

## 4.5 CULTURAL RESOURCES

This section provides an overview of cultural resources and evaluates impacts associated with the proposed project. Topics addressed include historical, archaeological, and paleontological resources and human remains. The analysis of historical resources is based on a review of historical, archaeological, and paleontological records searches. In addition, this section was prepared utilizing a report prepared as a part of SurveyLA, the Los Angeles Historic Resources Survey Project prepared by Architectural Resources Group, Inc., titled *SurveyLA Historic Resources Survey Report: West Adams-Baldwin Hills-Leimert Community Plan Area*, dated August 2011. This report is included in its entirety as Appendix D.

The proposed project is evaluated for its potential to result in the permanent loss of or loss of access to historical, archaeological, or paleontological resources located within the West Adams CPA.

### REGULATORY FRAMEWORK

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Several levels of government maintain jurisdiction over historical resources. The framework for the identification and, in certain instances, protection of historical resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by State and local governments. The principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, and local significance include the National Historic Preservation Act (NHPA) of 1966, as amended; the CEQA; the California Register of Historical Resources; Public Resources Code (PRC) Section 5024; and the City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.130).

#### **Federal**

**National Register of Historic Places (National Register).** The National Register recognizes properties that are significant at the national, State, and/or local levels. Although administered by the National Park Service, the federal regulations explicitly provide that National Register listing of private property “does not prohibit under federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.” Listing in the National Register assists in preservation of historical properties through: recognition that a property is of significance to the nation, the State, or the community; consideration in the planning for federal or federally-assisted projects; eligibility for federal tax benefits; consideration in the decision to issue a surface coal mining permit; and qualification for federal assistance for historical preservation, when funds are available. In addition, for projects that receive federal funding, a clearance process must be completed in accordance with Section 106 of the NHPA. Furthermore, State and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow the standards for determining the significance of properties, sites, districts, structures, or landscapes of potential significance that are eligible for nomination. In addition to meeting any or all of the following criteria, properties nominated must also possess integrity of location, design, setting, feeling, workmanship, association, and materials. The criteria are:

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

Historical integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”

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

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

In assessing a property's integrity, the National Register criteria recognize that properties change over time. In this regard, National Register Bulletin 15 states:

*“To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.*

*It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.*

*A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.”*

For properties that are considered significant under National Register Criteria A and B, National Register Bulletin 15 states:

*“A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).*

*A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”*

**Archaeological Resources Protection Act (ARPA).** The ARPA applies when a project may involve archaeological resources located on federal or tribal land. ARPA requires that a permit be obtained before excavation of an archaeological resource on such land can take place.

**The American Indian Religious Freedom Act (AIRFA).** The AIRFA proclaims that the U.S. Government will respect and protect the rights of Indian tribes to the free exercise of their traditional religions; the courts have interpreted this as requiring agencies to consider the effects of their actions on traditional religious practices.

**Native American Graves Protection and Repatriation Act of 1990 (NAGPRA).** The NAGPRA will also apply to the proposed project if human remains of Native American origin are discovered on federal land during implementation of the project. NAGPRA requires federal agencies and federally assisted museums to return

“Native American cultural items” to the federally recognized Indian tribes or Native Hawaiian groups with which they are associated. Regulations (43 CFR 10) stipulate the following procedures be followed. If Native American human remains are discovered, the following provisions would be followed to comply with regulations:

- Notify, in writing, the responsible federal agency;
- Cease activity in the area of discovery and protect the human remains;
- Certify receipt of the notification;
- Take steps to secure and protect the remains;
- Notify the Native American tribes or tribes likely to be culturally affiliated with the discovered human remains within one working day; and
- Initiate consultation with the Native American tribe or tribes in accordance with regulations described in 43 CFR, Part 10, Subpart B, Section 10.5.

### State

**Office of Historic Preservation (OHP).** As an office of the California Department of Parks and Recreation, the OHP implements the policies of the NHPA on a statewide level. The OHP also carries out the duties set forth in the PRC and maintains the California Historic Resources Inventory.

The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the State’s jurisdiction. Also implemented at the State level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

**California Register of Historical Resources (California Register).** The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>1</sup>

The criteria for eligibility for the California Register are based upon the National Register criteria. These criteria are:

- Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California of the United States;
- Criterion 2: Associated with the lives of persons important to local, California or national history;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; and
- Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

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

- California properties listed in the National Register of Historic Places (Category 1 in the State Inventory of Historical Resources) and those formally Determined Eligible for listing in the National Register of Historic Places (Category 2 in the State Inventory);
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.

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<sup>1</sup>CEQA Guidelines, Section 50241(e).

Other resources which may be nominated for listing in the California Register include:

- Historical resources with a significance rating of Categories 3 through 5 in the State Inventory. (Categories 3 and 4 refer to potential eligibility for the National Register, while Category 5 indicates a property with local significance);
- Individual historical resources;
- Historical resources contributing to historic districts; and
- Historical resources designated or listed as a local landmark.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historical character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

**California Environmental Quality Act (CEQA).** Under CEQA a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.”<sup>2</sup> This statutory standard involves a two-part inquiry. The first involves a determination of whether the project involves a historical resource. If so, then the second part involves determining whether the project may involve a “substantial adverse change in the significance” of the resource. To address these issues, guidelines that implement the 1992 statutory amendments relating to historical resources were adopted in final form on October 26, 1998 with the addition of State CEQA Guideline Section 15064.5.

The State CEQA Guidelines provide that for the purposes of CEQA compliance, the term “historical resources” shall include the following:<sup>3</sup>

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register;
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historical resource survey meeting the requirements in Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat such resources as significant for purposes of CEQA unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets one of the criteria for listing on the California Register; and
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

Section 15064.5 of the CEQA Guidelines also provides that “[s]ubstantial 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.”<sup>4</sup> Material impairment occurs when a project alters or demolishes in an adverse manner “those

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<sup>2</sup>CEQA Guidelines, Section 21084.1.

<sup>3</sup>CEQA Guidelines, Section 15064.f(e).

<sup>4</sup>CEQA Guidelines, Section 15064.5(b)(1).

physical characteristics of an historical resource that convey its historical significance and that justify its inclusion" in a state or local historical registry.<sup>5</sup>

**Public Resources Code (PRC), Sections 5097.5, 5097.9, and 5097.98-99.** Section 5097.5 of the PRC defines as a misdemeanor the unauthorized disturbance or removal of archaeological, historical, or paleontological resources located on public lands. This section also prohibits the knowing destruction of objects of antiquity without a permit (expressed permission) on public lands, and provides for criminal sanctions. In 1987, it was amended to require consultation with the California Native American Heritage Commission whenever Native American graves are found. It also established that violations for taking or possessing remains or artifacts are felonies.

PRC Section 5097.9 establishes the California Native American Heritage Commission to make recommendations to encourage private property owners to protect and preserve sacred places in a natural state and to allow appropriate access to Native Americans for ceremonial or spiritual activities. The Commission is authorized to assist Native Americans in obtaining appropriate access to sacred places on public lands, and to aid State agencies in any negotiations with federal agencies for the protection of Native American sacred places on federally administered lands in California.

PRC Sections 5097.98-99 require that the Governor's California Native American Heritage Commission be consulted whenever Native American graves are found. According to these Sections, it is illegal to take or possess remains or artifacts taken from Native American graves; however, it does not apply to materials taken before 1984. Violations occurring after January 1, 1988 would become felonies.

