



# DEPARTMENT OF CITY PLANNING

## SUPPLEMENTAL RECOMMENDATION REPORT

### City Planning Commission

**Date:** June 23, 2022  
(Continuation from March 24, 2022)

**Time:** after 8:30 a.m.

**Place:** In conformance with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)

**Public Hearing:** August 23, 2021

**Appeal Status:** Density Bonus / Affordable Housing Incentives Program is not appealable.

**Expiration Date:** June 23, 2022

**Multiple Approval:** Yes

**PROJECT LOCATION:** **1848 South Gramercy Place**  
(legally described as Lot 76, Angelus Vista tract)

**PROPOSED PROJECT:** The project is the construction, use, and maintenance of a 7-story, 73-foot, 4 inches tall mixed-use building comprised of 33 residential dwelling units (3 units are restricted to Very Low Income households), and approximately 466 square feet of commercial space. The project will provide two levels of parking at-grade and on the second floor, comprising a total of 22 parking spaces. The project also provides 32 long-term and 5 short-term bicycle parking spaces. The project will be 31,263 square feet in floor area with a Floor Area Ratio ("FAR") of 5.1:1. The site is currently developed with a vacant, two-story residential structure that is to be demolished as part of the project. There is one large tree along western side of the subject site on the public right-of-way.

**Case No.:** CPC-2020-2115-DB-HCA

**CEQA No.:** ENV-2020-2116-CE

**Incidental Cases:** Not Applicable

**Related Cases:** PAR-2020-3292-VHCA

CHC-2018-3217-HCM

**Council No.:** 10 – Mark Ridley Thomas

**Plan Area:** South Los Angeles

**Plan Overlay:** South Los Angeles

Community Plan

Implementation Overlay

("CPIO") Subarea

Neighborhood-Serving

Corridor

**Certified NC:** West Adams

**GPLU:** Neighborhood Commercial

**Zone:** C1.5-1VL-CPIO

**Applicant:** Janet Jha,

**Representative:** Akhilesh Jha

**REQUESTED  
ACTION:**

1. Pursuant to LAMC Section 12.22.A.25, a Density Bonus Compliance Review to permit the following development incentives:
  - a. An off-menu incentive to permit a Floor Area Ratio of 5.1:1 in lieu of 1.5:1 permitted in the LAMC;
  - b. An off-menu incentive to permit a 7-story building with a height of 75 feet (to the rooftop parapet) in lieu of 45 feet otherwise permitted in the C2 zone;
2. Pursuant to LAMC Section 12.22 A.25(g)(3), a review of the following Waivers of Development Standards:
  - a. Waiver of Development Standard to waive the transitional height requirement per the South LA CPIO Section II A.2(d);
  - b. Waiver of Development Standard to allow side yard setbacks of 0 feet from the 1st to 2nd floors, and 5 feet from the 3rd to 7th floors in lieu of 10 feet;
  - c. Waiver of Development Standard to allow a rear yard setback of 5 feet from the 1st to 2nd floors, and 10 feet from the 3rd to 7th floors in lieu of 19 feet;
  - d. Waiver of Development Standard to allow a reduction in open spaces to 1500 square feet in lieu of 3700 square feet;
  - e. Waiver of Development Standard to allow a passageway width of 12 feet in lieu of 20 feet.
  - f. Waiver of Development Standard to allow a commercial frontage of 10 feet in lieu of 17.5 feet.
  - g. Waiver of Development Standard to allow a landscape buffer of 0 feet in lieu of the 5 feet requirement per the South LA CPIO Section II C.4.
  - h. Waiver of Development Standard to allow a ground floor height of 10 feet 5 inches in lieu of 14 feet per the South LA CPIO Section II A.1(b).
3. Pursuant to California Environmental Quality (“CEQA”) Guidelines Section 15332, that the project was assessed in ENV-2020-2116-CE, and the project is categorically exempt from the California Public Resources Code, and Article 19, (Class 32 - Infill Development) of the CEQA Guidelines.

**RECOMMENDED ACTIONS:**

1. **Find**, that based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in ENV-2020-2116-CE, and the project is categorically exempt from the California Public Resources Code, and Article 19, (Class 32 - Infill Development) of the CEQA Guidelines.
2. **Approve**, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25(g)(3), a Density Bonus Compliance Review, for a project totaling 33 dwelling units, including 3 dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following two (2) Off-Menu Incentives:
  - a. An incentive to permit a Floor Area Ratio of 5.1:1 in lieu of 1.5:1 permitted in the LAMC; and
  - b. An incentive to allow a 7-story building with a height of 75 feet (to the rooftop parapet) in lieu of 45 feet otherwise permitted in the C1.5 zone.

In addition to the two (2) Off-Menu Incentives, the applicant requests the following Waivers of Development Standards:

- c. Waiver of Development Standard to waive the transitional height requirement per the South LA CPIO Section II A.2(d);
- d. Waiver of Development Standard to allow side yard setbacks of 0 feet from the 1st to 2nd floors, and 5 feet from the 3rd to 7th floors in lieu of 10 feet;
- e. Waiver of Development Standard to allow a rear yard setback of 5 feet from the 1st to 2nd floors, and 10 feet from the 3rd to 7th floors in lieu of 19 feet;
- f. Waiver of Development Standard to allow a reduction in open spaces to 1500 square feet in lieu of 3700 square feet;
- g. Waiver of Development Standard to allow a passageway width of 12 feet in lieu of 20 feet.
- h. Waiver of Development Standard to allow a commercial frontage of 10 feet in lieu of 17.5 feet.
- i. Waiver of Development Standard to allow a landscape buffer of 0 feet in lieu of the 5 feet requirement per the South LA CPIO Section II C.4.
- j. Waiver of Development Standard to allow a ground floor height of 10 feet 5 inches in lieu of 14 feet per the South LA CPIO Section II A.1(b).

VINCENT P. BERTONI, AICP  
Director of Planning

*Michelle Singh*

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**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## SUPPLEMENTAL REPORT

### City Planning Commission Meeting of March 24<sup>th</sup>, 2022

The City Planning Commission convened on March 24<sup>th</sup>, 2022 to deliberate on the proposed project. Several Commissioners had the following concerns with the project: the meager amount of open/community space provided, the size and disposition of the parking structure, the status of existing residents on site, and the excessing height and massing of the structure. At present, no changes to the project are being proposed. These concerns were also raised at an additional meeting between planning staff and the applicant on April 22<sup>nd</sup>, 2022, the summary of which may be found in the Issues section of this report.

### *Additional Meeting, Post-CPC Hearing:*

The project was discussed at another meeting with planning staff, including the applicant's team, on Friday, April 22<sup>nd</sup>, 2022, following the March 24<sup>th</sup> CPC hearing date. The CPC's concerns were discussed as follows:

- **Community Outreach and Current Residents**  
The applicant agreed to restart outreach efforts in response to the Commissioners' concerns, verifying that there are currently tenants residing on the site. They acknowledged that the SB8 legislation, which amends Sections 65589.5, 65905.5, 65913.10, 65940, 65941.1, 65943, 65950, 66300, and 66301 of the Government Code, supersedes AB 2556 (Section 65915 of the Government Code). This amends the original determination letter, dated June 13, 2018, which did not apply to single family residences. That original AB 2556 determination had found that no affordable units would be required in this case. The SB8 letter, however, dated March 2, 2022, indicates that one four-bedroom unit is to be replaced at a Very Low Income level. It also specifies that occupants of Protected Units are also entitled to relocation benefits and the right of first refusal, otherwise known as Right to Return, to a comparable unit of the same bedroom type at the completed Project.
- **Community Space**  
The applicants have included the largest amount of community and open space possible (in the form of a shared gym and private balconies) while still providing the Applicant's desired amount of parking (see discussion below).
- **Parking disposition**  
Keeping the parking above grade eliminates the need for an additional ramp, allowing the applicants to provide more parking which they consider to be a community benefit. They added that including subterranean parking would use up more square footage due to clearance spaces needed to accommodate the required ramps. Given the narrow width of the lot, this would require three levels, as opposed to the currently proposed two, to accommodate the amount of parking proposed. The Applicants stated that this would be cost-prohibitive, and they also do not want to reduce the parking further as they view the amount of parking to be well below what future tenants will ultimately need. The project presently proposes 20 parking spaces, as opposed to the 18 otherwise allowed (.5 spaces per dwelling unit rounded up to the nearest whole number, plus another for the commercial space). Therefore, the Applicant is not taking the full parking reduction for this project.
- **Parking Vents**  
In response to Commission feedback, the applicant stated that the required vents must be sited facing north towards an existing two-story apartment building. The project proposes a five-foot setback along its northern edge to account for an egress pathway that leads from the rear yard egress stairwell to Gramercy Place. Locating these vents to the south

would be infeasible, as the project is currently proposing a 0-foot setback along its southern edge. Any vents there could be blocked by future development as the abutting commercial zone, fronting Washington Boulevard, likewise allows for a 0-foot setback.

- Height and Massing

Per Commissioner feedback regarding the excessive size and scale, the applicant acknowledges that reducing the number of units would likewise reduce the amount of parking and massing needed to construct the proposed project. They view this option as contrary to their financial interests, claiming that it is only a matter of time until much of Washington Boulevard in this area has taller buildings.

The remainder of the Staff Report reflects modifications requested as part of the Technical Modification concerning condition of approval number seven, submitted on March 24, 2022, and incorporates it into the Staff Report previously provided to the Commission. Additional communication and letters received from the public have also been appended to Exhibit G. Deleted text is shown in ~~***italicized, bolded strikethrough***~~ and added text is ***italicized, underlined and bolded***.

## PROJECT ANALYSIS

### **PROJECT SUMMARY**

The project is the construction, use, and maintenance of a 7-story, 73-foot, 4 inches tall mixed-use building comprised of 33 residential dwelling units (3 units are restricted to Very Low Income households), and approximately 466 square feet of commercial space. The project will provide two levels of parking at-grade and on the second floor, comprising a total of ***22 20*** parking spaces. ***These first two levels will be built using Type I-A construction while the upper five floors will be built using Type III-A construction. A fire resistance barrier of three hours separates the two construction types.*** The project also provides 32 long-term and 5 short-term bicycle parking spaces. The project will be 31,263 square feet in floor area with a Floor Area Ratio ("FAR") of 5.1:1.

The residential units are located on the third through seventh floors, consisting of twenty-one (21) one-bedroom units ***ranging from 571 to 675 square feet***, ten (10) two-bedroom units ***at 930 square feet***, and two (2) three-bedroom units ***at 1,220 square feet***. Residential amenities will be provided through a 600 square foot gym at the second floor, along with 30 balconies at 50 square feet each. Totalling 1,500 square feet of required open space, these balconies are at the third through seventh floors fronting the north and south elevations. A twelve inch wide strip of landscaping abuts the site's northern edge.

The site is currently developed with a vacant, two-story residential structure that is to be demolished as part of the project. There are no protected trees and a non-protected significant trees on the subject site; however, one (1) non-protected significant street tree may be removed from the public right-of-way. The Project assumes a worst-case scenario of removing the street tree, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this analysis does not authorize the removal of any street

trees without prior approval of Urban Forestry, in compliance with Los Angeles Municipal Code, Chapter VI, Section 62.169 through 62.170 and their applicable findings.

## **BACKGROUND**

### Subject Property

The subject site is an interior lot located north of the intersection of West Washington Boulevard and South Gramercy Place, just west of Western Avenue in the South Los Angeles Community Plan Area. The project site consists of one (1) contiguous lot, with an area of 8,931 square feet.

The site has approximately 50 feet of frontage along the east side of Gramercy Place, with no additional street frontages. The site is currently developed with a vacant, two-story residential structure.

### Zoning and Land Use Designation

The project site is located in the South Los Angeles Community Plan Area, and is designated for Neighborhood Commercial land uses, with corresponding zones of C1, C1.5, CR, C2, C4, R3, and RAS3. The site is zoned C1.5-1VL-CPIO and is consistent with the land use designation. The site is located within a Transit Priority Area. The site is also located within the South Los Angeles Community Plan Implementation Overlay ("CPIO") Neighborhood-Serving Corridor Subarea. The CPIO contains additional regulations for ground floor and building height (including transitional height), density, floor area, building disposition, building design, and parking.

### Surrounding Uses

The surrounding area is developed with a combination of single-family and multi-family residential, and various storefront commercial uses. Several adjacent properties are also within the South Los Angeles CPIO, Character Residential Subarea. The remaining parcels on the block lie mainly north and eastwards, fronting Washington Boulevard to the south, St Andrews Place to the east, and 18<sup>th</sup> Street further north. The parcels immediately north and east are zoned C1.5-1VL-CPIO in the Neighborhood-Serving Corridor Subarea and are improved with one to two-story commercial structures. The properties north are zoned RD2-1-CPIO, R3-1-CPIO, and are improved with one- and three-story residences. Properties across Gramercy Place to the west are zoned C1.5-1VL-CPIO and RD2-1-CPIO, improved with multifamily apartment buildings and a four-story TOC project that recently completed construction (DIR-2017-5395-SPR-TOC).

### Streets and Circulation:

South Gramercy Place, abutting the property to the west, is a designated Collector Street, with a designated right-of-way width of 66 feet and a roadway width of 40 feet. It is currently dedicated to a 80 foot right-of-way and improved with a curb, gutter, and sidewalk.

### Public Transit

The project site is located just north of the intersection of Washington Boulevard and South Gramercy Place, which serves the Los Angeles County Metropolitan Transit Authority ("Metro") bus lines 35, and LADOT Midtown Line. The site is also within a Transit Priority Area.

### Relevant Cases and Building Permits

Subject Site:



**CHC-2018-3217-HCM** – A Historic-Cultural for the residence located at this site was filed on May 1, 2018. At the Cultural Heritage Commission meeting, held on July 5, 2018, the Commission determined that this property does not conform with the definition of a Monument pursuant to LAMC Section 22.171.7 by a vote of 5-0.

