

**Appendix H**  
**Historic Report Memo**

**and**

**Historic Resource**  
**Technical Report**



**Date:** October 3, 2018  
**For:** Janet Hansen, Deputy Manager  
City of Los Angeles Office of Historic Resources  
**From:** Emily Rinaldi, Associate Architectural Historian  
**Subject:** 942 N. Broadway, Los Angeles

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GPA Consulting (GPA) has been retained by DLA Piper, LLP to prepare a Historical Resource Technical Report for a proposed project at 942 N. Broadway. Because the building on the project site was constructed between 1985 and 1986, our scope of work did not include its evaluation due to its recent construction. Rather, our scope of work involved the identification of historical resources in the vicinity and the analysis of indirect impacts. We recently learned that 942 N. Broadway was identified in the Chinese Americans in Los Angeles context within the *Los Angeles Citywide Historic Context Statement* for its association with East West Federal Savings & Loan Association.<sup>1</sup> Based upon our research outlined below, the building was not East West Bank's first Chinatown location, and the bank did not occupy the building until 1996 or 1997.

942 N. Broadway is located in the Central City North Community Plan Area on N. Broadway between Bernard and College Streets. The building is a one-story, L-shaped commercial strip mall with East Asian Eclectic-style features along the roofline of the east wing and a colonnade along the north wing (see Figure 1). The Nu West Commercial Development Corporation constructed the building between 1985 and 1986.<sup>2</sup> Little information was found regarding the Nu West Commercial Development Corporation, but a 1988 classified ad in the *Los Angeles Times* indicates that the company developed commercial shopping centers in the Los Angeles area.<sup>3</sup> Samuel K. Y. Cheng is listed as the architect on the original building permit. Little information was found regarding Chen's work, except that he designed the offices for the Far East Bank's 123 S. Figueroa Street location in 1986.<sup>4</sup>

Various commercial retail and restaurant tenants have occupied 942 N. Broadway over the years, including King Taco Restaurant, Mandarin Bakery, Hong Phat, Wing Fung Jewelry, and a toy store.<sup>5</sup> The building appears to have originally had multiple storefronts along both its north and east wings. In 1996, the east wing was altered for occupancy by a single tenant, the East West Bank.<sup>6</sup> A new storefront was constructed, and new decorative ornament added, including the two East Asian Eclectic-style towers on the roof. The building permit notes that this alteration

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<sup>1</sup> Chattel, Inc., "Chinese Americans in Los Angeles, 1850-1980," *Los Angeles Citywide Context Statement* (City of Los Angeles Office of Historic Resources, August 2018), Appendix A, 2.

<sup>2</sup> Los Angeles Department of Building and Safety, Building Permit No. LA16409, July 19, 1985.

<sup>3</sup> "Real Estate Leasing Agent," *Los Angeles Times*, March 13, 1988, H14.

<sup>4</sup> "Far East National Bank Moves into Promenade Office," *Los Angeles Times*, January 26, 1986, 14.

<sup>5</sup> Various building permits.

<sup>6</sup> LADBS, Building Permit No. LA47866, February 14, 1996.

**your quality environmental consulting team**

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231 california street, el segundo ca 90245 t. 310.792.2690 f.310.792.2696

to the building's exterior was designed by Architecture International.<sup>7</sup> The East West Bank appears to have occupied this storefront at 942 N. Broadway from 1996 or 1997 until 2018 when it moved to its current location at 900 N. Broadway.



Figure 1: 942 N. Broadway, looking east (GPA, 2018)

East West Bank was founded in 1972 as the East West Federal Savings & Loan Association, the first federally chartered savings and loan company to focus on serving the foreign-born and American-born Chinese community in Los Angeles.<sup>8</sup> The bank's first location was on the ground floor of 933 N. Broadway (see Figure 2). 933 N. Broadway was constructed in 1960 by the Kong Chow Benevolent Association, a charitable organization established to provide for the needs of Chinese immigrants and to preserve the culture and traditions of the Chinese people.<sup>9</sup> This branch of East West Federal Savings appears to have occupied the ground floor of the Kong Chow Benevolent Association building from 1972 until 1996 or 1997, when it moved to 942 N. Broadway.<sup>10</sup>



Figure 2: East-West Federal Savings first location at 933 N. Broadway (East West Bank)

<sup>7</sup> The firm listed on the 1996 building permit as located at 2118 Wilshire Boulevard does not appear to be the firm of the same name founded by John P. Sheehy, William J. Higgins, and Sherry Caplan in 1994 and located in San Francisco.

<sup>8</sup> Chattel, Inc., 43.

<sup>9</sup> Historic Resources Group, "Historic Resources Survey Report: Central City North Community Plan Area," *SurveyLA Los Angeles Historic Resources Survey* (City of Los Angeles Office of Historic Resources, September 2016), Appendix A, 63.

<sup>10</sup> LADBS, Building Permit No. LA60753, November 6, 1972.



The Chinese Americans in Los Angeles context notes in a footnote that the East West Bank “moved to its own building at 942 North Broadway,” and lists the building in Appendix A as a property associated with Chinese American business and commerce.<sup>11</sup> However, as described above, GPA’s research indicates that 942 N. Broadway was completed in 1986 as a commercial strip mall and was subsequently altered between 1996 and 1997 for occupancy by East West Bank. Based on GPA’s preliminary analysis, the building does not appear to meet the eligibility standards for property types associated with business and commerce within the Chinese Americans in Los Angeles context (see table below).

<b>Property Types Associated with Business and Commercial</b>
<b>Context: Chinese Americans in Los Angeles, 1850-1980</b>
<b>Property Types Associated with Business and Commerce</b>
<b>Commercial Buildings</b>
<b>Registration Requirements</b>
<ul style="list-style-type: none"><li>• Strongly associated with the commercial and professional development of the Asian American community</li><li>• Associated with a business that made important contributions to commercial growth and development in Los Angeles and specifically to the Asian American community</li><li>• Founding or long-term location of a business significant to the Asian American community</li><li>• May be associated with a business/corporation that has gained regional or national importance</li><li>• Should retain integrity of location, design, feeling, materials, and association</li></ul>

The significance of East West Bank to the Chinese American community appears to be its importance as the first federally chartered savings and loan company to focus on serving the Chinese community in Los Angeles. It was formed by F. Chow Chan, Tom Chu, and Gilbert L. Leong, amongst others, during a period when the Chinese community in Los Angeles was excluded from obtaining loan services at existing institutions.<sup>12</sup> The bank’s first location at 933 N. Broadway reflects this Asian American-owned businesses’ role in local commerce as well as its early growth in the Los Angeles region.

By the 1980s and 1990s, there were many more banking institutions that focused their services on Asian and Chinese communities. A 1987 *Los Angeles Times* article notes that there were 27 such institutions, including Cathay Bank, East West Bank, and American International Bank.<sup>13</sup> It was also a period during which East West Bank expanded its branch network throughout California. During the 1991 savings and loan crisis, the Gajah Tungall Group, an Indonesian conglomerate, purchased East West Bank and then merged it with Pacific Coast Savings.<sup>14</sup> East West Bank subsequently reformed itself from a federal savings and loan bank to a commercial bank and expanded from Los Angeles to San Francisco. By 1998, the bank had 23 branches and was one of the largest banks in the country serving the Chinese American community. In 1999, management bought out the Gajah Tungall Group and took the bank public. Today, East West

<sup>11</sup> Chattel, Inc., 43.

<sup>12</sup> Ibid; and Denise Hamilton, “Banking on the Family Name,” *Los Angeles Times*, March 23, 1995.

<sup>13</sup> “New Banks Take Asian Customers Into Account,” *Los Angeles Times*, November 9, 1987.

<sup>14</sup> Liyan Chen, “Meet The Chinese American Bank That Wants To Become Wells Fargo,” *Forbes*, January 19, 2016, accessed September 24, 2018, <https://www.forbes.com/sites/liyanchen/2016/01/19/meet-the-chinese-american-bank-that-wants-to-become-wells-fargo/#3a0ce6a622d1>.



Bank is the largest independently owned bank with over 130 locations in cities in the U.S. and China.<sup>15</sup>

The East West Bank is a business that has gained national and international importance and has made important contributions to commercial growth and development in Los Angeles, specifically to the Asian American community. It also is strongly associated with the commercial development of the Asian American community, having provided loans and saving services to Chinese-owned businesses and the Chinese community at a time when they were excluded from white-owned banking institutions. However, East West Bank's significance in the history of the Chinese community in Los Angeles is not reflected at its former location at 942 N. Broadway. When the East West Bank location at 942 N. Broadway opened in 1996-1997, it was one of 23 locations of the bank in the state during a period when the bank was no longer independently owned by Chinese Americans in Los Angeles.<sup>16</sup> It was also at that time no longer one of two banks that served the Chinese American community, as the *Los Angeles Times* notes the existence of 24 other institutions in 1987 besides East West and Cathay Banks. 933 N. Broadway was the bank's founding location, and it occupied the building for approximately 24 or 25 years. Meanwhile, East West Bank occupied 942 N. Broadway for approximately 22 or 23 years before moving to its current location at 900 N. Broadway. Additionally, 942 N. Broadway was not purpose-built for East West Bank, but constructed by the Nu West Commercial Development Corporation as a commercial strip mall and later altered by the bank in 1996.

We can revise our Historical Resource Technical Report to include an evaluation of the building as ineligible; however, because our additional research strongly supports this conclusion, we propose that the best solution would be for the Office of Historic Resources to revise and repost the Chinese American historic context, removing 942 N. Broadway from the list of properties associated with business and commerce.

Attachments:

Building Permits

*Los Angeles Times* articles

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<sup>15</sup> "Our Story," East West Bank, accessed September 24, 2018, <https://www.eastwestbank.com/en/company/our-story>.

<sup>16</sup> "East-West Bank Taking an Unusual Route to Go Public," *Los Angeles Times*, December 14, 1998.

**APPLICATION FOR INSPECTION**

**OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY**

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.**

1. LEGAL DESCR.	LOT 7 to 9 part of 10 <sup>6</sup>	BLOCK	TRACT Broadway Tr. Capitol Mills TR.	COUNCIL DISTRICT NO. 9	DIST. MAP 135B213
2. PURPOSE OF BUILDING	Retail store w/ open parking				ZONE CM-2/M3-1
3. JOB ADDRESS	942 N. Broadway L.A.				FIRE DIST. TWO
4. BETWEEN CROSS-STREETS	College AND Bernard				LOT TYPE Cor
5. OWNER'S NAME	West Commercial Dev. Corp.				LOT SIZE Irreg.
6. OWNER'S ADDRESS	350 S. Figueroa #555 L.A. 90071				ALLEY
7. ENGINEER	Huang Gwei				BLDG. LINE
8. ARCHITECT OR DESIGNER	Samuel K.Y. Cheng				AFFIDAVITS Z11084
9. ARCHITECT OR ENGINEER'S ADDRESS	808 N. Spring # 505 L.A. 90012				57416 CCPD
10. CONTRACTOR	KO AM Co. BV 322525				lot tie req ZAI6406
11. SIZE OF NEW BLDG.	WIDTH 180'	LENGTH 140'	STORIES 1 & B	HEIGHT 30'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1
12. MATERIAL OF CONSTRUCTION	EXT. WALLS Stucco		ROOF Blt. up	FLOOR Wood	
13. JOB ADDRESS	942 N. Broadway L.A.				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$650,000.00				SEISMIC STUDY ZONE

PURPOSE OF BUILDING	Same		STORIES	HEIGHT	ZONED BY R.K.
TYPE	GROUP V-1	FLOOR AREA 14320	PLANS CHECKED		FILE WITH
DWELL UNITS	MAX. OCC. 477	TOTAL	APPLICATION APPROVED		TYPIST
GUEST ROOMS	PARKING REQ'D 29	PARKING PROVIDED STD. 20 COMP. 9	INSPECTION ACTIVITY		INSPECTOR
P.C.	G.P.I.	CONT. INSP.	COMB.		MAJ. S.   CONS.
1,675.52	42.00	Lisc Fab	1675.52 B-PC		B & S-1 (R.2.B3)
408.60	40.58	Glu-lam steel	33.61 OSS		
2231.90	52.50		169541 1-09/14788 1708.03 CHTD		
I.F.	D.S.S.		1408.60 B-PC		
	33.51		2231.90 B-PC		
O/S	C.O.S.		42.00 G.P.I.		
	55.51		40.58 PL/M		
DIST. OFFICE LA	C/O	SPRINKLERS Yes - Basement	58.60 E.I.		
P.C. NO. Y9570		ENERGY 10%	58.51 OSS		
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			16409 0001		
			05284 3 07/19/85 2831.09 CHTD		

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Date July 18 Lic. Class B1 Lic. No. 322525 Contractor's Signature John Suderman  
 Contractor's Mailing Address 1300 W. Olympic LA. 90015

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)  
 I am exempt under Sec. B. & P. C. for this reason Basement

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).  
 Policy No. WS 84 24 00 15 Insurance Company FREMONT INDEMNITY  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date July 18 85 Applicant's Signature \_\_\_\_\_  
 Applicant's Mailing Address 1300 W. Olympic LA. 90015

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
 Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 910202 LAMC)  
 Signed John Suderman Proj. Mgr. July 18 '85  
 (Owner or agent having property owner's consent) Position Date

9 2 0 3 4 4 8

10' on N. Broadway  
15' on College  
Existing Bldg. ~~Exempted~~

Y. Guillen 3-12-85  
2-24' in flat Fuller 5-2-85  
X  
X  
D. Raasch 7/18/85

SFE to De det. X  
Y-5050-6 ~~X~~

Grand Blahed 7/18/85  
~~hawaii 3/18/85~~

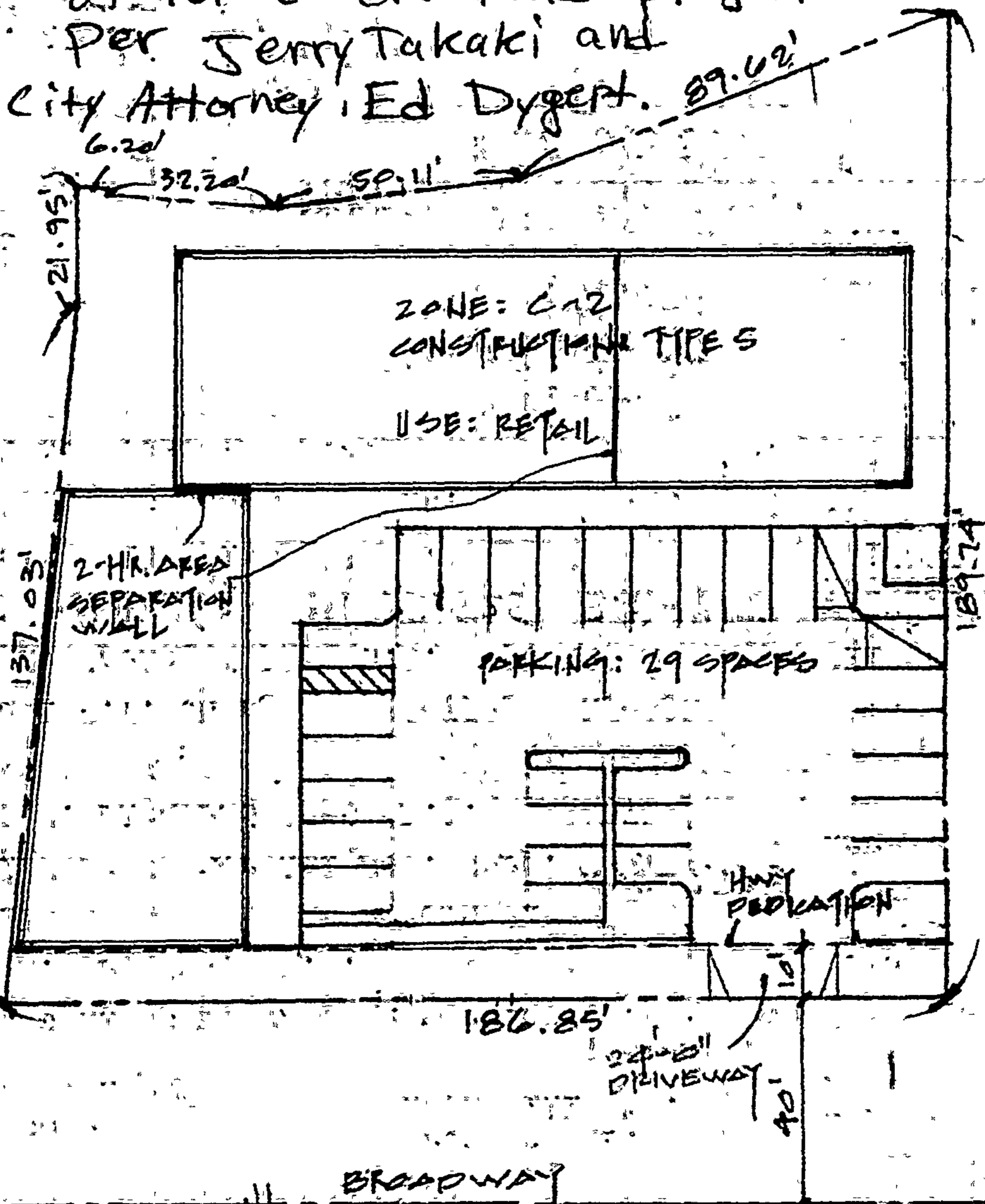
X 1793 58 # 24/100/85

PC exempted 4F P. Truller 6/12/85  
landscape parking lot of lot 5/17/85  
THE COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF LOS ANGELES, CALIFORNIA  
THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.  
PROJECT \_\_\_\_\_ PARCEL \_\_\_\_\_

BY \_\_\_\_\_  
for parking title 39 require spaces for building

THE COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF LOS ANGELES, CALIFORNIA  
THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.  
PROJECT CHINATOWN PARCEL \_\_\_\_\_  
BY Ed Luang  
TITLE City Planning Assoc. DATE 6-17-85

Parking Affidavit 3872 is  
for 1 parking space on the  
southerly portion of lot 6  
of Broadway tract NOT the portion  
of lot 6 on this project.  
Per Jerry Takaki and  
City Attorney, Ed Dygert.



3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

0904096

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 7 to 9 Pt. of 6 & 10	BLOCK	TRACT Broadway Tr. Capitol Mills Tr.	COUNCIL DISTRICT NO. 9	DIST. MAP 135-213 CENSUS TRACT 2061
2. PRESENT USE OF BUILDING	(17) Hood Take-out	NEW USE OF BUILDING ( ) Demo			ZONE CM-2/M3-1
3. JOB ADDRESS	942 N. Broadway L.A.				FIRE DIST. two
4. BETWEEN-CROSS STREETS	College St.	AND	Bernard St.	LOT TYPE Cor.	
5. OWNER'S NAME	Nu West Commercial Dev. Corp.			PHONE	LOT SIZE
6. OWNER'S ADDRESS	350 S. Figueroa #555 L.A.			ZIP 90071	Irreg.
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. C-7503	ACTIVE STATE LIC. NO. 617-0310	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVIT Z11004		
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO. 322 525	PHONE 388 4118	57416 CCPD	
11. SIZE OF EXISTING BLDG.	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		Z16406
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS stucco	ROOF comp	FLOOR conc.	Lot tie Rq. PC No (F)	
13. JOB ADDRESS	942 N. Broadway L.A.				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$2150 B.P. 2600 PL				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Demo, clear lot, handwreck SC# K9923				GRADING yes FLOOD HWY. DED. yes CONS.
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY C. Parsons
TYPE Demo	GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		TYPIST LR
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
PC 25.16	G.P.I.	CONT. INSP.	COMB GEN MAJ.S. CONS.		
S.P.C.	P.M.		CASHIER'S USE ONLY		
BP 27.20	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	.60 E.I. 1.05 OSS 25.16 B-PC 27.20 BP-R 14548 DDW		B & S B-3 (R 1.83)
I.F.	O.S.S. 1.05		K9924 R 06/18/85		5391 CHTD
O/S	S.D.S.S.				
DIST. OFFICE LA	C/O	SPRINKLERS REQ'D SPEC.			
P.C. NO. B05973		ENERGY No			
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date June 18 Lic. Class B-1 Lic. Number 322525 Contractor [Signature]

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B. & P. C. for this reason: Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. WS 84 2400 15 Insurance Company FREMONT INDEMNITY

Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date June 18 85 Applicant's Signature [Signature]

Applicant's Mailing Address 1300 W. Olympic Blvd

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date Applicant's Signature

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name Lender's Address

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [Signature] Position Date 85-6-18



30

STREET USE # 60878

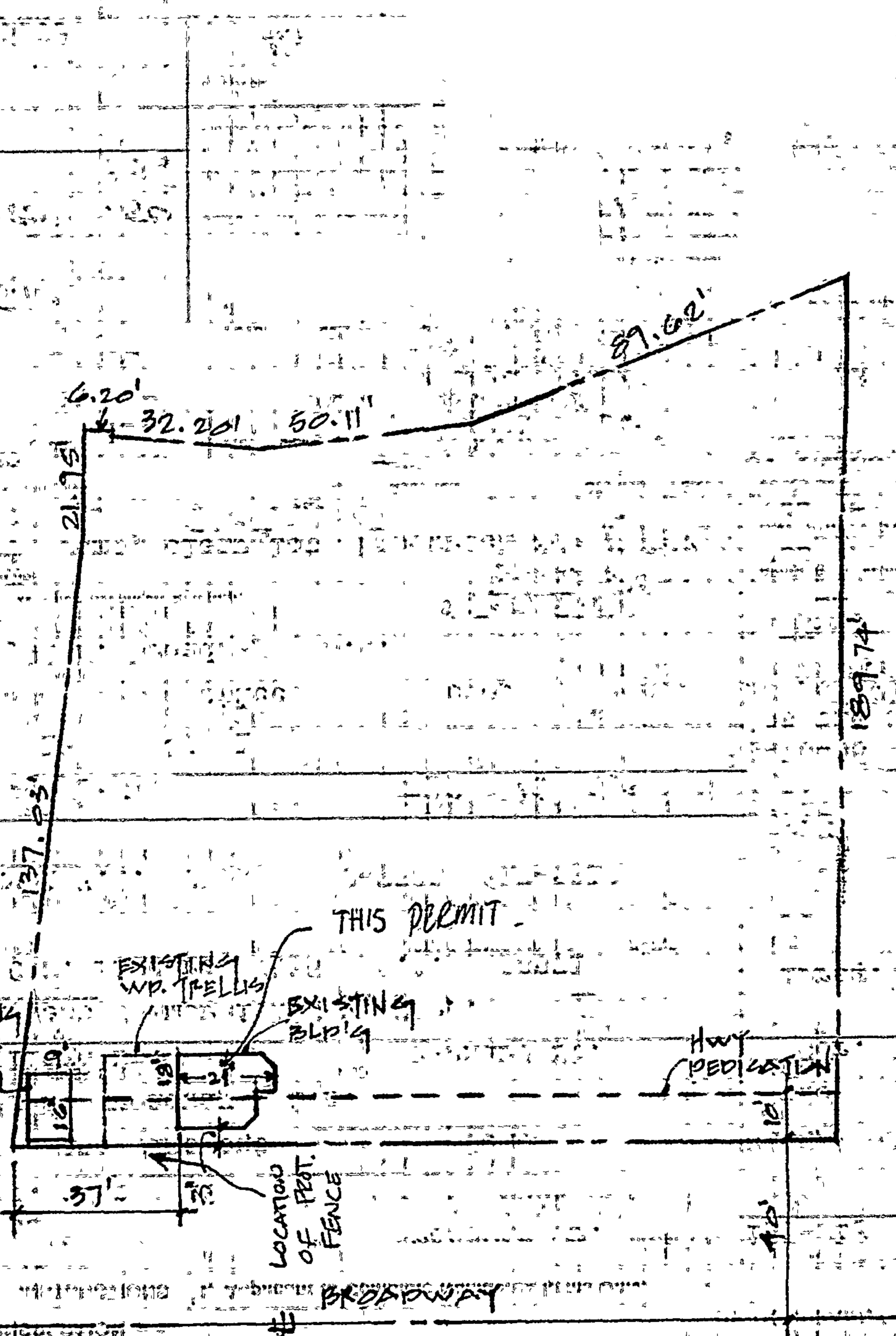
THE COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.  
PROJECT CHINATOWN PARCEL