**Local**

**City of Los Angeles General Plan, Conservation Element.** The City of Los Angeles General Plan provides growth and development policies by providing a comprehensive long-range view of the City as a whole. The General Plan provides a comprehensive strategy for accommodating long-term growth should it occur as projected. Applicable goals and policies that apply to all development within the City of Los Angeles include a balanced distribution of land uses, adequate housing for all income levels, and economic stability.

The Conservation Element of the General Plan consists of an identification and analysis of the existing natural and historical resources in the City of Los Angeles. Policies of the Conservation Element include the preservation of resources of historical, archaeological, and paleontological significance. Any proposed development plan must consider the potential for encountering and preserving these cultural resources. Policies from the Conservation Element related to paleontological, archeological, and historical resources are listed below in **Table 4.5-1**.

<b>TABLE 4.5-1: RELEVANT GENERAL PLAN CULTURAL RESOURCES GOALS, OBJECTIVES, AND POLICIES</b>	
<b>CONSERVATION ELEMENT - ARCHAEOLOGICAL AND PALEONTOLOGICAL</b>	
Objective	Protect the city's archaeological and paleontological resources for historical, cultural, research and/or educational purposes.
Policy	Continue to identify and protect significant archaeological and paleontological sites and/or resources known to exist or that are identified during land development, demolition or property modification activities.
<b>CONSERVATION ELEMENT – CULTURAL AND HISTORICAL</b>	
Objective	Protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.
Policy	Continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.
<b>SOURCE:</b> City of Los Angeles General Plan, <i>Conservation Element</i> , 1991.	

<sup>5</sup>CEQA Guidelines, Section 15064.5(b)(2)(A-C).

**Los Angeles Cultural Heritage Ordinance (Los Angeles Municipal Code (LAMC) Section 22.171).** The Cultural Heritage Ordinance was first adopted by the Los Angeles City Council in 1962 and has since been amended several times. The provisions of the Cultural Heritage Ordinance are codified in Division 22, Chapter 9, Article 1 of the City of Los Angeles Administrative Code, commencing with Section 22.171. The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited a knowledge of Los Angeles' history, culture and architecture. Section 22.171.7 of the Los Angeles Administrative Code states that an historical or cultural monument is:

*“...any site (including significant trees or other plant life located on the site), building, or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State, or community is reflected or exemplified or which is identified with historic personages or with important events in the main currents of national, State, or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.”*

Each nomination is reviewed by the Commission, then by the Planning and Land Use Management Committee of the City Council, and the City Council as a whole. Once a property has been designated a Monument, the Cultural Heritage Commission and its staff review permits for alteration, relocation, or demolition. The Commission can delay demolition of a Monument for 180 days and has the authority to recommend to the City Council to delay demolition for another 180 days. Locally designated cultural resources are presumed to be historically significant under CEQA. Therefore, demolition and/or alterations of Monuments are subject to review under CEQA.

**City of Los Angeles Historic Preservation Overlay Zone Ordinance (LAMC Section 12.20.3).** The City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the LAMC, describes the procedures for creation of new Historic Preservation Overlay Zones (HPOZs), the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was originally adopted by the Los Angeles City Council in 1979, and was last amended in 2004.

**City of Los Angeles Cultural Heritage Master Plan (2000).** The City of Los Angeles Cultural Affairs Department developed a Cultural Heritage Master Plan, adopted by the City Council in 2000. The Master Plan contains numerous important policy recommendations on historic preservation in City of Los Angeles, many of which have shaped the creation and early work of the Office of Historic Resources.

**Existing Neighborhood Community Plan.** The existing West Adams Community Plan goals, objectives, and policies that are directly and indirectly related to cultural resources are presented in **Table 4.5-2**.

<b>TABLE 4.5-2: EXISTING COMMUNITY PLAN CULTURAL RESOURCES GOALS, OBJECTIVES, AND POLICIES</b>	
<b>Goal/Objective/Policy</b>	<b>Goal/Objective/Policy Description</b>
Goal 15	A community which preserves and restores the monuments, cultural resources, neighborhoods and landmarks which have historical and/or cultural significance.
Objective 15-1	To ensure that the Plan Area's significant cultural and historical resources are protected, preserved and/or enhanced.
Policy 15-1.1	Establish one or more Historic Preservation Overlay Zones (HPOZ) to protect and enhance the use of historic structures and neighborhoods.
Policy 15-1.2	Identify all designated City of Los Angeles Historic and Cultural Monuments in order to foster public appreciation of the City of Los Angeles' valuable historic resources and to promote education of the public by preserving Los Angeles' historic past and to promote that any other appropriate landmarks of unique architectural and historical significance continue to be identified for the purpose of inclusion in the list.
Objective 15-2	To protect and enhance historic and architectural resources in commercial areas in a manner that will encourage revitalization and investment in these areas.
Policy 15-2.1	Encourage the preservation, maintenance, enhancement and adaptive reuse of existing buildings in commercial areas through the restoration of original facades and the design of new construction which complements the old in a harmonious fashion, enhancing the historic pattern.
Objective 15-3	To enhance and capitalize on the contribution of existing cultural and historical resources in the Community.
Policy 15-3.1	Support Leimert Park Village as a cultural resource center and encourage its revitalization through reinvestment in the area.
Policy 15-3.2	Support the continued progress in the maintenance and rehabilitation of structures of historic significance in the Arlington Heights area, Victoria Park, Jefferson Park and other potentially historic districts.
Policy 15-3.3	Encourage the preservation of the views from Baldwin Hills and other hillside areas as a unique resource within the Community.
Objective 15-4	To encourage private owners of historic properties/resources to conserve the integrity of such resources.
Policy 15-4.1	To assist private owners of historic resources to maintain and/or enhance their properties in a manner that will preserve the integrity of such resources in the best possible condition.
Policy 15-4.2	Encourage appropriate adaptive reuse of historic resources.
Goal 16	A community which promotes cultural amenities and implements the City's Cultural Master Plan.
Objective 16-1	To enhance and capitalize on the contribution of existing cultural and historic resources in the Community.
Policy 16-1.1	Support the places and features identified within the Community as cultural resources for the City of Los Angeles.
Policy 16-1.2	Support the development and growth of the St. Elmo's Village and Leimert Park areas as Cultural Centers in the Community for the provision performing arts auditoriums, classrooms, workshops, library, children's art center and a museum of African-American culture and art, as appropriate.
Policy 16-1.3	Encourage the coordination of cultural programs at local schools between the schools, the Cultural Affairs Department and local artists.
Policy 16-1.4	Encourage the development and implementation of a cultural streetscape plan to complement and enhance the neighborhoods and with a specific cultural theme.
<b>SOURCE:</b> City of Los Angeles, <i>West Adams-Baldwin Hills-Leimert Community Plan</i> , 1998.	

### **Citywide Historic Resources Survey (SurveyLA)**

In 2005, the City of Los Angeles entered into a multi-year grant agreement with the J. Paul Getty Trust to complete a Citywide historic resources survey, a process of systematically identifying and gathering information on properties and neighborhoods that reflect Los Angeles' architectural, social, and cultural history. The project is managed by the staff of the Office of Historic Resources (OHR) within the Department of City Planning (DCP), which named this project SurveyLA. This multi-year project is partially funded by a matching grant from the Getty Foundation; the Getty Conservation Institute (GCI) provides technical and advisory support. In 2006, the City of Los Angeles launched SurveyLA – Los Angeles' first-ever Citywide survey of historic resources. SurveyLA resulted from a five-year study conducted by the GCI, which determined that only about 15 percent of Los Angeles has been previously surveyed to identify historic resources.