Surrounding Sites:

**DIR-2017-5395-SPR-TOC** – Located west and directly across the street from the subject site, the Gramercy Place Apartments consist of a 51,296 square-foot transit-oriented mixed use building with subterranean parking. This building is four stories tall, with a maximum height of 45 feet, and is comprised of apartments, commercial, and communal open space areas.

## **REQUESTED ACTIONS**

### **Density Bonus / Affordable Housing Incentives Program**

Per Government Code Section 69515(c)(1), the Project qualifies for a density bonus increase of 35 percent or 10 additional market rate units, with an existing protected unit on the site subject to replacement per SB 8 (Exhibit D). This density bonus is proposed in exchange for setting aside 13% of the base density (3 units) for Very Low Income households for a period of 55 years. As a result of setting aside 13% of the 23 by-right density units, the applicant qualifies for two (2) incentives as follows.

- a. A Floor Area Ratio of 5.1:1 in lieu of 1.5:1 as otherwise permitted in the C2-1VL-CPIO zone.
- b. A 30 foot increase in the maximum building height to allow 75 feet in lieu of 45 feet otherwise permitted in the C1.5-1VL-CPIO zone.

In addition to the two (2) Off-Menu Incentives, the applicant requests the following Waivers of Development Standards:

- a. To waive the transitional height requirement per the South LA CPIO Section II A.2(d).
- b. A reduction in the side yard setbacks of 0 feet from the 1st to 2nd floors, and 5 feet from the 3rd to 7th floors in lieu of 10 feet otherwise permitted in the C1.5-1VL-CPIO zone.
- c. A reduction in the rear yard setback of 5 feet from the 1st to 2nd floors, and 10 feet from the 3rd to 7th floors in lieu of 19 feet otherwise permitted in the C1.5-1VL-CPIO zone.
- d. A reduction in the required open space to allow 1500 square feet in lieu of 3700 square feet otherwise required pursuant to LAMC Section 12.21.G.
- e. A reduction in the passageway width to allow 12 feet in lieu of 20 feet otherwise required pursuant to LAMC Section 12.21 C.2(b).
- f. A reduction in commercial frontage of 10 feet in lieu of 17.5 feet otherwise required by LAMC Section 12.22 A.23.

- g. To allow a landscape buffer of 0 feet in lieu of the 5 feet requirement per the South LA CPIO Section II C.4.
- h. A reduction in ground floor height to allow 10 feet 5 inches in lieu of 14 feet per the South LA CPIO Section II A.1(b).

## **ISSUES**

The following section includes a discussion of issues and considerations related to the project.

### *Urban Design Studio:*

The Urban Design Studio reviewed the project on Thursday, August 6, 2020 and received the project unfavorably with the following comments:

- The project is significantly out of scale with its surroundings.
- The height creates issues for neighbors in the Character Residential Subarea to the north, blocking sunlight especially and presenting a monolithic street wall two stories high.
- Articulation at the two-story podium is fairly limited due to parking requirements.
- The commercial space and mezzanine is fairly small in terms of square footage, limiting its utility for any future tenants.
- Very little community benefit is being provided in exchange for number of waivers of development being requested.

### *Professional Volunteer Program (PVP):*

The project was presented to the Professional Volunteer Program on Tuesday, June 15, 2021 and received unfavorably. Below is a summary of the comments organized in along areas outlined in the city's Urban Design Guidelines:

- **Pedestrian First Design**
  - The project presents operational issues. For example the trash and recycling enclosure are too small and not accessible from the retail space and the retail space is constrained with a difficult to lease layout.
  - Reduce the width of the driveway to the minimum allowed by LADOT.
  - Consider ways to embed the stairs to the residential lobby to promote physical activity.
  - Protect and maintain the existing mature street tree. Reach out to LAUFD to discuss potential options. If the tree needs to be removed you need to replace it in a 2-1 rate.
- **360 Degree Design**
  - Provide detailed materials on the elevations.
  - The project should respond to the local area context, the public realm and the relationships with adjacent buildings and should be shaped to consider the quality and functionality of the urban fabric.
  - Can the parking be placed underground? If not consider ways to design the podium so it is adaptable to a different use in the future and make sure it is appropriately screened per the Above Ground Parking Advisory. A visible long wall, non-screened openings or metallic louvers overlooking residential windows should be avoided. Consider landscaping and high quality architectural elements that are opaque and add visual interest. Make sure that headlights, structure lights and exhaust gas do not impact the residential adjacent properties.
  - Ensure that access and the building entrance is prominent and clearly legible and the lobby is comfortable to use with space for mail boxes.
  - Use architectural elements to reduce the perceived mass of the project.
  - Make sure that the project complies with the South Los Angeles CPIO District ([Neighborhood-Serving Corridor](#) Sub Area) Development Standards, including building design, articulation and glazing. For example, a 5-foot landscape buffer, shall be provided between the project and the abutting lot zoned RD2 to the north.

- The landscaping should be drought tolerant, evergreen, and capable of growing to a height of 10 feet. If you need additional recommendations, the Urban Design Studio has developed a Native Screening Hedges resource.
- The East and South Elevations need additional work.
  - Windows should incorporate well-designed trims and details. Consider adding awnings above the windows at the west elevation to features to reduce heat gain and glare and add visual interest.
  - Consider a redesign of the awning above the building's entrance.
  - What is the small unidentified space at the back of the project?
  - Consider clearstory windows for bathrooms that overlook the exterior corridor with access to natural light.
  - Provide an open space diagram and ensure the balcony dimensions comply with the private open space minimum requirements. Can the rooftop used for common open space?
  - Provide more information on the landscaping of the sideyards and consider ways to better buffer from the adjoining properties.
- **Climate Adapted Design**
    - G Provide a rooftop plan with any mechanical units and indicate solar on the roof.
    - Vines should be placed at the ground and exterior of the building's walls.
    - Indicate required and provided on-site trees. On site trees need to be 24"-box size or above to count as provided trees and palms are excluded. Trees should be native and provide shade upon maturity.
    - Consider native plants that provide year-long habitat.
    - Indicate LID compliance.

In response to both the UDS and PVP feedback, the applicant team reiterated the need to maintain the current building design with respect to the Waivers of Development standard requested. The applicant claimed that these waivers are necessary to address several constraints related to the site's base zoning and the CPIO. The applicant will consider which design changes can be made.

*Additional Meeting:*

The project was discussed at a meeting with planning staff, including the applicant's team, on Friday, January 28, 2022. The PVP feedback was reiterated and discussed, with particular attention paid to the need for changes to the building's façade. The materials and colors specified for the exterior façade were discussed, with the consensus that more naturalistic materials be incorporated. This would not only serve to enhance the building's articulation, but also work to display greater compatibility with the CPIO Character Residential Subarea just north of the site. The applicant's team subsequently submitted updated plans on February 28, 2022.

These updated plans largely show changes in exterior cladding, switching out bright white and lipstick red stucco accents with more muted white and beige stucco. Naturalistic wood siding has been added to articulate vertical massing on the building's northern elevation and pedestrian entry level. Ribbon windows at the second-level façade have been broken up for better compatibility with the rest of the building's overall fenestration pattern.

*Public Hearing:*

The public hearing was held on August 23, 2021 at approximately 3:30 pm telephonically via Zoom in conformance with the Governor's Executive Order N-29-20 (March 17, 2020). The following issues raised included the amount of incentives requested, the FAR of the project, the

height of the project, the preservation of existing housing, and privacy for neighbors immediately north of the project.

### **CONCLUSION**

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the project, as recommended, subject to the Conditions of Approval. The project will include the construction of a 33-unit mixed-use building resulting in a net increase of 32 dwelling units, including 3 Very Low Income units.

## CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, dated February 28 2022, and stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 33 residential units including Density Bonus Units.
3. **Affordable Units.** A minimum of 3 units, that is 13% of the 22 base dwelling units, shall be reserved as affordable units for Very Low Income household occupancy, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2). The Density Bonus Affordable Housing Incentive Program Guidelines also requires a Housing Development to meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Los Angeles Housing Department (LAHD) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (a-d) and State Density Bonus Law (Government Code Section 65915).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD). The covenant shall bind the owner to reserve three (3) units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set aside affordable units may be adjusted, consistent with LAMC Section 12.22-A.25, to the satisfaction of LAHD, and in consideration of the project's SB 330 and SB\* Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background and Housing Replacement (SB 330 and SB8 Determination) Background sections of this determination (Exhibit D).
6. **Automobile Parking for Residential Uses.** The project shall provide a minimum of ~~21~~ **19** parking spaces, as shown in Exhibit A, per AB 2345.
7. **Automobile Parking for Commercial Uses.** The project shall provide a minimum of one (1) parking space, as shown in Exhibit A; **per AB-2345, as the Property is located within an Enterprise Zone, commercial parking is required at 2 parking spaces per 1,000 SF, consistent with LAMC Section 12.21 A.4(x)(3)6.**
8. **Height** The project shall be limited to seven (7) stories and 73 feet, 4 inches in height per Exhibit A.

9. **Floor Area Ratio** The project shall be limited to a maximum floor area ratio ("FAR") of 5.1:1, per Exhibit A.
10. **Community Plan Implementation Overlay.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the South Los Angeles Community Plan Implementation Overlay ("CPIO") pursuant to Ordinance No. 185,927 and demonstrate that the project meets the definition of a Mixed-Income Project.
11. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
12. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16 and Exhibit "A".
13. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
14. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.
15. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
16. **Facade Design.** The project shall comply with the following:
  - a. The project shall include varied exterior materials and articulation as presented in Exhibit "A" (Elevations, Material Board, and Renderings), including flat seam metal panels, corrugated metal, wood face siding, and smooth finish stucco in white, light grey, and "concrete" finish. The building color and materials (design theme) shall be included on each elevation.
  - b. The facade shall include the articulation shown as presented in Exhibit "A" (Floor Plan, Elevations, and Renderings) which includes private open space distributed as balconies among the units. The percentage and layout of façade square footage devoted to fenestration shall be built and detailed exactly as depicted in Exhibit "A"
17. **Open Space** . The project shall provide a minimum of 1,480 square feet of usable open space per LAMC 12.21.G.2, see Exhibit "A".
18. **Rear Setback (Waiver).** The rear setback shall be no less than five feet on the ground through second floors, and ten feet from the third to seventh floors, as shown in Exhibit A

19. **Side Yard Setback (Waiver).** The side yard setbacks shall be no less than five feet on the ground through second floors for the northern edge of the lot, and zero feet on the ground through second floors southern edge of the lot. The side yard setbacks shall be no less than five feet from the third through seventh floors.
20. **Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows:
- A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
  - A minimum depth with a height ranging from 1 to 15 feet shall be 24 to 36 inches.
  - A minimum depth with a height of less than 1 foot shall be 18 inches.
  - A minimum depth of an extensive green roof shall be 3 inches.

Trees shall require a 42-inch minimum soil depth.

Further, the minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:

- 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
  - 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
  - 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
  - 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.
21. **Street Trees.**
- New street trees shall be planted within the public right-of-way, where feasible, at a ratio of at least one (1) tree for every 25 feet of lot length, to the satisfaction of the Bureau of Street Services, Urban Forestry Division, Department of Public Works.
  - Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
  - Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

22. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

Or: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. (WL)

23. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.



24. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.

#### Administrative Conditions

25. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
26. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
27. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
28. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
29. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
30. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
31. **Indemnification and Reimbursement of Litigation Costs.**
- Applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## FINDINGS

### DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES/Waivers FINDINGS

1. **Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:**

- a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

*FAR Increase:*

The subject site is zoned C1.5-1VL-CPIO and has a gross lot area of approximately 8,931 square feet which, with required setbacks, results in a net lot area of 6,130 square feet. The LAMC limits the maximum FAR to 1.5:1 which would permit 9,195 square feet of floor area. The applicant has requested an On-Menu Incentive to allow a 5.1:1 FAR in lieu of the otherwise permitted 1.5:1 FAR, to permit 31,263 square feet of floor area, as set forth in the following table:

	<i>FAR</i>	<i>Net Lot Area (sf)</i>	<i>Total Floor Area (sf)</i>
<i>By-right</i>	<i>1.5:1</i>	<i>6,130</i>	<i>9,195</i>
<i>Requested</i>	<i>5.1:1</i>	<i>6,130</i>	<i>31,263</i>
		<u><i>Net Increase</i></u>	<u><i>22,068</i></u>

The project proposes to construct 33 units, with 3 units reserved for Very Low Income households.

The additional FAR allows a larger building envelope and provides an additional 22,068 square feet of income generating residential floor area than would otherwise be permitted. This additional floor area would enable the project to construct additional market-rate units, of a larger size, which would reduce the marginal cost of constructing the project's share of affordable units.

Of the 33 proposed units, there would be 21 one-bedroom units, and 10 two-bedroom units, and 2 three-bedroom units. As set forth on Sheet A0.1 of the project plans, the project's upper residential levels (levels 3 through 7) would each have a floor plate of approximately 5,913 square feet. These large floor plates would not be achievable under the 1.5:1 base FAR and enable the project to construct the unit mix specified above. Without the incentive to permit additional floor area, the average unit size and bedroom count would have to be significantly smaller to construct the number of units that the requested density bonus allows. The ability to develop more units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. Therefore, the FAR incentive would result in identifiable and actual cost reductions to provide for the project's affordable housing costs.

*Height Increase:*

The subject site is zoned C1.5-1VL-CPIO. Height District No. 1VL restricts building height to a maximum of 45 feet. The applicant has requested an Incentive with respect to the CPIO building height limitation to permit a height of 73 feet 4 inches from grade to the top of the parapet.