BY Ed Murray  
TITLE City Plan Assoc. DATE 6-18-85

B-1 CONTRACTOR FOR PICS # Y9570

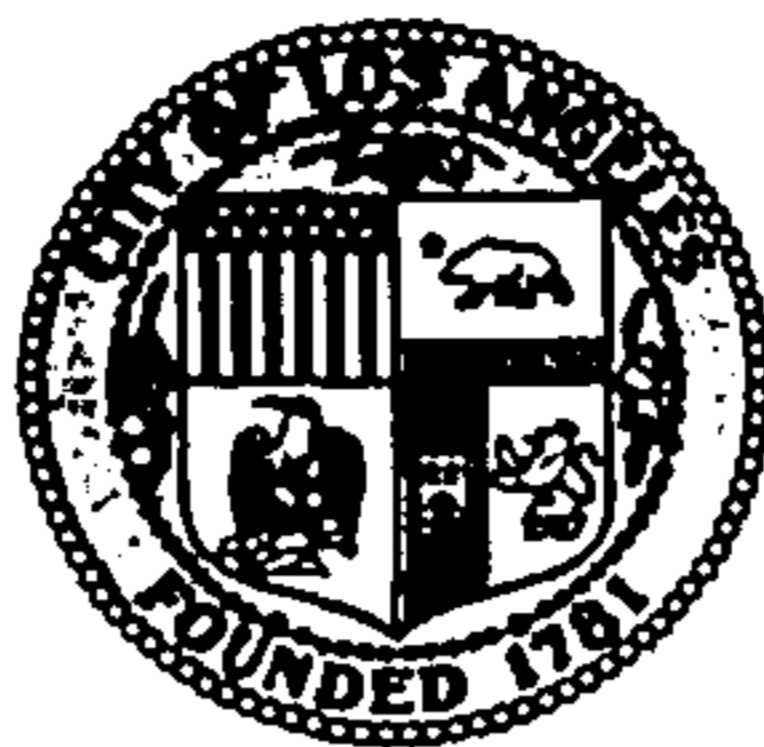
NEW BUILDING ON SITE



CITY OF LOS ANGELES  
CALIFORNIA

COMMISSIONERS

SCOTT Z. ADLER  
PRESIDENT  
JAMESINA E. HENDERSON  
VICE-PRESIDENT  
JEANETTE APPLIGATE  
MABEL CHANG  
JOYCE L. FOSTER



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
400, CITY HALL  
LOS ANGELES, CA 90012-4869

WARREN V. O'BRIEN  
GENERAL MANAGER

ARTHUR J. JOHNSON, JR.  
EXECUTIVE OFFICER

PLOT PLAN ATTACHED TO BUILDING PERMIT

The "Plot Plan Attached" area of the permit application was checked as:

NO

NEITHER YES NOR NO (left blank)

for Building Permit No. 96 LA 51334 issued on 5-17-96

for the address of 942 N. Broadway; however, a plot

plan has been attached to the permit for this address. The building permit and

plot plan, respectively, follow this notice.

(WPBPPLA.JKR)

57300370404



THIS PERMIT IS FOR (Mark One)  
 NEW BLDG/ STRUCTURE  
 ADD, ALTER, REPAIR EXISTING BUILDING  
 RELOCATE EXIST. BLDG.  
 DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY  
 APPLICATION FOR BUILDING PERMIT AND  
 CERTIFICATE OF OCCUPANCY

INCIDENT CODE



REF. NO.:

**A PROJECT ADDRESS** SUITE/UNIT NO. CROSS STREETS  
 942 N. BROADWAY COLLEGE BERNARD

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) BLOCK LOT(S) and ARB(S) e.g. 15, 18 (Arb 3), 17, 18 DIST. MAP  
 BROADWAY (MP6-8) ARB1 OF (6&10)&LOTS (7&9) 135A215/135B213

CAPITOL MILLS (MP3-68) ARB 4,5,6 ASSESSOR'S ID  
 5414 013 014

LOT TYPE LOT SIZE ZONE BUILDING LINE ALLEY CENSUS TRACT ADDR. APPD DATE  
 INT IRREG. C2-2/[O]C2-2 2060 SW 10-20-95

AFFIDAVITS, EASEMENTS AND RESTRICTIONS ZI 1084, AFF 58770, ORD 164855, ZA 16406, ORD 164855 COUNCIL DIST. FIRE DISTRICT FLOOD ZONE  
 PR 7-29-62, ORD 168273, ZA 96-0114(ZV) 01 II

GRADING HIGHWAY DED. SEISMIC STUDY  
 YES

**B PROPERTY OWNER** PHONE APPLICANT PHONE  
 SEYEN INVESTMENTS ARCHITECTUTE INTERNATIONAL 310)474-1840

ADDRESS SUITE/UNIT NO. ADDRESS SUITE/UNIT NO.  
 800 WEST SIXTH ST. #700 2118 WILSHIRE BL.

CITY/STATE/ZIP CITY/STATE/ZIP  
 LOS ANGELES, CA SANTA MONICA, CA 90403-5784

ARCHITECT NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.  
 ARCHITECTURE INT'L, SAME C15640 310)474-1840

ENGINEER VAN NUYS, CA 91405 (818)2866090  
 R.H. YUN & ASSOC., 17620 SHERMAN WAY #205

CONTRACTOR 1103 B570978  
 TEXTON CONST. CO. S. SAN GABRIEL BLVD. # H SAN GABRIEL, CA 91776, 247828-97

PROPOSED USE OF BUILDING (16)17/13 SAME/OFFICE (BANK) EXISTING USE OF BUILDING (16)17 RETAIL/RESTAURANTS

DESCRIPTION OF WORK  
 DAMAGE REPAIR <10%  PATCH PLASTER/ DRYWALL  INT. NON-STRUCTURAL REMODEL  DOOR/MINDOW CHANGEOUT  RE-STUCCO/SIDING  RE-ROOF

OTHER: (Describe)  
 CHANGE HEIGHT OF BUILDING UNDER SECTION "D" TO 51 FT PER ZA 96-0114(ZV) TO ALLOW CONSTRUCTION OF ORNAMENTAL TOWERS ORIGINALLY REVIEWED UNDER PERMIT #96-LA-47866.

**C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS**

ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 SQ FT  PLUMBING (NOT INCLUDING FIRE SPRINKLERS)  HVAC WORK FOR HEAT/VENT SIZE < 380,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.

PLUMB. CONTR.

HVAC CONTR.

**D NO. OF EXISTING BLDGS. ON LOT AND USE**

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
		51 FT	
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR:
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)
	STD COMP D.A.		
LOCATION OF REQ'D FIRE SPRINKLERS		TYPE OF INSPECTION	DISTRICT INSP. OFFICE
		CS EQ FS MS GEN	LA VN WLA SP
LATERAL/FDN SYSTEMS	SHEARWALL	EBF/CBF	SMRSF/OMRSF
	CONTINUOUS/SPREAD	PILE/CAISSON	MAT/BASE ISOLATION
SPECIAL INSPECTIONS	CONC > 2000 PSI	FIELD WELDING	GUNITE/SHOTCRETE
	MASONRY	REBAR WELDS	GRADING
			OTHER

05/17/96 10:50:55AM LA04 T-0148 C 06  
 BLDG PLAN CHEC 35.70  
 BLDG PERMIT CO. 42.00  
 INVOICE # 0097879 BB  
 PLAN MAINTENAN 10.00  
 EI COMMERCIAL 0.50  
 SYS DEV 5.29  
 ONE STOP 1.76  
 MISCELLANEOUS 5.00  
 CITY PLAN SURC 2.63  
 TOTAL CHECK 102.88  
 102.88

**E P.C. NO.** CC2033

VALUATION (including all fixed operating equipment) \$ 201.00

PLAN CHECK 35.70	SUPP. PLAN CHECK	E.Q. INSTR. 0.50	SUPPLEMENT TO PERMIT NO. 96LA47866
HILLSIDE POSTING 42.00	BLDG. PERMIT	PLAN MAINT. 10.00	PLAN CHECKED BY INDU PARTKH
PRE-INSPECTION	ELEC. PRMT. (20%)	FIRE HYDRANT	D.A. PLAN CHECKED BY N/A
INVESTIGATION FEE	PLUMB. PRMT. (26%)	ARTS DEV. FEE	ZONING VERIFIED BY AP 5-17-96
RELOCATION FEE	HVAC PRMT. (13%)	SCHOOL DIST. FEE	APPLICATION APPROVED BY INDU PARTKH 97879
		SCH. DIST. FL. AREA	PRINT SIGN DATE 5-17-96

ENERGY  SURCHARGES  D.A. SURCH.  SEWER CAP REQ'D

PLOT PLAN ATTACHED  YES  NO OTHER ATTACHMENTS (Descr.)  YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0803 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 08-B-B Rev. 2/95

96LA 51334



THIS PERMIT IS FOR (Mark One)  
 NEW BLDG/STRUCTURE  
 ADD, ALTER, REPAIR EXISTING BUILDING  
 RELOCATE EXIST. BLDG.  
 DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

INCIDENT CODE



BUILDING PERMIT PLOT PLAN

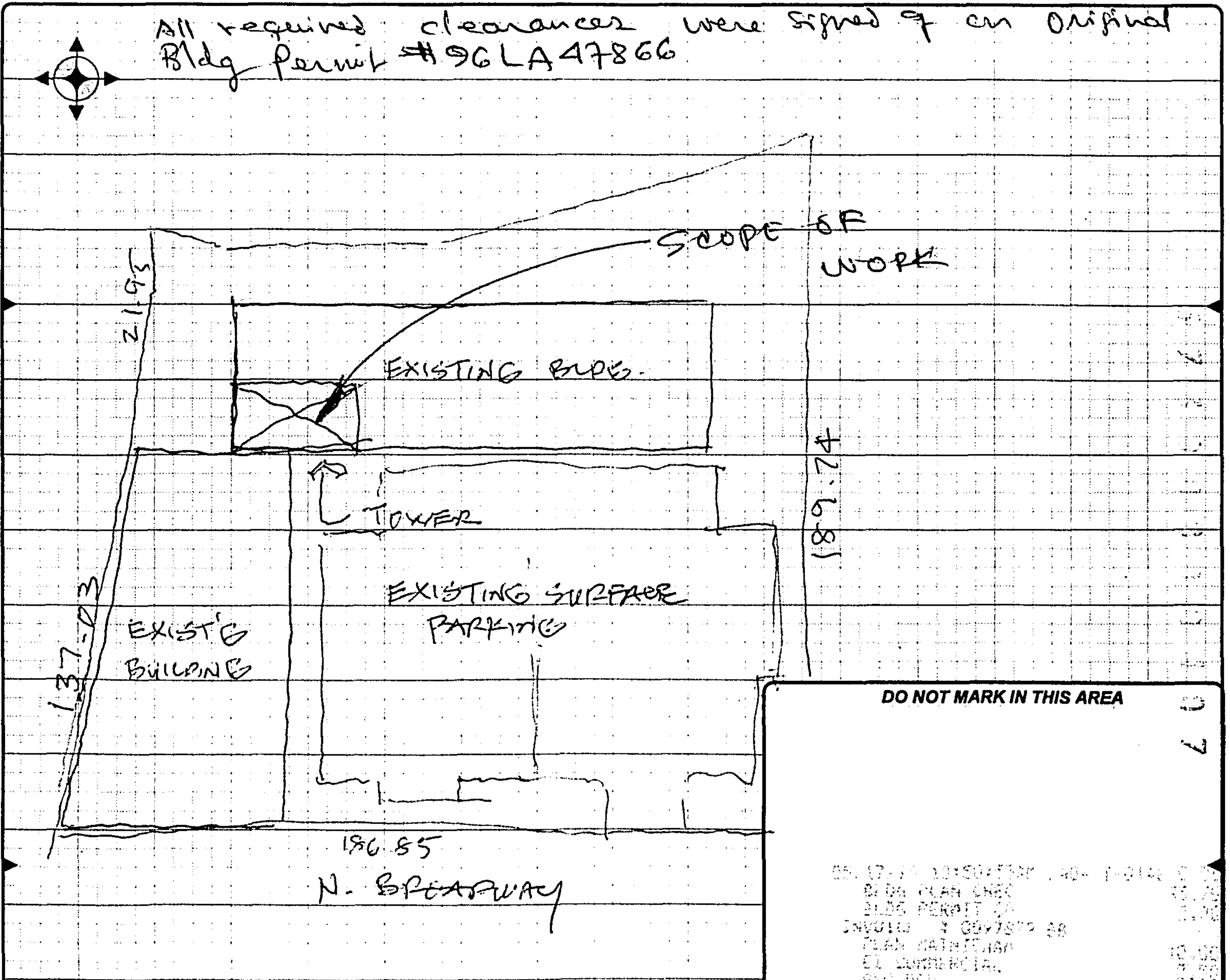
PLEASE DRAW AND LABEL CLEARLY IN INK

REF. NO.

PROJECT ADDRESS 942 N. BROADWAY	SUITE/UNIT NO.	CROSS STREETS COLLEGE	BERNARD
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) BROADWAY (MP6-8)	BLOCK	LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18 ARB1 OF (6&10) & LOTS (7&9)	DIST. MAP 135A215/135B213
CAPITOL MILLS (MP3-68)		ARB 4,5,6	ASSESSOR'S ID 5414 013 014

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES

All required clearances were signed on original Bldg permit # 96LA47866



DO NOT MARK IN THIS AREA

BLDG PLAN CHECK	10.00
BLDG PERMIT FEE	10.00
INVOICES & GOVT FEE	10.00
PLUMB CONTRACTOR	10.00
EL CONTRACTOR	10.00
SPS DEV	10.00
ONE STOP	10.00
MISCELLANEOUS	10.00
CITY PLAN SURV	10.00
TOTAL	102.00
CHECK	102.00

THE COMMUNITY REDEVELOPMENT AGENCY  
 OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE  
 WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT CHINA TOWN PARCEL.....

BY: *Pauline Kowicki*

TITLE *Class. Permit* DATE *May 7, 1996*

CEQA CLEARED

96LA 51334



RTI-209 2-12-96

THIS PERMIT IS FOR:
NEW BLDG./ ADD, ALTER, REPAIR STRUCTURE OF EXISTING BUILDING
RELOCATE EXIST. BLDG. DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

INCIDENT CODE



REF. NO.:

PROJECT ADDRESS: 942 North Broadway
SUIE/UNIT NO.: College & Bernard
TRACT(S) and COUNTY REF. NO.: Broadway (MP16-8)
LOT(S) and ARB(S): Arb 1 of (6 & 10)
DIST. MAP: 135A215/135B213
ASSESSOR'S ID: 5414-013-014
LQT TYPE: int
LOT SIZE: Irreg
ZONE: C2-2/(Q)C2-2
BUILDING LINE: ---
ALLEY: ---
CENSUS TRACT: 2060
ADDR. APP'D DATE: SW 10-20-95
AFFIDAVITS, EASEMENTS AND RESTRICTIONS: ZI 1084, AFF 58770, ORD 164855, ZA 16406, ORD 164855
PR 7-29-62, ORD 168273

PROPERTY OWNER: Seyen Investments
PHONE:
APPLICANT: Architecte International 310 474-1840
PHONE: 474-1840
ADDRESS: 800 West Sixth St Ste 700
SUIE/UNIT NO.:
ADDRESS: 505 BARRANEDA 2118 WILSHIRE BWO
SUIE/UNIT NO.:
CITY/STATE/ZIP: SANTA MONICA, CA 90403-5784
ARCHITECT: Architecture Int'l 505 Barraneda C-15640
LIC. CLASS: ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO. 310 474-1840
ENGINEER: R.H Yun & Assoc 17620 Sherman Way Ste 205 Van Nuys CA 91405
CONTRACTOR: TO BE DETERMINED
PROPOSED USE OF BUILDING: OFFICE (16/17/13) Same / OFFICE: SHELL ONLY
EXISTING USE OF BUILDING: Retail/Restaurants
DESCRIPTION OF WORK: Partial removal of existing strip center 5951 SF for renovation & reconstruction of same area 5951 sf, CONST. OF 2 NEW TOWERS ABOVE EXIST. ROOF LEVEL.

Table with 2 columns: Description of work and Fee. Includes items like BLDG PLAN CHEC, SYS DEV, MISCELLANEOUS, CITY PLAN SURC, TOTAL, CHECK.

FOR CASHIER'S USE ONLY
942 N BROADWAY
02/14/96 10:14:05AM LA05 T-3099 C 29
BLDG PERMIT CO
INVOICE # 0097879 BB
PLAN MAINTENAN 28.54
ET COMMERCIAL 63.00
SYS DEV 91.12
ONE STOP 30.37
MISCELLANEOUS 5.00
CITY PLAN SURC 43.67
TOTAL 1,688.83
CHECK 1,688.83

P.C. NO. CC2033
VALUATION (including all fixed operating equipment) \$ 300,000
PLAN CHECK 1213.06
SUPP. PLAN CHECK 63.00
E.Q. INSTR. 28.54
HILLSIDE POSTING 1427.13
PRE-INSPECTION
INVESTIGATION FEE
RELOCATION FEE
ENERGY D.A. SURCH.
SURCHARGES SEWER CAP REQ'D
PLOT PLAN ATTACHED YES NO
OTHER ATTACHMENTS (Descr.)

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.)





- THIS PERMIT IS FOR (check one)
- NEW BLDG./ STRUCTURE
  - ADD, ALTER, REPAIR EXISTING BUILDING
  - RELOCATE EXST. BLDG.
  - DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

INCIDENT CODE



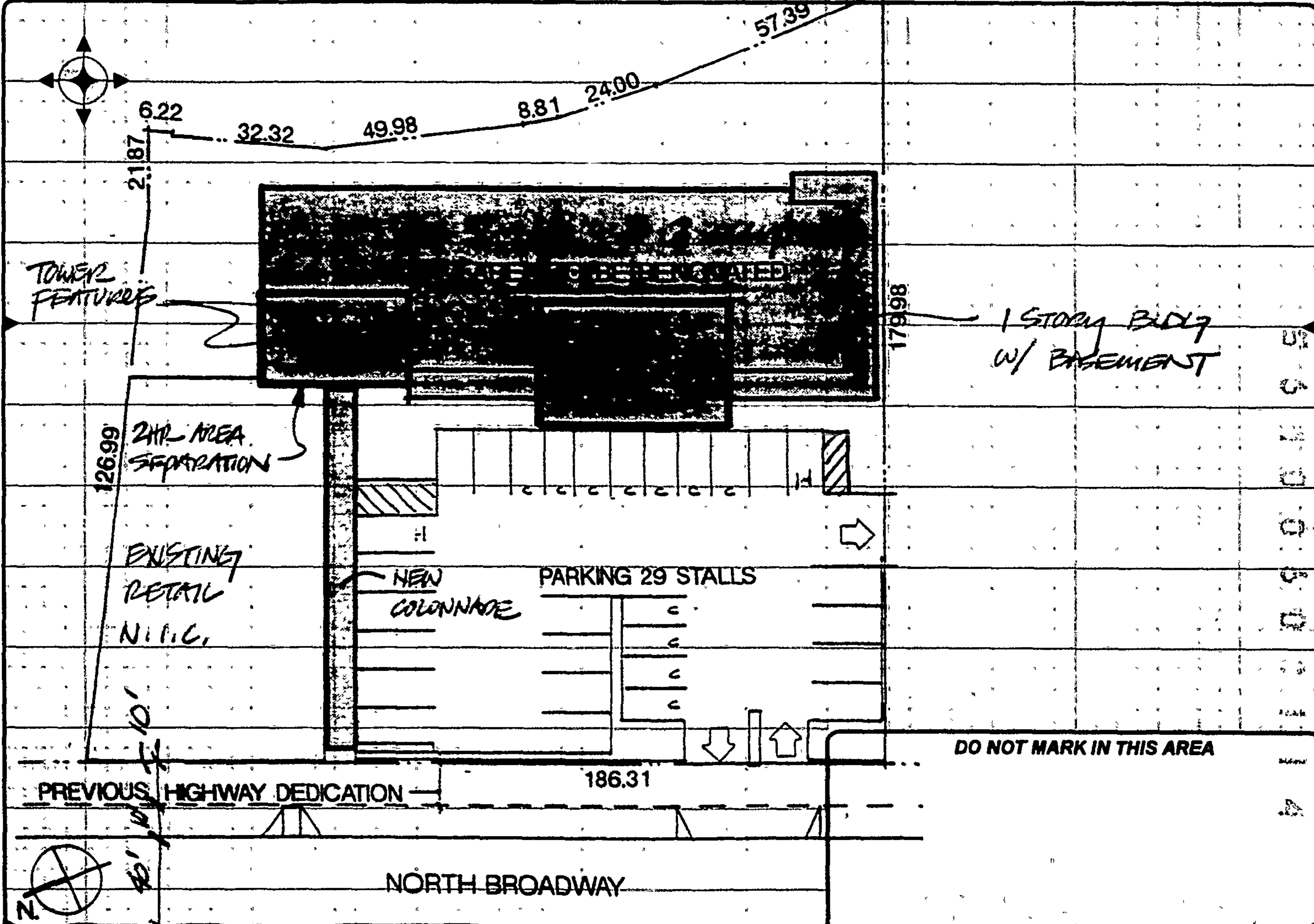
BUILDING PERMIT PLOT PLAN

PLEASE DRAW AND LABEL CLEARLY IN INK

REF. NO.