The surveys identify and evaluate properties according to standardized criteria for listing in the National Register, California Register, and for local designation as Historic-Cultural Monuments (HCM) and HPOZs. However, no actual designation results directly from survey activity. Designation by the City of Los Angeles and nominations to the California Register or National Register are separate processes which include property owner notification and public hearings.

The survey will not result in properties being listed in the National Register, California Register, or designation as HCM, all which require more in-depth research, an application process, and discretionary action. Therefore, the survey by itself does not require a CEQA analysis to be performed on a specific property. In addition, public hearings will be held before the survey results are formally adopted by the City.

Pilot surveys to test SurveyLA's methods and tools were completed during 2009 in Boyle Heights, two portions of the West and East San Fernando Valley, and along portions of Pico Boulevard and Vermont Avenue. The survey will eventually cover 11 Community Plan Areas. Currently, the first phase of the survey covering the West Adams CPA is complete. However, a subsequent phase is forthcoming which will include analysis of industrial and manufacturing land uses.

Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources and for local designation as City Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts. A discussion of the criteria for each of these programs is summarized in previous sections.

The SHPO has developed California Historic Register (CHR) Status Codes as a standardized system for classifying historical resources in the State's Historic Resources Inventory. These Status Codes are used statewide and are assigned to properties and districts by field surveyors as part of the survey process.

Field surveyors will apply the following CHR Status Codes when evaluating properties for SurveyLA (a property may at times have more than one Status Code):

- 3S – Appears eligible for National Register as an individual property through survey evaluation.
- 3CS – Appears eligible for California Register as an individual property through survey evaluation.
- 5S3 – Appears to be individually eligible for local listing or designation through survey evaluation.
- 6L – Property identified through the SurveyLA process as ineligible for National Register, California Register or local designation; may warrant special consideration for local planning.
- 6LQ – Determined ineligible for local listing or designation as a historic district through a survey process; neighborhood or area may warrant special consideration for local planning.
- 6Z – Found ineligible for National Register, California Register or local designation through survey evaluation.
- 7RQ – Individual property identified in a SurveyLA Survey – Not evaluated.
- 7SQ – Individual property assessed for significance in accordance with the SurveyLA Multiple Property Documentation approach, but does not meet eligibility standards.

Properties identified as 3S, 3CS, and 5S3 will be subject to CEQA review if a project is identified that requires discretionary action by a public agency.

## EXISTING SETTING

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### Historical Resources<sup>6</sup>

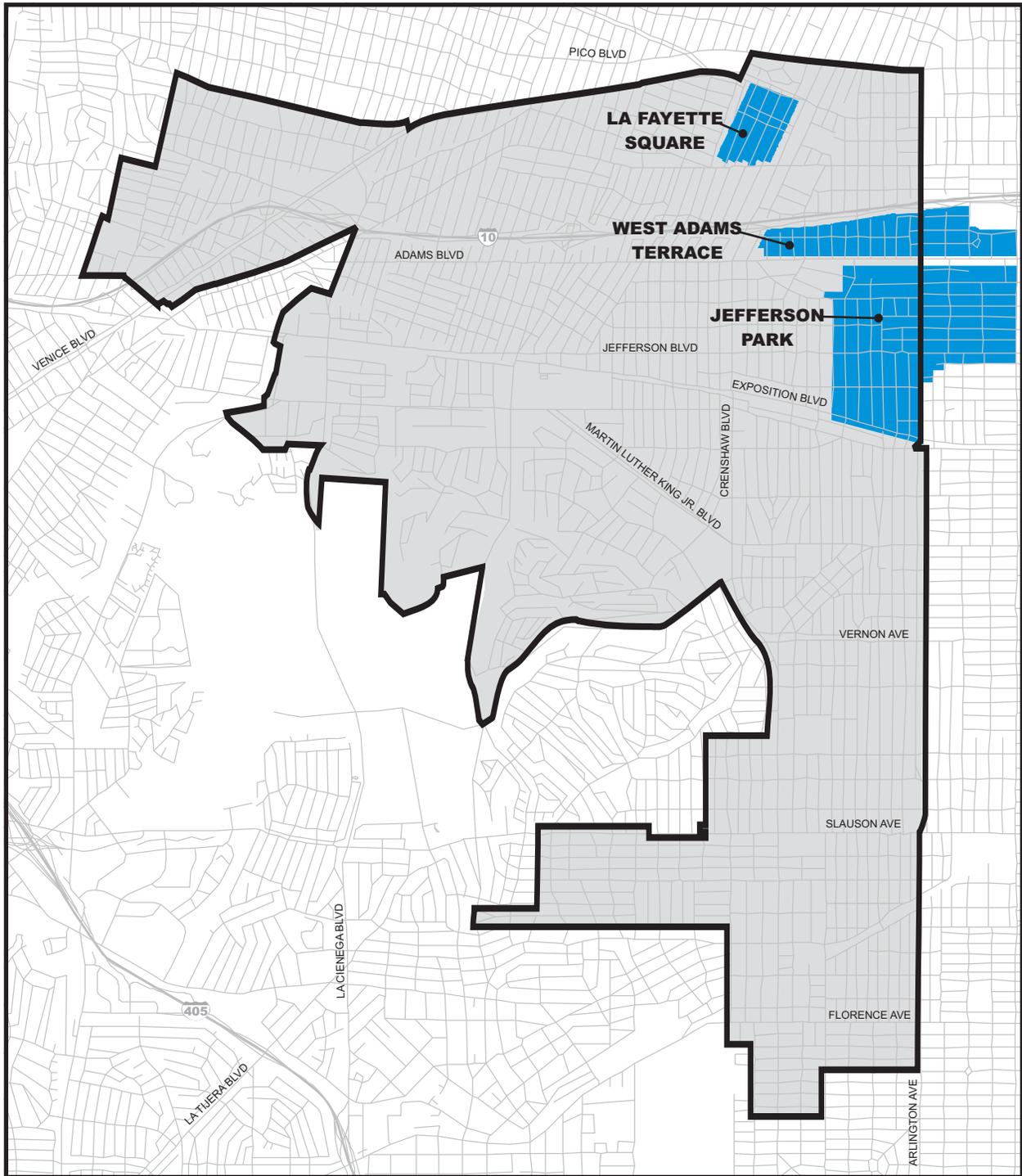
Before the Spaniards arrived, the current West Adams CPA was inhabited by the Gabrielino or Tongva Indians. The first Spanish settlement of the West Adams CPA occurred nearly half a century after the founding of the original pueblo of Los Angeles in 1781. The Sanchez, Higuera, and Avila families are believed to be among the first Spanish settlers in the area and used the land primarily for growing grain and raising cattle. After Mexico gained its independence from the Spanish Empire in 1821, jurisdiction over these Spanish territories was transferred to Mexico. The land, which includes the present-day West Adams CPA, was split into several large land grants including: Rancho Rincon de Los Bueyes, Rancho Las Cienegas, and Rancho Cienega O'Paso de la Tijera. Only a couple resources remain from this period and include the Sanchez Ranch and the Rocha Adobe.