The proposed building would be seven stories tall to accommodate the allowed density bonus and increased FAR. By contrast, if the base height limitation applied, it would only be possible to construct a four-story building (assuming a typical 12-foot ground level and three 10-foot residential levels). As noted above, each of the upper residential levels has an average floor plate of approximately 5,913 square feet. Therefore, the loss of three residential levels would reduce the Project's floor area by approximately 17,739 square feet.

The loss of floor area would directly limit the project's ability to construct residential dwelling units (including affordable units) as the top three levels house 19 units. As proposed, the additional height will physically permit construction of the project at the permitted density and with the requested FAR incentive by expanding the allowable building envelope. The additional building envelope will allow for more market rate units that will subsidize the affordable units provided as part of the project, making the project financially feasible.

- b. The incentive(s) will have a specific adverse impact upon public health and safety or any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).**

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentive(s) will have a specific adverse impact on public health and safety. Analysis of the proposed Project determined that it is Categorical Exempt from

environmental review pursuant to Article 19, Class 32 (Infill) of the CEQA Guidelines. The Categorical Exemption (CE) could be adopted, including, on the basis that none of the potential environmental effects of the proposed Project would cause substantial adverse effects on human beings, on public health and safety, or on property listed in the California Register of Historic Resources. Based on all of the above, there is no basis to deny the requested incentive.

**c. *The incentive(s) are contrary to state or federal law.***

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

Following is a delineation of the findings related to the request for eight (8) Waivers of Development Standards, pursuant to Government Code Section 65915.

**2. Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:**

**a. *The waiver(s) or reduction(s) of development standard(s) are contrary to state or federal law.***

There is no evidence in the record that the proposed waivers are contrary to state or federal law.

A project that provides 13 percent of base units for Very Low Income Households qualifies for two (2) Incentives, and may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Therefore, the requests below are recommended as a Waivers of Development Standards. Without the below Waivers, the existing development standards would preclude development of the proposed density bonus units and project amenities:

**Transitional Height:**

The South Los Angeles Implementation Overlay (CPIO) Section II-2.A.2 mandates that the project comply with transitional height requirements due to the site’s adjacency to a residential lot located in the R2-1-CPIO zone. Specifically, the CPIO requires the project the entire building to be set back, or individual floors stepped back, one horizontal foot for every one vertical foot in building height as measured from 15 feet above grade at the residential property line. Because the proposal in question is for a Density Bonus Project, the transitional height is only in effect for the first 25 feet of depth from the residential property line abutting the site’s northern edge.

The applicant has requested a Waiver of the transitional height requirements of the CPIO. Strict compliance with the CPIO transitional height requirements would physically preclude construction of the project at the permitted density bonus and with the permitted FAR and Height incentive. This is detailed on a Declaration Supporting Requested Incentives and Waivers submitted by the applicant as a supporting document (page 2-3, Exhibit H). In particular, denial of the requested wavier would require the removal of dwelling units on the upper floors in order to provide sufficient step backs from the

abutting residential lot, thus physically impeding construction of the full requested 35 percent density bonus and additional 5.1:1 FAR increase (from 1.5:1 to 5.1:1).

Side Yard Setbacks:

The project proposes a seven-story building, which would require 10-foot side yard setbacks per LAMC 12.13.5B.2. The applicant has requested a Waiver of Development Standard to permit side yard setbacks of 0 feet for the first and second floors, and 5 feet for the third to seventh floors. The requested waiver would allow the project to provide the required residential and commercial parking within its building envelope. The project will provide 22 total parking spaces per AB 2345, government code 65915, at .5 spaces per bedroom. This parking is provided for in a building podium, with 11 spaces at grade and another 11 at the second story.

Without the requested incentive, some of the commercial parking and additional residential parking would have to be constructed underground; while the residential stories would likewise see a significant reduction in floor plate area. Therefore, the requested side yard setback waiver eliminates the need to construct additional underground parking, which physically impedes construction of the full requested 35 percent density bonus.

Rear Yard Setbacks:

The project proposes a seven-story building, which would require 19-foot rear yard setbacks per LAMC § 12.13 5B.2. The applicant has requested a Waiver of Development Standard to permit rear yard setbacks of 5 feet for the first and second floors, and 10 feet for the third to seventh floors. The requested waiver would allow the project to provide the required residential and commercial parking within its building envelope. The project will provide 22 total parking spaces per AB 2345. This parking is provided for in a building podium, with 11 spaces at grade and another 11 at the second story.

Without the requested incentive, some of the commercial parking and additional residential parking would have to be constructed underground; while the residential stories would likewise see a significant reduction in floor plate area. Therefore, the requested side yard setback waiver, if denied, would physically impede construction of the full requested 35 percent density bonus.

Open Space:

The project proposes 33 total units, consisting of twenty-one (21) one-bedroom units, ten (10) two-bedroom units, and two (2) three-bedroom units. Per LAMC § 12.21 G2, a project is required to provide 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms. In total, this requires the project to provide 3,700 square feet of open space. The applicant has requested a Waiver of Development Standard to permit a 60% open space reduction, with the remaining 1,500 square feet of open space divided among 30 balconies at 50-square feet of area per balcony.

Without the requested incentive, and per the applicant's Declaration Supporting Requested Incentives and Waivers, the project will not be able to provide its unit total as Type III construction is limited to five stories above a concrete podium. As proposed, the project already consists of five stories of Type III construction over a two-story concrete podium. Therefore, the requested open space reduction eliminates the need to construct additional levels of Type 1 construction, physically enabling construction of the full requested 35 percent density bonus.

Passageway Width:

Per LAMC § 12.21 C.2(b), “there shall be a passageway of at least 10 feet in width extending from a street to one entrance of each dwelling unit or guest room in every residential building... [and] The passageway shall be increased by two feet in width for each story over two contained in any building located between the public street and the building which the passageway serves.” As the project proposes a seven-story building, the resultant passageway leading to the residential lobby would be 20 feet wide. The applicant has requested a Waiver of Development Standard to permit a 40% reduction, with the resultant passageway being 12 feet.

Without the requested incentive, and per the applicant’s Declaration Supporting Requested Incentives and Waivers, the project will not be able to provide its commercial component and accommodate the necessary driveway width for vehicular access to its at-grade and second story parking. Therefore, the requested passageway width waiver eliminates the need to construct additional underground parking, which would physically impede construction of the full requested 35 percent density bonus.

Commercial Frontage:

In order to qualify for an exemption from a conditional use approval under LAMC § 12.22 A.23(d), the subject proposal needs to meet the definition of a Mixed Use Project. Per LAMC § 13.09 B.3, this is defined as a project combining one or more Commercial Uses and multiple dwelling units in a single building or in a Unified Development and which provides the following:

- (1) separate, Ground Floor entrance to the residential component, or a lobby that serves both the residential and Commercial Uses components; and
- (2) A pedestrian entrance to the Commercial Uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business.

A minimum of 35 percent of the Ground Floor Building Frontage abutting a public commercially zoned street, excluding driveways or pedestrian entrances, must be designed to accommodate Commercial Uses to a minimum depth of 25 feet.

Per Exhibit A, the project will provide one commercial unit and multiple dwelling units in a single building. This includes a separate entrance for the residential (via a residential lobby) and commercial components. Both will be directly accessible from the project’s only street frontage off of Gramercy Place. As the street frontage of the subject site is 50 feet, the required width of the commercial frontage would be 17.5 feet. The applicant has requested a Waiver of Development Standard to permit a 43% reduction, with the resultant commercial frontage being 10 feet.

Without the requested incentive, and per the applicant’s Declaration Supporting Requested Incentives and Waivers (Exhibit H), the project will not be able to provide its commercial component and accommodate the necessary driveway width for vehicular access to its at-grade and second story parking. Therefore, the requested commercial frontage waiver eliminates the need to construct additional underground parking, which would physically impede construction of the full requested 35 percent density bonus.

Landscape Buffer:

The South Los Angeles CPIO Section II-2.C.4 mandates that the project include a 5 foot landscape buffer, to “be provided between the Project site and any abutting lot zoned RD1.5 or a more restrictive zone.” This 5-foot landscape buffer is required along the

northern edge of the site, which abuts the RD2-1-CPIO zone. The applicant has requested a Waiver of this landscape buffer in its entirety.

Without the requested incentive, and per the applicant's Declaration Supporting Requested Incentives and Waivers (Exhibit H), the project will not be able to provide a 3 foot 8 inch clear passageway, required for egress from the building's rear stairwell. Reserving an additional five feet of the site's width for this landscape buffer would also prevent the design from accommodating its commercial frontage and lobby passageway components, both of which have already been reduced (see waiver findings above). Alternately, the buffer would eat into the necessary driveway width for vehicular access to its at-grade and second story parking. Therefore, the requested Landscape buffer waiver eliminates the need to construct additional underground parking, which would physically impede construction of the full requested 35 percent density bonus.

Ground Floor Height:

The South Los Angeles CPIO Section II-2.A.1(b) mandates that "the Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor... above." It also stipulates that, "for Projects with Active Floor Area, the Ground Floor shall have a minimum height of 11 feet, measured from the finished floor to the finished ceiling." While the project provides Active Floor Area in the form of a commercial space, the 14 foot minimum height still prevails. The applicant has requested a Waiver to reduce the clearance height to 10 feet.

Without the requested incentive, and per the applicant's Declaration Supporting Requested Incentives and Waivers (Exhibit H), the project will not be able to provide sufficient clearance in plan for the access ramp leading to the second story parking level. Therefore, the requested Ground Floor height waiver would physically enable construction of the full requested 35 percent density bonus.

- b. The waiver will have specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.***

There is no substantial evidence in the record that the proposed waiver(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project does not involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application. Therefore, there is no substantial evidence that the proposed waivers of development standards will have a specific adverse impact on public health and safety.



c. ***The incentive(s) are contrary to state or federal law.***

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

## **CEQA FINDINGS**

### **CEQA Determination – Class 32 Categorical Exemption Applies**

The project qualifies for a Class 32 Exemption if it is developed on an infill site and meets the following criteria:

**A. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:**

The proposed Project supports the goals, objectives and policy of the Land Use Element of the General Plan by providing affordable housing within a neighborhood-serving commercial district proximate to a variety of neighborhood-serving commercial uses, including being located proximate to public transit on an underutilized site, zoned C1.5-1VL-CPIO and designated for community commercial purposes.

The Project will , activate street presence, and provide a mixed-income housing project, which will in turn support surrounding commercial and residential uses.

The Project will help reduce reliance on the demand for automobile vehicles and will reduce the number of trips to and from the site due to its location in proximity to neighborhood-serving amenities, employment opportunities and public transit options.

**B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:**

The Subject Property is located at 1848 S. Gramercy, Los Angeles, CA 90019. The combined surface land area for the rectangular-shaped property is approximately 8,931 square feet, according to a survey completed on February 12, 2018. The Property is currently developed with a single, three-story residential structure.

Properties in the surrounding area are characterized by a mix of residential uses ranging from one- and two-story residential buildings as well as single-story neighborhood-serving commercial uses. Properties surrounding the Project Site are within the RD2-1-CPIO and C1.5-1VL-CPIO Zones, and are generally a mix of commercial uses at the intersection of Washington Boulevard and Gramercy Place surrounded by a range of one- and two-story residential buildings. To the west along Gramercy Place is a complex of four-story apartment buildings. The property located at to the south and across Washington Boulevard is developed with an automobile tire and repair shop.

**C. The project site has no value as habitat for endangered, rare or threatened species:**

The project is situated in an established, fully-developed, residential and commercial neighborhood adjacent to several commercial corridors, large boulevards and other large employment centers. The project site has no value as a habitat for endangered, rare or threatened species.

**D. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:**

**TRAFFIC:**

As an infill development site, the Subject Property has existing access to community resources, particularly public transportation. The Property is located within a Transit Priority Area and a Tier 2 Transit Oriented Communities Affordable Housing Incentive Area. Additionally, the stop for Metro Local Bus Line 35 is located close to the site, adjacent to a LADOT Midtown line stop. Within a ¼ mile of the site is the intersection of Washington Boulevard and Western Avenue, with the stop for Metro Local Bus Line 207. The existing mobility and circulation available in near proximity to the proposed project will lessen the increase of traffic in the area.

**NOISE:**

The project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels. The Ordinances cover both operational noise levels (i.e. post-construction), as well as any noise impact during construction. As a result of the project being required to comply with said ordinances, it can be found that the project would not result in any significant noise impacts.

**AIR QUALITY:**

The proposed project for 33 dwelling units is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainable under an applicable federal or state ambient air quality standard. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. More specifically, RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities):** Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

These RCMs will reduce any potential impacts to less than significant, and will ensure the project will not have significant impacts on noise and water.

Furthermore, the project does not exceed the threshold criteria established by the LADOT for preparing a traffic study. As such, the project will not have any significant impacts to traffic. In regards to Air Quality, Interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

**WATER:**

Lastly, the project is not adjacent to any water sources and the construction of said project where it is surrounded by very similar and more dense projects will not create any impact to water quality. No further study is anticipated.

**E. The site can be adequately served by all required utilities and public services:**

The site is currently being served adequately by the City's Department of Water and Power, the City's Bureau of Sanitation, the SoCal Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, and many others public services. The utilities and public services have been servicing the neighborhood continuously for over 50 years. The California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc.

The project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed above.

CEQA Section 15300.2 – Exceptions to the use of Categorical Exemptions

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

The Property is located within the C1.5-1VL-CPIO Zone and in Subarea A (“Neighborhood-Serving Corridor”) of the South Los Angeles Community Plan area, being designated for Neighborhood Commercial land uses. As such, the cumulative impacts of the project and successive projects of the same type in the same place have been evaluated and accommodated in the zoning designation.