PROJECT ADDRESS 341 North Broadway	SUITE/UNIT NO.	CROSS STREETS Cottage & Bernard
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) Broadway (MR 10-5)	BLOCK	LOT(S) and AREA(S) e.g. 15, 16 (AR 31, 17, 18) AR 4, 5, 6
Capital Mills (MP3-68)		DIST. MAP 132A215/135B213
		ASSESSORS ID 414-013-014

ant irreg SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES 2060 SW 10-20-95



DO NOT MARK IN THIS AREA

TI FOR BANK WILL BE UNDER SEPARATE PERMIT

THE COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE  
WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT \_\_\_\_\_ PARCEL \_\_\_\_\_

BY: *Pauline Lewicki*

TITLE: *Assoc. Plans* DATE: *1/8/96*

**CEQA CLEARED**



CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY  
APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

INCIDENT CODE



S

REF. NO.:

**A PROJECT ADDRESS** 942 N. Broadway SUITE/UNIT NO. CROSS STREETS

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) BROADWAY TRACT (MP16-8) BLOCK LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18 7 (Arb 2, 3), 9 (Arb 1 & 2), 8 (Arb 1 & 2), 10 (Arb 1) DIST. MAP 135B 213

ASSESSOR'S ID 5414-013-014

LOT TYPE INT LOT SIZE IRR ZONE C2-2 BUILDING LINE ALLEY ALB ARBs 4, 5, 6 CENSUS TRACT 2071 ADDR. APPD DATE DM 10/18/96

AFFIDAVITS, EASEMENTS AND RESTRICTIONS ZI 1084 (CRA) WITH NO. Lot Number COUNCIL DIST. FIRE DISTRICT II FLOOD ZONE SEISMIC STUDY GRADING YES HIGHWAY DED. YES

**B PROPERTY OWNER** East West Bank PHONE ADDRESS 942 N. Broadway CITY/STATE/ZIP LA, CA

**APPLICANT** ROB CLARK PHONE 310/431-6023 ADDRESS 350 DAROCA AVE CITY/STATE/ZIP LONG BEACH, CA 90803

DESIGNER NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.

ENGINEER

QUALIFIED INSTALLER COAST SIGN INC 1345 SO. ALLEC 654238 CA5 10904-36 714/5209144

QUANTITY, TYPE AND DESCRIPTION OF SIGN WALL 3 MONUMENT ILL. ARCH. CANOPY ROOF ON-SITE BANNER MURAL POLE PROJECTING OTHER OFF-SITE TEMP. UNTIL

NOTE: Temporary signs shall be removed within sixty (60) days of installation

**C NO. OF BLDGS. ON LOT AND USE** ONE (Bank Bldg)

STREET FRONTAGE				COMB. EXIST. SIGN				PROPOSED		ALLOWABLE	
ST. 1	AREAS	ST. 2	ST. 1	ST. 2	ST. 1	ST. 2	ST. 1	ST. 2	ST. 1	ST. 2	
187	187	187	172	172	172	172	550	550	550	550	
TOTAL STREET FRONTAGE 187' FRONTAGE STREET NAME N. Broadway				MURAL				MURAL		MURAL	
TOTAL BLDG. FRONTAGE 188' BLDG. HEIGHT 55' STORIES one TYPE OF CONSTR. I-N				MONUMENT				MONUMENT		MONUMENT	
SIGN LENGTH (21'-6") SIGN WIDTH 4 SIGNAGE AREA OVERALL HEIGHT (+/-) FROM GRADE 30± FROM ROOF 25±				POLE				POLE		POLE	
MATERIAL OF CONSTRUCTION Aluminum SUPPORTING FRAME Aluminum FRAME OF COPY Aluminum FACE OF SIGN Plex NO. OF FACES one				ILL. ARCH CANOPY.				ILL. ARCH CANOPY.		ILL. ARCH CANOPY.	
ILLUMINATION <input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> OTHER				PROJECTING				PROJECTING		PROJECTING	
SPECIAL FEATURES <input checked="" type="checkbox"/> NONE <input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING <input type="checkbox"/> OTHER				ROOF				ROOF		ROOF	
SPECIAL INSPECTIONS <input type="checkbox"/> CONC > 2000 PSI <input type="checkbox"/> FIELD WELDING <input type="checkbox"/> GUNITE/SHOTCRETE <input type="checkbox"/> GRADE BEAMS/CAISSONS <input type="checkbox"/> MASONRY <input type="checkbox"/> REBAR WELDS <input type="checkbox"/> GRADING <input type="checkbox"/> OTHER				OTHER				OTHER		OTHER	
PLAN CHECK NOTES There is A sign (third sign) on the interior property lot line side 86 #				TOTAL 172				TOTAL 172		TOTAL 550 #	

**D P.C. NO.** CC VALUATION (including all fixed operating equipment) \$ 18000

PRE-INSPECTION EQ. INSTR. 3.78 SUPPLEMENT TO PERMIT NO.

PLAN CHECK 315 FIRE HYDRANT FREEWAY CLEARANCE DATE

SUPP. PLAN CHECK INVESTIGATION FEE NA DEPT. OF TRANSP. CLEARED BY NR. DATE

SIGNS OR GAS TUBE SYSTEMS PLAN CHECKED BY Hamid B DATE 10/21/96

QTY. 3 FEE 46 ADDL. BRANCH CIRCUITS/CIRCUITS ZONING VERIFIED BY HBS DATE 10-21-96

QTY. 3 FEE 33 ELECTRICAL SERVICE APPLICATION APPROVED BY Hamid B BSID 97420

QTY. NA FEE CONTROL DEVICES PRINT Hamid B SIGN DATE 10/21/96

QTY. 3 FEE 30 TOTAL

ISSUING FEE 17 BUILDING PERMIT 630 DISTRICT INSP. OFFICE (LA) VN WLA SP

SURCHARGES 1071- PLOT PLAN ATTACHED  YES  NO OTHER ATTACHMENTS (Describe)

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 08-B-S Rev. 2/95 2P. 86

FOR CASHIER'S USE ONLY

10/21/96 09:31:45AM LA06 T-3408 C 10  
BLDG PLAN CHC 315.00  
BLDG PERMIT CU 1,071.00  
INVOICE # 0097420 BB  
EI COMMERCIAL 3.78  
SYS DEV 83.39  
ONE STOP 27.80  
MISCELLANEOUS 5.00  
CITY PLAN SURC 28.86  
TOTAL 1,534.83  
CHECK 1,534.83

96LA 57199

Print

R CLARK

Sign

*[Signature]*

Date

10/21/96

OWNER  
 AUTHORIZED AGENT  
 CONTRACTOR

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of the City to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation of laws or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

4

### FINAL DECLARATION

Print

OWNER  
 AUTHORIZED AGENT

I am exempt under Sec. 7044, Business & Prof. Code for the following reason:  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Prof. Code) licensed pursuant to the Contractors License Law.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Prof. Code) licensed pursuant to the Contractors License Law.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Prof. Code) licensed pursuant to the Contractors License Law.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Prof. Code) licensed pursuant to the Contractors License Law.

3

### OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9, commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).  
Lenders name: \_\_\_\_\_  
Lenders Address: \_\_\_\_\_

2

### CONSTRUCTION LENDING AGENCY

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.  
I hereby affirm, under penalty of perjury, that I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my office is in full force and effect.  
I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: CNA CASUALTY  
Policy No. 1055795501  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.  
R CLARK  
Sign  
Date 10/21/96

1

### LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, that I am the contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my office is in full force and effect.  
I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: CNA CASUALTY  
Policy No. 1055795501  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.  
R CLARK  
Sign  
Date 10/21/96

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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00990021

CALCULATIONS, NOT DIAGRAMS

sign off by Pauline Lewicki from CRA office

CRA sign off was obtained on this plan & verified 10-21-96

PLANNING WORKSHEET NO.	APPROVED UNDER CASE NO.	LANDSCAPE/EXTERISCAPE	CAL OSHA
COMMUNITY SAFETY	FILE CLOSED	ON FILE	APPD FOR ISSUE
OFF-SITE CLEARANCE	EXCAVATION ADJ. TO PUBLIC WAY		

BUREAU OF ENGINEERING

# S

## CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

INCIDENT CODE

### SIGN PERMIT PLOT PLAN

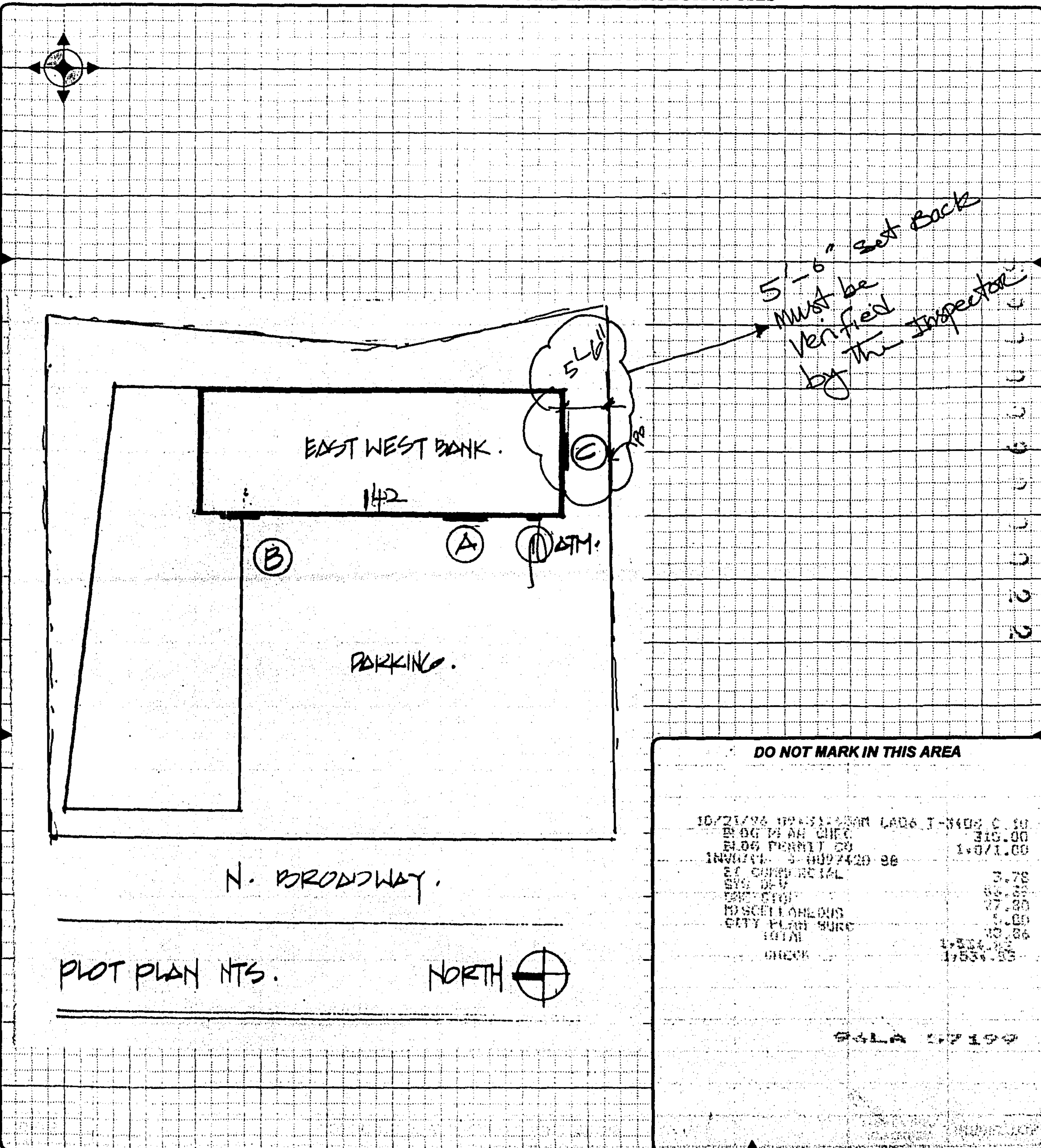
PLEASE DRAW AND LABEL CLEARLY IN INK

REF. NO.:



PROJECT ADDRESS <b>742 N. Broadway</b>	SUITE/UNIT NO.	CROSS STREETS	
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) <b>Boundary tract (MP 16 3)</b>	BLOCK	LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18 <b>F(1161222), 10, 2, 14 10, 12, 14, 16, 17</b>	DIST. MAP <b>133 F 213</b> ASSESSOR'S ID <b>5012-013-014</b>

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES

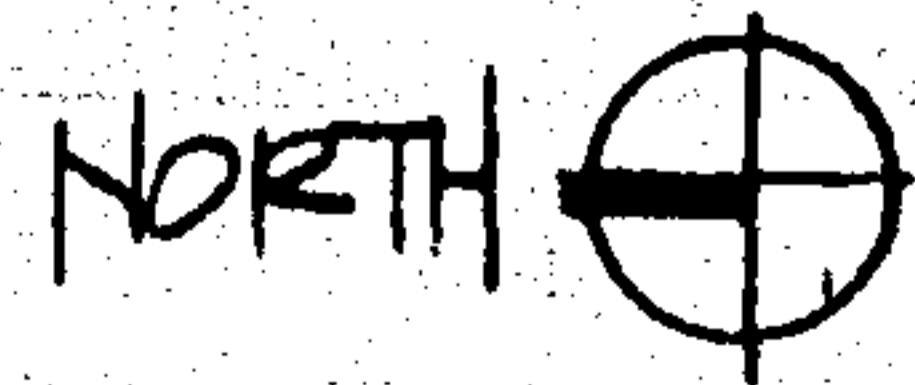


*5'-6" set back  
Must be  
verified  
by the Inspector*

**DO NOT MARK IN THIS AREA**

10/21/96 10:51 AM LAD6 J-WADG C. 10  
 BUDGET CHIEF 318.00  
 BLDG PERMIT CO 1,071.00  
 INVOICE 5-8027420 98  
 ST. CHURCH RENTAL 3.75  
 SYS. DEV. 86.85  
 INT. COST 27.80  
 MISCELLANEOUS 1.00  
 CITY PLANNING SURVEILLANCE 10.86  
 TOTAL 1,434.26  
 CHECK 1,434.26

PLOT PLAN NTS.



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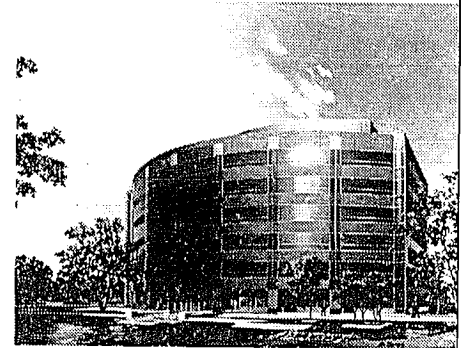
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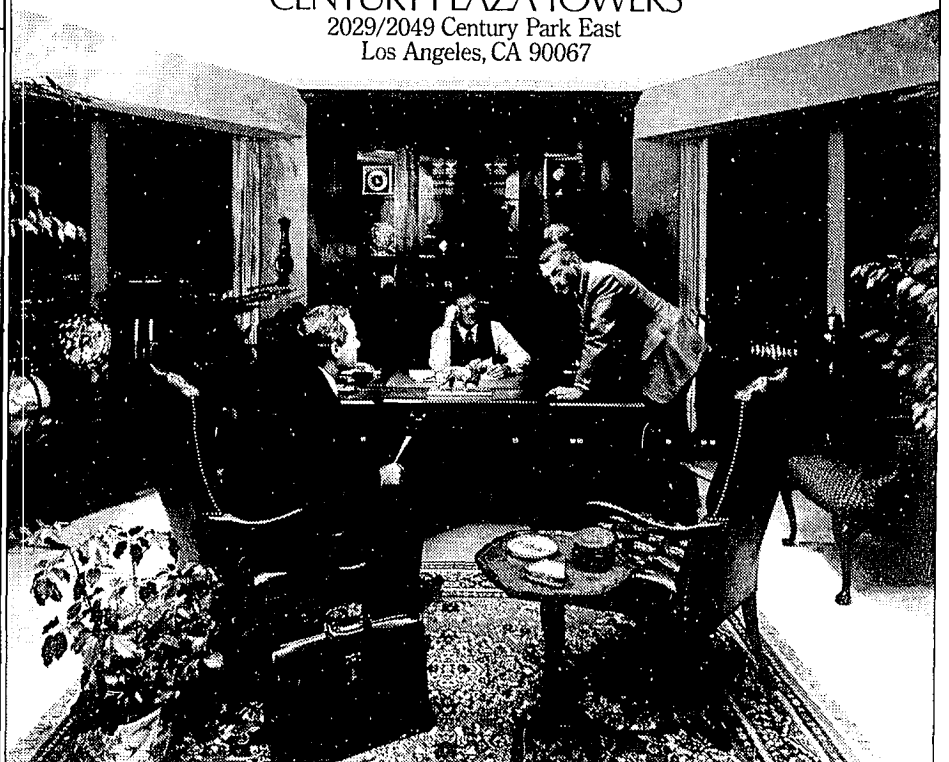
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# New Banks Take Asian Customers Into Account

## Southland's Wealthiest Immigrants Find Financial Homes Away From Home

By DOUGLAS FRANTZ,  
*Times Staff Writer*

In February, 1986, American International Bank opened a branch in an Alhambra office abandoned as unprofitable by Bank of America. The new branch was in the black in two months, and its \$40 million in deposits are now more than half of the bank's total.

How could a small, fairly new bank make a go of it in the very building where the state's biggest bank failed?

Part of the answer lies in scale. The Alhambra office was small among Bank of America's nearly 900 branches, and its deposits were relatively insignificant as the bank tried to deal with greater financial problems.

For American International, which had been battling for every depositor dollar since being founded less than a decade ago by an immigrant whose first job was with BofA, the spot had the potential to be extremely significant.

A more significant element of the answer, however, is how the example demonstrates the ability of small Asian-American financial institutions to tap Southern California's exploding Asian population, which is better educated, more skilled and wealthier than any group of immigrants in the nation's history.

These are not the big Los Angeles-based banks owned by foreign entities, such as Mitsubishi Bank of California and Tokai Bank of California. Those banks have special dealings with major Asian corporate clients and serve as conduits for the huge

**Please see BANKS, Page 2**

# BANKS: Small Institutions Stress Service

Continued from Page 1

sums flowing between California and Japan, but they attract a broad range of customers at the personal banking level.

The small independent institutions—owned chiefly by Asian-Americans—cater almost exclusively to other Asians in such immigrant population centers as Alhambra, Monterey Park, Garden Grove, Cerritos and the Chinatown section of Los Angeles.

They target specific markets and avoid the high operating costs that often make small branches unprofitable for big banks. They stress polite, personal service for immigrant customers who might feel alienated at a bigger institution. And, by concentrating on the community they know, they avoid widespread problems with bad loans.

The result is that their numbers have increased, and many have reached levels of enviable profitability in a few short years. Indeed, the number of banks and savings and loan firms in the Los Angeles area owned and operated by Asian-Americans has risen to 27 today since the first was founded in 1962.

And, at a time when the largest banks have been closing branches and stressing automated teller machines, their Asian counterparts have been expanding, often taking over the precise locations vacated by the big banks.

## Stick to Formula

"By and large, Asian-owned banks that cater to Asian communities have done very well and seem to ride the crest with the clients they serve," said Salvatore Serrantino, president of California Research Corp., a Santa Monica bank consulting firm involved in helping start many Asian-American banks.

The largest among them in Los Angeles is also the oldest, 25-year-old Cathay Bank, with assets of \$386 million and a Chinatown headquarters. About 90% of its customers are Chinese-Americans and 80% of its stock is owned by Chinese-Americans. Miranda So, assistant to the bank president, said.

The largest Asian-owned thrift in Los Angeles was East-West Federal Savings Bank, with assets of \$350 million. It recently entered into an agreement to be purchased by Talley Industries of Phoenix, a manufacturing company, at a premium price, reflecting its consistent profitability. The prospective new owners instructed East-West's president, Kellogg Chan, to continue catering to the Chinese community.

"As a whole, Chinese-American and other Asian-American institutions have been better shops than other financial institutions," said Chan. "I believe part of the reason is that there is more of a moral obligation among our customers to honor one's debts than anywhere else."

Asians also are big savers and tend to bring nest eggs of \$50,000 or more with them when they come to this country. That means that institutions catering to their financial needs get big deposits and that customers tend to pony up bigger down payments.

"The ones [institutions] that have gotten into trouble are the ones that have gone outside their target areas and made loans outside of our community," Chan said.

Alongside the big institutions, such as Cathay and East-West, are many smaller Asian-American banks and savings and loans that have stuck to the formula of con-



LARRY DAVIS / Los Angeles Times

Harold Chuang, left, American International Bank's chairman of board, with James A. Dorian, its founder and president.

centrating on their own communities.

These institutions tend to be more strongly capitalized, produce better returns on equity and assets, and be burdened by fewer problem loans than most of their non-Asian counterparts of the same size and age, according to figures compiled by Serrantino.

One example is American International Bank, which was formed in 1978 to cater to Middle Eastern immigrants but began to grow and become profitable after bringing in a group of Chinese-American investors and targeting Asian customers in 1984.

Today, American International has a healthy balance sheet. Assets at the end of the third quarter on Sept. 30 were \$110 million. Its capital-to-asset ratio was a very high 11%, and its return on equity was an admirable 6.65%. Its provision for loan losses was declining.

The bank recently moved into new quarters at 1 Wilshire Blvd. in downtown Los Angeles, where its president and founder, James A. Dorian, sits in an office on the main floor.

## S&L Syndrome

Dorian's name was Assadourian when he was born in Armenia 54 years ago, and he grew up in Egypt. He arrived in the United States in 1960 as a student at UCLA and, after receiving his MBA from Cal State Northridge, he went to work for Bank of America, an institution that started by appealing to immigrants of another era.

Dorian spent seven years there before moving to Beverly Hills National Bank, which was later acquired by Wells Fargo. In 1977, he began organizing investors to form a new bank, and American International opened its doors downtown in 1978 with an eye to attracting Middle Eastern customers.

The first years were lean, bouncing back and forth between profits and losses, as the bank suffered from what Dorian calls the "savings and loan syndrome"—losses on fixed-rate real estate loans.

In 1984, he cleaned house. He packaged the loans that were dragging down the bank, sold them on the secondary mortgage market and went in search of the new capital necessary to write down the loan losses and rebuild.

The call was answered by Harold Chuang, an immigrant from Taiwan who was a partner in the CPA firm of Chuang, Chen & Lau, the largest Chinese-American accounting firm in Los Angeles. Chuang was among a group of Chinese-American businessmen who invested \$2.5 million in the bank in late 1984 and more later.

Chuang, who became chairman of the bank board, and his partners also brought the idea of adding Asians to the bank's target niche, and they had the contacts in the Chinese community here and overseas to make it work. The bank began to grow, with assets rising to \$110 million at the end of the third quarter of 1987 from \$36 million in 1985. The bank has been consistently in the black since 1985.

As part of its strategy for penetrating the Asian market, the bank opened the Alhambra branch, its first, nearly two years ago. Early next year, it plans to open another branch in Glendale, where the large numbers of Armenians and Asians seem tailored for American International, and plans are under way to buy two branches of an existing bank.

The bank's 75 employees speak more than 30 different languages and dialects in an effort to personalize its service. In business loans, the bank concentrates on small- and medium-sized businesses owned by immigrants and routinely insists on 30% down payments. American International recently sponsored a seminar on American investment in Taiwan in the hopes of attracting additional Chinese business.

But there is another part of the Asian success formula.

