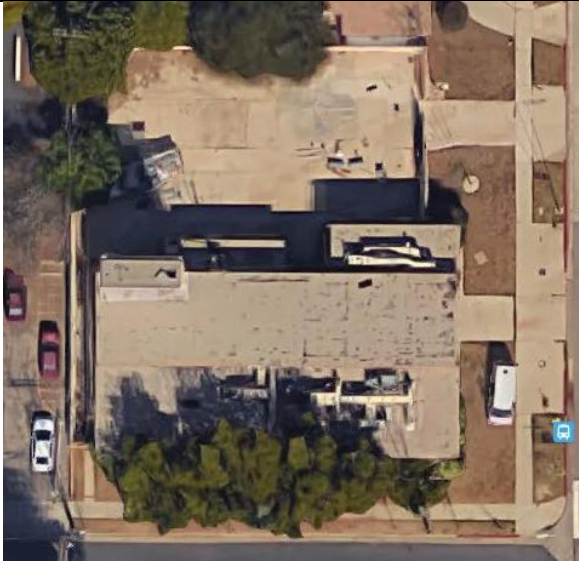

Revision	Description	Date
YOUSSEFIAN ASSOCIATES Architectural Planning Interiors 1431 Huntington Dr., Suite 201 Encino, CA 91436 Tel: 828.841.4804 Fax: 828.841.2182 Cell: 828.827.4804 E-Mail: syarchitect@gmail.com		
SHEET CONTENT PROPOSED FLOOR PLAN		
PROJECT: CULTURAL CENTER ADDRESS: 5001 N. BALBOA BLVD. ENCINO, CA 91316		
File Name	-	
Date	AUG 12, 2013	
Project No.	-	
Scale	AS SHOWN	
Drawn by:	JS	CHK. BY: SAM Y.
DESIGNED BY	SAM Y.	CHK. BY: SAM Y.
Sheet	A-2	
Of	Sheets	






PROPOSED
EAST ELEVATION
1/8" = 1'-0"


Attachment C



Character Defining Features Table



Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
Exterior (Overall)	Rectangular Shaped footprint		Primary .	Existing massing will remain, except along the north elevation where the project would expand the building. The new construction would replace a small protruding mass along the north elevation.	The expansion of this portion of the building is necessary to accommodate the new use by providing a large open space on the interior for a meeting hall.	New construction would only alter a contributing elevation and raise the roof slightly above the existing level. The alterations conform to the Secretary of the Interior's Standards for Rehabilitation (Standards 9 and 10)
	Horizontal massing with long flat rooflines and overhanging eaves		Primary	Existing to remain	N/A	The project would raise the original roofline slightly. However, the roofline along the Building's primary elevation would remain unchanged. The raised portion of the roof is stepped back from the Building's primary (east) elevation and features new materials differentiating the alteration from the original roof while incorporating a clerestory window to provide transparency and maintain focus on the Building's original and distinct roofline. The alterations conform to the Secretary of the Interior's Standards for Rehabilitation (Standards 9 and 10)


Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Open lot at north side of property		Primary	Existing features to remain	N/A	None
	Stucco exterior finish		Primary	Existing to remain and be restored	N/A	Work to be completed based upon the guidelines presented in <i>Preservation Brief 22: The Preservation and Repair of Historic Stucco</i> .


Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Brick piers		Primary	Existing features to remain	N/A	None



Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Brick planters		Contributing	Existing features to remain	N/A	None



Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
East Elevation (Balboa Boulevard): Primary	Sliding garage doors		Primary	Existing features to remain and be restored	N/A	None
						

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Chicken-wire glass windows		Primary	Existing features to remain	N/A	Work to be completed based upon the guidelines presented in <i>Preservation Brief 13: The Repair of Historic Steel Windows</i> . If the windows cannot be repaired, they should be replaced in-kind.
	Inset windows		Contributing	Existing to remain and be restored/replaced in-kind.	N/A	Work to be completed based upon the guidelines presented in <i>Preservation Brief 22: The Preservation and Repair of Historic Stucco</i> . Because the existing windows are boarded-up and the Building's interior was inaccessible during the site visit, it is unclear if the original windows remain in place. If the original windows are extant, it is recommend that they be repaired/restored based upon the guidelines presented in <i>Preservation Brief 9: The Repair of Historic Wooden Windows</i> or <i>Preservation Brief 13: The Repair of Historic Steel Windows</i> .


Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Stucco canopy		Contributing	Existing feature to be retained	N/A	Any necessary restoration or repair work should be completed based upon the guidelines presented in Preservation Brief 22: The Preservation and Repair of Historic Stucco.
	Glass block window and adjacent entry		Contributing	Existing features to be retained	N/A	None



Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Plaster corbels		Contributing	Existing features to remain	N/A	None

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
South Elevation (Addison Street): Contributing	Inset windows with plaster surround and brick inlay		Primary	Existing to remain and be restored/replaced in-kind.	N/A	Work to be completed based upon the guidelines presented in <i>Preservation Brief 22: The Preservation and Repair of Historic Stucco</i> . Because the existing windows are boarded-up and the Building's interior was inaccessible during the site visit, it is unclear if the original windows remain in place. If the original windows are extant, it is recommend that they be repaired/restored based upon the guidelines presented in <i>Preservation Brief 9: The Repair of Historic Wooden Windows</i> or <i>Preservation Brief 13: The Repair of Historic Steel Windows</i> .
						

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Vents		Contributing	Existing features to remain	N/A	None
West Elevation: Contributing	Inset windows with plaster surround and brick inlay		Contributing	Existing to remain and be restored/replaced in-kind.	N/A	Work to be completed based upon the guidelines presented in <i>Preservation Brief 22: The Preservation and Repair of Historic Stucco</i> . Because the existing windows are boarded-up and the Building's interior was inaccessible during the site visit, it is unclear if the original windows remain in place. If the original windows are extant, it is recommend that they be repaired/restored based upon the guidelines presented in <i>Preservation Brief 9: The Repair of Historic Wooden Windows</i> or <i>Preservation Brief 13: The Repair of Historic Steel Windows</i> .

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Vents		Contributing	Existing features to remain	N/A	None
	Plaster corbels		Contributing	Existing features to remain	N/A	None

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
North Elevation: Contributing	Fire hose drying tower		Primary	Existing features to remain	N/A	None

Type	Feature	Photograph	Character Defining Feature (Primary or Contributing)	Proposed Alteration/Treatment	Explanation/Reasoning	Recommendations
	Inset windows with plaster surround and brick inlay		Contributing	Existing to remain.	N/A	Work to be completed based upon the guidelines presented in <i>Preservation Brief 22: The Preservation and Repair of Historic Stucco</i> . Because the existing windows are boarded-up and the Building's interior was inaccessible during the site visit, it is unclear if the original windows remain in place. If the original windows are extant, it is recommend that they be repaired/ restored based upon the guidelines presented in <i>Preservation Brief 9: The Repair of Historic Wooden Windows</i> or <i>Preservation Brief 13: The Repair of Historic Steel Windows</i> .
	Vents		Contributing	Existing features to remain.	N/A	None