Additionally, there have been no similar projects approved within a 500-foot radius of the subject site. As such, the subject site is the only site that will be developed into a multi-family residential building through the application of Density Bonus incentives in the surrounding area. Therefore, there is not a succession of known projects of the same type and scale as the proposed Project.

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

The Property occupies a single-frontage lot near a street corner located at the intersections of Washington Boulevard and Gramercy Place, and is currently developed with two story, single-family residential structure. The proposed Project conforms to the existing General Plan and zoning designation for the subject site.

There is no evidence in the record that the project will have a significant environmental impact. The project size and height is not unusual for the broader vicinity of the subject site. The Project Site is located within a developed and urban area, as such, there are no unusual circumstances that would create the reasonable possibility of significant effects.

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

The Project Site is located within a developed and urban area, as such, there are no scenic resources, including trees, historic buildings, rock outcroppings or similar resources, and is not located on an officially designated scenic highway per the City’s Bureau of Engineering website, NavigateLA.

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

According to Envirostar, the State of California’s database of Hazardous Waste Sites, the subject site is not identified as a hazardous waste site.

Therefore, the Project Site is not located on a site the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government Code section 65962.5, as being affected by hazardous wastes or clean-up problems.

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

Neither the project site itself nor any of the existing structures on the project site have been identified as a historic resource by local or state agencies. On May 5, 2018, a

application was filed (per case CHC-2018-3217-HCM) to declare the property an Historic-Cultural Monument. City Planning Staff recommended that the Cultural Heritage Commission not declare the property an Historic-Cultural Monument per Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7. At a hearing on July 15, 2018, the Commission determined the project site is not eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City consider the site a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historical resource and this exception does not apply.

Additionally, the Project Site is located within a developed and urban area, as such, will not cause a substantial adverse change in the significance of an historical resource.

Therefore, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

## PUBLIC HEARING AND COMMUNICATIONS

### PUBLIC HEARING

The public hearing was held on August 23, 2021 at approximately 3:30 pm telephonically via Zoom In conformance with the Governor's Executive Order N-29-20 (March 17, 2020). The hearing was conducted by the Hearing Officer, Sergio Ibarra, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2020-2115-DB-HCA. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to hearing. The environmental determination was among the matters considered at the hearing.

The public hearing was attended by the applicant's representative (Akhilesh Jha) and architect (Hamid Degnan), and approximately twenty (20) members from the community. Fifteen (15) members of the public spoke at the hearing.

Applicant Presentation:

The applicant's representative described the site location, project description, requested entitlements, and community outreach, which was ongoing.

There were Fifteen (15) comments in opposition to the project. Objections raised included concerns about the amount of incentives requested, the FAR of the project, the height of the project, the preservation of existing housing, and privacy for neighbors immediately north of the project.

### WRITTEN CORRESPONDENCE

On August 12, 2021, planning received a letter from Dolores Spears and John Arnold of the United Neighborhoods Neighborhood Council expressing opposition to the project.

On August 21, 2021, planning received a letter from Jean Frost of the West Adams Heritage Association expressing opposition to the project.

**On August 23, 2021, planning received a letter from Laura Meyers expressing opposition to the project.**

On August 26, 2021, planning received an email from Grace E. Yoo expressing opposition to the project.

**On March 17, 2022, planning received a letter from John Arnold, representing the UNNC, expressing opposition to the project.**

**On March 18, 2022, planning received a letter from David Kendrick, Catherin Doyle, and family, expressing opposition to the project.**

**On March 21, 2022, planning received letters from Grace E. Yoo, Jim Childs, Jean Frost, Laura Meyers, and Roland Souza (representing the West Adams Heritage Association) expressing opposition to the project.**

**On March 21, 2022, planning received letters from Ann Marie Brooks, Leonora Camner, Jaime Del Rio, and Tami Kagan-Abrams (the latter three representing Abundant Housing LA) expressing support for the project.**

**On March 22, 2022, planning received a letter from David Raposa expressing opposition to the project.**

**On March 23, 2022, planning received letters from Benjamin Steen, Natalie Neith, Stormie Leoni, Christine Carlson and Demetrius Pohl, expressing opposition to the project.**

**On March 24, 2022, planning received a letter from Jehu Salazar expressing support for the project.**

The letters and emails raised concerns with respect to the appropriateness of a Categorical Exemption, the number of Waivers of Development standards requested, in addition to the excessive, size, scale, and density of the proposed project. Objections also stressed the need to avoid displacement and verify the need for affordable unit replacement with the Los Angeles Housing Department. Statements of support primarily cited the need for more housing generally.

# GRAMERCY APARTMENT BUILDING

1848 GRAMERCY PL., LOS ANGELES, CA 90019

## BUILDING INFORMATION

ZONE: C1.5-1VL-CPIO

APPLICABLE CODE: 2020 LABC

LOT AREA: 8,931.3 SF

BUILDING OCCUPANCY:  
M, S-2 FIRST AND SECOND FLOOR  
R-2, 5 RESIDENTIAL FLOORS  
ABOVE 1st and 2nd FLOOR COMMERCIAL

TYPE OF CONSTRUCTION:  
TYPE I-A ON 1st and 2nd FLOOR  
TYPE III-A ON 5 UPPER LEVELS  
(THE TYPE III-A AND TYPE I-A HAS BEEN SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOUR)

## LEGAL DESCRIPTION

ASSESSOR PARCEL NO. (APN) 5013-016-009  
PIN Number 126B193 848  
Tract ANGELUS VISTA  
Map Reference M B 2-73  
Block None  
Lot 76  
Arb (Lot Cut Reference) None  
Map Sheet 126B193

## CONSULTANTS

ARCHITECT	HRD ARCH INC. 11620 WILSHIRE BLVD., #900 LOS ANGELES, CA 90025 HAMID@HRDARCH.COM 310-359-2245	ELECTRICAL ENGINEER	A & N DESIGN GROUP INC. 21550 OXNARD STREET #300 WOODLAND HILLS, CA 91367 AMIR@AN-DG.COM 818-288-4361
STRUCTURAL ENGINEER	AK STRUCTURAL ENG. INC. 1812 WESTHOLME AVE., #11 LOS ANGELES, CA 90064 AMIR.KHANLOU@YAHOO.COM 310-694-1887	LANDSCAPE ARCHITECT	GREEN ORIGIN DESIGNS 436 N. WASHINGTON AVE. GLEN DORA CA 91741 STEVEREID360@GMAIL.COM 360-820-1727
CIVIL ENGINEER	-	SURVEY	CHRISTENSEN & PLOUFF LAND 27821 FREMONT COURT, #6 VALENCIA, CA 91355 - 661-645-9320
MECHANICAL PLUMBING ENGINEER	A & N DESIGN GROUP INC. 21550 OXNARD STREET #300 WOODLAND HILLS, CA 91367 ARASH@AN-DG.COM 818-288-4361	SOIL / GEO ENGINEER	RYBAK GEOTECHNICAL, INC. 16022 ARMINTA STREET, #7 VAN NUYS, CA 91406 RYBAKGEOTECHNICAL.COM (818) 785-0550

## ATTN OWNERS/CONTRACTORS:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT ARCHITECT/ENGINEER FOR ANY QUESTIONS DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN, IF THIS IS NOT APPROVED AND STAMPED BY THE CITY. FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTORS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES.

## NOTE

THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2)

THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (901.2.4, 901.5.2.3.3, 901.5.2.3.4)

BUILDING IS FULLY SPRINKLERED (SYSTEM TO BE APPROVED PRIOR TO INSTALLATION)

PROVIDE EMERGENCY RESPONDER RADIO COVERAGE CFC510

FIRE ALARM TO BE PROVIDED PER CBC 907

TWO WAY COMMUNICATION REQUIRED AT ALL ELEVATOR LOBBIES 1009.8

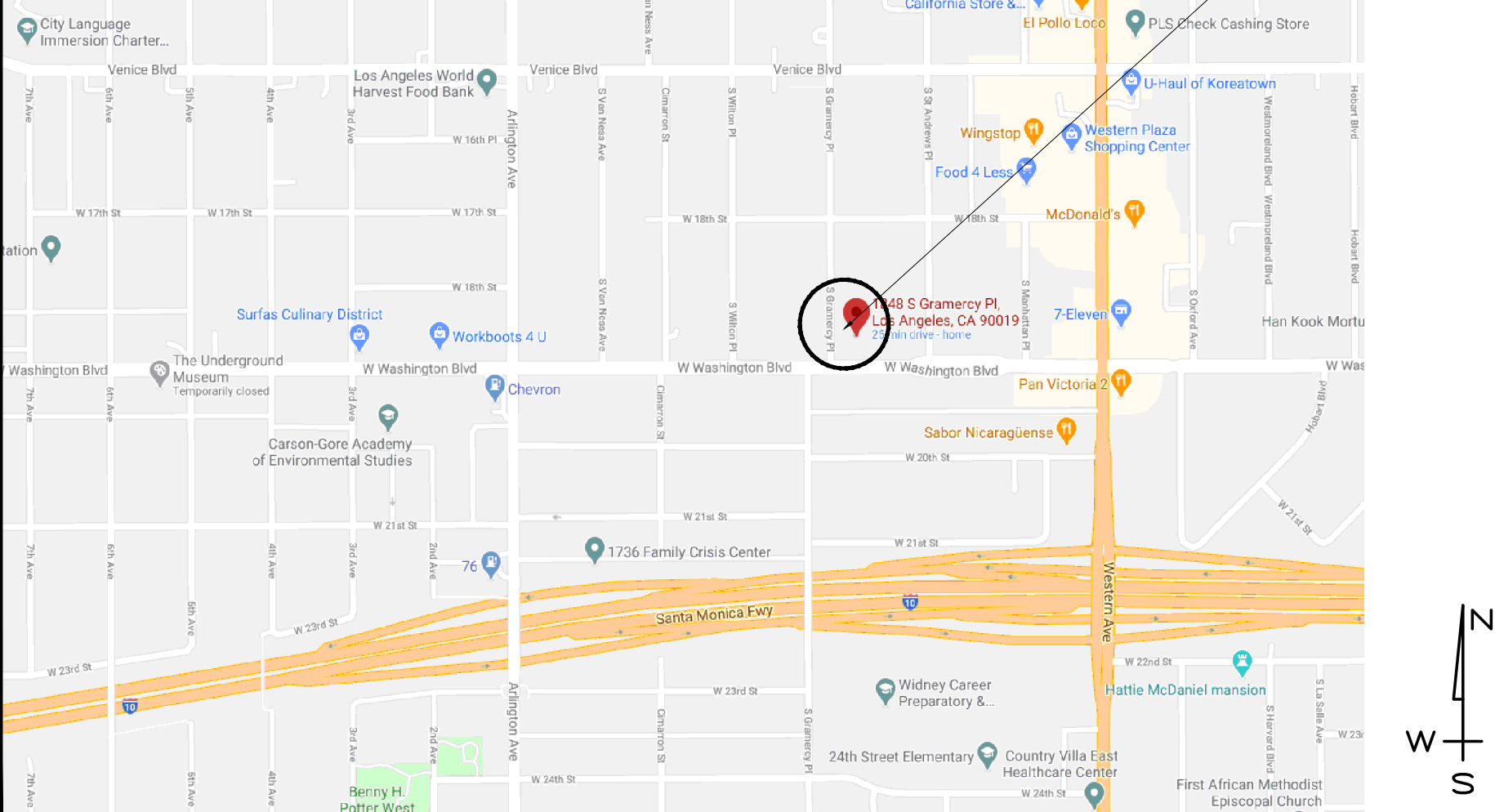
THE BUILDING IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. 100% PRIVATELY FUNDED.

OBTAIN SEPARATE APPLICATION FOR THE FOLLOWING ITEMS: RETAINING WALLS, GRADING WORK, BLOCK FENCE, FIRE SPRINKLER SYSTEM, ELECTRICAL, MECHANICAL, PLUMBING WORK, SHORING AND DEMOLITION.