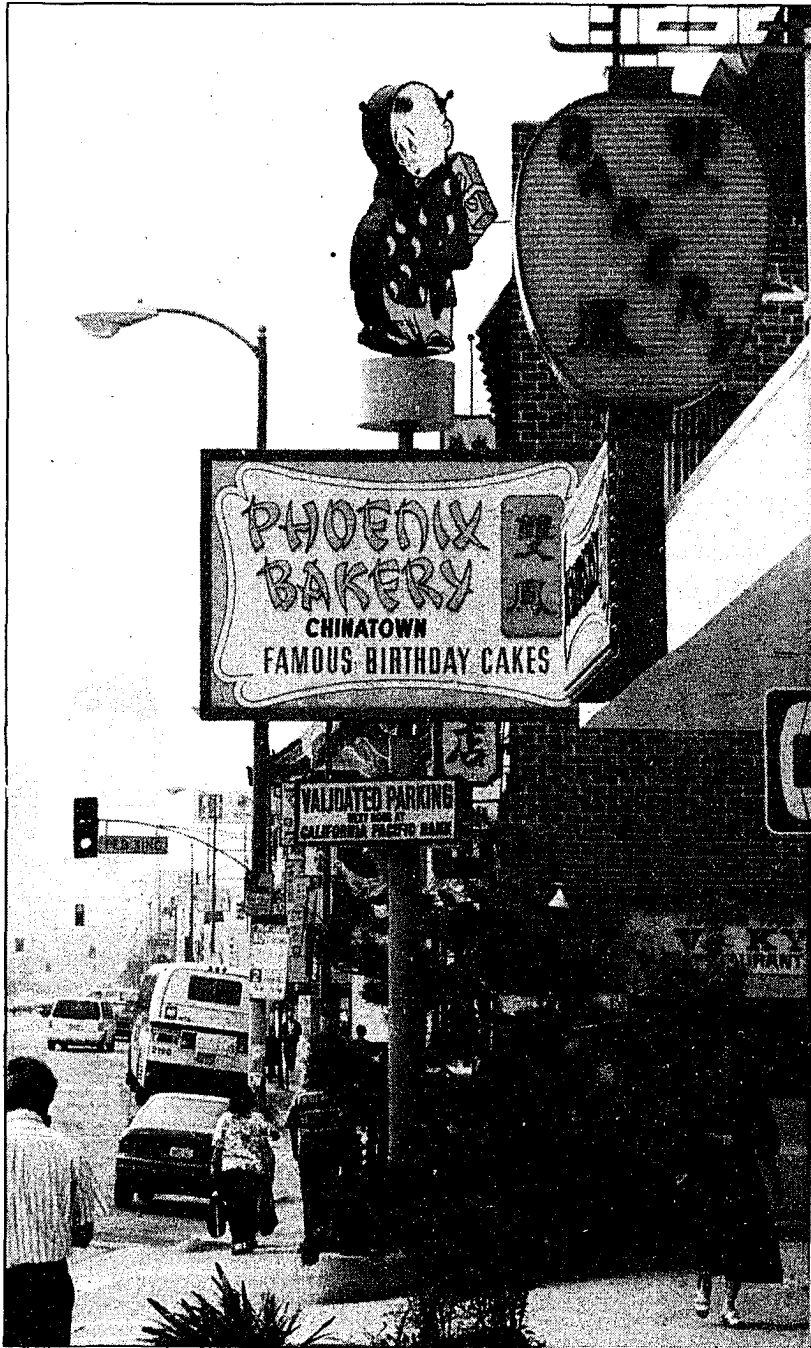
"We know the cultural and family background of our customers," said Chuang. "It is the way to avoid making a bad loan and maintaining a healthy balance sheet."

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KIM HAGGERTY / For The Times

# Of Trust and Loans

**Universal Bank brings Kellogg Chan of San Marino out of retirement in hopes his reputation and name recognition will work magic. In the Chinese community, deals are often sealed with little more than a handshake. Page 12**



HYUNGWON KANG / Los Angeles Times

The well-known Phoenix Bakery in Chinatown is owned by the Chan family. Below, Kellogg Chan's father, F. Chow Chan, left, and uncle, Lun F. Chan, in a family photo.



By DENISE HAMILTON  
TIMES STAFF WRITER

**T**he Taiwanese investor received three words of advice about how to turn around the ailing savings bank he had just bought:

Hire Kellogg Chan.

In Chinese banking circles in Southern California, the Chan family has the same recognition as the Rockefellers. Back in the early 1960s, Chan's father, F. Chow Chan, had done battle with skeptical state regulators to obtain a charter for Cathay Bank, the first commercial bank in Chinatown. In 1973, F. Chow Chan co-founded East-West Federal Savings, the first federally chartered thrift in the Chinese community.

Since then, more than 30 banks and thrifts have sprung up in Southern California's Asian communities, many posting up to 25% annual growth by targeting hard-working Asian immigrants who rarely default on loans.

At the epicenter of this world stands Kellogg Chan, F. Chow Chan's tall, broad-shouldered, cigar-smoking, 55-year-old son who oversaw East-West's growth from an S&L with \$200 million in assets to a regional concern with \$1.3 billion in assets. Then, in 1992, feeling "burned out," he retired to play golf and ponder his next move.

**I**n late 1994, Taiwanese mogul J.S. Chang asked the San Marino banking scion to work his magic on Universal Bank, which was founded in Rosemead by two Italian brothers. The timing was right.

"I was bored," Chan confessed.

As chairman and chief executive officer at Universal, Chan's first task will be to make the bank, now based in Orange, turn a profit. Universal has six branches and \$205 million in assets but operates in the red. Chan hopes to change that within the year. His strategy is to sell off bad debts incurred from apartment loans and to expand aggressively, especially in the eastern San Gabriel Valley, which he sees as an untapped market.

A man of intense privacy, Chan is hesitant to disclose his plans. Why, he asks, should he tip off his competitors?

But he does say this: "I don't think the Asian market for investment and service providers has peaked, and I think we will be a player. I don't want to lend in Palos Verdes or Torrance. I don't know those areas. My motto has always been: 'Do what you know best.'"

And that, for Chan, is the Asian market, especially Asian immigrants, a group that is better educated, more skilled and wealthier than any group of immigrants in the nation's history. Asians historically are also big savers and bring nest eggs of \$50,000 or more when they come to this country. Some fleeing China's impending takeover of Hong Kong have brought millions of dollars with them.

But Chan knows that even those without much

Please see CHAN, 14

# Banking on the Family Name

## The Rockefeller of the Chinese Community Faces a New Challenge With Universal Bank

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KIM HAGGERTY / For The Times

**"I don't think the Asian market for investment and service providers has peaked, and I think we will be a player. I don't want to lend in Palos Verdes or Torrance. I don't know those areas. My motto has always been: 'Do what you know best.'"**

**KELLOGG CHAN**

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From left, Kellogg Chan chats with brothers Frank and William Chang, who are on the board of Universal Bank in Rosemead.

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# CHAN: Challenge Brings Banker Out of Retirement

Continued from 12

equity or collateral are good for their loans because when they give their word, honor requires that they keep it. So he practices what he calls "country-style" lending.

"The borrower's character is the most important component," Chan said. "When we lend in ethnic communities like the Chinese, they may not show much on their financial statements, but they will work three jobs to pay the loan back."

**C**han added wryly that Asians are beginning to default on their loans as they grow more Americanized. Additionally, the go-go days of the 1980s, when millions of dollars flowed into Chinese-owned banks from Hong Kong and Taiwanese immigrants, are coming to an end. Now the money is flowing in from mainland China. And everyone agrees that the banks that capture the biggest share of that money will be those with the best cultural connections.

"In the Chinese community, a lot of things are based on trust," said Margaret To, president of the Downtown Merchants Assn. in Monterey Park. "There's no paperwork. You just shake hands, and that's totally different from an American banking institution."

This is where the name Chan translates into solid gold.

"Many of our young people understand the Western ways but have no appreciation of the old Chinese culture. Kellogg balances both," said Betty Tom Chu, who co-founded East-West, then left in 1981 to start up Trust Savings Bank based in Arcadia, which also has a large Chinese clientele.

Non-Asian banking experts also praise Chan's business acumen.

"To pull Kellogg Chan back from retirement is a real coup. He's a proven moneymaker with many contacts who has great rapport with the regulators and the industry," said Barry Rubens, president of California Research Corp., a Santa Monica-based bank consulting firm that has helped start up Asian financial institutions in the United States.

Ironically, Chan will be competing for customers with banks he helped build into household names among the immigrant Chinese, a community known for its loyalty to name and prestige brands. Now Chan's challenge will be luring their money to a smaller, lesser-known bank.

**T**he customer's perception is important," Chan said. "In the Far East, there's no deposit insurance. So they come here and they figure the bigger you are, the less likely you'll fail. But even if a person has a savings account, they'll probably still keep a lot of cash under the mattress. It's just their nature."

Analysts say the market remains a cash cow for those who can woo Asian immigrants with bilingual services, personal connections and a host of incentives, including staying open on Sundays.

Even big mainstream banks want in. Bank of America, founded by an Italian immigrant, established an ethnic marketing effort in 1993 to target consumers of Asian heritage.

The bank now offers promotional materials in Chinese, Korean, Vietnamese and Tagalog, advertises in the ethnic press and recruits bilingual tellers, said Leticia Alvarado, Bank of America's senior vice president and district manager for special markets.

Bank of America also has mandatory diversity training in which employees learn such cultural etiquette as how to give out business cards, shake hands and address spouses, practices that can vary greatly from traditional U.S. to Korean to Chinese society.

"Everybody is recognizing that the Asian market is growing at a rate that's four times faster than the general population, and everyone is starting to target these ethnic groups the way we've done with Hispanics for years," Alvarado said.

**K**ellogg Chan grew up just outside Silver Lake, a community of gracious homes near a reservoir that gives the area its name. The Chans wanted a home on the lake, but restrictive covenants until the late 1950s kept Silver Lake homeowners from selling to Asians. In 1962, the Chans became one of the first Asian families to buy in Silver Lake. F. Chow Chan, 85, still lives there.

Kellogg—whose name is an Anglicization of his Chinese name Keelouk—spoke only Cantonese until he started school. There were no English-as-a-second-language classes back then—Chan learned through the sink-or-swim method.

At Marshall High School, he was one of only a handful of Asian students. But Chan doesn't recall any discrimination. He said he was too busy playing football. Marshall went to the city playoffs in his junior year, he recalls proudly.

Chan believes he escaped discrimination in part because he spoke English and was Americanized, which made assimilation easier.

"A lot of these immigrant kids today, both Asians and Latinos, come in and they speak in their native tongue and that becomes offensive in certain respects. It shows they are cliquish. Whereas when I went to school, you basically had to reach out beyond your own race."

Chan earned a degree in business administration from UC Berkeley and a law degree from Hastings College. From 1965 to 1967 he served in the U.S. Army in Korea. He joined the Los Angeles County district attorney's office as a prosecutor in 1969 and worked his way up to assistant director of the major frauds division.

"He was terrific," recalled Mitchell Harris, a deputy district attorney who worked with Chan. "He was vigorous and relentless,

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KIM HAGGERTY / For The Times

## On the Cover

**K**ellogg Chan, the new chairman and chief executive officer of Universal Bank, stands outside a branch of the bank in Rosemead. Chan helped his family's S&L grow into an institution with \$1.3 billion in assets; then, feeling "burned out," he retired. Now he has taken on a new challenge: turning Universal into a local banking power.

and he knew his business real well."

After his day in court, Harris said, Chan would hurry over to Phoenix Bakery, which is one of his family's businesses, to sell the evening's last almond cookies and close up shop.

Chan said sometimes he still rues leaving the law.

"Banking is a very slow, methodical business with not a lot of things happening at the same time, whereas if you practice law, it's always jumping. I miss the stimulation."

**L**ong before their excursion into banking, the Chans were a prominent family on both sides of the Pacific. F. Chow Chan's great-grandfather was a successful silk merchant from Canton who came by clipper ship to San Francisco in the late 1800s.

F. Chow Chan was born in Canton but in 1933 was sent to USC to study business. In 1938, he and brother Lun F. Chan started Phoenix Bakery, now a Chinatown institution, using family recipes from China and skills Lun F. Chan learned at L.A. Trade Tech.

The bakery flourished. But like all the shopkeepers in Chinatown, the brothers had to leave their community every day to do their banking. By the early 1960s, F. Chow Chan, who had long seen a need for a bank that would serve the Chinese community, was ready to make a move.

He helped organize a small group of five investors, including the grandfather of former Los Angeles city councilman and mayoral candidate Michael Woo, then asked state regulators for approval to charter a commercial bank. The officials balked. They saw no need for such a bank. Some in the

Chinese community saw the need and saw something else: racism.

"My dad thought it was a little discriminatory," recalled Kenny Chan, Kellogg's brother. "He thought there was underlying racism. But he was very persistent. He convinced them."

Today Cathay Bank has 12 branches and more than \$880 million in assets, with profits of \$5 million in fiscal 1994.

Ironically, for a bank that makes about 97% of its loans to an ethnic group that has experienced discrimination at the hands of whites, Cathay Bank found itself under scrutiny when The Times reported that Cathay made only one of its 121 home loans to a Latino and none to African Americans in 1991. Cathay officials responded that community banks make most of their loans locally and that they received no loan applications from blacks and only 11 from Latinos.

**A**fter founding Cathay, Chan turned his attention to the savings industry. At the time, Chinese Americans often found it difficult to get homeowner loans from mainstream banks. Betty Tom Chu, who was a prominent attorney for the Los Angeles Unified School District before she became a banker, recalls walking into a big-name bank in the 1960s and being denied even a loan application.

So around 1966, Chan and Chu applied for a charter for a state savings and loan. As with Cathay, the answer was no. According to Chu, the hearing officer recommended in favor but the applica-

tion was denied higher up.

"The reason given was that there was no need, but they just hemmed and hawed and had no specific facts," Chu said. "Being minorities, we drew certain conclusions."

Chan and Chu tried again in the early 1970s, appealing to a USC professor named Preston Martin whom Chu knew from her college days and who had gone on to become chairman of the Federal Home Loan Bank Board. This time they succeeded and called their new bank East-West.

**F**rom the beginning, Kellogg Chan sat on East-West's board of directors. In 1976 he was appointed chairman, although he continued to work at the D.A.'s office until 1979, when he quit at his father's urging to do banking full time.

A generation after his father had been among the first Asians to integrate Silver Lake, Chan and his wife and children moved in 1975 to what was then the affluent, white, conservative bastion of San Marino. They were the second Asian family to integrate the tiny and exclusive city, whose Asian population today has reached 32% of its 13,307 residents.

The city quivered with racial tension in those early years. One white resident tried and failed to get the City Council to declare English the official language. A Chinese real estate broker's signs were stolen repeatedly. Anti-Asian graffiti appeared on walls at San

Please see CHAN, 19

# CHAN

## Continued from 14

Marino High. Fights broke out on campus.

Chan says he doesn't recall any racism directed at him or his three children, who range from junior high to college age.

"Once again, I spoke English and thought and acted like an American and so did my family," Chan said.

The banker declined to discuss his family or to be photographed in his home.

"I like to keep a low profile—that's my style," Chan said.



**T**here are poetic parallels to Chan taking over Universal in the 1990s and targeting Asian immigrant depositors. The Italian immigrants who founded Universal Bank in 1954 did the same thing with their *paisanos*.

Domenic and Frank DiNoto opened their first Universal branch in Rosemead with \$500,000 in capital to serve the mainly blue-collar es in Eagle Rock, Encino and

Orange. At its peak, it had \$600 million in assets. After the DiNotos died, the bank was sold in 1985 to a group of Australian investors who made a series of bad loans.

Assets dwindled to \$205 million and the federal Office of Thrift Supervision was forced to step in to avert further problems. In 1990, the bank was sold to J.S. Chang, a Taiwanese tycoon who owns financial institutions in Japan and Taiwan.

Chang, who travels frequently between Asia and the West Coast, placed his two American-educated sons on the board of Universal, rotating them through bank jobs such as teller, loan officer and manager. From inquiring in the Chinese community, he learned about Chan.

"My father hired Kellogg because he is very well-known in the industry and is a proven leader," said Frank Chang, 27, one of Universal's board members.

Today Chan works 12 to 14 hours a day, trying to put his new bank in order. He would like to make its six branches and 80 employees into a Italian immigrant community in the San Gabriel Valley.

The bank grew, opening branch-\$1-billion institution—just like he did at East-West.

Universal's non-performing assets, or bad loans, are at 6.9%, which is manageable, according to Rubens, the bank expert, who said that a bank with 3% to 4% non-performing assets would be considered very good.

Universal's capital-to-asset ratio is in excess of 5%, which is above the required ratio of 3%.

Chan plans to renovate all of Universal's branch offices so that they radiate modernity and affluence to new immigrants. The bank has also joined the Chinese Chamber of Commerce. And Frank Chang said he and Chan are making the rounds of Chinese community events, from golf tournaments to beauty pageants.

"You have to make a presence, join community groups and advertise in Chinese papers," Chan said.

Rubens said both the San Gabriel Valley and Orange County offer excellent expansion potential for Universal because each has more than 1 million residents, a significant number of which are Asian.

Said Rubens: "If anyone can turn this company around, he can."

**942 N. Broadway**  
**Los Angeles, California**



Historical Resource Technical Report

**Prepared by:**







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## **EXECUTIVE SUMMARY**

The purpose of this report was to determine if a proposed project (the Project) in the Central City North Community Plan Area of the City of Los Angeles would directly or indirectly impact any historical resources subject to the California Environmental Quality Act (CEQA). Although archaeological sites may be considered historical resources if they are listed or eligible for listing in the California Register of Historical Resources, this report was limited to historical resources that are part of the built environment.

The Project involves one parcel bounded by one property to the north, 950 N. Broadway; one property to the east, 1231 N. Spring Street; one property to the south, 900 N. Broadway; and N. Broadway to the west. The Project site is comprised of one commercial building, 942 N. Broadway, and a surface parking lot. The Project involves demolishing this existing building and constructing a new 27-story mixed-use building with subterranean parking. GPA Consulting (GPA) was retained to identify built historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as appropriate. As the Project involves new construction, GPA established a study area that includes the Project site and an approximately 400-foot radius to account for impacts on historical resources identified in the vicinity.

The existing building on the Project site is not currently listed under national, state, or local landmark or historic district programs and is not included as significant in any historic resource surveys of the area; however, there are 19 listed and potential historical resources in the study area. These include two properties designated as Los Angeles Historic-Cultural Monuments as well as one property and one historic district listed in the California Register of Historical Resources. Additionally, there are 13 properties, one historic district, and one public art piece that were identified as potential historical resources by SurveyLA, the citywide historic resources survey of Los Angeles. Out of an abundance of caution, individual properties and districts identified as eligible for federal, state, or local historic designation through SurveyLA were presumed for the purposes of this analysis to be historical resources.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired. As the existing building on the Project site that would be removed is not a historical resource, the Project would have no direct impacts on historical resources.

The indirect impacts the Project could have on the historical resources in the study area were also analyzed. It was concluded that the Project would have a less than significant impact on the identified 19 historical resources. The new building would introduce a new visual element to the immediate surroundings of the historical resources in the study area; however, the Project would not result in a substantial adverse change to the integrity of these historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. No mitigation is required or recommended.

# 1. INTRODUCTION

## 1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed development project (the Project) would impact historical resources. The Project involves one parcel bounded by one property to the north, 950 N. Broadway; one property to the east, 1231 N. Spring Street; one property to the south, 900 N. Broadway; and N. Broadway to the west (see Figure 1). The Project site is located in the Central City North Community Plan Area, and is comprised of one commercial building, 942 N. Broadway, and a surface parking lot. The Project involves demolishing this existing building and constructing a new 27-story mixed-use building with subterranean parking.

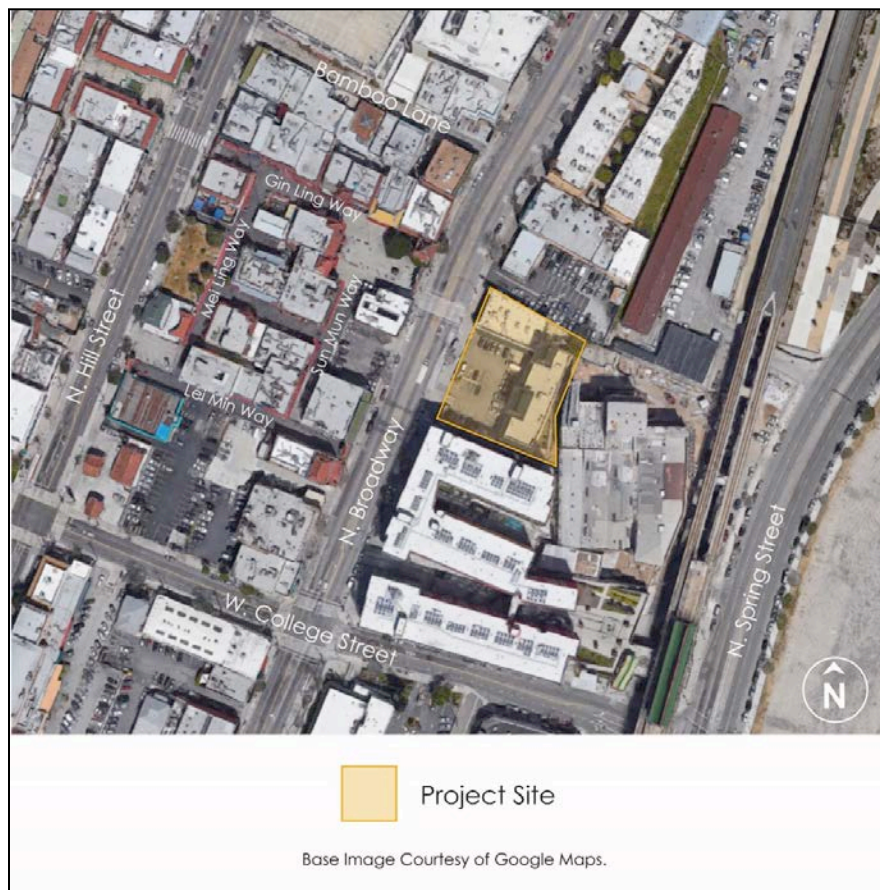


Figure 1: Location of Project site

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with the California Environmental Quality Act (CEQA). Although archaeological sites may be considered historical resources if they are listed or eligible for listing in the California Register of Historical Resources, this report was limited to historical resources that are part of the built environment.

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

## 1.2 Methodology

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

1. Conducted a field inspection of the Project site and vicinity to determine the scope of the study. As the Project involves new construction, the study area was identified as the Project site and an approximately 400-foot radius. The study area includes 48 properties including the Project site. This 400-foot radius was established to account for indirect impacts on historical resources in the vicinity. Historical resources beyond this radius were not included in the study area because the Project would have no potential to indirectly impact these resources.