During the real estate boom of the 1880s, many of the large ranchos were split into smaller properties and sold. In 1875, the Santa Monica section of the Los Angeles and Independence Railroad (LA&I) line was completed, extending from a wharf north of the current Santa Monica Pier to the LA&I San Pedro Street depot in Downtown Los Angeles. Other local rail lines further extended the network, thereby facilitating continued growth within the West Adams CPA. The Crenshaw Corridor in particular, benefitted from the transportation network and commercial development boomed. Centered initially within the Hyde Park neighborhood, the commercial district stretched along Crenshaw Boulevard from 54<sup>th</sup> Street to Florence Avenue. Further to the north, upscale neighborhoods such as the West Adams/Arlington Heights community, extending west from Figueroa Street to West Boulevard, and south from Pico Boulevard to Jefferson Boulevard, began attracting wealthier residents of the city, while middle class Los Angeles businessmen and their families wanting to move out of the city were able to remain within commuting distance of downtown through a network of streetcars running throughout the area. Streetcar lines along Adams, Arlington and Washington Boulevards made this suburban lifestyle possible. The homes of these businessmen reflected the popular architectural styles of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries including: Victorian, Queen Anne, Stick/Eastlake, Shingle, Mission, Transitional Arts and Crafts, Beaux Arts, and Craftsman. Vast tracts of these historic homes and neighborhoods remain intact. Neighborhood examples which include Lafayette Square, Jefferson Park, and West Adams Terrace, are City designated historic districts, or HPOZs. The HPOZs within the West Adams CPA are shown in **Figure 4.5-1**.

In 1924, oil was discovered in the Baldwin Hills by Standard Oil and soon after Shell, Texaco, and Getty operated wells there. Fields of oil derricks soon became the predominant feature of the landscape during this era. By the 1970s, there were over 500 wells and production levels were at 400 million barrels per day. Today, there are still 420 active pumps in Baldwin Hills.

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<sup>6</sup>The Historical Resources subsection references the following sources:  
California Department of Parks and Recreation/Baldwin Hills Conservancy, *Baldwin Hills Park Master Plan*, May 2002.  
Historic Resources Group/Los Angeles Conservancy, *Historic Context Statement: The Southwest Los Angeles Subregional Planning Area of the City of Los Angeles*, 1990.  
Pitt, Leonard and Dale Pitt, *Los Angeles A to Z: An Encyclopedia of the City and County*, University of California Press, 1997.  
Los Angeles Conservancy, Neighborhood Initiative website, [http://www.laconservancy.org/initiatives/initiatives\\_neighborhood.php4](http://www.laconservancy.org/initiatives/initiatives_neighborhood.php4), accessed April 2011.  
Los Angeles Times, *Activism, music intersect in Leimert Park*, December 25, 2005.  
Keilbasa, John R., *Historic Adobes of Los Angeles County*, 1997, available at [www.laokay.com/halac/](http://www.laokay.com/halac/), accessed April 2011.  
Los Angeles Times, *Activists try to turn Baldwin Hills Into a Park*, July 30, 2000.  
Architectural Resources Group, Inc., *Historic Resources Survey Report: West Adams-Baldwin Hills-Leimert Community Plan Area*, August 2011.



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**LEGEND:**

- West Adams CPA
- Historic Preservation Overlay Zones

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.

APPROX.  
SCALE



**FIGURE 4.5-1**

In the late 1920s and early 1930s, aviation became the region's primary industry and employed 2,300 skilled workers by the year 1937. During this time, there were four airfields between Exposition and Martin Luther King Jr. Boulevards. The presence of a skilled workforce and airports made Southern California the center of the nation's aircraft industry during World War II. In addition, during the late 1920s and early 1930s, the Olympic Village was developed at the base of the Baldwin Hills as the site of housing for athletes during the 1932 Summer Olympic Games.

The late 1930s through early 1940s was the period of residential development in the Baldwin Hills. The popularity of single-family homes reflected the value that residents placed in homeownership. Often developers would design entire tracts in the same architectural style resulting in homes with varied floor plans but very similar aesthetics. Although single-family homes were the most common type of residential development during this time, multi-family residences such as duplexes, bungalows, and apartments housed the working class residents of the community. Many of these developments included open space such as courtyards and gardens in order to make them more desirable and attractive. By the mid-1950s, the West Adams CPA had been completely developed, leaving little room for expansion. Thus, the trend toward multi-family housing continued as many single-family homes were converted to multi-family apartments to accommodate growth.

During 1941 and 1942, an apartment complex was built known as Baldwin Hills Village (commonly referred to as the Village Green). This complex is perhaps the preeminent example of a "Garden City" influenced garden apartment complex, and is listed as a HCM and National Historic Landmark. The nearby communities of Baldwin Hills, Windsor Hills, and Ladera Heights were also developed during this time. The Crenshaw Shopping Center, located at the Crenshaw/Martin Luther King Jr. Boulevards intersection, was opened in 1947. It housed a Broadway department store, a Woolworth variety store, and a Von's supermarket. As the first regional shopping mall in the area, its success was based on demand provided by the neighboring residential communities. As neighborhood shopping centers flourished in the post-war economy, strip commercial developments fell into disuse and many were converted to light manufacturing uses, as can be seen along Washington, Jefferson, and Adams Boulevards.

During World War II, 120,000 Japanese-Americans across the country were forced to leave their homes and enter internment camps. The Japanese-Americans in Los Angeles lived mainly in the communities of San Pedro, Boyle Heights, and Little Tokyo. They were forced from their homes in February of 1942, never to return. After the war, many Japanese-Americans moved into homes in the residential neighborhoods west of Arlington Avenue and north of Martin Luther King Jr. Boulevard. These residents developed many successful businesses along Jefferson Boulevard and in the Crenshaw Shopping Center.

In the late 1940s, African-American families began moving into residential neighborhoods north of Jefferson Boulevard and east of Crenshaw Boulevard. Together, these groups helped break the whites-only housing codes in the West Adams CPA. The African-American community spread westward into the Crenshaw area and Baldwin Hills during the 1950s and 1960s.

In the 1960s, the West Adams neighborhood was split with the construction of the I-10 Freeway, resulting in plummeting property values and the destruction of dozens of homes. By the end of the 1960s, the ethnic makeup of the West Adams CPA began shifting. Many of the young Japanese-Americans who had left for college did not return to their old neighborhoods. Discrimination by banks and insurance companies made it difficult for young minorities to buy homes and establish businesses in the area. Despite these hardships, the Japanese-American and African-American residents remained an integral part of the community. Meanwhile, many White-Americans continued moving out of the community to outer suburban neighborhoods throughout the City, taking their businesses with them. With the development of newer, larger industrial parks, the industrial strips along Jefferson and Adams Boulevards were no longer profitable, and mini-malls became the new trend. Competition from mini-malls, as well as physical constraints of shallow lot depths and lack of building maintenance, led to the decline of strip commercial development.

However, by the end of the 1980s, mini-malls were also outcompeted by large outdoor malls, resulting in an increasing vacancy rate and boarded up storefronts.

During the 1980s, rising home prices in the popular neighborhoods and declining conditions in the rest of the West Adams CPA resulted in the emigration of young African-Americans to surrounding areas where they could afford to buy their homes. However, the West Adams CPA was still more affordable than others and new groups of residents began to discover West Adams including many young people and Latino families. This new generation of homeowners has worked with long-time residents to preserve many of the historic homes and rebuild the commercial districts.

Three branch libraries (Washington Irving, Angeles Mesa, and Jefferson), two churches (McCarty Memorial Christian Church and Holman Methodist Church), two multi-family-residential developments (Lennox Residential Units and Village Green) and one house (Holmes-Shannon House) are listed in the National Register.

There are also several public institutions and three residential neighborhoods that have been formally determined eligible for listing in the National Register, and are, therefore, listed in the California Register. The public schools include Arlington Heights Elementary School, Hamilton High School, and Dorsey High School. The largest and most important National historical resource in the West Adams CPA is the Village Green (formerly the Baldwin Hills Village). At the time it was built, and in the years that have followed, it has been continually mentioned as a successful example of medium density housing. It was listed as a National Historic Landmark in 2001.