THE PARKING GARAGE HAS BEEN VENTED BY NATURAL VENTILATION. (LABC 4.6.5.2)

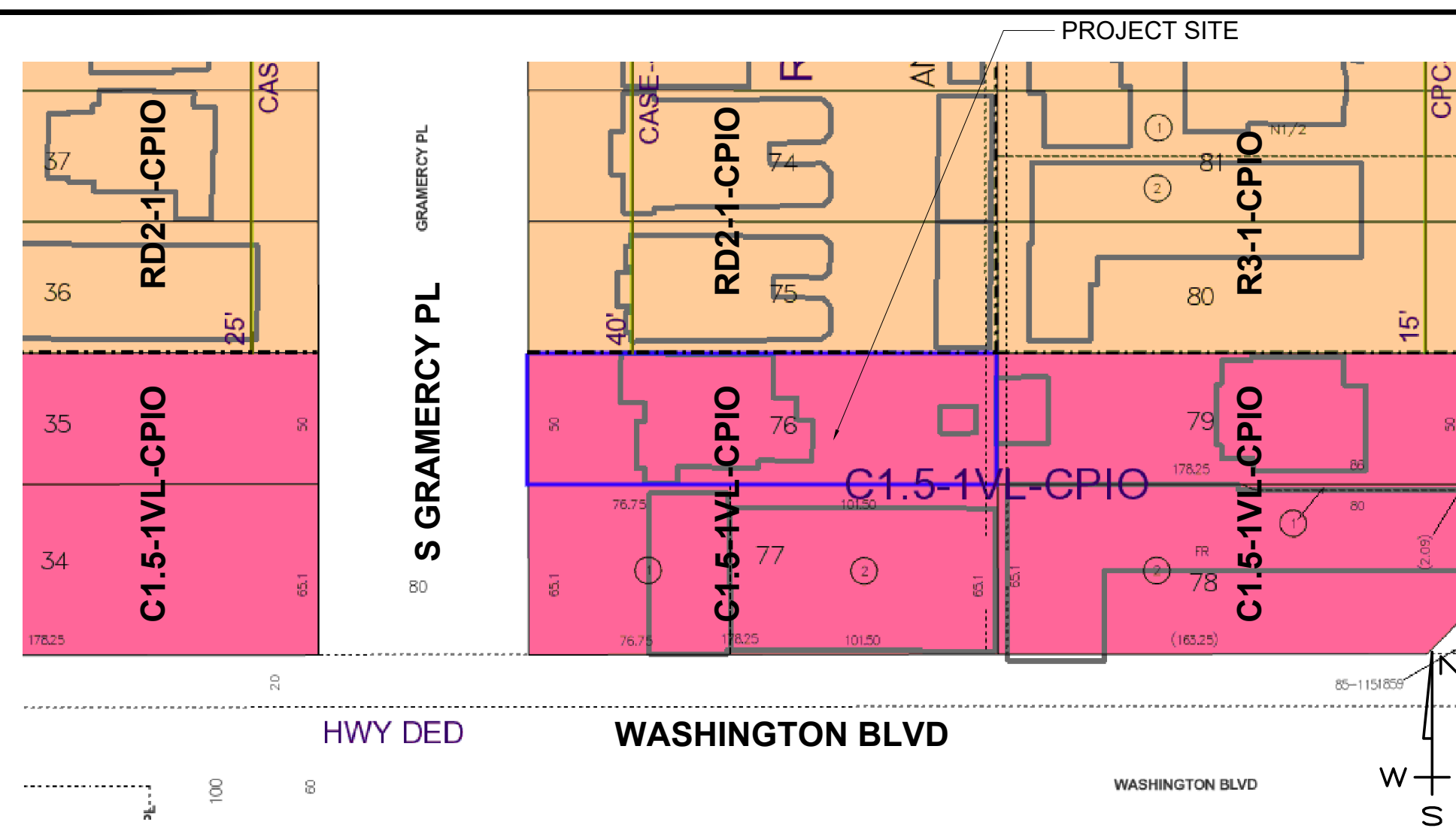


## VICINITY MAP



## SYMBOLS

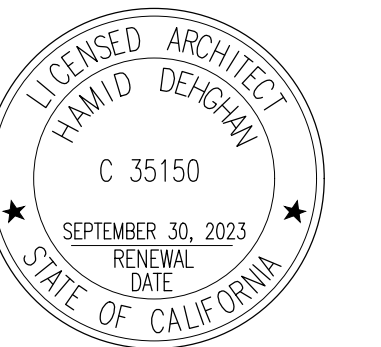
	SECTION REFERENCE SHEET NUMBER
	DETAIL REFERENCE SHEET NUMBER
	REVISION NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	ROOM NUMBER
	CEILING HEIGHT
	PROPOSED ELEVATION (489'-0")
	EXISTING ELEVATION (487'-0")
	INTERIOR ELEV. NUMBER SHEET NUMBER



DRAWN: HAMID DEGHAN



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310-995-4859

**GRAMERCY APARTMENT BUILDING**  
1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 02-28-2021

SCALE:

DRAWING TITLE:  
COVER SHEET

**A0.0**

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**FAR CALCULATION**

**ALLOWABLE**

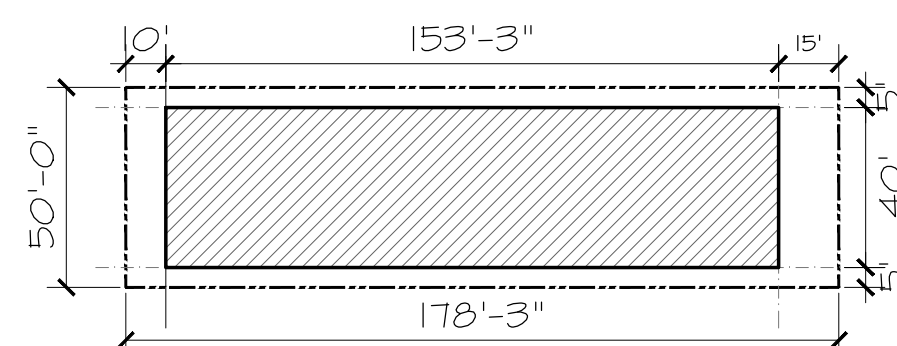
LOT AREA: 8,931.3 sf.

TOTAL ALLOWABLE FLOOR AREA: (153.25' x 40' = 6,130 sf.)

BY RIGHT ALLOWABLE FAR: 1.5 : 1  
6,130 sf x 1.5 = 9,195 sf

ALLOWABLE FAR PER 12.22A.25 = 6,130 sf. X 3 = 18,390 sf.

PROPOSED FLOOR AREA = 31,103 sf. < 6,130 X 5.1 = 31,263 sf.



**PROVIDED (as per table below)**

1ST FLOOR	356 sf	RETAIL
1ST FLOOR	472 sf	LOBBY
2ND FLOOR	110 sf.	RETAIL
2ND FLOOR	600	GYM
3rd FLOOR	5,913 sf	RESIDENTIAL / CORRIDOR / BALCONIES
4th FLOOR	5,913 sf	RESIDENTIAL / CORRIDOR / BALCONIES
5th FLOOR	5,913 sf	RESIDENTIAL / CORRIDOR / BALCONIES
6th FLOOR	5,913 sf	RESIDENTIAL / CORRIDOR / BALCONIES
7th FLOOR	5,913 sf	RESIDENTIAL / CORRIDOR / BALCONIES
TOTAL:	31,103 sf.	< 5.10 X 6,130 = 31,263 sf.

PROPOSED FAR

**UNIT CALCULATION - PROVIDED**

	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	5	2	0	7	9 bed
4th FLOOR	5	2	0	7	9 bed
5th FLOOR	5	2	0	7	9 bed
6th FLOOR	3	2	1	6	10 bed
7th FLOOR	3	2	1	6	10 bed
TOTAL	21	10	2	33	41 beds

TOTAL NUMBER OF UNIT PROVIDED

**PARKING CALCULATION - REQUIRED**

**TRANSIT VERIFICATION:**

ADM-2022-515-TV

Site located less than 2,640 feet from Major Transit Stop at Western Ave. & Venice Blvd.

**COMMERCIAL:**

A housing development located within 0.5 miles of a Major Transit Stop.

COMMERCIAL SPACES: 0 STALL

**RESIDENTIAL:**

A housing development located within 0.5 miles of a Major Transit Stop.

REQUIRED PARKING 0 STALL

**PARKING CALCULATION - PROVIDED**

	STANDARD	COMPACT	ACCESSIBLE
1ST FLOOR	8	1	1
2nd FLOOR	8	1	1
TOTAL	16	2	2

TOTAL PROVIDED = 20 PARKING SPACES

**BICYCLE PARKING CALCULATION**

**REQUIRED**

		SHORT TERM	LONG TERM
COMMERCIAL		2 STALLS	2 STALLS
RESIDENTIAL	1-25 (25/10)	2.5 STALLS (25/1)	25 STALLS
RESIDENTIAL	26-33 (8/15)	0.5 STALLS (8/1.5)	5.33 STALLS
TOTAL REQUIRED		5 STALLS	32 STALLS

**PROVIDED**

SHORT TERM = 5 STALLS (WITHIN PUBLIC RIGHT-OF-WAY)  
LONG TERM = 32 STALLS

**OPEN SPACE CALCULATION**

**OPEN SPACE REQUIREMENT:**

1 BR	21 X 100 =	2,100 sf (2 HABITABLE ROOMS)
2 BR	10 X 125 =	1,250 sf. (3 HABITABLE ROOMS)
3 BR	2 X 175 =	350 sf. (4 HABITABLE ROOMS)
TOTAL		3,700 sf

60% reduction (-2,220 sf) 1,480 SF.

**OPEN SPACE PROVIDED:**

PRIVATE OPEN SPACE:  
30 Balconies x 50 sf. = 1,500 sf  
COMMON OPEN SPACE 0 sf.

**REQUIREMENT AS PER DENSITY BONUS**

LOT AREA 8,931.3 SF

BUILDING DENSITY 1 PER 400sf OF LOT SIZE (AS PER SECTION II-2.B.I OF CPIO)

8,931.3 SF / 1 UNIT PER 400 sf = 22.3 = 23 UNITS (ROUND UP) = BASE UNIT

**ON-SITE RESTRICTED AFFORDABLE UNIT**

\*Per section 12.22.25 (c) (i): For a 35% density bonus, 11% of the "base" units are required to be very low income\*

TOTAL NUMBER OF BASE UNIT = 23 UNITS

VERY LOW INCOME UNIT REQUIRED

= 23 UNITS X 11% = 2.53 = 3 UNITS FOR VERY LOW INCOME

**DENSITY BONUS:**

1- UNIT INCREASE  
DENSITY BONUS 35%  
23 BASE UNIT + 35% = 31.05 = 32 UNITS

2- PARKING REQUIREMENT

AS PER AB144-DENSITY BONUS, OPTION #3:  
0.5 PARKING PER BEDROOM

**ADDITIONAL DENSITY BONUS AS PER AB 2442:**

23 UNIT X 10% = 2.3 = 3 UNITS ASSIGNED FOR DISABLED VETERANS AB "2442"

3 AFFORDABLE UNIT X 20% = 0.6 = 1 UNIT ADDITIONAL UNIT AS PER AB 2442

TOTAL NUMBER OF UNITS = 32 UNITS + 1 UNITS = 33 UNITS

**TABLE OF INCENTIVES**

**OFF MENU INCENTIVES**

1- FLOOR AREA CALCULATION  
ALLOWABLE AS PER 12.21.I 1.5 : 1 (6,130 X 1.5 = 9,195 sf.)  
PROPOSED FAR 5.1 : 1 (6,130 X 5.1 = 31,410 sf.)

2- BUILDING NUMBER OF STORY / HEIGHT  
ALLOWABLE AS PER 12.21.I 3 STORY, 45'  
PROPOSED 7 STORY / 75'

**TABLE OF WAIVERS**

1- TRANSITION HEIGHT TO RESIDENTIAL (CPIO, SECTION II-2.A)  
REQUIRED 15' + 45 DEGREE ON TOP  
PROPOSED NO TRANSITION HEIGHT

2- SIDE SETBACK  
REQUIRED AS PER 12.13.5.B 5' + (7-2) X 1' = 10'  
PROPOSED SOUTHERN SIDE SETBACK (ABUTTING ZONE C)  
1st AND 2nd FLOOR 0'  
3rd TO 7th FLOOR 5'

PROPOSED NORTHERN SIDE SETBACK (ABUTTING ZONE C)  
ALL FLOORS 5'

3- REAR SETBACK  
REQUIRED AS PER 12.13.5.B 15' + (7-3) X 1' = 19'  
PROPOSED REAR SETBACK  
1st AND 2nd FLOOR 5'  
3rd TO 7th FLOOR 10'

4- 60% REDUCTION IN OPEN SPACE  
REQUIRED AS PER 12.21.6 = 3,700 sf.  
PROPOSED OPEN SPACE= 1,500 sf.  
(Only balcony, no common open space)

5- PASSAGEWAY (12.21-C.2(b))  
REQUIRED 20'  
PROVIDED 12'

6- COMMERCIAL FRONTAGE (B.04.B.3)  
REQUIRED FRONTAGE 35% = 17.5'  
PROPOSED FRONTAGE 10'

7- LANDSCAPE BUFFER (CPIO, SECTION II-2.C.4)  
REQUIRED 5'  
PROPOSED 0'

8- GROUND FLOOR HEIGHT (CPIO, SECTION II-2.A)  
REQUIRED 12' FLOOR TO CEILING WITH ACTIVE FLOOR AREA  
PROPOSED 10'-5" FLOOR TO CEILING

**BUILDING HEIGHT**

ALLOWABLE BUILDING HEIGHT AS PER 12.21.I  
3 STORY / 45'

**PROPOSED BUILDING HEIGHT**

1 STORY / 75'		
1st FLOOR	LOBBY, RETAIL, PARKING	TYPE I
2nd FLOOR	RETAIL, GYM, PARKING	TYPE I
3rd - 7th	RESIDENTIAL UNITS (5 STORIES)	TYPE III

**SETBACK CALCULATION**

**REQUIRED AS PER 12.13.5.B**

**COMMERCIAL LEVEL:**

FRONT SETBACK =	10'
NORTH SIDE SETBACK =	10'
SOUTH SIDE SETBACK =	0
REAR SETBACK =	0

**RESIDENTIAL LEVELS**

FRONT SETBACK =	10'
NORTH SIDE SETBACK =	10'
SOUTH SIDE SETBACK =	10'
REAR SETBACK =	19'

**PROVIDED**

**COMMERCIAL LEVEL:**

FRONT SETBACK =	0'
NORTH SIDE SETBACK =	5'
SOUTH SIDE SETBACK =	0
REAR SETBACK =	5

**RESIDENTIAL LEVELS**

FRONT SETBACK =	0'
NORTH SIDE SETBACK =	5'
SOUTH SIDE SETBACK =	5'
REAR SETBACK =	10'

**NOT Including exterior wall**

	Residential	Corridor	Balcony	Lobby / community room	Retail	Area as per FAR calculation	Stairs / elevator / trash	Parking	total building area
First Floor			0	472	356	828	479	5,998	7,305
Second floor			0	600	110	710	747	5,636	7,093
Third Floor	4,912	611	390			5,913	420		6,333
Forth Floor	4,912	611	390			5,913	420		6,333
fifth Floor	4,912	611	390			5,913	420		6,333
sixth Floor	4,912	611	390			5,913	420		6,333
seventh Floo	4,912	611	390			5,913	420		6,333
Total	24,560	3,055	1,950	1,072	466	31,103	3,326	11,634	46,063