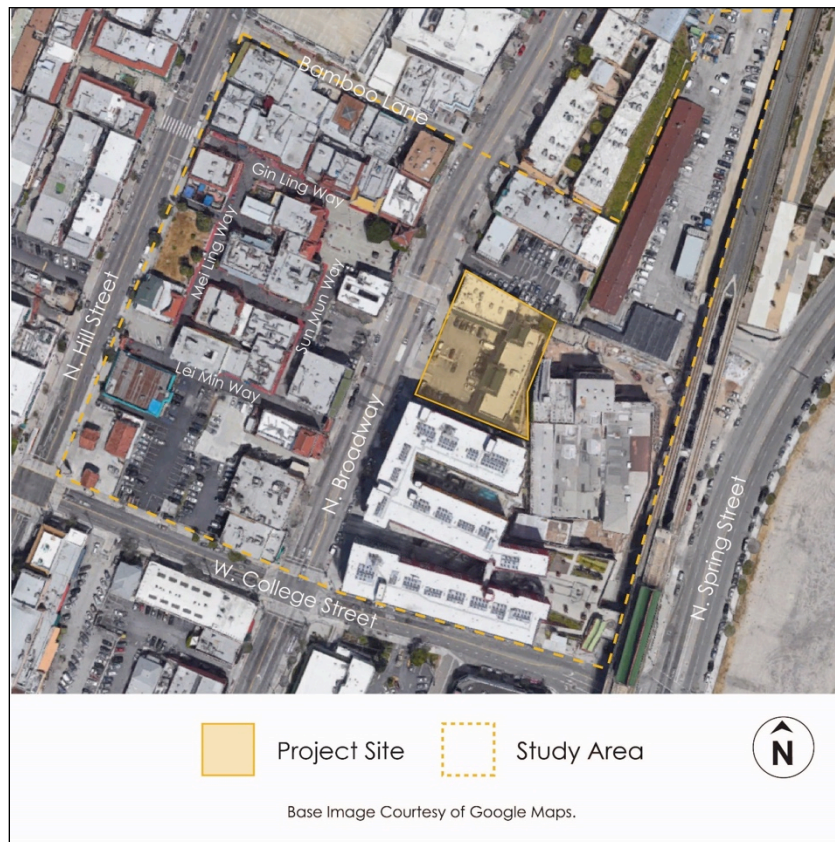


Figure 2: Project site and study area

2. Requested a records search from the South Central Coastal Information Center to determine whether or not the Project site contains any properties that are currently listed as landmarks under national, state, or local programs and whether or not any properties have been previously identified or evaluated as historical resources. This involved a review of the California Historical Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. This research revealed that while there are no buildings on the



Project site included in CHRIS, two historical resources are located within the study area. One resource is the Capitol Milling Company building and the other is the East of Hill Street Chinatown District. Both were determined eligible for the National Register of Historic Places and are listed on the California Register of Historical Resources.

Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any properties within the study area are designated Los Angeles Historic-Cultural Monuments (HCM). This research revealed two HCMs in the study area: the Chinatown East Gate at 945 N. Broadway (HCM No. 825) and the Chinatown West Gate at 954 N. Hill Street (HCM No. 826).

Consulted the findings of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties within the study area were identified as potential historical resources. One property was identified as appearing eligible for local designation. Twelve properties were identified as appearing eligible for national, state, and local designation. One historic district was identified as appearing eligible for national, state, and local designation. Three tile murals on the street-facing façade of the property at 917 N. Broadway were identified, but not evaluated by SurveyLA. In order to provide a conservative analysis, these murals are treated as a historical resource for the purposes of this analysis under CEQA.

A description of the listed and potential historical resources in the study area can be found in Section 3.2. The addresses associated with the Project site and the other properties within the study area are listed in Table 1 below.

3. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would have an indirect impact on the identified historical resources as defined by CEQA (see Appendix C for the Entitlement Submittal).

Table 1: Properties in Study Area				
	APN	Address	Other Associated Addresses	Year Built
1	5414-013-014	<b>942 N. Broadway</b> <i>(Project site)</i>	N/A	1986
2	5414-015-009	960 N. Broadway	N/A	1947
3	5414-014-010	950 N. Broadway	N/A	1981
4	5414-016-002	1251 N. Spring Street	1310 N. Broadway 1322 N. Broadway 1030 N. Broadway 1050 N. Broadway 1040 N. Broadway 1030 N. Broadway	2009-2010
5	5414-014-001	1231 N. Spring Street <i>(Capitol Milling Company Building)</i>	N/A	1888



**Table 1: Properties in Study Area**

	APN	Address	Other Associated Addresses	Year Built
6	5414-013-901	900 N. Broadway	N/A	2016
7	5414-012-011	925 N. Broadway	923 N. Broadway	1951
8	5414-012-006	917 N. Broadway	913 N. Broadway	1968
9	5414-012-001	407 W. College Street	N/A	1899
10	5414-012-002	W. College Street	N/A	Vacant
11	5414-012-015 5414-012-016	900 N. Hill Street	904 N. Hill Street 421 W. College Street 425 W. College Street 427 W. College Street 431 W. College Street	1966
12	5414-012-013	910 N. Hill Street	419 W. College Street	1945/ 1982
13	5414-011-030	931 N. Broadway	933 N. Broadway	1960
14	5414-011-011	N. Broadway	N/A	Vacant
15	5414-011-010	N. Broadway	N/A	Vacant
16	5414-011-009	943 N. Broadway	N/A	1973
17	5414-011-026	945 N. Broadway (Chinatown East Gate)	951 N. Broadway 405 W. Gin Ling Way 407 W. Gin Ling Way 409 W. Gin Ling Way 425 W. Gin Ling Way	1939
18	5414-008-016	951 N. Broadway	405 W. Gin Ling Way 407 W. Gin Ling Way 409 W. Gin Ling Way 425 W. Gin Ling Way	1940
19	5414-008-016	425 W. Gin Ling Way	405 W. Gin Ling Way 407 W. Gin Ling Way	1940



**Table 1: Properties in Study Area**

	APN	Address	Other Associated Addresses	Year Built
			409 W. Gin Ling Way 951 N. Broadway	
20	5414-011-014	931 N. Sun Mun Way	935 N. Sun Mun Way	1940
21	5414-011-015	939 N. Sun Mun Way	937 Sun Mun Way	1941
22	5414-011-016	943 N. Sun Mun Way	N/A	1942
23	5414-011-022	951 N. Sun Mun Way	945 N. Sun Mun Way 947N. Sun Mun Way 949 N. Sun Mun Way	1940
24	5414-011-005	441 W. Lei Min Way	N/A	1948
25	5414-011-004	443 W. Lei Min Way	N/A	1948
26	5414-011-032	934 N. Mei Ling Way	930 N. Mei Ling Way 932 N. Mei Ling Way 445 Lei Min Way	1968
27	5414-011-031	940 N. Mei Ling Way	936 Mei Ling Way	1940
28	5414-011-017	454 Jung Jing Road	N/A	1940
29	5414-011-017	454 Jung Jing Road	N/A	1940
30	5414-011-021	946 Mei Ling Way	950 Mei Ling Way 453 Jung Jing Road	1940
31	5414-011-006	N. Hill Street	N/A	Vacant
32	5414-011-007	938 N. Hill Street	930 N. Hill Street 932 N. Hill Street 936 N. Hill Street 935 Mei Ling Way	1941
33	5414-011-008	944 N. Hill Street	951 Mei Ling Way	Vacant
34	5414-010-002	952 N. Hill Street	N/A	1938
35	5414-010-005	954 N. Hill Street (Chinatown West Gate)	N/A	1938



**Table 1: Properties in Study Area**

	APN	Address	Other Associated Addresses	Year Built
36	5414-010-005	954 N. Hill Street	N/A	1948
37	5414-010-005	954 N. Hill Street	N/A	1960
38	5414-011-023	428 W. Gin Ling Way	N/A	1940
39	5414-011-025	436 W. Gin Ling Way	432 W. Gin Ling Way 452 W. Gin Ling Way 454 W. Gin Ling Way 456 W. Gin Ling Way 954 N. Mei Ling Way	1938
40	5414-008-015	445 W. Gin Ling Way	437 W. Gin Ling Way 441 W. Gin Ling Way 451 W. Gin Ling Way	1938
41	5414-009-001	475 W. Gin Ling Way	473 W. Gin Ling Way 495 W. Gin Ling Way	1938
42	5414-008-007	957 N. Broadway	957 N. Broadway 959 N. Broadway 961 N. Broadway 963 N. Broadway	1949
43	5414-008-008	408 Bamboo Lane	N/A	1972
44	5414-008-009	412 Bamboo Lane	N/A	1949
45	5414-008-017	414 Bamboo Lane	N/A	1965
46	5414-008-012	418 Bamboo Lane	N/A	1955
47	5414-008-013	424 Bamboo Lane	N/A	1951
48	5414-008-014	964 N. Hill Street	960 N. Hill Street 962 N. Hill Street	1958





## **2. REGULATORY FRAMEWORK**

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>1</sup> The National Register, California Register, and local designation programs are discussed below.

### **2.1 National Register of Historic Places**

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>2</sup>

#### **Criteria**

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>3</sup>

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

#### **Context**

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."<sup>4</sup> A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

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<sup>1</sup> Public Resources Code Section 5024.1 and 14 California Code of Regulations Sections 4850 & 15064.5(a)(2).

<sup>2</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>3</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>4</sup> *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.



## Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>5</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

## Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."<sup>6</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.<sup>7</sup> A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>8</sup>

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.<sup>9</sup>

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<sup>5</sup> *National Register Bulletin #15*, 44-45.

<sup>6</sup> *Ibid*, 5.

<sup>7</sup> Title 36 Code of Federal Regulations Part 60.3(d).

<sup>8</sup> *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.



## 2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>10</sup>

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>11</sup>

### Criteria and Integrity

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

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

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

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<sup>9</sup> *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

<sup>10</sup> Public Resources Code Section 5024.1 (a).

<sup>11</sup> Public Resources Code Section 5024.1 (d).



there is the expectation that properties reflect their appearance during their period of significance.<sup>12</sup>

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:<sup>13</sup>

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

### **SOHP Survey Methodology**

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

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

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

- 3S**      Appears eligible for National Register as an individual property through survey evaluation.

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<sup>12</sup> Public Resources Code Section 4852.

<sup>13</sup> Public Resources Code Section 5024.1.



- 3CS** Appears eligible for the California Register as an individual property through survey evaluation.
- 5S1** Individual property that is listed or designated locally.
- 3D** Appears eligible for National Register as a contributor to a National Register eligible district through survey evaluation.
- 3CD** Appears eligible for California Register as a contributor to a California Register eligible district through a survey evaluation.
- 5D3** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 6Z** Found ineligible for NR, CR, or Local designation through survey evaluation.

### **2.3 Los Angeles Cultural Heritage Ordinance**

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

- The proposed HCM reflects the broad cultural, economic, or social history of the nation, state or community; or
- The proposed HCM is identified with historic personages or with important events in the main currents of national, state or local history; or
- The proposed HCM embodies the characteristics of an architectural type specimen inherently valuable for a study of a period, style or method of construction;
- The proposed HCM is the notable work of a master builder, designer, or architect whose individual genius influenced his or her age.<sup>14</sup>

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

### **2.4 Los Angeles Historic Preservation Overlay Zone Ordinance**

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. A HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of a HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or

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<sup>14</sup> Los Angeles Administrative Code Section 22.171.7.



2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.



### **3. ENVIRONMENTAL SETTING**

#### **3.1 Description and History of the Project Site**

The Project site is comprised of one parcel bounded by one property to the north, 950 N. Broadway; one property to the east, 1231 N. Spring Street; one property to the south, 900 N. Broadway; and N. Broadway to the west (see Figure 1). It is sited on a slope that rises in elevation from the east side of the parcel to the west. N. Broadway is a busy, four-lane thoroughfare with a center turning lane and two-way traffic. The surrounding properties are mostly developed with low-rise commercial and mixed-use buildings constructed between the 1890s and 1980s. Additionally, there is a new five-story mixed-use building that was completed in 2016 located at 900 N. Broadway, immediately to the south of the Project site. There are two industrial properties in the immediate vicinity, the building at 1251 N. Spring Street to the northeast and the Capitol Milling Company building to the east. The Metro Gold Line and the Chinatown Metro Station are located to the east of these two industrial properties, adjacent to N. Spring Street. Further to the northeast of the Project site is the Los Angeles State Historic Park (HCM No. 82), a former Southern Pacific Railroad station and railway yard that was re-developed into a 32-acre state park from 2001 to 2017.

The Project site is occupied by one building, 942 N. Broadway, and a surface parking lot (see Figures 3-4). 942 N. Broadway is a commercial building constructed between 1985 and 1986 by the West Commercial Development Corporation.<sup>15</sup> Architect Samuel K. Y. Cheng designed the building. It is situated along the north and east property lines with a surface parking lot to the west that is accessible from N. Broadway. The building is L-shaped in plan and one-story in height. The roof is flat with East Asian Eclectic style features along the roofline of the street-facing elevation. These East Asian Eclectic style features include slopped parapets clad in green tile and two towers, one at the northeast corner and one on the center of the east wing, that each have sweeping roofs with flared gables clad in green tile. The exterior is clad in stucco, ceramic tile, and granite tile. There are multiple storefronts on the street-facing elevation, five on the north wing and one on the east wing. On the north wing, two storefronts face N. Broadway and the other three storefronts are within a covered walkway facing the surface parking lot. These storefronts are all comprised of glass-and-aluminum storefront infill. The storefront on the east wing is comprised of tinted glass panels and features an elaborate entryway with concrete columns supporting an ornamental screen and decorative frieze.

Sometime before 1888, three one-story dwellings were constructed on the southern portion of the Project site, while the northernmost portion of the present-day parcel was part of the Baker Iron Works factory complex.<sup>16</sup> The Capitol Milling Company building (1855-1889) was located just to the east of the Project site as was the Zanja Madre (1884-1888), which powered the Capitol Milling Company's water wheel. By 1906, the three dwellings had been demolished, and the Baker Iron Works factory complex had been expanded to the south.<sup>17</sup> Baker Iron Works merged with Union Iron in 1929, and by 1931, the newly formed Consolidated Steel Corporation had moved to new facilities, leaving the former Baker Iron Works factory complex vacant.<sup>18</sup> The

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<sup>15</sup> Los Angeles Department of Building and Safety, Building Permit No. LA16409, July 19, 1985.

<sup>16</sup> Sanborn Map Company, *Los Angeles, California* Vol. 3 Sheet 6, 1888.

<sup>17</sup> Sanborn Map Company, *Los Angeles, California* Vol. 3 Sheet 352, 1906.

<sup>18</sup> "Steel Merger Lowers Costs," *The Los Angeles Times*, February 17, 1929; and "Steel Company Adds New Unit," *The Los Angeles Times*, June 13, 1931.



Baker Iron Works factory was likely demolished between 1938 and 1945.<sup>19</sup> In 1945, 960 N. Broadway was constructed to the north of the Project site as an automobile showroom and service station. The Project site appears to have been used by this neighboring business as a surface parking lot with two, small kiosk structures by 1951.<sup>20</sup> By 1968, a hot dog stand had been constructed on the site.<sup>21</sup> In 1985, the hot dog stand was demolished and 942 N. Broadway was subsequently constructed on the site.

As previously stated, the existing building on the Project site was excluded from analysis as a potential historical resource. Based upon GPA’s field inspection and research, this property does not appear to meet the eligibility standards for the East Asian Eclectic Sub-theme formulated for the *Los Angeles Historic Context Statement* due to a lack of age, architectural character, and/or physical integrity (see Table 2 below). In addition, this building is not currently listed as a landmark at the local, state, or national levels and is not included as significant in any historic resource surveys of the area, including SurveyLA.

<b>Table 2: East Asian Eclectic Architecture</b>	
<b>Context: Architecture and Engineering, 1850-1980</b>	
<b>Theme: Exotic Revival, 1900-1980</b>	
<b>Sub-theme: East Asian Eclectic, 1920-1980</b>	
<b>Property Type: Commercial – Retail Building</b>	
<b>Eligibility Standards</b>	
<ul style="list-style-type: none"> <li>• Exhibits quality of design through distinctive features</li> <li>• Is an excellent example of East Asian Eclectic architecture</li> <li>• Was constructed during the period of significance</li> </ul>	
<b>Character Defining/Associative Features</b>	
<ul style="list-style-type: none"> <li>• Retains most of the essential character-defining features from the period of significance</li> <li>• Carved brackets and rafter tails</li> <li>• Flat roof with decorative post and beam supporting system</li> <li>• Ornamented roof ridge</li> <li>• Brightly colored tile roofs</li> <li>• Elaborate surrounds on entryways and windows</li> <li>• Decoratively distributed mullions on windows</li> <li>• Recessed entryways</li> <li>• Geometrical patterned window grilles</li> <li>• For mixed use, may have second floor balconies</li> <li>• For retail, neon signage in fonts evoking calligraphy</li> <li>• For Chinese-influenced, may be painted red and gold</li> <li>• For Chinese-influenced, ornament may include dragon or lion statuary</li> </ul>	
<b>Integrity Considerations</b>	
<ul style="list-style-type: none"> <li>• Should retain integrity of Location, Design, Workmanship, Materials, and Feeling</li> </ul>	

<sup>19</sup> Historic Aerial Photographs, 1938 and 1945.

<sup>20</sup> Sanborn Map Company, *Los Angeles, California* Vol. 3 Sheet 352, 1951.

<sup>21</sup> LADBS, Building Permit No. LA14543, March 21, 1968.





Figure 3: Project site, looking northeast (GPA, 2018)



Figure 4: Project site, looking east (GPA, 2018)



### **3.2 Historical Resources in the Project Study Area**

Although there are no historical resources located on the Project site, there are 19 listed and potential historical resources in the study area (see Figure 5). Historical resources are defined as properties that are listed under national, state, or local landmark or historic district programs. Potential historical resources are defined as properties that have been identified as eligible in historic resources surveys completed within the last five years, such as SurveyLA. For the purposes of CEQA review, individual properties and districts identified as eligible for federal, state, or local historic designation through SurveyLA are presumed to be historical resources.<sup>22</sup> These properties and districts were not researched or evaluated on an intensive-level by GPA to independently determine their eligibility as potential historical resources. This report does not refute any previous findings regarding the eligibility of these resources.

These 19 historical resources are located to the east and west of the Project site with the largest concentration located across N. Broadway between Bamboo Lane and W. College Street. Just outside the study area's western boundary is an additional historical resource, the River Station Area/Southern Pacific Railroad at 1245 N. Spring Street (HCM No. 82) located to the northeast of the Project site. This area was designated as an HCM in 1971 for its significant vestiges of nineteenth century railroading, including its freight yards, warehouses, tracks, switch houses, docks, and cobblestone pavement.<sup>23</sup> It was redeveloped as the Los Angeles State Historic Park in 2001-2017. None of the above ground structures associated with the Southern Pacific Railroad are still existing on the site.

The 19 historical resources in the study area are pictured and described below. See Section 2.2 for the definitions of the Status Codes associated with each historical resource.

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<sup>22</sup> State CEQA Guidelines Section 15064.5.

<sup>23</sup> Jeffrey Herr, ed., *Landmark L.A* (Los Angeles: Angel City Press, 2002), 427.



- |                                       |                        |                        |
|---------------------------------------|------------------------|------------------------|
| 1 New Chinatown Historic District     | 8 933 N. Broadway      | 15 445 W. Gin Ling Way |
| 2 East of Hill St. Chinatown District | 9 951 N. Sun Mun Way   | 16 957 N. Broadway     |
| 3 Chinatown West Gate                 | 10 946 N. Mei Ling Way | 17 412 Bamboo Lane     |
| 4 Chinatown East Gate                 | 11 428 W. Gin Ling Way | 18 964 N. Hill Street  |
| 5 Capitol Milling Company Building    | 12 456 W. Gin Ling Way | 19 917 N. Broadway     |
| 6 925 N. Broadway                     | 13 951 N. Broadway     |                        |
| 7 900 N. Hill Street                  | 14 425 W. Gin Ling Way |                        |

Base Image Courtesy of Google Maps.

Figure 5: Location of the historical resources in the study area



1. New Chinatown Historic District (3S, 3CS, 5S3)

The New Chinatown Historic District is bounded by Bamboo Lane on the north, N. Broadway on the east, Lei Min Way on the south, and N. Hill Street on the east. Of the 29 buildings within the boundaries of the Historic District, 26 have been evaluated as contributors. These contributing buildings are low-rise commercial or mixed-use buildings designed primarily in the East Asian Eclectic style. They are organized around five intersecting paved pedestrian-oriented streets. There are two monumental gateways situated at either end of Gin Ling Way (Chinatown East and West Gates). There is also a paved central plaza at the intersection of Gin Ling Way and Sun Mun Way. Other significant features include ornamental streetlights, colorful hanging lanterns, decorative metal balustrades, a wishing well, a fish pool, and two smaller gateways at either end of Lei Min Way. There are several examples of public art within the historic district, including painted and mosaic murals, a statue of Dr. Sun Yat-Sun, and a monument to Peter Soo Hoo and Herbert Lapham.



The New Chinatown Historic District is significant for its role as the commercial focal point of the Chinese American community in Los Angeles since its relocation in 1938, and as the first Chinese enclave in Los Angeles to be owned and developed by Chinese Americans. It is also significant as an excellent and unique collection of intact East Asian Eclectic commercial architecture. The period of significance extends from 1938 to 1960, reflecting the timeframe during which the majority of the New Chinatown Historic District was developed and built out. SurveyLA identified the Historic District as appearing eligible for listing in the National Register and California Register as well as for local designation.



2. East of Hill Street Chinatown District (2S2)

The East of Hill Street Chinatown District was formally determined eligible for listing in the National Register in 1986 as part of a Federal Section 106 review process. The boundaries of the East of Hill Street Chinatown District are similar to the boundaries of the New Chinatown Historic District apart from the northern boundary, which extends farther north to Bamboo Lane and the

southern boundary, which jogs farther south to include 925 N. Broadway. Of the 37 buildings in the boundary, 28 were evaluated as contributors. The East of Hill Street Chinatown District is significant for the same reasons as those outlined above for the New Chinatown Historic District. SurveyLA modified the boundaries of the New Chinatown Historic District to more accurately reflect the historic boundaries of the New Chinatown Development.



### 3. Chinatown West Gate (2D2, 3D, 3CD, 5D3, 5S1)

The Chinatown West Gate is located at Gin Ling Way and N. Hill Street and is associated with the address 954 N. Hill Street. This monumental gateway was designed by the architectural firm Webster & Wilson in the East Asian Eclectic style. Erected in 1938, it was one of two gateways that was constructed to anchor the entrances of the New Chinatown Development. The Chinatown West Gate was designated by the City as HCM No. 825 under Criterion 1 as an important cultural marker for the Chinese-American community and as a symbol of recognition for the nation's first community to be wholly owned, planned, financed, and controlled by its Chinese residents. It also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown Historic District.



### 4. Chinatown East Gate (2D2, 3D, 3CD, 5D3, 5S1)

The Chinatown East Gate is located at Gin Ling Way and N. Broadway and is associated with the address 945 N. Broadway. The gateway was erected in 1939 and also designed by the architectural firm Webster & Wilson in the East Asian Eclectic style. The Chinatown East Gate was designated by the City as HCM No. 826 for the same reasons as the Chinatown West Gate noted above as well as contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown Historic District.



##### 5. Capitol Milling Company Building (2S2)

The Capitol Milling Company building is located at 1231 N. Spring Street near the intersection of N. Spring and W. College Streets. It is comprised of a series of interconnected brick and concrete structures with heights ranging from one to six stories. The first building on the site was constructed in 1855, and was subsequently expanded to its current configuration in 1884 and 1889. This mill produced flour between 1855 and 1998. It was first known as the Eagle Mill Company, then the Deming Mill Company, and finally as the Capitol Milling Company, re-named by owners Jacob Lowe and Herman Levi who purchased the mill in 1883. The Capitol Milling Company was owned by the Levi family until its closure in 1998, making it the longest-running family-owned business in Los Angeles.