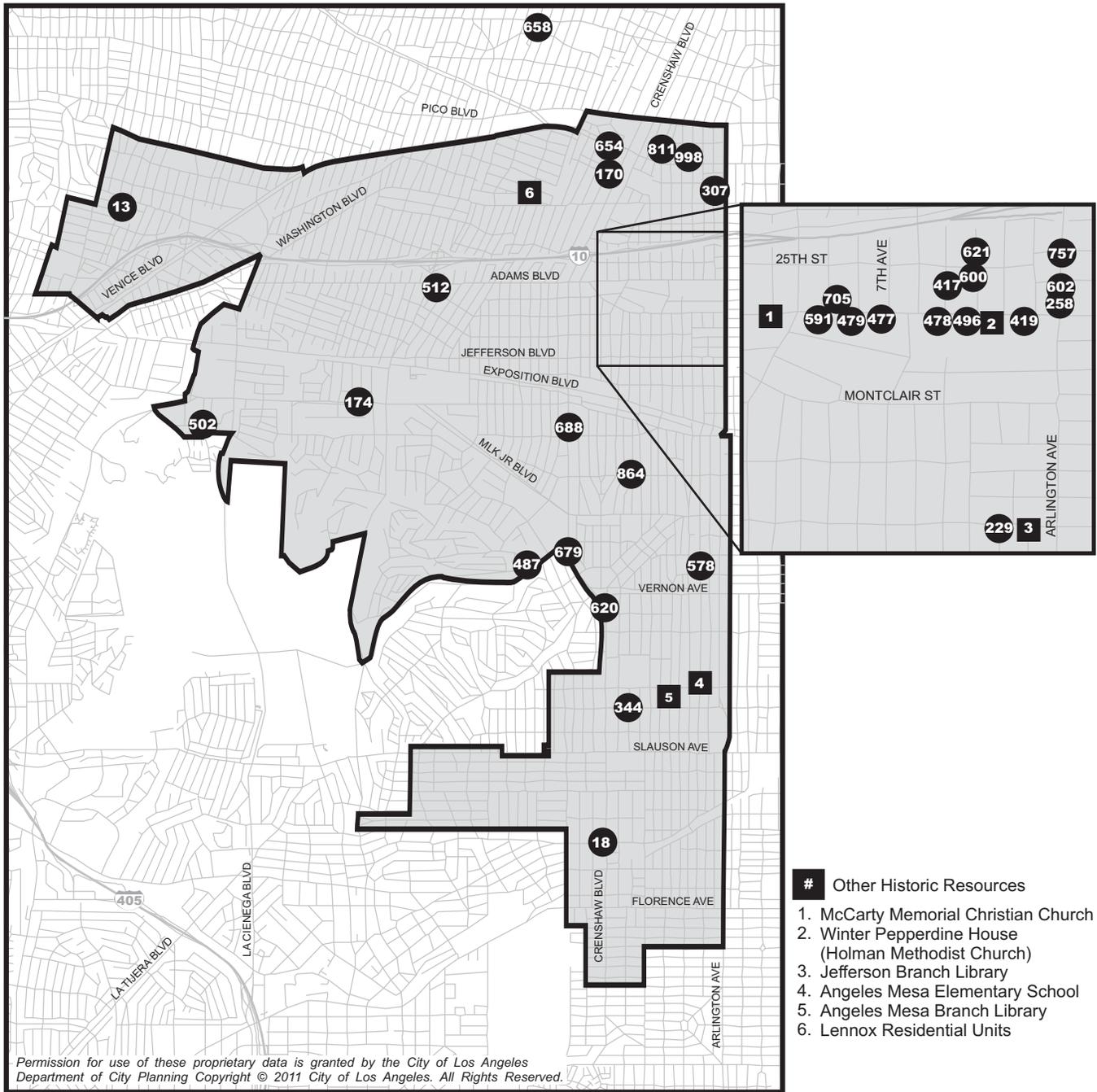
In total, there are 38 individually designated historical resources within the West Adams CPA (**Figure 4.5-2**). These resources include large single-family residences, commercial and institutional properties, such as schools, churches, and government buildings, that have been designated HCM. Photographs of some of these designated historical resources are presented in **Figure 4.5-3**, and HCM sites are listed in **Table 4.5-3**. Because the inventories shown in **Figure 4.5-2** are constantly updated by the inclusion of new historical resources every year, **Figure 4.5-2** is subject to change in the future and should not be viewed as the single definitive register of historical resources in the West Adams CPA.

### **Archaeological Resources**

Pre-historic and historic archaeological sites exist throughout the city. Hunter-gatherer tribes inhabited the Los Angeles region long before Europeans arrived. Remnants of their various cultures continue to be unearthed and documented. Before the Spaniards arrived, the West Adams CPA was inhabited by the Gabrielino or Tongva Indians, who may have left behind archaeological resources that may still exist within the West Adams CPA. Various federal, State and local regulations have been promulgated to protect archaeological sites and resources. Although the State general plan law calls for mapping of the sites and numerous sites exist within the West Adams CPA, all mapping of known pre-historic sites is confidential, pursuant to California Government Code Section 6254.10. This is to protect sites from disturbance, scavenging and vandalism.

### **Paleontological Resources**

Paleontology is a multi-disciplinary science that combines elements of geology, biology, chemistry, and physics in an effort to understand the history of life on earth. Paleontological resources, or fossils, are the remains, imprints, or traces of once-living organisms preserved in rocks and sediments. These include mineralized, partially mineralized, or unmineralized bones and teeth, soft tissues, shells, wood, leaf impressions, footprints, burrows, and microscopic remains. The fossil record is the only evidence that life on earth has existed for more than 3.6 billion years. Fossils are considered non-renewable resources because the organisms they represent no longer exist. Thus, once destroyed, a fossil can never be replaced.



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- # Other Historic Resources
1. McCarty Memorial Christian Church
  2. Winter Pepperdine House (Holman Methodist Church)
  3. Jefferson Branch Library
  4. Angeles Mesa Elementary School
  5. Angeles Mesa Branch Library
  6. Lennox Residential Units

**LEGEND:**  West Adams CPA     Los Angeles Historical/Cultural Monuments

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>13. Rocha House</li> <li>18. Hyde Park Congregational Church</li> <li>170. Paul R. Williams Residence</li> <li>174. Village Green</li> <li>229. Westminster Presbyterian Church</li> <li>258. Fitzgerald House</li> <li>307. Washington Irving Branch Library</li> <li>344. Institute of Musical Art</li> <li>417. Gordon L. McDonough House</li> <li>419. Walker Mansion</li> <li>477. Briggs Residence</li> <li>478. Guasti Villa - Busby Berkley Estate</li> <li>479. Dr. Grandville MacGowen Home</li> </ul> | <ul style="list-style-type: none"> <li>487. Sanches Ranch</li> <li>496. Lycurgus Lindsay Mansion</li> <li>502. Collins - Furthmann Mansion (Mansion Only)</li> <li>512. Church of the Advent</li> <li>578. Emanuel Danish Evangelical Lutheran Church</li> <li>591. Denker Estate</li> <li>600. Lucien and Blanche Gray Residence</li> <li>602. Auguste R. Marquis Residence (Filipino Federation of America)</li> <li>620. Leimert Plaza</li> <li>621. Alice Lynch Residence</li> </ul> | <ul style="list-style-type: none"> <li>654. Craftsman Mansion</li> <li>658. Harry &amp; Grace Wurtzel House</li> <li>679. Maverick's Flat</li> <li>688. Holiday Bowl</li> <li>705. Dryden Residence</li> <li>757. Joseph Dupuy Residence/South Seas House</li> <li>811. Tate - McCoy Homestead</li> <li>864. Life Magazine/Leimert Park House</li> <li>998. Boettcher House</li> </ul> |
|---|--|--|

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.