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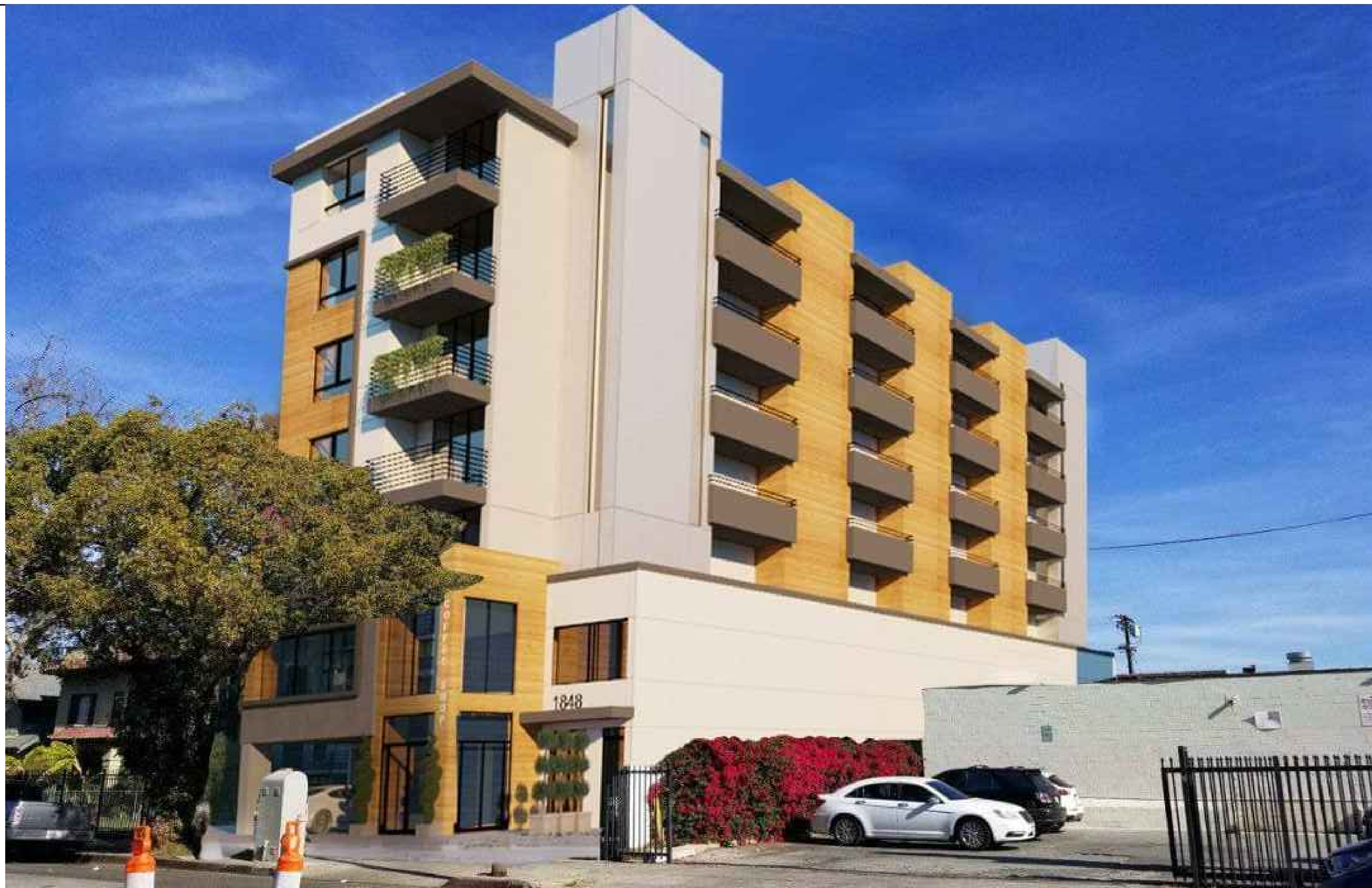
**GRAMERCY APARTMENT BUILDING**  
1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 02-28-2021

SCALE:

DRAWING TITLE:  
SUMMARY SHEET

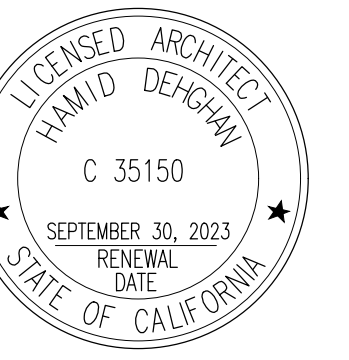
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 310-995-4859

**GRAMERCY APARTMENT BUILDING**

1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 02-28-2021

SCALE:

DRAWING TITLE:

**A0.2**

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**EXCEPTIONS TO TITLE:**

Per Fidelity National Title Company Order No. 00172115-995-LBO-VE  
 Effective Date: June 16, 2017

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- Property taxes for the fiscal year of 2017-2018. (not plottable)
- The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 38.4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy. (not plottable)
- Water rights, claims or title to water, whether or not disclosed by public records. (not plottable)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Poles and Incidental purposes Recording No. Book 1570, Page 312, Deeds Affects: The East 4 feet of said land. (plotted hereon)
- The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.  
 Redevelopment Agency: Mid-City Recovery Redevelopment Project Area  
 Recording Date: May 16, 1996  
 Recording No.: 1996-771910, Official Records (not plottable)
- A deed of trust to secure indebtedness. Recording Date: May 19, 2006 Recording No.: 2006-01104869, Official Records  
 Assignment of the beneficial interest under said deed of trust: Recording Date: August 17, 2011 Recording No.: 2011-01109322, Official Records  
 A substitution of trustee under said deed of trust: Recording Date: November 30, 2011 Recording No.: 2011-1618404 (not plottable)
- The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.  
 Redevelopment Agency: Mid-City Recovery Redevelopment Project Area  
 Recording Date: November 30, 2007  
 Recording No.: 2007-2636437, Official Records (not plottable)
- If the Land is located within the area affected by a Geographic Targeting Order issued by FinCEN (California counties of Los Angeles, San Diego, San Francisco, Santa Clara, and San Mateo), the buyer is a legal entity, and the sales price is \$2,000,000.00 or greater, the Company must be supplied with a completed ALTA Information Collection Form ("ICF") and the IRS FinCEN 8300 Form, if necessary (attached hereto), completed and executed by the buyer, prior to the close of escrow. (not plottable)

**END OF EXCEPTIONS**

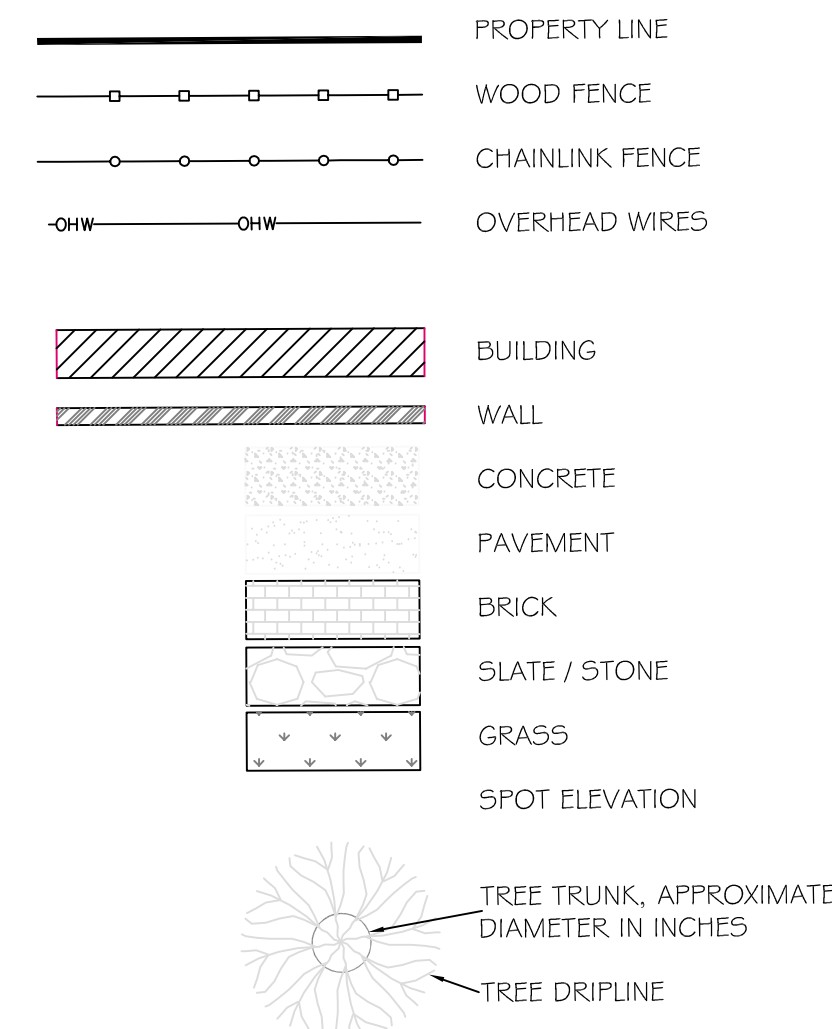
# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

## 1848 S. GRAMERCY PLACE, LOS ANGELES, CA

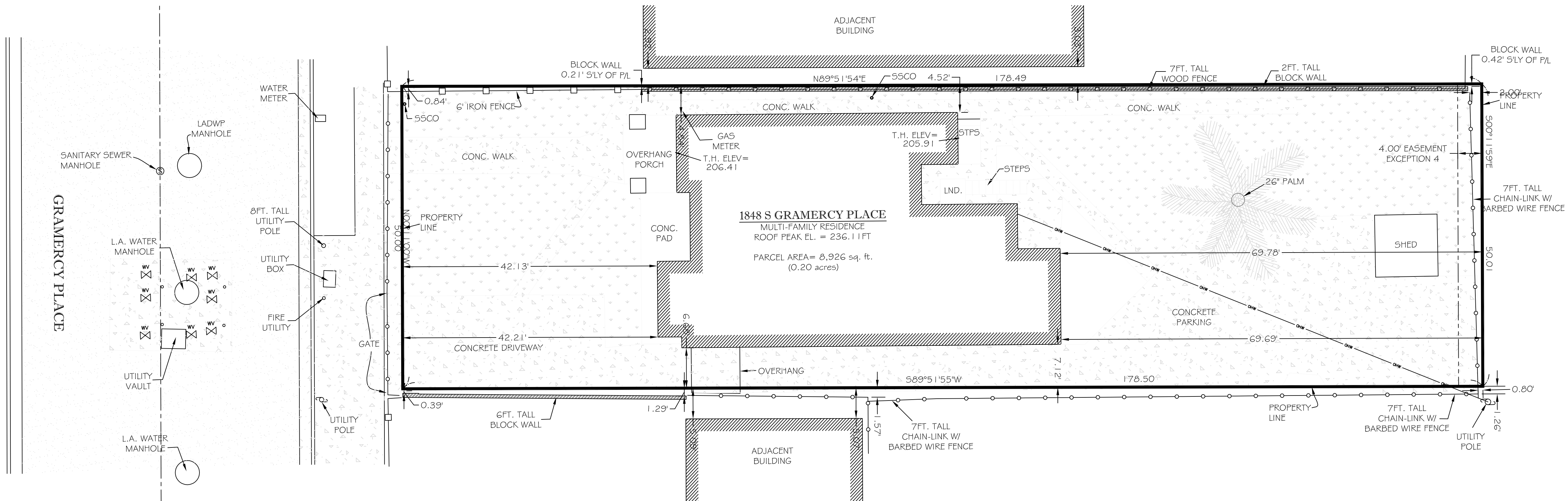
**SURVEYOR'S NOTES:**

- For ownership title evidence reference is made to the title insurance company report named from the surveyor's statement hereon.
- The utility information shown is based on observable evidence. There is no guarantee as to the accuracy or completeness of said data. For further information please contact the appropriate agencies. sprinkler heads, irrigation lines are not shown hereon utilities are shown from face of curb to property line only.
- In accordance with section 8770.6 of the Business and Professions Code, State of California, the use of the word "certify" (or variation thereof) on the document means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied.
- Total land area : 8,926 sq. ft. (0.20 acres)
- Date of field work: February, 2018
- Assessor's Parcel No: 5073-016-009
- There is no evidence of active construction on the subject property.
- There is no evidence of changes within the street right of way.
- There is no evidence of use as a landfill or waste dump.
- The subject property does not lie in a wetlands area.

**LEGEND:**



**VICINITY MAP**  
NOT TO SCALE



**LEGAL DESCRIPTION:**

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

LTO 76, OF ANGELUS VISTA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5073-016-009

**FLOOD ZONE STATEMENT:**

Said surveyed property is located within an area having a flood zone designation of Zone X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map no. 06037C1615F with a date of identification of 09 / 26 / 2008, for Community Number 060137 in the City of Los Angeles, State of California, which is the most current Flood Insurance Rate Map for the community in which the property is situated.

**STATEMENT OF ENCROACHMENTS:**

This survey has found no evidence of encroachments over the property line(s).

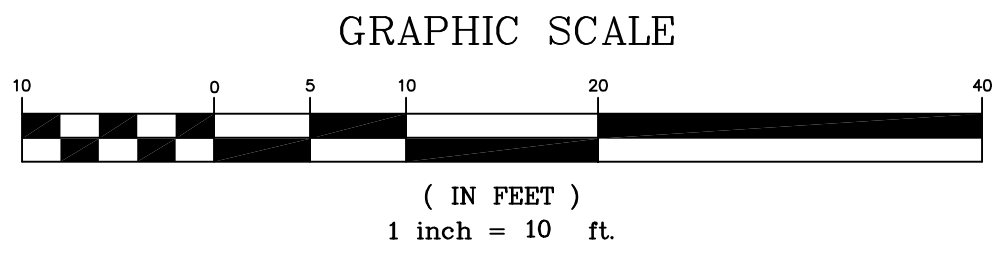
**PARKING REPORT:**

Although there are parking areas on the subject property(ies) there are no clearly marked parking spaces.