It was formally determined eligible for listing in the National Register in 1986 as part of a Federal Section 106 review process. Capital Milling Company building is significant as the oldest industrial building in Los Angeles, as well as for its contribution to the development of agriculture in Southern California and the growth of Los Angeles as a major metropolitan center.



Portions of the building have been recently demolished as part of a current development project and what portions remain were entirely stripped down to the structure. Based upon the building's current condition that GPA observed during the field inspection, the Capitol Milling Company building does not appear to retain physical integrity and therefore, should be re-evaluated for listing in the National Register. However, for the purposes of this report and in order to provide a conservative analysis of the Project's potential impacts, the Capitol Milling Company Building is presumed to be a historical resource.



6. 925 N. Broadway (2D2, 3S, 3CS, 5S3)

925 N. Broadway is a two-story institutional building constructed in 1951. It was designed by noted Chinese American architect Eugene Choy for the Chinese Consolidated Benevolent Association (CCBA). The property is located on N. Broadway between W. College Street and Bamboo Lane. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation for its significant association with the CCBA and as an excellent example of Mid-Century Modern institutional architecture with East Asian Eclectic influence.



7. 900 N. Hill Street (3S, 3CS, 5S3)

900 N. Hill Street is a gas station with East Asian Eclectic style features constructed in 1966. It is located on the corner of N. Hill Street and W. College Street, and comprised of two parcels, APN # 5414-012-015 and APN # 5414-012-016. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent and rare example of East Asian Eclectic architecture applied to a gas station.



8. 933 N. Broadway (2D2, 3S, 3CS, 5S3, 3D, 3CD, 5D3)

933 N. Broadway is a two-story institutional building constructed in 1960. It was designed by noted architect Gilbert Leong for the Kong Chow Benevolent Association. The property is located on N. Broadway between W. College Street and Bamboo Lane. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation for its significant association with the Kong Chow Benevolent Association and as an excellent example of East Asian Eclectic institutional architecture. The building also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



9. 951 N. Sun Mun Way (2D2, 3S, 3CS, 5S3, 3D, 3CD, 5D3)

951 N. Sun Mun Way is a two-story commercial building constructed in 1940 in the East Asian Eclectic style. It is located on the corner of N. Sun Mun Way and Jung Jing Road. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent example of East Asian Eclectic commercial architecture. It was also identified as appearing eligible for the California Register and for local designation as the site of Madame Wong's, a renowned performance venue that played a pivotal role in Los Angeles' new wave and punk rock scenes in the 1970s and 1980s. Additionally, the building contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



10. 946 N. Mei Ling Way (2D2, 3S, 3CS, 5S3, 3D, 3CD, 5D3)

946 N. Mei Ling Way is a two-story commercial building constructed in 1940 in the East Asian Eclectic style. It is located on the corner of N. Mei Ling Way and Jung Jing Road. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent example of East Asian Eclectic commercial architecture. It was also identified as appearing eligible for local designation for its significant association with Hop Louie's Jade Pagoda, a neighborhood bar that operated at this location from 1941 to 2016. Additionally, the building contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.





11. 428 W. Gin Ling Way (2D2, 3S, 3CS, 5S3, 3D, 3CD, 5D3)

428 W. Gin Ling Way is a two-story institutional building constructed in 1940 in the East Asian Eclectic style. It is located on W. Gin Ling Way at the west end of the Central Plaza. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent example of East Asian Eclectic commercial architecture and for its significant association with the Hop Sing Tong Society. The building also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



12. 456 W. Gin Ling Way (2D2, 3S, 3CS, 5S3, 3D, 3CD, 5D3)

456 W. Gin Ling Way is a two-story commercial building constructed in 1938 in the East Asian Eclectic style. It is located at the corner of W. Gin Ling way and Sun Mun Way. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent example of East Asian Eclectic commercial architecture. It was also identified as appearing eligible for local designation for its significant association with K.G. Louie Co., an art and gift store. The building also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



13. 951 N. Broadway (2D2, 3S, 3CS, 5S3, 3D, 3CD, 5D3)

951 N. Broadway is a two-story commercial building constructed in 1940 in the East Asian Eclectic style. It is located on N. Broadway at Gin Ling Way. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent example of East Asian Eclectic commercial architecture. The building also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



14. 425 W. Gin Ling Way (2D2, 3S, 3CS, 5S3, 3D, 3CD, 5D3)

425 W. Gin Ling Way is a one-story commercial building constructed in 1940 in the East Asian Eclectic style. It is located on W. Gin Ling Way between N. Broadway and Mei Ling Way. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent example of East Asian Eclectic commercial architecture. The building also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



15. 445 W. Gin Ling Way (2D2, 3S, 3CS, 5S3, 3D, 3CD, 5D3)

445 W. Gin Ling Way is a two-story commercial building constructed in 1940 in the East Asian Eclectic style. It is located on W. Gin Ling Way between N. Broadway and Mei Ling Way. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation as an excellent example of East Asian Eclectic commercial architecture and for its association with You Chung Hong, the first Chinese American to pass the California State Bar exam. The building also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



16. 957 N. Broadway (2D2, 3S, 3CS, 5S3)

957 N. Broadway is a two-story commercial building with East Asian Eclectic style features constructed in 1949. It is located on N. Broadway between W. College Street and Bamboo Lane. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation for its significant association with a Chinese fraternal club, the Bing Kong Tong Society of Los Angeles. The building also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



17. 412 Bamboo Lane (5S3)

412 Bamboo Lane is a one-story Mid-Century Modern commercial building with East Asian Eclectic-style features constructed in 1950. It is located on Bamboo Lane between N. Broadway and N. Hill Street. It was identified by SurveyLA as appearing eligible for local listed for its significant association with a long-time jewelry store in Los Angeles' Chinatown, the Jin Hing Jewelry Co.



18. 964 N. Hill Street (2D2, 3S, 3CS, 5S3)

964 N. Hill Street is a two-story institutional building constructed in 1958 in the East Asian Eclectic style. It is located on the corner of N. Hill Street and Bamboo Lane. It was identified by SurveyLA as appearing eligible for listing in the National Register and California Register as well as for local designation for its significant association with the Lee On Dong Benevolent Association. The building also contributes to the significance of the New Chinatown Historic District and East of Hill Street Chinatown District.



19. 917 N. Broadway (Public Art)

917 N. Broadway is a two-story Mid-Century Modern commercial building constructed in 1968. It is located on N. Broadway between W. College Street and Bamboo Lane. The three large tile murals on the building's street-facing façade were identified by SurveyLA as an intact example of public art. The murals were completed in 1968, and are entitled "Picture of Viewing Waterfalls in Summer Mountains" (left), "Palace in Heaven" (center), and "Four Beauties Catching Swimming Fish" (right). SurveyLA noted that the building does not appear to be significant.



## **4. PROJECT IMPACTS**

### **4.1 Determining the Significance of Impacts on Historical Resources**

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

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

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

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

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

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

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

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

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



## 4.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).<sup>24</sup> Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.<sup>25</sup> The Standards were issued by the National Park Service, and are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. Though none of the four treatments as a whole applies specifically to new construction in the vicinity of historical resources, Standards #9 and #10 of the Standards for Rehabilitation provide relevant guidance for such projects.

The Standards for Rehabilitation are as follows:

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

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<sup>24</sup> 14 CCR Section 15126.4(b).

<sup>25</sup> 14 CCR Section 155331.

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

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

### 4.3 Project Description

The Applicant proposes to develop a 27-story mixed-use building on the Project site (see Figure 7). The Project would involve the demolition of the existing commercial building and surface parking lot. The maximum building height for the new mixed-use building would be approximately 240 feet above grade or 27 stories with five subterranean floors. The Project's commercial uses would be located on the first floor fronting N. Broadway. Offices would occupy a portion of the first floor, as well as the second through fourth floors. The 176 market rate units with a 5% affordable component would be located on the 6<sup>th</sup> through 22<sup>nd</sup> floors. An amenity space would be provided on the 25<sup>th</sup> floor and an infinity pool would be installed on the roof. Parking would be located on the five subterranean floors. A public plaza would also be constructed along the northern boundary of the Project site (see Appendix C, Entitlement Submittal).



Figure 6: Proposed Project, south and west elevations (Chris Dikeakos Architects)



#### **4.4 Analysis of Project Impacts**

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

As described in Section 3.2 above, there are 19 listed and potential historical resources in the study area, including the New Chinatown Historic District, East of Hill Street Chinatown District, Chinatown East and West Gates, Capitol Milling Company, the three murals on the street-facing façade at 917 N. Broadway, as well as 13 individual resources identified by SurveyLA primarily for their East Asian Eclectic style architecture. All are located to the west of the Project site with the exception of the Capitol Milling Company building, which is located immediately to the east of the Project site.

In determining the potential impact of adjacent new construction on the historical resources in the study area, the central question is whether the new building would cause a "material impairment" to the significance of the nearby historical resource.<sup>26</sup> Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility of inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the study area no longer retained sufficient integrity to convey their significance. The significance of each historical resource in the study area is described in Section 3.2.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. Because the proposed Project will not alter the physical features of the historical resources in the study area, the only relevant aspect with respect to the impact of the new building on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource's broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the study area would be so diminished by the new construction that they would no longer qualify as historical resources under national, state, or local landmark or historic district programs.

The historical resources to the west are separated from the Project site by N. Broadway. These resources include the New Chinatown Historic District, East of Hill Street Chinatown District, 13 individual properties, and one example of public art on the street-facing façade of 917 N. Broadway. Because the Project site is located across the street, the relationships between the buildings on this block bounded by Bamboo Lane on the north, N. Broadway on the east, W. College Street on the south, and N. Hill Street on the west would remain intact and would not be changed by the Project. The significant components of the New Chinatown Historic District and East of Hill Street Chinatown District, located on the northern portion of this block, would also remain intact. These significant components include the contributing buildings as well as other significant features, such as ornamental streetlights, colorful hanging lanterns, decorative metal balustrades, a wishing well, a fish pool, and two smaller gateways at either end of Lei Min Way. The proposed Project would not affect the number of buildings in these historic districts, the ratio of contributing to non-contributing buildings, or the relationships between the historic districts'

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<sup>26</sup> Pub. Res. Code § 21084.1; CEQA Guidelines § 15064.5(b).

other significant features. Although the Project introduces a new visual element to the area east of these historical resources, the relationships between the buildings, other significant features, and surrounding streets would remain largely intact overall. The Project would furthermore not have any impact on the physical characteristics that convey the resources' historic significance and justify their inclusion in, or eligibility for, applicable landmark and historic district designation programs.

The views of these historical resources from the surrounding blocks, including N. Broadway, W. College Street, N. Hill Street, and Bamboo Lane, would also not be obscured as a result of the Project. These historical resources are not currently visible from N. Spring Street due to the height of the Capitol Milling Company building and the rising topography of the block between N. Spring Street and N. Broadway. Therefore, the historical resources to the west of the Project site would remain highly visible and continue to be prominent features of the block.

The Capitol Milling Company building is located immediately to the east of the Project site adjacent to the eastern property line. Its relationship to the surrounding buildings has already been altered by new construction. 900 N. Broadway, a five-story mixed-use building on the corner of N. Broadway and W. College Street, was constructed immediately to the southwest of the Capitol Milling Company building in 2016, and the Metro Gold Line was constructed immediately to the east in 2003. Therefore, the Project would introduce a new visual element to the area surrounding the Capitol Milling Company building where the overall integrity of setting is low as a result substantial changes to the built environment over time.



Figure 7: Capitol Milling Company building, view of east elevation from N. Spring Street (GPA, 2018)



Figure 8: Capitol Milling Company building, view of east elevation from N. Spring Street (GPA, 2018)



Figure 9: Capitol Milling Company building, view of west elevation from N. Broadway (GPA, 2018)



Figure 10: Capitol Milling Company building, view of west elevation from N. Broadway (GPA, 2018)





The most important view of the Capitol Milling Company building is of its east elevation from N. Spring Street, which constitutes the building's street frontage. The building's east elevation is partially obscured by the Metro Gold Line (see Figures 8-9). The Project would not have any impact on the view of the building's east elevation because the new building would be located to the west, or the opposite side of the Capitol Milling Company building. The Project would partially obscure a presently available view of the building's west elevation from N. Broadway, a small portion of which is currently visible over the existing building on the Project site (see Figures 9 and 10). The existing buildings at 942 N. Broadway constructed in 1985-1986 currently obscure views of the building's west elevation from N. Broadway, including its painted mural of an eagle. Accordingly, the Project would not obscure the Capitol Milling Company building's primary east elevation and would only result in a minimal additional blockage in views from the secondary western side where the Capitol Milling Company building does not have street frontage and is currently, almost entirely obscured from view by the existing buildings on the Project site. Furthermore, obscuring the view of the west elevation would not materially impair the building's eligibility as a historical resource because it is not pertinent to conveying its significance.

In conclusion, while the Project would introduce a new visual element to the study area it would not affect the setting of any of the identified historical resources. Because the historical resources to the west are separated from the Project site by N. Broadway, the new building would not change the relationships between these buildings. These historical resources would also remain highly visible and continue to be prominent features of the block on which they are located. The overall integrity of setting of the historical resource to the east, the Capitol Milling Company building, has already been changed by new construction. The Project also would not obscure the important view of this building's east elevation, which would remain visible from N. Spring Street. Therefore, the Project would not result in a substantial adverse change to the immediate surroundings of these historical resources, including the Capitol Milling Company building, to the degree that they would no longer be eligible for listing under national, state, or local landmark or historic district programs.

### **Secretary of the Interior's Standards**

The Secretary of the Interior's Standards are not applicable, as the Project does not involve the preservation, rehabilitation, restoration, or reconstruction of a historic building. Rehabilitation Standards #9 and #10 address related new construction, which are relevant but not determinative in analyzing the potential impact of a new building on a historic building. Rehabilitation Standards #9 and #10 primarily address additions to historic buildings or new construction within the boundaries of a historic property or district, which is not the case with the Project. Nevertheless, to be conservative, the Project's compliance with Standards #9 and #10 is discussed below.

#### *Compliance with Standard #9*

Standard #9 states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

The only historical resource adjacent to the Project site is the Capitol Milling Company building to the east. The new building would be located on a parcel separate from the Capitol Milling



Company building; thus, the new building would not destroy the historic materials, features or spatial relationships of this historical resource. Indeed, there would be more distance between the new building and the historical resource than the existing building on the Project site. A twenty-foot setback from the east property line is proposed to provide more open space surrounding the Capitol Milling Company building.

The new building would be differentiated from the Capitol Milling Company building by its contemporary design and materials. The primary exterior materials of the new building would be metal, glass, and concrete. Its massing has been articulated to appear as four diagonally intersecting volumes that spiral upwards. The first volume is comprised of the first three stories and is sited adjacent to the south and west property lines with a 20-foot setback from the east property line. It features ground-floor storefronts with a glass canopy, and full height windows above obscured in part by ornamental screens irregularly spaced on each elevation. A pedestrian plaza to be located along the north property line would also provide a view of the eagle mural on the west elevation of the Capital Milling Company building, which is currently only partially visible from N. Broadway. The second volume is comprised of the 4<sup>th</sup> through 10<sup>th</sup> stories, and shares the same northwest-southeast orientation as the Capitol Milling Company building. The third volume is the 11<sup>th</sup> through 17<sup>th</sup> stories, and the third volume is 18<sup>th</sup> through 22<sup>nd</sup>. Each of these upper volumes has full height windows obscured in part by ornamental screens irregularly spaced on each elevation, balconies along the east and west elevations, and concrete columns at each corner that extend the full height of each volume. There is also a small penthouse above the fourth volume.

The new building's materials, features, size, scale and proportion, and massing cannot necessarily be characterized as compatible with the Capitol Milling Company building; therefore, it would not comply with this particular aspect of Standard #9. However, compatible design is less important for related new construction when it does not alter historic physical features of or change the relationships between historic buildings, and the Project will impact neither. Although the new building would not strictly comply with Standard #9, it would not reduce the integrity of the Capitol Milling Company building, which is the City's CEQA threshold for an adverse impact.

#### *Compliance with Standard #10*

Standard #10 states: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The Project complies with Standard #10. The new building is separated from the Capitol Milling Company building to the east of the Project site. If the new building were removed in the future, the adjacent historical resource would not be materially affected. The essential form and integrity of the historical resource and its immediate environment would be unimpaired.



## **5. CONCLUSIONS**

The Project would have no direct impacts on historical resources. There are no historical resources on the Project site and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. Indirect impacts on historical resources were also analyzed. The Project would have a less than significant impact on the 19 historical resources in the study area. The new building would introduce a new visual element to the immediate surroundings of these historical resources; however, the Project would not result in a substantial adverse change to the integrity of the 19 historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. No mitigation is required or recommended.



## 6. SOURCES

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

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Herr, Jeffrey, ed. *Landmark L.A.* Los Angeles: Angel City Press, 2002.

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Sanborn Map Company. *Los Angeles*, Vol. 3. Various Dates.



## Appendix A - Résumé



EMILY RINALDI is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2011 and has worked throughout the country. Emily has conducted archival research and architectural surveys, developed submissions to regulatory agencies, and prepared site assessments and management plans for a wide variety of historic buildings, structures, and sites. Her experience includes the preparation of Historic-Cultural Monument, Federal Rehabilitation Tax Credit, and New York City Landmarks Preservation Commission applications, the composition of a Historic Preservation Element for a Township Master Plan, and the development and design of an exhibit sign.

She is the Image Editor for *Buildings & Landscapes*, the journal for the Vernacular Architecture Forum. Emily is experienced with graphics-editing software programs including Adobe Photoshop and Adobe InDesign as well as tools for mapmaking such as ArcGIS.

#### **Educational Background:**

- M.S., Historic Preservation, Columbia University, 2013
- B.A., History, New York University, 2009
- B.A., Political Science, New York University, 2009

#### **Professional Experience:**

- GPA Consulting, Architectural Historian II, 2017-Present
- Building Conservation Associates, Inc., Historic Preservationist, 2015-2017
- Avery Drawings & Archives, Columbia University, Graduate Intern, 2012-2013
- Docomomo, US, Intern, 2012

#### **Qualifications:**

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

#### **Professional Activities:**

- Vernacular Architecture Forum, Image Editor for *Buildings & Landscapes*, 2014-Present

#### **Selected Projects:**

- 1100 E. 5th Street, Los Angeles, CEQA Historical Resource Report, 2017
- 314-18 Firmin Street, Los Angeles, Historical Resource Evaluation Report, 2017
- 401 S. Hewitt Street, Los Angeles CEQA Historical Resource Report, 2017
- Stock Exchange, Los Angeles, Preservation Plan, Interior, 2017
- Shoemaker Bridge, Long Beach, Section 106 Historical Resources Evaluation Report, 2017
- 800 Traction Avenue, Los Angeles, Historic-Cultural Monument Application, 2017
- 91/605, Los Angeles County, Section 106, Historical Resources Evaluation Report, 2017
- Truxtun/Oak Intersection Operational Improvements, Bakersfield, Section 106 Historical Resources Evaluation Report, 2017
- Southington Historic Inventory Survey, Southington, Connecticut, 2016-2017
- Windsor Locks Readiness Center, Windsor Locks, Connecticut, Exhibit Sign, 2016
- Historic Preservation Element of the Township Master Plan for Montclair, New Jersey, 2016
- Edward Ridley & Sons Department Store, New York, Federal Rehabilitation Tax Credit Application, 2015-2016
- Historic Resource Inventory Survey of Midtown Manhattan, New York, 2015-2016
- Washington Union Station, Washington, D.C., Historic Preservation Plan, 2015
- *Threatened by History: The Problems in Preserving the Postbellum Commemorative Landscape*, Master's Thesis, 2013



## Appendix B - SurveyLA Historical Resources Inventory Forms

**Name: New Chinatown Historic District**

**Description:**

The New Chinatown Historic District is a commercial development located north of downtown, in the Chinatown area of Los Angeles. The district occupies a portion of a flat city block north of College Street, bounded by Hill Street on the west and Broadway on the east. It is organized around five intersecting paved pedestrian-oriented streets, including Gin Ling Way, Jung Jing Way, and Lei Ming Way running east-west; and Mei Ling Way and Sun Mun Way running north-south. Primarily Asian Eclectic in style, the district contains one- and two-story buildings displaying complex rooflines with colorful tiles; flared eaves with decoratively carved roof beams; geometric window screens; and representation of various animals, including dragons, lions, and fish. The most elaborate designs are trimmed in colored neon.

The district is marked by two monumental gateways situated at either end of Gin Ling Way. Highly elaborate in design, the East Gate (at Broadway) and West Gate (at Hill Street) are designated Los Angeles Historic-Cultural Monuments (HCMs #825 and #826, respectively). A paved Central Plaza at the intersection of Gin Ling Way and Sun Mun Way serves as the main gathering space for the development. Other features include ornamental streetlights, colorful hanging lanterns, decorative metal balustrades, a wishing well, a fish pool, and two smaller gateways at either end of Lei Min Way. The district also incorporates several examples of public art, including painted and mosaic murals; a statue of Dr. Sun Yat-Sen, founding father of the Republic of China; and a monument to Peter Soo Hoo and Herbert Lapham, developers of New Chinatown. The district contains two surface parking lots and one vacant lot.

Primarily commercial in use, the district is occupied by a variety of neighborhood and tourist-serving retail and office uses, including restaurants and bars, gift and import shops, clothing outlets, souvenir stands, a bank, a jewelry store, a bakery, a hair salon, a travel agency, a jazz club, and two Chinese benevolent associations. Of the historic district's 29 buildings, 26 have been evaluated as district contributors. Among these, several properties have also been evaluated individually, including outstanding architectural examples, long-standing businesses and institutions, and properties associated with important persons. Additional design elements – including the gateways, the Central Plaza, water features, and art and commemorative pieces – also contribute to the overall character of the historic district.

**Significance:**

The New Chinatown Historic District is significant as the commercial focal point of the Chinese American community in Los Angeles since its relocation to this area north of downtown Los Angeles in 1938, and as an excellent and unique collection of intact Asian Eclectic commercial architecture. The period of significance extends from 1938 to 1960, reflecting the timeframe during which the majority of the district was developed and built out.

Beginning in 1932, portions of Los Angeles' original Chinatown – located east of Alameda Street and south of what is now Cesar Chavez Avenue – were being demolished to make room for the construction of Union Station. In response to the displacement of the occupants of "Old Chinatown," businessman and community leader Peter Soo Hoo Sr. joined with other Chinese business owners to create the Los Angeles Chinatown Project Association (later renamed the Los Angeles Chinatown Corporation) in 1937. The association gathered their own personal finances to purchase land for a new Chinatown. Acting on behalf of the association, Soo Hoo worked with Santa Fe Railway land agent Hebert Lapham to purchase a plot of land north of Old Chinatown, between Buena Vista Avenue (now North Broadway) and Hill Street, from the Atchison, Topeka & Santa Fe Railway.