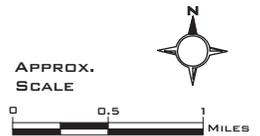


FIGURE 4.5-2

HISTORICAL RESOURCES



Former May Company Department Store (Now Baldwin Hills-Crenshaw Plaza) - Crenshaw/Martin Luther King Jr. Boulevards



Leimert Plaza - Crenshaw Boulevard/Vernon Avenue



"Village Green" Housing complex on Rodeo Road near La Brea Avenue



Holmes-Shannon House located at 4311 Victoria Park Drive.



Westminster Presbyterian Church Building located at 2230 W. Jefferson Boulevard near 3rd Avenue.



Joseph Dupuy Residence/South Seas Edwardian House located at 2301 W. 24th Street.

SOURCE: TAHA 2012.

**TABLE 4.5-3: DESIGNATED HISTORICAL RESOURCES IN THE WEST ADAMS CPA**

Name	Address	Status /a/		
		NRHP	CRHP	LAHCM
Rocha House	2400 Shenandoah Street			13
Hyde Park Congregational Church (Former site of Demolished in 1964)	6501 Crenshaw Boulevard			18
Paul R. Williams Residence	1690 S. Victoria Avenue			170
Village Green (Formerly the Baldwin Hills Village)	5112-5595 Village Green	X	X	174
Westminster Presbyterian Church	2226-2230 W. Jefferson Boulevard			229
Fitzgerald House	2525 S. Arlington Avenue/ 3115-3125 W. Adams Boulevard			258
Washington Irving Branch Library	1803 S. Arlington Avenue	X	X	307
Institute of Musical Art	3210 W. 54 <sup>th</sup> Street/5401 10 <sup>th</sup> Avenue			344
Gordon L. McDonough House	2532 5th Avenue			417
Walker Mansion	3300 W. Adams Boulevard			419
Briggs Residence	3734 W. Adams Boulevard			477
Guasti Villa – Busby Berkley Estate	3500-3500 ½ W. Adams Boulevard			478
Dr. Grandville MacGowan Home	3722-3726 W. Adams Boulevard			479
Sanchez Ranch	3725 Don Felipe Drive			487
Lycurgus Lindsay Mansion	3424-3426 W. Adams Boulevard			496
Collins – Furthmann Mansion (Mansion Only)	3691-3801 Lenawee Avenue			502
Church of The Advent	2614 Longwood Avenue			512
Emmanuel Danish Evangelical Lutheran Church	4254-4260 3 <sup>rd</sup> Avenue			578
Denker Estate	3820 W. Adams Boulevard			591
Lucien and Blanche Gray Residence	2515-2519 4 <sup>th</sup> Avenue			600
Auguste R. Marquis Residence (Filipino Federation of America)	2300-2312 W. 25 <sup>th</sup> Street/ 2501 S. Arlington Avenue			602
Leimert Plaza	4395 Leimert Boulevard			620
Alice Lynch Residence	2414 4 <sup>th</sup> Avenue			621
Craftsman Mansion	4318 Victoria Park Place			654
Harry & Grace Wurtzel House	926 Longwood Avenue			658
Maverick's Flat	4225-4225 ½ S. Crenshaw Boulevard			679
Holiday Bowl	3730 S. Crenshaw Boulevard			688
Dryden Residence	3825 W. Adams Boulevard			705
Joseph Dupuy Residence/ South Seas House	2301 W. 24 <sup>th</sup> Street			757
Tate – McCoy Homestead	1463-1469 S. Norton Avenue			811
Life Magazine/Leimert Park House	3892 S. Olmstead Avenue			864
Boettcher House	1505 South 6 <sup>th</sup> Avenue			998
McCarty Memorial Christian Church	4101 W. Adams Boulevard	X	X	
Angeles Mesa Branch Library	5301 5 <sup>th</sup> Avenue & 2700 W. 52 <sup>nd</sup> Street	X	X	
Angeles Mesa Elementary School	2601-2611 W. 52 <sup>nd</sup> Street & 5116-5130 5 <sup>th</sup> Avenue	X	X	
Winter Pepperdine House (Holman Methodist Church)	3320-3330 W. Adams Boulevard	X	X	
Jefferson Branch Library	2211 W. Jefferson Boulevard	X	X	
Lennox Residential Units	4542 W. 18 <sup>th</sup> Street	X	X	

/a/ NRHP=National Register of Historic Places, CRHP= California Register of Historic Places, LAHCM=Los Angeles Historic-Cultural Monuments.  
Notes: Because the inventories shown in this table are constantly updated by the inclusion of new historic resources every year, this table is subject to change in the future and should not be viewed as the single definitive register of historic resources in the West Adams CPA.  
**SOURCE:** City of Los Angeles Department of City Planning, GIS, 2009; Architectural Resources Group, Inc., *Historic Resources Survey Report: West Adams-Baldwin Hills-Leimert Community Plan Area*, August 2011.

Paleontological sensitivity is defined as the potential for a geologic unit to produce scientifically significant fossils. There is a direct correlation between fossils and the geologic formation in which they are preserved; therefore, paleontological sensitivity is determined by rock type, past history of the geologic unit in producing significant fossils, and fossil localities that are recorded from that unit. Paleontological sensitivity is derived from the known fossil data collected from the entire geologic unit, not just from a specific location.

Three major groups of rocks are represented within the Los Angeles Basin: older igneous and metamorphic bedrock (100 to 75 million years old), older sedimentary rocks (about 65 to 15 million years old) and younger sedimentary rocks (15 to 1 million years old). The sedimentary rock layers contain shale, siltstone, sandstone, and conglomerates, as well as some interbedded volcanic rocks. Over 22 million years ago, the Los Angeles Basin was a deep marine basin formed by tectonic forces between the North American and Pacific plates. Since that time, over five miles of marine and non-marine sedimentary rock, as well as intrusive and extrusive igneous rocks have filled the basin. During the last two million years, defined by the Pleistocene and Holocene epochs, the Los Angeles Basin and surrounding mountain ranges have been uplifted to form the present day landscape. Erosion of the surrounding mountains has resulted in deposition of unconsolidated sediments in low-lying areas by rivers such as the Los Angeles River.

More specifically, the West Adams CPA is located in the southwestern area of the City, which is underlain by younger and older surficial deposits. Younger deposits are unconsolidated clay-silt, sand, and gravel alluvium. The older deposits have been uplifted along the Newport-Inglewood fault zone as in the case of Baldwin Hills. In the southwestern portion of the West Adams CPA along the east edges of the Baldwin Hills, elevated older alluvium deposits at lower elevation consist of weakly consolidated silt, sand, and gravel alluvium, with possible clay-rich areas resulting from old marshlands associated with the Newport-Inglewood fault zone.

The Los Angeles Basin is rich in paleontological sites. Fossils have been found mostly in sedimentary rock that has been uplifted, eroded or otherwise exposed. Most of the West Adams CPA is considered as an area with a high potential for paleontological resources. Undiscovered vertebrate fossils are likely to be found in rock formations. Pleistocene older alluvium of similar lithologies elsewhere in Los Angeles County and southern California has been reported to contain locally abundant and scientifically significant vertebrate, invertebrate and plant fossils. These localities have yielded fossils of extinct Ice-Age mammals, including mammoths, mastodons, ground sloth, dire wolves, short-faced bears, saber-toothed cats, large and small horses, large and small camels, bison, and other fauna similar to fossil specimens recovered from the Rancho La Brea asphalt deposits, which is located to the north of the West Adams CPA.