**SURVEYOR'S CERTIFICATION:**

To: Southwest Escrow Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 5, 7(1), 8, 9, 11 (a) of Table A thereof. The field work was completed in Month 2018.



*Kacie A. Plouff*

KACIE A PLOUFF PLS#9013

CHRISTENSEN & PLOUFF  
 LAND SURVEYING  
 2782 TREMONT COURT #100  
 VALENCIA, CA 91320  
 661-645-9000 • www.christensenplouff.com

---

DATE: 02 / 12 / 18  
 DRAWING SCALE: 1" = 10'  
 PREPARED BY: KACIE PLOUFF  
 APPROVED BY: KACIE PLOUFF  
 FILE NAME: CA-18-05-1848 S GRAMERCY PL LA ALTA

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1848 S GRAMERCY PLACE  
 CITY & COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA  
 APN: 5073-016-009

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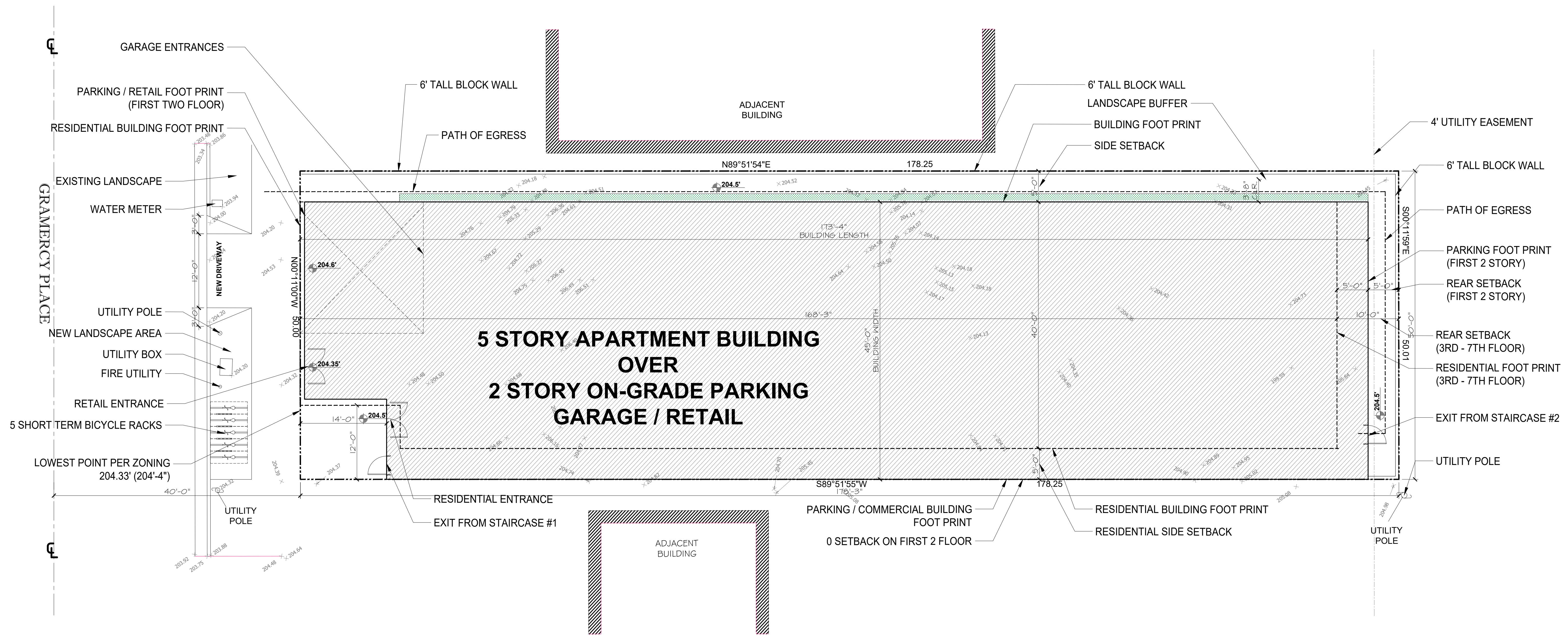
ALTA/NSPS LAND TITLE SURVEY

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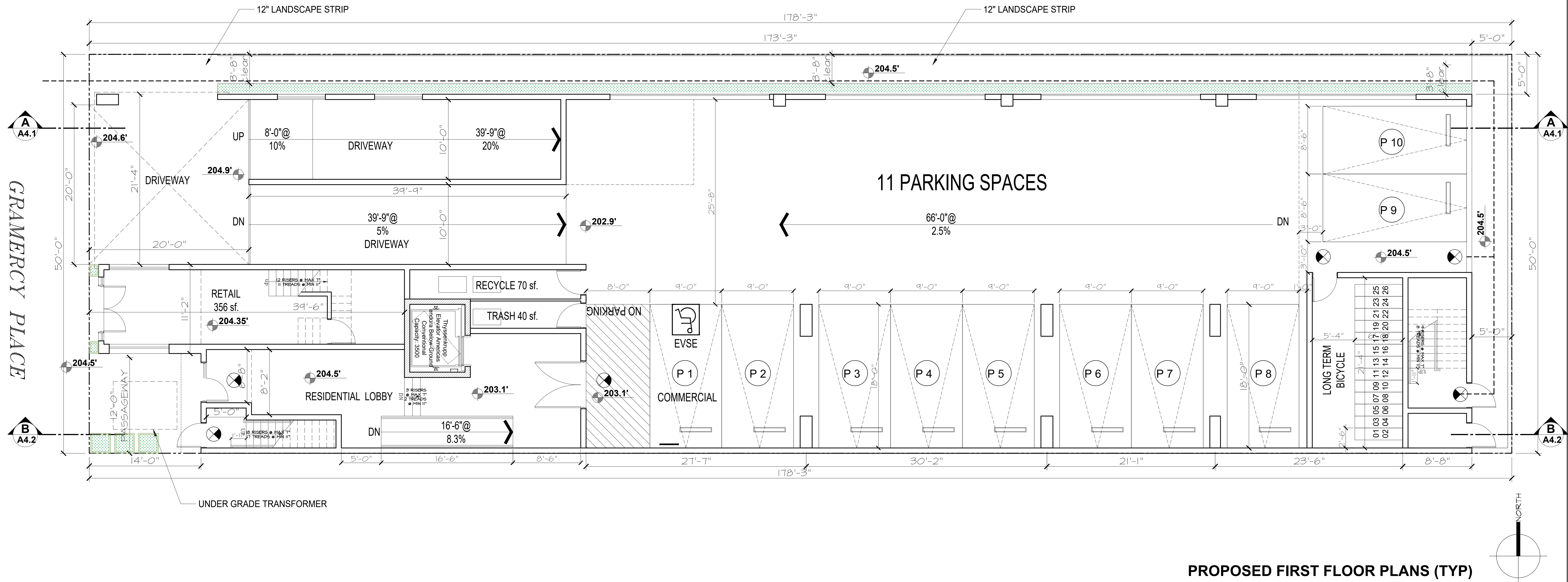
PROJECT NO.  
 CA-18-

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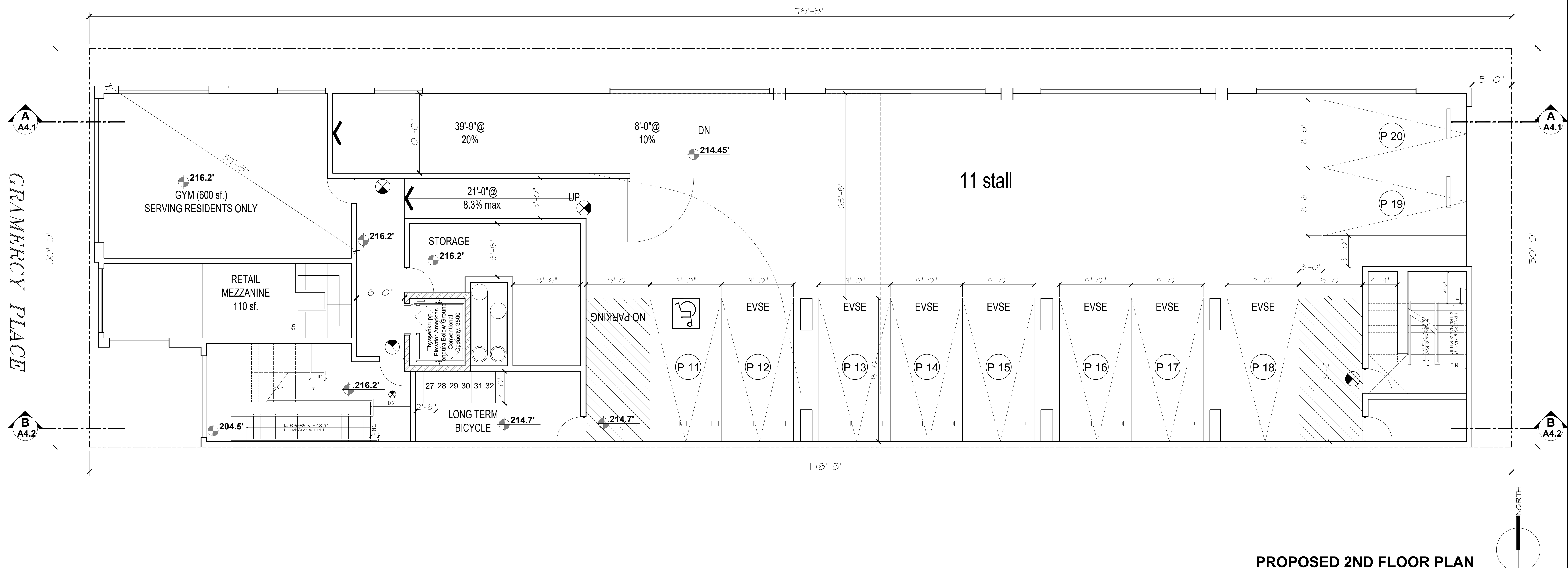
SHEET NO.  
 1 OF 1



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PROPOSED FIRST FLOOR PLANS (TYP)



PROPOSED 2ND FLOOR PLAN



**HRD Arch Inc.**  
 Architecture • Planning • Landscape  
 11620 WILSHIRE BLVD. SUITE 900, LOS ANGELES  
 TEL: (310) 359 - 2245  
 Hamid@HRDarch.com



OWNER:  
 JANET JHA  
 GRAMERCY MANOR LLC PO  
 BOX 1624  
 HAWTHORN, CA 90251  
 310-995-4859

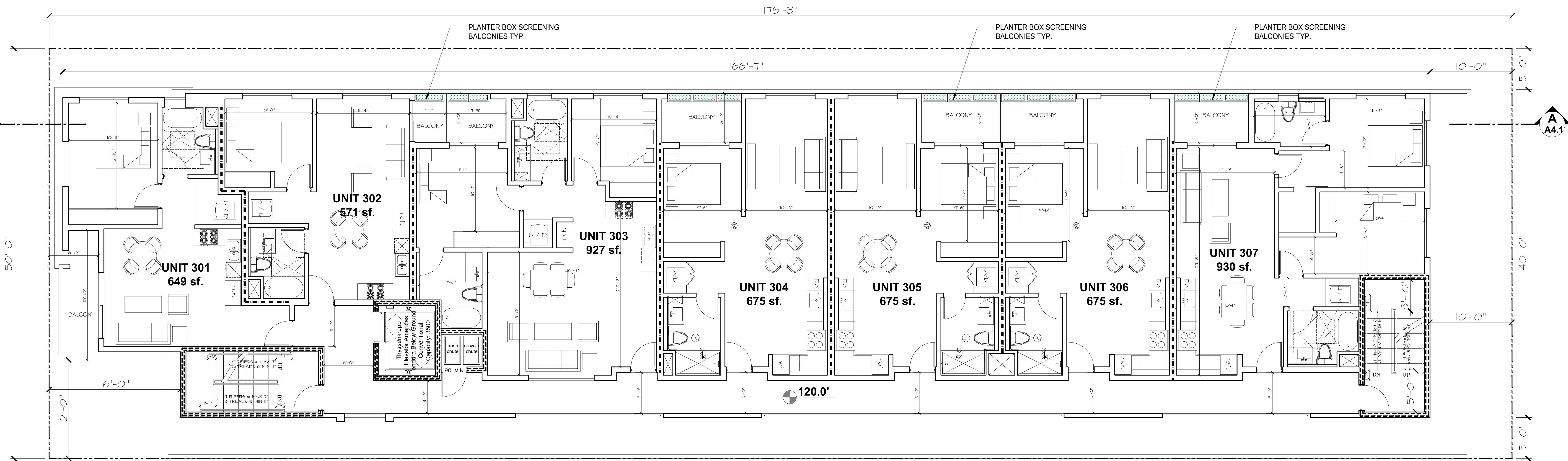
**GRAMERCY APARTMENT BUILDING**  
 1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 02-28-2021  
 SCALE: 3/16" = 1'-0"  
 DRAWING TITLE:  
 PROPOSED FLOOR PLAN