The New Chinatown development was conceptualized by Chinese American civic leaders who sought to counter common perceptions of Chinatowns as dangerous neighborhoods of unpaved, crime-filled alleyways. By incorporating romantic stereotypes associated with China, the development was unique in that Chinese Americans controlled and distributed these images to visitors with the goal of establishing New Chinatown as an important tourist destination and integral economic force in Los Angeles. To this end, the association engaged architects Erle Webster and Adrian Wilson to create a master plan for a pedestrian village, and to design a number of individual buildings and features. Webster & Wilson drafted a plan for a low-scale commercial center oriented around a system of interior pedestrian streets and a central plaza. Streets were given names that were meaningful to Los Angeles' Chinese population of the 1930s, including Gin Ling Way (for the famous "Street



of Golden Treasures” in Old Beijing), Sun Mun Way (for Dr. Sun Yat-Sen, first president of the Republic of China), Jung Jing Rd (referencing one of the honorific titles of Chiang Kai-Shek), and Mei Ling Way (for Chiang Kai-Shek’s wife).

Webster & Wilson also designed some of the most elaborate buildings on the plaza, enthusiastically embracing many of the architectural details of East Asian architecture. Building designs incorporated complex, sweeping rooflines with flared eaves and upturned rafter tails, decoratively carved brackets and roof beams, as well as neon accents which highlighted these features. Buildings were painted in bright colors and topped with clay tile roofs. Two “pailou,” or gateways at Hill Street and Broadway, were erected in 1938 and 1939, respectively, not only to anchor the entrances to the development, but also to establish its overall aesthetic. Other features of the development included a wishing well near West Gate designed to resemble the Sacred Seven Star Cavern in China, and a landscaped fish pool near East Gate, both designed by Liu Hong Kay.

The new development opened to the public on June 25, 1938 as “Los Angeles Chinatown.” Unlike the previous centers of Chinese residency in Los Angeles, this development would be owned by Chinese businessmen, making it the first Chinese enclave to be owned and developed by Chinese Americans. A number of businesses and organizations that had been displaced from Old Chinatown made the move to the new development. Notable among these were the Hop Sing Tong, one of the oldest Chinese fraternal organizations in Los Angeles, and the Los Angeles branch of the Kong Chow Benevolent Association which was founded in Old Chinatown in 1891. K.G. Louie Company, an art and gift store, moved to New Chinatown in 1938 from downtown Los Angeles.

Other long-time establishments in New Chinatown include The Golden Pagoda (later Hop Louie's Jade Pagoda), in business since 1940, and the Grand Star Jazz Club, owned and managed by the Quon family since 1946. The Hong Building on the Central Plaza is notable for its association with You Chung Hong, the first Chinese American to pass the California State Bar and practice law in Los Angeles. Hong became a prominent lawyer as well as a major property owner in New Chinatown, and ran his law practice from the second floor of the Hong Building overlooking Central Plaza. New Chinatown was also the site of Madame Wong’s, a renowned live music venue that played a pivotal role in Los Angeles’ punk rock and new wave scenes of the 1970s and 80s. So significant was the night club that proprietor Esther Wong was nicknamed “the Godmother of Punk.”

New Chinatown, sometimes referred to as “Chinatown Central Plaza,” continues to serve as the cultural heart and primary gathering place for Los Angeles’ Chinese American community today, and remains a popular destination for tourists. Additional commemorative pieces have been added to the development over time, including a statue of Dr. Sun Yat-Sen, founding father of the Republic of China; a monument to Peter Soo Hoo and Herbert Lapham, developers of New Chinatown; a statue of film star Bruce Lee; and the handprints of actor Chow Yun-Fat.

In 1982-1983, this area was surveyed by the Los Angeles Community Redevelopment Agency (CRA) as part of a Federal Section 106 Review process. The East of Hill Street Chinatown District (as it was called by the CRA survey) was formally determined eligible for listing in the National Register of Historic Places in 1986. The East of Hill Street Chinatown District has slightly different boundaries than the New Chinatown Historic District (which more accurately reflects the historic boundaries of the New Chinatown Development); the northern boundary extends to Bamboo Lane and the southern boundary jogs to include the adjacent Chinese Consolidated Benevolent Association. Documentation related to the CRA survey, including the associated California Department of Parks and Recreation (DPR) survey forms, is available as part of the public record for the corresponding Section 106 review.



**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	Historic District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The New Chinatown Historic District is significant as the commercial focal point of the Chinese American community in Los Angeles since its relocation in 1938, and as the first Chinese enclave in Los Angeles to be owned and developed by Chinese Americans.

**Context 2:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	Asian Eclectic, 1938-1980
Property type:	Commercial - District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The New Chinatown Historic District is significant as an excellent and unique collection of Asian Eclectic commercial architecture in Los Angeles.

**Contributors/Non-Contributors:**



Primary Address: Between 943 Broadway and 933 Broadway  
 Type: Non-Contributor  
 Year built: 0  
 Property type/sub type: Other; Parking Lot  
 Architectural style: Not Applicable



Primary Address: 425 W GIN LING WAY  
 Other Address: 951 N BROADWAY  
 405 W GIN LING WAY  
 407 W GIN LING WAY  
 409 W GIN LING WAY  
 951 N NORTH BROADWAY  
 Type: Contributor  
 Year built: 1939  
 Property type/sub type: Public Places; Other  
 Architectural style: Asian Eclectic



Primary Address: 425 W GIN LING WAY  
 Other Address: 951 N BROADWAY  
 405 W GIN LING WAY  
 407 W GIN LING WAY  
 409 W GIN LING WAY  
 951 N NORTH BROADWAY  
 Type: Contributor  
 Year built: 1940  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Asian Eclectic



Primary Address: 428 W GIN LING WAY  
Type: Contributor  
Year built: 1940  
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
Architectural style: Asian Eclectic



Primary Address: 436 W GIN LING WAY  
Other Address: 432 W GIN LING WAY  
452 W GIN LING WAY  
454 W GIN LING WAY  
456 W GIN LING WAY  
954 N MEI LING WAY  
Type: Contributor  
Year built: 1938  
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
Architectural style: Asian Eclectic



Primary Address: 445 W GIN LING WAY  
Other Address: 437 W GIN LING WAY  
441 W GIN LING WAY  
451 W GIN LING WAY  
Type: Contributor  
Year built: 1938  
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
Architectural style: Asian Eclectic



Primary Address: 475 W GIN LING WAY  
Other Address: 473 W GIN LING WAY  
Type: Contributor  
Year built: 1938  
Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
Architectural style: Asian Eclectic



Primary Address: 938 N HILL ST  
 Other Address: 930 N HILL ST  
 932 N HILL ST  
 936 N HILL ST  
 Type: Contributor  
 Year built: 1941  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Minimal Traditional; Asian Eclectic



Primary Address: 944 N HILL ST  
 Other Address: 951 N MEI LING WAY  
 Type: Non-Contributor  
 Year built: 0  
 Property type/sub type: Other; Vacant Lot  
 Architectural style: Not Applicable



Primary Address: 952 N HILL ST  
 Type: Contributor  
 Year built: 1938  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Asian Eclectic; Modern, Mid-Century



Primary Address: 954 N HILL ST  
 Type: Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Modern, Mid-Century; Asian Eclectic



Primary Address: 954 N HILL ST  
 Type: Contributor  
 Year built: 1938  
 Property type/sub type: Public Places; Other  
 Architectural style: Asian Eclectic



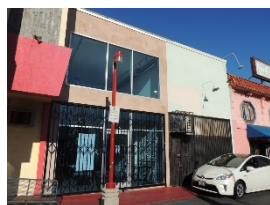
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 Type: Contributor  
 Year built: 1960  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Vernacular; Asian Eclectic



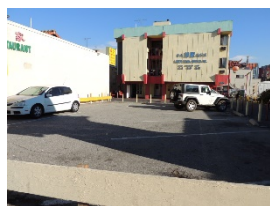
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 Type: Contributor  
 Year built: 1940  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Asian Eclectic; Other



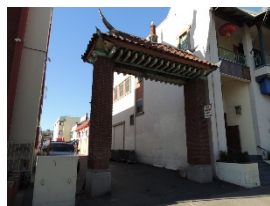
Primary Address: 454 W JUNG JING ROAD  
 Type: Contributor  
 Year built: 1940  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Asian Eclectic; Modern, Mid-Century



Primary Address: 443 W LEI MIN WAY  
 Type: Non-Contributor  
 Year built: 1948  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: No style



Primary Address: Lei Min Way at Broadway  
 Type: Non-Contributor  
 Year built: 0  
 Property type/sub type: Other; Parking Lot  
 Architectural style: Not Applicable



Primary Address: Lei Min Way at Broadway  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Public Places; Other  
 Architectural style: Asian Eclectic



Primary Address: Lei Min Way at Hill  
 Type: Contributor  
 Year built: 1950  
 Property type/sub type: Public Places; Other  
 Architectural style: Asian Eclectic



Primary Address: 934 N MEI LING WAY  
 Other Address: 445 W LEI MIN WAY  
 930 N MEI LING WAY  
 932 N MEI LING WAY  
 Type: Non-Contributor  
 Year built: 1968  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Modern, Mid-Century; Asian Eclectic



Primary Address: 940 N MEI LING WAY  
 Type: Contributor  
 Year built: 1940  
 Property type/sub type: Commercial-Retail; Retail Store  
 Architectural style: Asian Eclectic



Primary Address: 946 N MEI LING WAY  
 Other Address: 950 N MEI LING WAY  
 Type: Contributor  
 Year built: 1940  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Asian Eclectic



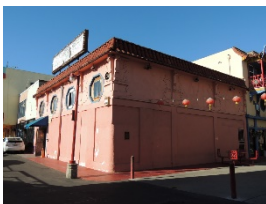
Primary Address: 931 N NORTH BROADWAY  
 Other Address: 931 N BROADWAY  
 933 N BROADWAY  
 933 N NORTH BROADWAY  
 Type: Contributor  
 Year built: 1960  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Modern, Mid-Century; Asian Eclectic



Primary Address: 943 N NORTH BROADWAY  
 Other Address: 943 N BROADWAY  
 Type: Non-Contributor  
 Year built: 1973  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Modern, Late



Primary Address: 951 N NORTH BROADWAY  
 Other Address: 951 N BROADWAY  
 405 W GIN LING WAY  
 407 W GIN LING WAY  
 409 W GIN LING WAY  
 425 W GIN LING WAY  
 Type: Contributor  
 Year built: 1940  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Asian Eclectic



Primary Address: 931-935 Sun Mun Way  
 Type: Contributor  
 Year built: 1940  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Asian Eclectic



Primary Address: 939 N SUN MUN WAY  
 Other Address: 937 N SUN MUN WAY  
 Type: Contributor  
 Year built: 1941  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Asian Eclectic



Primary Address: 943 N SUN MUN WAY  
 Type: Contributor  
 Year built: 1942  
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential  
 Architectural style: Modern, Mid-Century; Asian Eclectic





Primary Address: 951 N SUN MUN WAY

Other Address: 945 N SUN MUN WAY  
947 N SUN MUN WAY  
949 N SUN MUN WAY

Type: Contributor

Year built: 1940

Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential

Architectural style: Asian Eclectic

**Name: East of Hill Street Chinatown District****Description:**

The East of Hill Street Chinatown District is bounded by the west side of Broadway to the east, the south side of Bamboo Lane to the north, the east side of Hill Street to the west, and Lei Min Way to the south.

**Significance:**

This area is within the Chinatown Redevelopment Project Area. It was surveyed in 1982 by the City's Community Redevelopment Agency (CRA) and formally determined eligible for listing in the National Register (NR) of Historic Places through the Federal Section 106 review process. The district was determined eligible under NR Criteria A and C as the predominant, remaining Los Angeles area example of a commercial district developed, owned, and operated by Chinese Americans. Documentation related to this evaluation, including the associated California Department of Parks and Recreation (DPR) survey forms, is available as part of the public record for the corresponding Section 106 review. This area was resurveyed for SurveyLA and called "New Chinatown" as indicated on historic Sanborn Maps. The boundaries of the New Chinatown Historic District modify those of the CRA-identified Chinatown District to omit properties on the south side of Bamboo Lane.



**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	Asian Eclectic, 1938-1980
Property type:	Commercial - District
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	This area was surveyed in 1982 by the Los Angeles Community Redevelopment Agency (CRA) and was formally determined eligible for listing in the National Register of Historic Places through the Section 106 review process.



Primary Address: 411 W BAMBOO LANE  
 Name: Chinese American Citizens Alliance  
 Year built: 1956  
 Architectural style: Modern, Mid-Century

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Social Clubs and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Chinese American civil rights organization in Los Angeles' Chinatown. The Los Angeles chapter of the Chinese American Citizens Alliance (CACA) was originally established in the Garnier Building in 1912, and relocated to this site in 1956. The organization has fought continuously for the rights of Chinese Americans, and remains highly involved in political, community and educational activities. The CACA continues to operate at this location.



Primary Address: 412 W BAMBOO LANE  
 Name: Jin Hing Jewelry Co.  
 Year built: 1950  
 Architectural style: Modern, Mid-Century; East Asian Eclectic

**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	5S3
Reason:	Long-time jewelry store in Los Angeles' Chinatown. The Jin Hing Jewelry Co. was originally established in 1933 in Old Chinatown, and was one of several long-standing businesses that relocated from Old Chinatown to New Chinatown in the 1930s and 1940s. It moved to the current site in 1950. It is one of the oldest continuously operating Chinese jewelry/antique stores in Los Angeles. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.



Primary Address: 425 W GIN LING WAY  
 Other Address: 951 N BROADWAY  
 405 W GIN LING WAY  
 407 W GIN LING WAY  
 409 W GIN LING WAY  
 951 N NORTH BROADWAY  
 Name: Hong Kong Low; Hong Kong Cafe; Joy Yuen Low Restaurant  
 Year built: 1940  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Commercial - Food
Property sub type:	Restaurant
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of East Asian Eclectic commercial architecture in the Chinatown area of Los Angeles.



Primary Address: 428 W GIN LING WAY  
 Name: Kim Ling Inn Restaurant  
 Year built: 1940  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Commercial - Retail
Property sub type:	Retail Building
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of East Asian Eclectic commercial architecture in the Chinatown area of Los Angeles.

**Context 2:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Social Clubs and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as a Chinese benevolent association in Los Angeles' Chinatown. The national Hop Sing Tong Society was established in 1875 in San Francisco; a Los Angeles chapter was in operation by the 1890s. Chinese benevolent associations are charitable organizations established to provide for the needs of Chinese immigrants, such as social welfare and cultural activities, in order to preserve the culture and traditions of Chinese people. Benevolent associations were often organized around villages or surnames, serving immigrants who shared a common dialect or place of origin. The Hop Sing Tong Benevolent Association continues to operate at this location.



Primary Address: 445 W GIN LING WAY  
 Other Address: 437 W GIN LING WAY  
 441 W GIN LING WAY  
 451 W GIN LING WAY  
 Name: Hong Building  
 Year built: 1938  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Commercial - Retail
Property sub type:	Retail Building
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of East Asian Eclectic commercial architecture in the Chinatown area of Los Angeles.

**Context 2:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Important Persons/Individuals, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	Long-time law office of You Chung Hong, the first Chinese-American to pass the California State Bar Exam. Hong was prominent lawyer in the Chinese-American community. He served as president of the Los Angeles Lodge of the Chinese American Citizens Alliance (CACA) from 1926-1946, and as grand president of the CACA from 1949-1953. Hong was a major property owner in New Chinatown's Central Plaza, and ran his law practice from the second floor of this building overlooking the plaza. It is unknown when Hong left this building; more research is needed to determine the period of significance.



Primary Address: 456 W GIN LING WAY  
 Other Address: 432 W GIN LING WAY  
 436 W GIN LING WAY  
 452 W GIN LING WAY  
 454 W GIN LING WAY  
 954 N MEI LING WAY  
 Name: Tuey Far Low Restaurant  
 Year built: 1938  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Commercial - Food
Property sub type:	Restaurant
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of East Asian Eclectic commercial architecture in the Chinatown area of Los Angeles.

**Context 2:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	5S3
Reason:	Long-time art and gift store in Los Angeles' Chinatown. Originally established in downtown Los Angeles, K.G. Louie Co. moved to this location in 1938. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.





Primary Address: 900 N HILL ST  
 Other Address: 425 W COLLEGE ST  
 427 W COLLEGE ST  
 431 W COLLEGE ST  
 904 N HILL ST  
 Name:  
 Year built: 1966  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Commercial - Auto Related
Property sub type:	Gas/Service Station
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of East Asian Eclectic architecture applied to a gas station in Chinatown.



Primary Address: 964 N HILL ST  
 Other Address: 960 N HILL ST  
 962 N HILL ST  
 Name: Lee On Dong Association  
 Year built: 1958  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Social Clubs and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as a Chinese benevolent association in Los Angeles' Chinatown. The Los Angeles chapter of the Lee On Dong Benevolent Association was originally established circa 1900 as the Lee Family Association. It is unclear when the association moved to this site, but it was in operation here by 1961. Chinese benevolent associations are charitable organizations established to provide for the needs of Chinese immigrants, such as social welfare and cultural activities, in order to preserve the culture and traditions of Chinese people. Benevolent associations were often organized around villages or surnames, serving immigrants who shared a common dialect or place of origin. The Lee On Dong Benevolent Association continues to operate at this location.



Primary Address: 946 N MEI LING WAY  
 Other Address: 950 N MEI LING WAY  
 Name: Golden Pagoda; Hop Louie's Jade Pagoda  
 Year built: 1940  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Commercial - Food
Property sub type:	Restaurant
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of East Asian Eclectic commercial architecture in the Chinatown area of Los Angeles.

**Context 2:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	5S3
Reason:	Long-time neighborhood bar in the Chinatown area of Los Angeles. Originally known as Golden Pagoda, then as Hop Louie's Jade Pagoda, Hop Louie has been in continuous operation at this location since 1941. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.



Primary Address: 917 N NORTH BROADWAY  
 Other Address: 913 N BROADWAY  
 917 N BROADWAY  
 913 N NORTH BROADWAY  
 Name: Golden Palace Restaurant Murals  
 Year built: 1968  
 Architectural style: Not Applicable

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Cultural Development and Institutions, 1850-1980
Theme:	Public Art, 1900-1980
Sub theme:	Murals, 1920-1980
Property type:	Mural
Property sub type:	No Sub-Type
Criteria:	A/1/1 & C/3/3
Status code:	QQQ
Reason:	Intact example of public art, composed of three large tile murals on the street-facing facade of the former Golden Palace Restaurant (now Plum Tree Inn) building in Chinatown. Completed in 1968 in Hong Kong, the ensemble consists of three murals which appear like hanging scrolls on the building's facade. The mural on the left, entitled "Picture of Viewing Waterfalls in Summer Mountains," is designed in the style of a Sung Dynasty landscape ink drawing. The center mural, called "Palace in Heaven," depicts a scene about the monkey king from the long 14th-century episodic tale Hsi-Yu Chi ("The Journey to the West'). The mural on the right, entitled "Four Beauties Catching Swimming Fish," is in a style from southern China. This evaluation is for the murals only; the building does not appear to be significant. Public art identified as part of SurveyLA will be evaluated for significance pending further research and development of a historic context.



Primary Address: 925 N NORTH BROADWAY  
 Other Address: 923 N BROADWAY  
 925 N BROADWAY  
 923 N NORTH BROADWAY  
 Name: Chinese Consolidated Benevolent Association  
 Year built: 1951  
 Architectural style: Modern, Mid-Century; East Asian Eclectic

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Social Clubs and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as a Chinese benevolent association in Los Angeles' Chinatown. The Chinese Consolidated Benevolent Association (CCBA) was established in San Francisco in 1882. The Los Angeles chapter of the CCBA was formed in 1889; they relocated to this site in 1951. Chinese benevolent associations are charitable organizations established to provide for the needs of Chinese immigrants, such as social welfare and cultural activities, in order to preserve the culture and traditions of Chinese people. Benevolent associations were often organized around villages or surnames, serving immigrants who shared a common dialect or place of origin. The Chinese Consolidated Benevolent Association continues to operate at this location.

**Context 2:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Mid-Century Modern institutional architecture with East Asian Eclectic influence in Los Angeles' Chinatown. Designed by noted Chinese-American architect Eugene Choy, this building is a blend of Mid-Century Modernism, the predominant style of the period, with simplified East Asian features -- such as clay tiles, decoratively carved roof beams, and lion statues -- creating a design that was uniquely suited to its time and place in 1950s Chinatown.



Primary Address: 933 N NORTH BROADWAY  
 Other Address: 931 N BROADWAY  
 933 N BROADWAY  
 931 N NORTH BROADWAY  
 Name: Kong Chow Benevolent Association; Kong Chow Temple; Kwan Gung Temple  
 Year built: 1960  
 Architectural style: Modern, Mid-Century; East Asian Eclectic

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Social Clubs and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as a Chinese benevolent association in Los Angeles' Chinatown. The Kong Chow Benevolent Association was originally established in Old Chinatown in 1891, and constructed the Kong Chow Temple in 1895. The association relocated to this building in 1960, installing the Kong Chow Temple upstairs. Chinese benevolent associations are charitable organizations established to provide for the needs of Chinese immigrants, such as social welfare and cultural activities, in order to preserve the culture and traditions of Chinese people. Benevolent associations were often organized around villages or surnames, serving immigrants who shared a common dialect or place of origin. The Kong Chow Benevolent Association continues to operate at this location.

**Context 2:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Other
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of East Asian Eclectic commercial/institutional architecture in the Chinatown area of Los Angeles; work of noted architect Gilbert Leong.



Primary Address: 951 N NORTH BROADWAY  
 Other Address: 951 N BROADWAY  
 405 W GIN LING WAY  
 407 W GIN LING WAY  
 409 W GIN LING WAY  
 425 W GIN LING WAY  
 Name: Li Po Restaurant  
 Year built: 1940  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Commercial - Food
Property sub type:	Restaurant
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of East Asian Eclectic commercial architecture in the Chinatown area of Los Angeles.



Primary Address: 957 N NORTH BROADWAY

Other Address: 406 W BAMBOO LANE  
 957 N BROADWAY  
 959 N BROADWAY  
 961 N BROADWAY  
 963 N BROADWAY  
 959 N NORTH BROADWAY  
 961 N NORTH BROADWAY  
 963 N NORTH BROADWAY

Name: Bing Kong Tong Society of Los Angeles

Year built: 1949

Architectural style: Vernacular; East Asian Eclectic

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Social Clubs and Organizations, 1850-1980
Theme:	Fraternal Clubs and Organizations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Social Clubs/Meeting Halls
Property sub type:	Social Club
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as a fraternal club in Los Angeles' Chinatown associated with the local Chinese-American community. The Bing Kong Tong was one of the largest Tongs in San Francisco's Chinatown during the early 20th century. By the 1930s it had started using the name "Chinese Free Masons." The Bing Kong Tong Society of Los Angeles was registered in 1890. The association had been in continuous operation at this location since 1949.



Primary Address: 951 N SUN MUN WAY  
 Other Address: 945 N SUN MUN WAY  
 947 N SUN MUN WAY  
 949 N SUN MUN WAY  
 Name: Madame Wong's; The Rice Bowl  
 Year built: 1940  
 Architectural style: East Asian Eclectic

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Exotic Revivals, 1900-1980
Sub theme:	East Asian Eclectic, 1938-1980
Property type:	Commercial - Food
Property sub type:	Restaurant
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of East Asian Eclectic commercial architecture in the Chinatown area of Los Angeles.