### **Human Remains**

There are no designated cemeteries within the West Adams CPA. Given the Mission-associated Native American history of the Los Angeles Basin, it was often the practice to bury people outside Mission grounds in informal cemeteries. However, there are no known informal cemetery sites within the West Adams CPA.

## **THRESHOLDS OF SIGNIFICANCE**

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In accordance with Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to cultural resources if it would:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
- Cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5;
- Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature; and/or
- Disturb any human remains, including those interred outside of formal cemeteries.

### City of Los Angeles CEQA Thresholds Guidelines

In addition, based on the criteria set forth in the City of Los Angeles CEQA Thresholds Guide (2006), the determination of significance shall be made on a case-by-case basis, considering the following factors:

For impacts related to historical or architectural resources, a project would result in a significant impact if it causes a substantial adverse change in the significance of a historical resource based on the following criteria:

- Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration in the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
  - Demolishes or materially alters in an adverse manner those physical characteristics of a 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
  - Demolishes or materially alters in an adverse manner those physical characteristics (of a historical resource) that account for its inclusion in a local register of historical resources (pursuant to section 5021.1(k) of the Public Resources Code), or its identification in a historical resources survey meeting the criteria in section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - 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.
- Generally, 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.

For impacts related to archaeological/paleontological resources, a proposed project would have a significant adverse environmental impact if it causes a substantial or potentially substantial adverse change in the significance of an archaeological or paleontological resource.

Environmental review of individual projects is required to comply with the CEQA Statutes and the State CEQA Guidelines, which direct lead agencies to first determine whether an archaeological site is a "historically significant" cultural resource. Generally, a cultural resource shall be considered by the lead state agency to be "historically significant" if the resource meets any of the following criteria for listing on the California Register:

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

CEQA Section 21084.1 specifies how cultural resources are to be managed for individual (as opposed to plan-level) projects. These regulations require that archival and field surveys are conducted, and identified cultural resources are inventoried and evaluated in prescribed ways. Prehistoric and historical resources deemed "historically significant" must be considered in project planning and development.

If potentially significant archaeological resources are discovered during implementation of a project, those resources must be inventoried and evaluated to ascertain whether they meet the criteria for listing on the California Register.

Significant impacts to archaeological or paleontological properties, of either prehistoric or historical origin, would occur from any surface or subsurface modifications which disturbs, scatters, relocates, or otherwise reduces the integrity and scientific research potential of the cultural resource.

Any process of demolition grading, construction, landscaping, installation of utilities, or other modification of the surface or subsurface could impair the condition and associations of structures or cultural material.

## IMPACTS

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The proposed project is the adoption of the West Adams New Community Plan and its implementing ordinances. These ordinances, which include standards and guidelines for projects within the West Adams CPA, include a Community Plan Implementation Overlay District (CPIO) containing several subdistricts throughout the plan area, as well as amendments to the existing Crenshaw Corridor Specific Plan. The proposed project further involves General Plan Amendments and zone changes to create consistency with the City's General Plan Framework Element, as well as create consistency between both planned and existing uses of parcels and their relationship to surrounding areas. The proposed project further restricts detrimental uses, incentivizes development in targeted areas, and provides development standards to ensure that new construction is consistent with neighborhood character, as well as corrects minor errors within the existing West Adams Community Plan. In relation to cultural resources, the proposed West Adams New Community Plan and its implementing ordinances contain design guidelines that would influence historical resources, archaeological resources, paleontological resources, and human remains. **Table 4.5-4** summarizes the characteristics of the CPIO subdistricts and Crenshaw Corridor Specific Plan amendments in relation to cultural resources.

### *Construction*

The West Adams New Community Plan describes the capacity for future development for a portion of the City. While the proposed project includes a series of implementing ordinances, it is not an implementation plan in and of itself, and its adoption does not constitute a commitment to any project-specific construction. However, construction related to future capacity within the West Adams CPA would have the following impacts.

### **Historical Resources**

There are various City, State, and federally-designated historical resources in the West Adams CPA (**Table 4.5-3** and **Figures 4.5-1** through **4.5-3** above), including HCMs and HPOZs. The West Adams New Community Plan contains numerous policies and programs to protect significant historic resources. The proposed project does not include modifications to historical resources or historic districts in the West Adams CPA. Historical resources individually designated as Monuments and collectively designated as HPOZs are protected by City ordinances, the Cultural Heritage Ordinance and the HPOZ Ordinance, respectively.

**TABLE 4.5-4: CPIO SUBDISTRICT AND SPECIFIC PLAN AMENDMENT STANDARDS AND GUIDELINES REGARDING CULTURAL RESOURCES**

All CPIO Subdistricts and Crenshaw Corridor Specific Plan Amendments	Historical Resources and Neighborhood Conservation	Archaeological Resources	Paleontological Resources	Human Remains
Relevant Guidelines	<ul style="list-style-type: none"> <li>• Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to all projects that affect designated historical resources</li> <li>• Additional environmental review for a project involving properties identified as eligible for historic designation at the federal, State, or local level</li> <li>• Incentivize façade preservation of character buildings through a waiver from the Highway Dedication and Improvement requirement pursuant to LAMC Section 12.37.A.1</li> </ul>	No Relevant CPIO Guidelines	No Relevant CPIO Guidelines	No Relevant CPIO Guidelines, guided by the California Health and Safety Code and the California Public Resources Code.
Significant Impact	No, with required Mitigation Measures	No, with required Mitigation Measures	No, with required Mitigation Measures	No, with required Mitigation Measures
<p><b>SOURCE:</b> City of Los Angeles Department of City Planning, <i>West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay Districts and Crenshaw Corridor Specific Plan Amendments</i>, 2012, TAHA, 2012.</p>				

As mentioned above, the West Adams New Community Plan proposes CPIO subdistricts and amendments to the Crenshaw Corridor Specific Plan which pose regulations in addition to those set forth in the LAMC, HPOZs, and the Cultural Heritage Ordinance. The CPIO subdistricts and Specific Plan Amendments contain goals and standards for historic preservation as noted above in **Table 4.5-4**. Additionally, with implementation of the West Adams New Community Plan, projects involving eligible, non-designated, historical resources that seek an adjustment or exception from the CPIO subdistrict or Specific Plan Amendments standards will require additional CEQA review. Furthermore, as noted above, the first phase of the SurveyLA report did not evaluate properties in the industrial or manufacturing land use categories. Therefore, any future projects on these land use categories within the West Adams CPA will require additional review to determine if there is an eligible historic resource on the site.

The proposed project includes amending the General Plan land use designation to change the Limited Manufacturing designation to Hybrid Industrial, General Commercial to Neighborhood Commercial, and Low Residential to Low Residential II and Low Residential III. However, with the exception of the Low Residential designation, these are merely name changes and would not result in a change to the permitted uses within these designations (the Low Residential land use designation change also changes the residential density based on the Low Residential II and Low Residential III designations). In addition, these land use designation changes would not affect protected historical or cultural resources or existing uses, as historical properties are protected by the provisions of the Cultural Heritage Ordinance. Therefore, these land use designation changes would have no impact on historical resources.