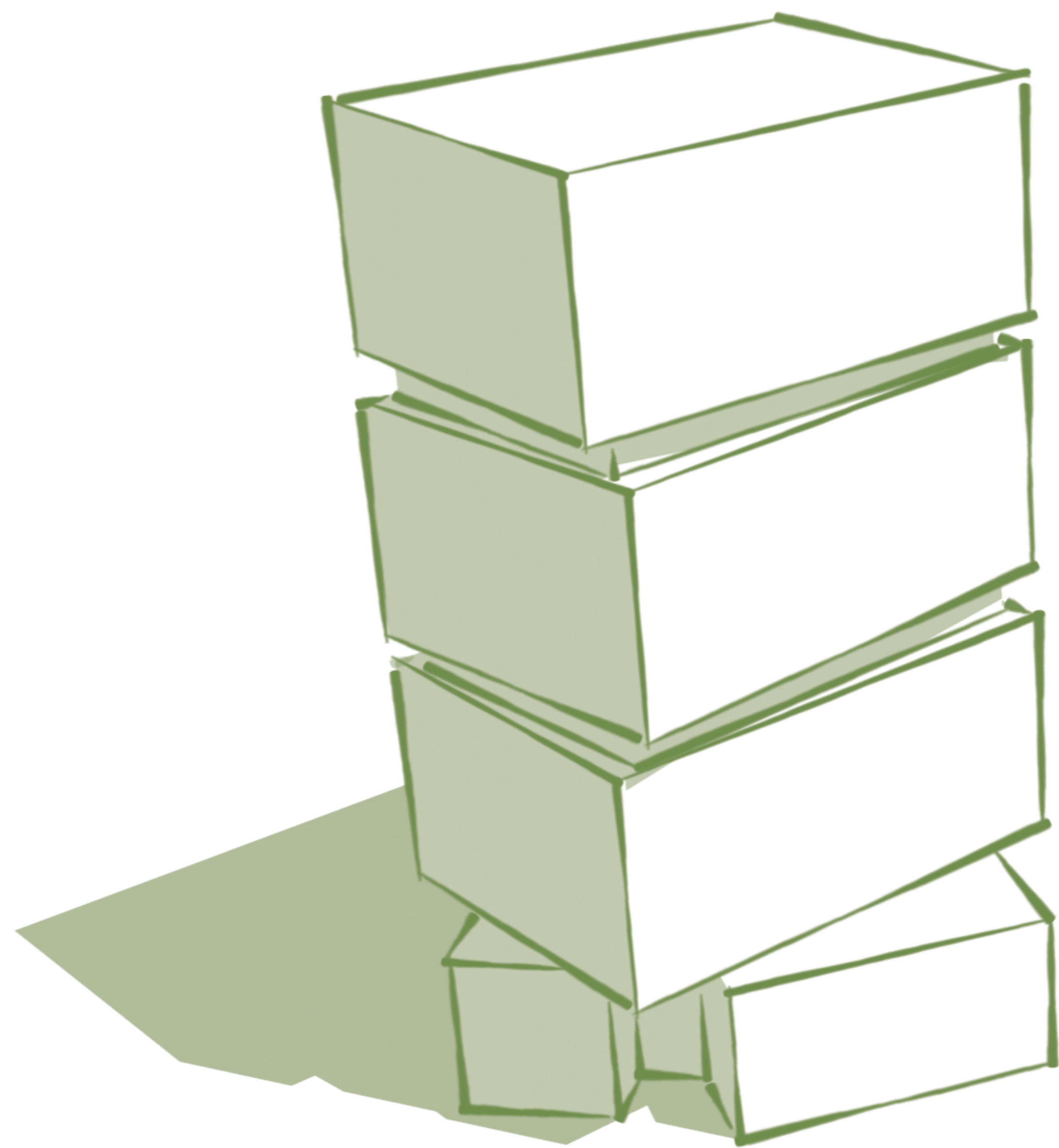
**Context 2:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Site of Madame Wong's, a renowned performance venue that played a pivotal role in Los Angeles' new wave and punk rock scenes in the 1970s and 1980s. Esther Wong was born in Shanghai and immigrated to the U.S. in 1949. Wong owned and operated Madame Wong's with her sister, Cathy Wong Yee, until it was forced to close after a fire in 1985. Madame Wong's became a formidable force in L.A. punk rock; along with Madame Wong's West in Santa Monica, the venue hosted numerous important bands, including The Knack, The Police, The Motels, Fishbone, The Go Go's, Oingo Boingo, and The Ramones. Esther Wong was affectionately known as "The Godmother of Punk." This historic association is less than 50 years old and not of exceptional importance; therefore not eligible for listing in the National Register.





## Appendix C - Entitlement Submittal



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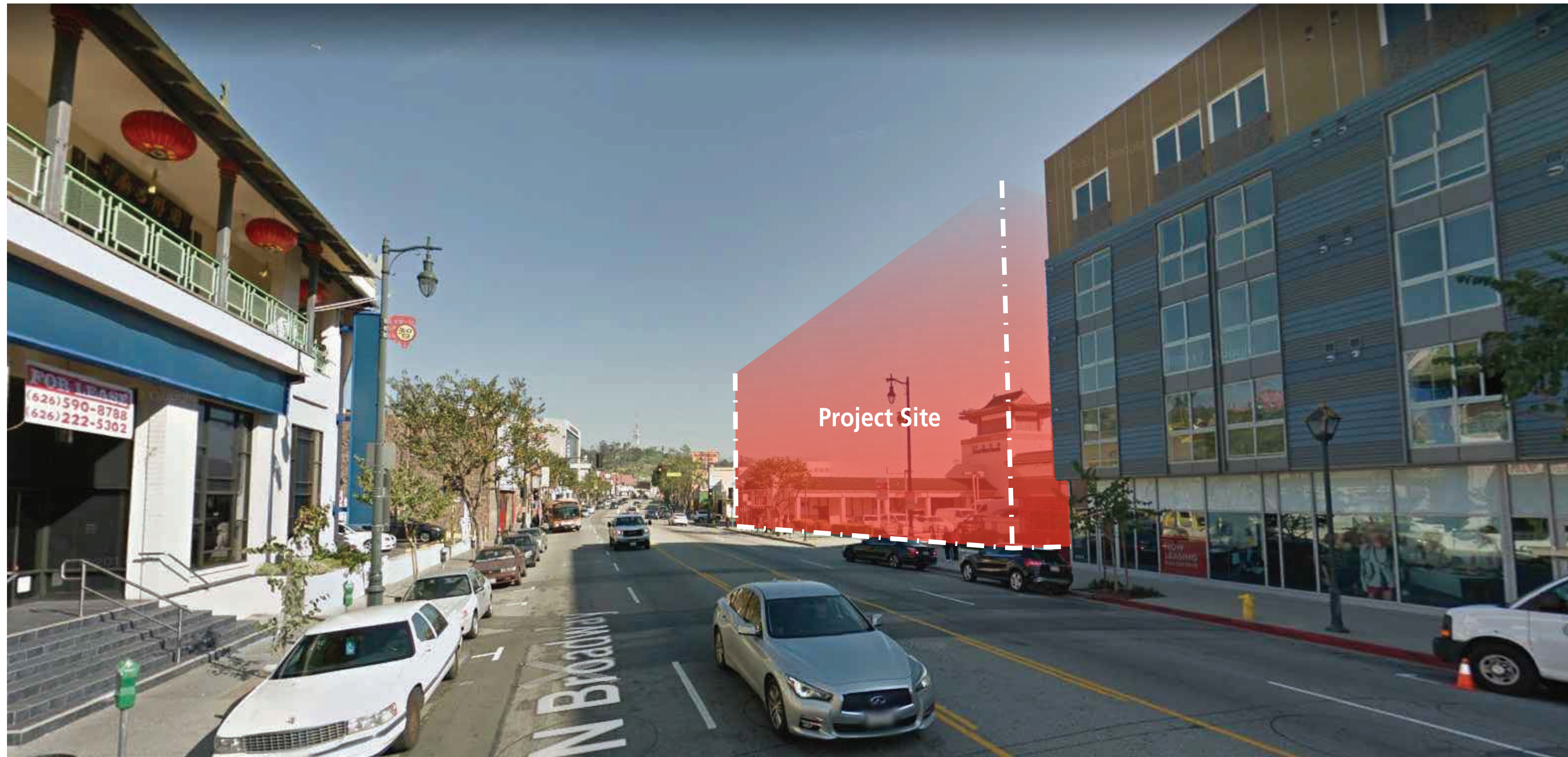
# harmony

942 North Broadway

Entitlement Application – Progress Set

2018 Apr 10

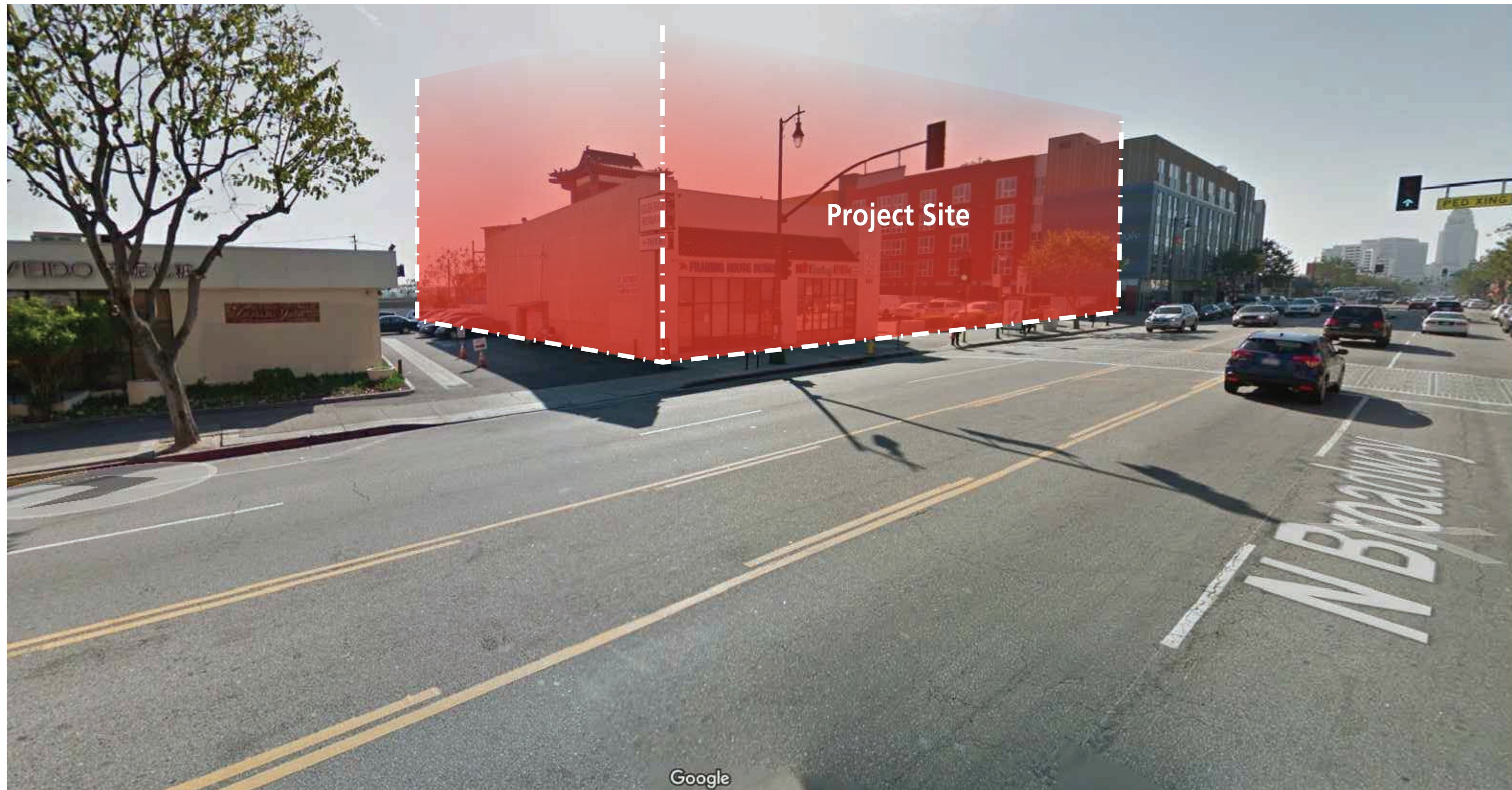
TF BROADWAY LP | CHRIS DIKEAKOS ARCHITECTURAL CORP | SWA GROUP



North Broadway looking North



Aerial View looking North



North Broadway looking North



Aerial View looking North

# Elevations

## South Elevation

### MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 2 ALUMINUM CURTAIN WALL FRAME:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 3 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Metal Shaving Grey"
- 4 Vision Glass - Tinted Sealed Unit:  
Tinted Glass-Argon-Clear Glass  
SuperNeutral 68 on UltraClear "SunGuard"
- 4a Vision Glass - Tinted Sealed Unit:  
Color TBD
- 5 SPANDREL GLASS:  
Opaci-Coat-300 #3-3804 Foggy Morning -  
6mm PPG Clear (#2)
- 6 ARCHITECTURAL METAL PANEL:  
Laser-cut Pre-finished, Color TBD
- 7 ARCHITECTURAL METAL PANEL:  
Color TBD
- 8 ARCHITECTURAL CONCRETE:  
Painted Finish, Color TBD
- 9 ARCHITECTURAL CONCRETE:  
Painted Finish, Color TBD
- 10 ARCHITECTURAL CONCRETE:  
Painted Finish, Color TBD
- 11 GARAGE-DOOR CANOPY SUPPORTS:  
TBD
- 12 WOOD-LOOK ALUMINUM FINIS:  
TBD
- 13 GLASS BLOCK WINDOW:  
Pattern and Color TBD



# West Elevation

## MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 2 ALUMINUM CURTAIN WALL FRAME:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 3 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Metal Shaving Grey"
- 4 Vision Glass - Tinted Sealed Unit:  
Tinted Glass-Argon-Clear Glass  
SuperNeutral 68 on UltraClear "SunGuard"
- 4a Vision Glass - Tinted Sealed Unit:  
Color TBD
- 5 SPANDREL GLASS:  
Opac-Coat-300 #3-3804 Foggy Morning -  
6mm PPG Clear (#2)
- 6 ARCHITECTURAL METAL PANEL:  
Laser-cut Pre-finished, Color TBD
- 7 ARCHITECTURAL METAL PANEL:  
Color TBD
- 8 ARCHITECTURAL CONCRETE:  
Painted Finish, Color TBD
- 9 ARCHITECTURAL CONCRETE:  
Painted Finish, Color TBD
- 10 ARCHITECTURAL CONCRETE:  
Painted Finish, Color TBD
- 11 GARAGE-DOOR CANOPY SUPPORTS:  
TBD
- 12 WOOD-LOOK ALUMINUM FINIS:  
TBD
- 13 GLASS BLOCK WINDOW:  
Pattern and Color TBD



# East Elevation

## MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 2 ALUMINUM CURTAIN WALL FRAME:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 3 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Metal Shaving Grey"
- 4 Vision Glass - Tinted Sealed Unit:  
Tinted Glass-Argon-Clear Glass  
SuperNeutral 68 on UltraClear "SunGuard"
- 4a Vision Glass - Tinted Sealed Unit:  
Color TBD
- 5 SPANDREL GLASS:  
Opac-Coat-300 #5-3804 Foggy Morning -  
6mm PPG Clear (#2)
- 6 ARCHITECTURAL METAL PANEL:  
Laser-cut Pre-finished, Color TBD
- 7 ARCHITECTURAL METAL PANEL:  
Color TBD
- 8 ARCHITECTURAL CONCRETE:  
Painted Finish: Color TBD
- 9 ARCHITECTURAL CONCRETE:  
Painted Finish: Color TBD
- 10 ARCHITECTURAL CONCRETE:  
Painted Finish: Color TBD
- 11 GARAGE-DOOR CANOPY SUPPORTS:  
TBD
- 12 WOOD-LOOK ALUMINUM FINIS:  
TBD
- 13 GLASS BLOCK WINDOW:  
Pattern and Color TBD



# North Elevation

## MATERIAL LEGEND

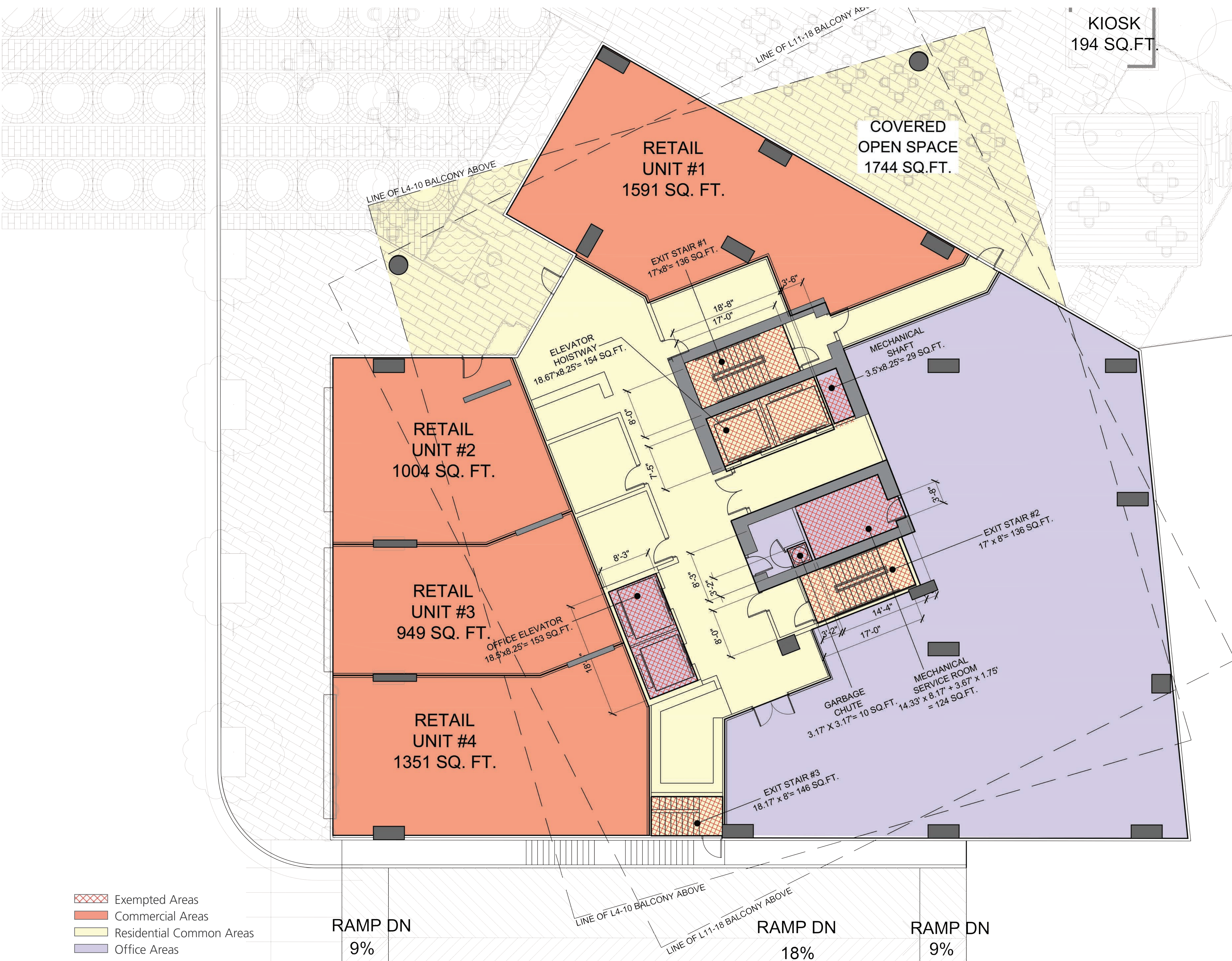
- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 2 ALUMINUM CURTAIN WALL FRAME:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 3 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Metal Shaving Grey"
- 4 Vision Glass - Tinted Sealed Unit:  
Tinted Glass-Argon-Clear Glass  
SuperNeutral 68 on UltraClear "SunGuard"
- 4a Vision Glass - Tinted Sealed Unit:  
Color TBD
- 5 SPANDREL GLASS:  
Opac-Coat-300 #5-3804 Foggy Morning -  
6mm PPG Clear (#2)
- 6 ARCHITECTURAL METAL PANEL:  
Laser-cut Pre-finished, Color TBD
- 7 ARCHITECTURAL METAL PANEL:  
Color TBD
- 8 ARCHITECTURAL CONCRETE:  
Painted Finish: Color TBD
- 9 ARCHITECTURAL CONCRETE:  
Painted Finish: Color TBD
- 10 ARCHITECTURAL CONCRETE:  
Painted Finish: Color TBD
- 11 GARAGE-DOOR CANOPY SUPPORTS:  
TBD
- 12 WOOD-LOOK ALUMINUM FINIS:  
TBD
- 13 GLASS BLOCK WINDOW:  
Pattern and Color TBD





Section C - C





**Area Plan Level 1 (1 Floor)**

Commercial Areas		
Retail	Retail Unit 1	1,591 sq.ft.
Retail	Retail Unit 2	1,004 sq.ft.
Retail	Retail Unit 3	949 sq.ft.
Retail	Retail Unit 4	1,351 sq.ft.
Office	Office Work Space	4,458 sq.ft.
Office	Elevators, Mech., Garbage	487 sq.ft.
<b>Total Commerical Built Area</b>		<b>9,840 sq.ft.</b>

Residential Areas		
Common	Core, Lobby and Circulation	2,602 sq.ft.
Common	Rental Office	160 sq.ft.
Common	Office	160 sq.ft.
Common	Mail Room	207 sq.ft.
Common	Covered Open Space	1,744 sq.ft.
<b>Total Residential Built Area</b>		<b>4,873 sq.ft.</b>

**Gross Built Floor Area (All Uses)** 14,713 sq.ft.

Allowed Exclusions from FAR		
Commercial	Mechanical Shaft	(29 sq.ft.)
Commercial	Mech/Elec Service Room	(124 sq.ft.)
Commercial	Garbage Chute	(10 sq.ft.)
Commercial	Office Elevators	(153 sq.ft.)
<b>Total Commercial FAR Exclusions</b>		<b>(316 sq.ft.)</b>

Residential	Elevator Hoistway	(154 sq.ft.)
Residential	Exit Stair #1	(136 sq.ft.)
Residential	Exit Stair #2	(136 sq.ft.)
Residential	Exit Stair #3	(146 sq.ft.)
<b>Total Residential FAR Exclusions</b>		<b>(572 sq.ft.)</b>

FAR Calculations for Level 1 (1 Floor)	
<b>Total Commercial Floor Area</b>	9,840 sq.ft.
<b>Total Commercial FAR Exclusions</b>	(316 sq.ft.)
<b>Total Commerical FAR for Level 1 (1 Floor)</b>	<b>9,524 sq.ft.</b>

<b>Total Residential Floor Area</b>	4,873 sq.ft.
<b>Total Residential FAR Exclusions</b>	(572 sq.ft.)
<b>Total Residential FAR for Level 1 (1 Floor)</b>	<b>4,301 sq.ft.</b>

- Exempted Areas
- Commercial Areas
- Residential Common Areas
- Office Areas

# **Appendix J-2 – Cultural Resources Report**

The Cultural Resources Report is a confidential document that is on file at the City of Los Angeles Planning Department for review by those individuals qualified to review the report (e.g., lead agency staff, cultural resources consultants, tribal representatives, etc.).