Development that would occur under the proposed project has the potential to occur near or adjacent to designated historical resources, as well as on parcels that are eligible for designation as historical resources, which could impact historical resources either through direct effects to historical resources (such as making incompatible façade changes such that the significance of the historical resource is impaired), or through indirect affects to the area surrounding a resource (such as by creating a visually incompatible structure adjacent to a historical structure). Impacts to historical resources fall into three categories: 1) direct disturbance of buried resources, 2) direct impact or alteration of structures, and 3) indirect impacts to structures, such as vibration and corrosive air contaminants, and creation of a visually incompatible environment. As discussed above, historical resources are protected by the provisions of the Cultural Heritage Ordinance; however, without mitigation, the proposed project would result in a significant impact related to historical resources.

### **Archeological Resources**

The West Adams CPA is highly disturbed and any archeological resources that may have existed at the surface have likely been disturbed by past development. Therefore, the uppermost sediments are not likely to contain archeological resources. However, given the well-documented occupation of the Los Angeles Basin by indigenous tribes both prehistorically and historically, there is a reasonable potential that the development that would occur under the proposed project would be located on a site with previously unknown archaeological resources. Therefore, without mitigation, the proposed project would result in a significant impact related to archeological resources.

### **Paleontological Resources**

The West Adams CPA is highly disturbed and any paleontological resources that may have existed at the surface have likely been disturbed by past development. Therefore, the uppermost sediments are not likely to contain fossils. However, given the well-documented fossil richness of the Los Angeles Basin, there is a reasonable potential that the development that would occur under the proposed project would be located on a site with previously unknown paleontological resources. Therefore, without mitigation, the proposed project would result in a significant impact related to paleontological resources.

## Human Remains

There are no known formal cemeteries within the West Adams CPA and no historical or prehistoric human remains are known to occur. As discussed above, the West Adams CPA is highly disturbed and unmarked cemeteries or graves that may have existed at the surface have likely been disturbed by past development. Although the potential to disturb any human remains interred outside of formal cemeteries within the West Adams CPA is considered low, given the level of past human activity, it is possible that unknown human remains could be located on sites that would be developed under the proposed project. Therefore, without mitigation, the proposed project would result in a significant impact related to human remains.

## Operations

Operation of the proposed project would not affect cultural resources. Therefore, no further discussion of operation impacts is necessary.

# MITIGATION MEASURES

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## Construction

The West Adams New Community Plan describes the capacity for future development for a portion of the City. While the proposed project includes a series of implementing ordinances, it is not an implementation plan in and of itself, and its adoption does not constitute a commitment to any project-specific construction. However, construction related to future capacity within the West Adams CPA would require the following mitigation measures.

### Historical Resources

- CR1** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, involving properties designated as Historic-Cultural Monuments or listed in or determined eligible for the National Register or California Register, the City shall require that the project be reviewed by the Department of City Planning Office of Historic Resources.
- CR2** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, developed in Historic Preservation Overlay Zones, the City shall require written approval from the Department of City Planning Office of Historic Resources prior to the issuance of building permits.
- CR3** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, and until subsequent phases of the *SurveyLA Historic Resources Survey Report: West Adams-Baldwin Hills-Leimert Community Plan Area* have been completed to include analysis of industrial and manufacturing land uses, the City shall require all projects within an industrial or manufacturing land use category involving existing structures to be evaluated by a qualified architectural historian for the purposes of determining if they are more than 45 years old and/or historically significant. If the structures are found to be historically significant, the project shall comply with the recommendations of the qualified architectural historian and the architectural survey report written by the qualified architectural historian. The report shall be submitted to the City for documentation.

- CR4** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall:
- Identify potential impacts to historical resources. The project applicant shall review the *SurveyLA Historic Resources Survey Report: West Adams-Baldwin Hills-Leimert Community Plan Area*, dated August 2011 (and subsequent phases of the report that will evaluate industrial/manufacturing land uses), to determine whether the project site has been previously surveyed and whether historical resources were identified.
  - Ensure that designated historic buildings, are appropriately renovated and maintained, and that the preservation, rehabilitation, restoration, and reconstruction or adaptive reuse of a known historical resource shall meet the U.S. Secretary of the Interior's Standards for Rehabilitation (Secretary’s Standards). Any proposal to preserve, rehabilitate, restore, reconstruct, or adaptively reuse a known historical resource in accordance with the Secretary’s Standards shall be deemed to not be a significant impact under CEQA and, in such cases, no additional mitigation measures will be required if the project does not require discretionary action.
  - Ensure that incentive areas where Floor Area Ratio (FAR) increases may be proposed are in compliance with the Secretary’s Standards, and require that all projects within these areas that may potentially impact historic resources meet the Secretary’s Standards. The project would also be subject to any other historic resources review process triggered by any other historic designation. This requirement would be reviewed for compliance by Office of Historic Resources staff.
  - Require, where feasible, noise buffers/walls and/or visual buffers/landscaping or some other material to be constructed by the prime construction contractor to preserve the contextual setting of significant built resources.

### Archaeological Resources

- CR5** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall require that prior to excavation and construction on a proposed project site, the project applicant shall perform a cultural resources literature and records search by an institution recognized and approved by the City of Los Angeles Planning Department to assess the potential for the proposed project site to contain sensitive protected cultural resources.
- CR6** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall require that prior to excavation and construction on a proposed project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the proposed project site.
- CR7** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall require that if during any phase of project construction any cultural materials are encountered, construction activities within a 50-meter radius shall be halted immediately, and the project applicant shall notify the City. A qualified prehistoric archaeologist (as approved by the City) shall be retained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction would not be allowed in the immediate vicinity of the find. However, those activities could continue in other areas of the project site.
- CR8** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall require that if any find were determined to be significant by the archaeologist, the City and the archaeologist would meet to determine the appropriate course of action.

**CR9** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall require that all cultural materials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

### **Paleontological Resources**

**CR10** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall require that during excavation and grading, if paleontological resources are uncovered, all work in that area shall cease and be diverted so as to allow for a determination of the value of the resource. Construction activities in that area may commence once the uncovered resources are collected by a paleontologist and properly processed. Any paleontological remains and/or reports and surveys shall be submitted to the Los Angeles County Natural History Museum.

### **Human Remains**

**CR11** As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall require that if human remains are unearthed at a project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Los Angeles Public Works Department and County coroner shall be immediately notified. No further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition in accordance with California Health and Safety Code Section 7050.5. If the remains are determined to be those of a Native American, the Native American Heritage Commission (NAHC) in Sacramento shall be contacted before the remains are removed in accordance with Section 21083.2 of the California Public Resources Code.

## ***Operations***

No operational impacts related to cultural resources would occur. No mitigation measures are required.

## **SIGNIFICANCE OF IMPACTS AFTER MITIGATION**

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### ***Construction***

The West Adams New Community Plan describes the capacity for future development for a portion of the City. While the proposed project includes a series of implementing ordinances, it is not an implementation plan in and of itself, and its adoption does not constitute a commitment to any project-specific construction. However, construction related to future capacity within the West Adams CPA would have the following significance after mitigation.

#### **Historical Resources**

Impacts related to historical resources were determined to be significant without mitigation. Mitigation Measures **CR1** through **CR4** would reduce the impacts to less than significant.

#### **Archaeological Resources**

Impacts related to archaeological resources were determined to be significant without mitigation. Mitigation Measures **CR5** through **CR9** would reduce the impacts to less than significant.

**Paleontological Resources**

Impacts related to paleontological resources were determined to be significant without mitigation. Mitigation Measure **CR10** would reduce the impacts to less than significant.

**Human Remains**

Impacts related to human remains were determined to be significant without mitigation. Mitigation Measure **CR11** would reduce the impacts to less than significant.

***Operations***

No operational impacts related to cultural resources would occur.