**A2.0**

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GRAMERCY PLACE

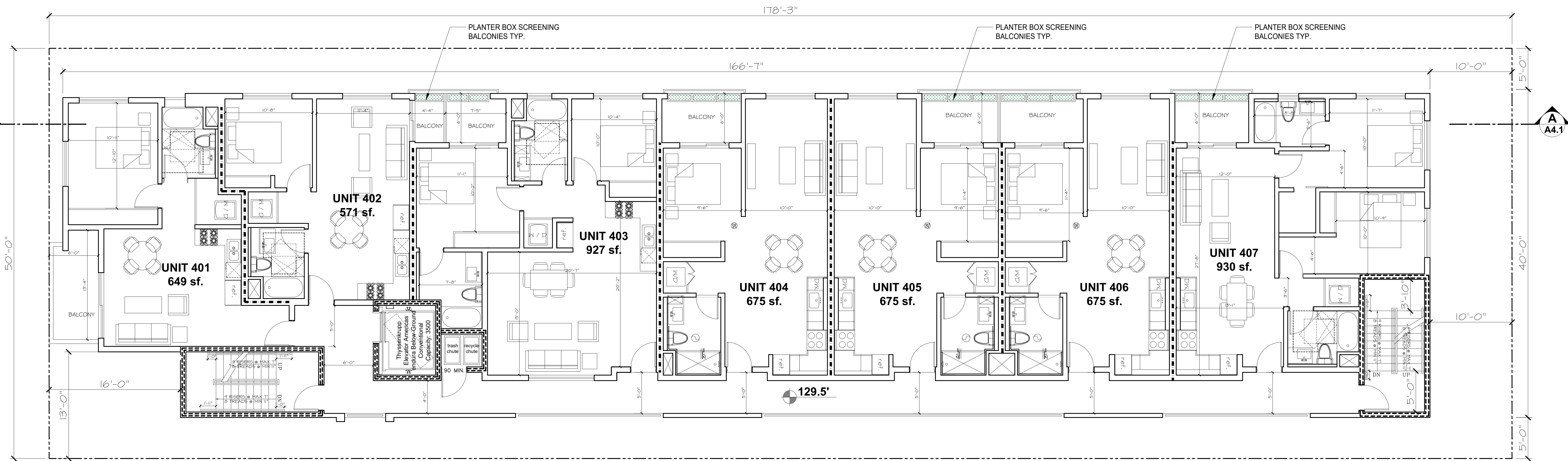


UNIT CALCULATION - PROVIDED

	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	5	2	0	7	9 bed
4th FLOOR	5	2	0	7	9 bed
5th FLOOR	5	2	0	7	9 bed
6th FLOOR	3	2	1	6	10 bed
7th FLOOR	3	2	1	6	10 bed
TOTAL	21	10	2	33	41 beds

PROPOSED 3RD FLOOR PLAN

GRAMERCY PLACE



UNIT CALCULATION - PROVIDED

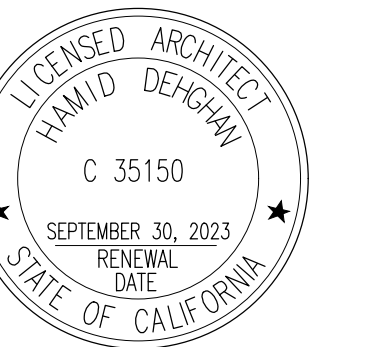
	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	5	2	0	7	9 bed
4th FLOOR	5	2	0	7	9 bed
5th FLOOR	5	2	0	7	9 bed
6th FLOOR	3	2	1	6	10 bed
7th FLOOR	3	2	1	6	10 bed
TOTAL	21	10	2	33	41 beds

PROPOSED 4th FLOOR PLAN

DRAWN: HAMID DEGHAN



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TEL: (310) 359 - 2245  
Hamid@HRDArch.com



OWNER:  
ANET JHA  
GRAMERCY MANOR LLC PO  
BOX 1624  
HAWTHORN, CA 90251  
310-995-4859

**GRAMERCY APARTMENT BUILDING**  
1848 S GRAMERCY PL., LOS ANGELES, CA 90019

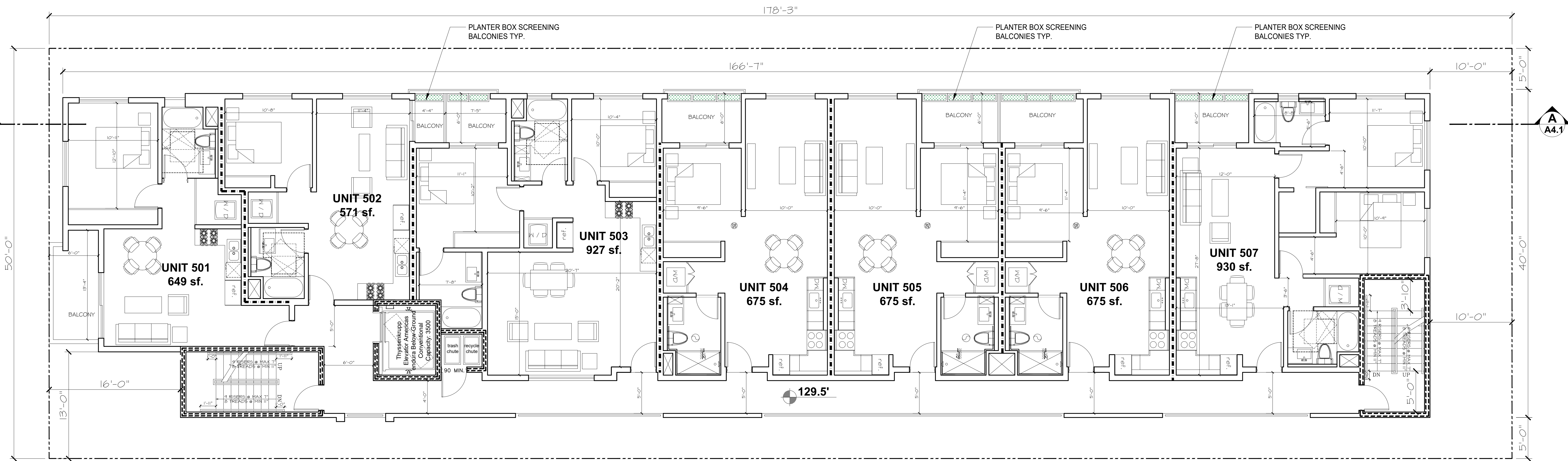
DATE: 02-28-2021

SCALE: 3/16" = 1'-0"

DRAWING TITLE:  
PROPOSED FLOOR  
PLANS

**A2.1**

GRAMERCY PLACE

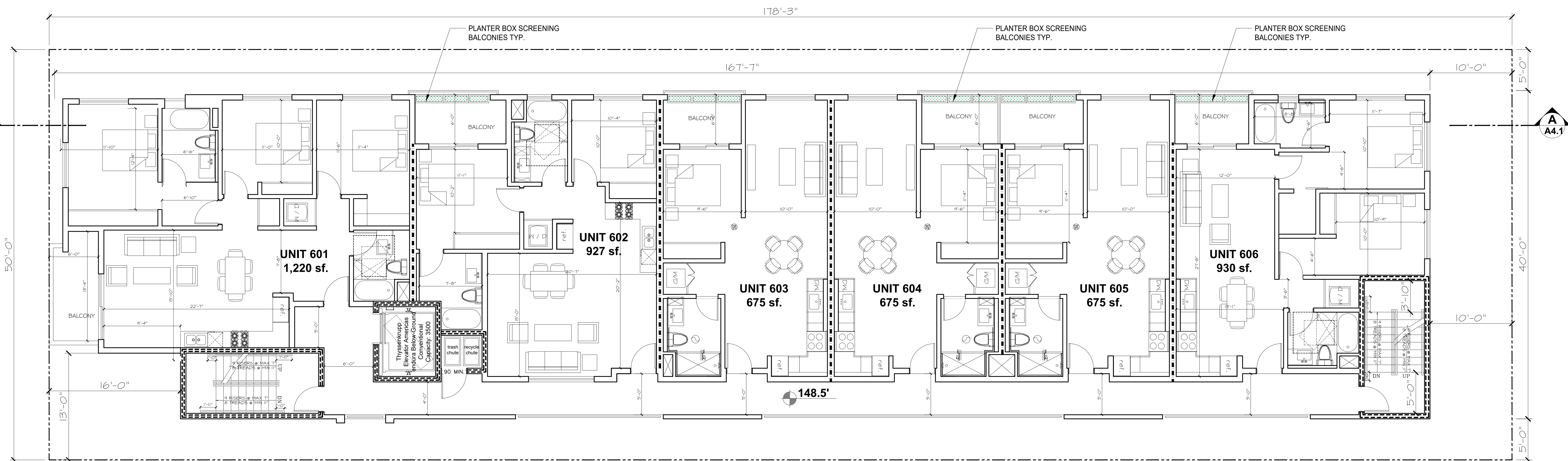


UNIT CALCULATION - PROVIDED

	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	5	2	0	7	9 bed
4th FLOOR	5	2	0	7	9 bed
5th FLOOR	5	2	0	7	9 bed
6th FLOOR	3	2	1	6	10 bed
7th FLOOR	3	2	1	6	10 bed
TOTAL	21	10	2	33	41 beds

PROPOSED 5th FLOOR PLAN

GRAMERCY PLACE



UNIT CALCULATION - PROVIDED

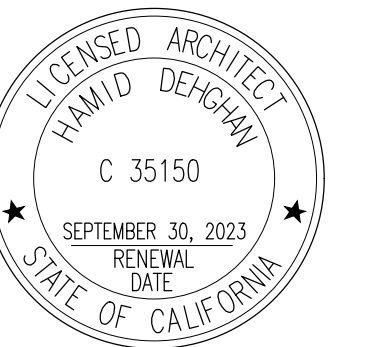
	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	5	2	0	7	9 bed
4th FLOOR	5	2	0	7	9 bed
5th FLOOR	5	2	0	7	9 bed
6th FLOOR	3	2	1	6	10 bed
7th FLOOR	3	2	1	6	10 bed
TOTAL	21	10	2	33	41 beds

PROPOSED 6th FLOOR PLAN

DRAWN: HAMID DEGHAN



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310-995-4859

**GRAMERCY APARTMENT BUILDING**  
1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 02-28-2021

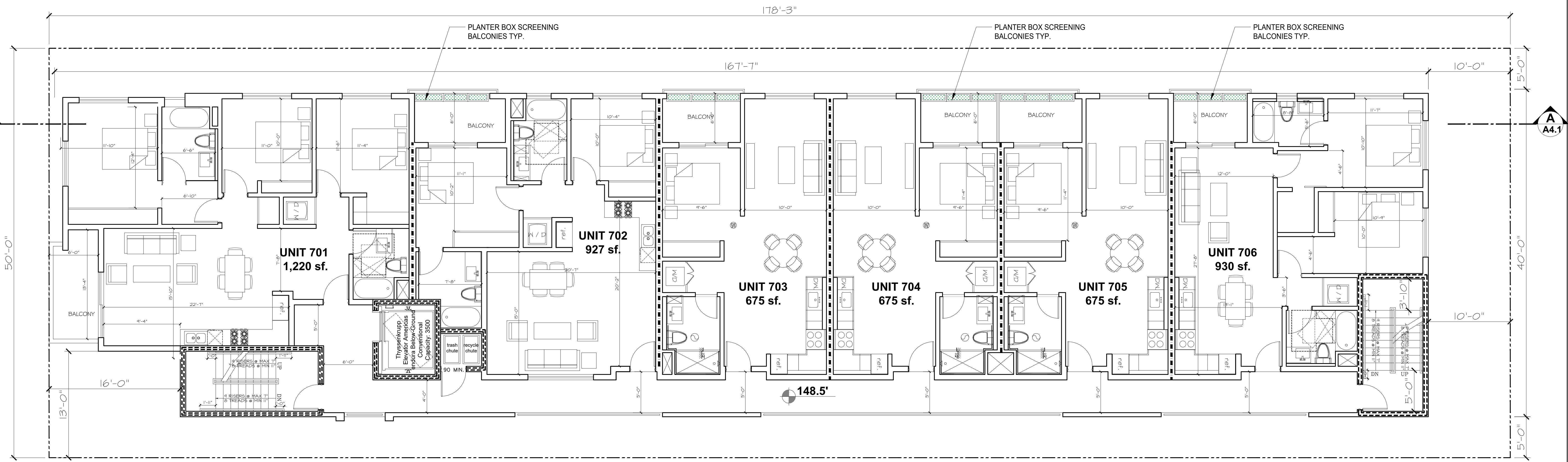
SCALE: 3/16" = 1'-0"

DRAWING TITLE:  
PROPOSED FLOOR  
PLANS

**A2.2**

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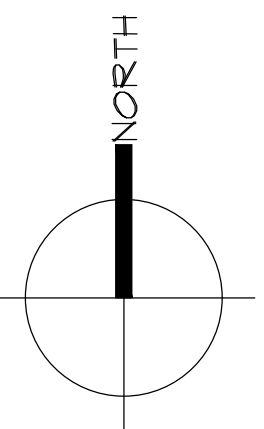
GRAMERCY PLACE



UNIT CALCULATION - PROVIDED

	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	5	2	0	7	9 bed
4th FLOOR	5	2	0	7	9 bed
5th FLOOR	5	2	0	7	9 bed
6th FLOOR	3	2	1	6	10 bed
7th FLOOR	3	2	1	6	10 bed
<b>TOTAL</b>	<b>21</b>	<b>10</b>	<b>2</b>	<b>33</b>	<b>41 beds</b>

PROPOSED 7th FLOOR PLAN



**GRAMERCY APARTMENT BUILDING**

1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 02-28-2021

SCALE: 3/16" = 1'-0"

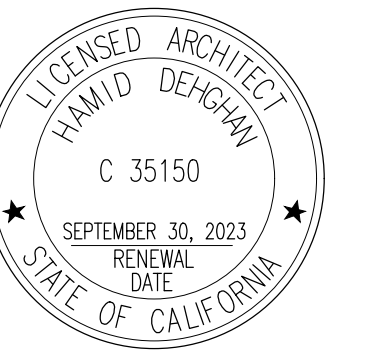
DRAWING TITLE:  
PROPOSED FLOOR  
PLANS

**A2.3**

DRAWN: HAMID DEGHAN



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Hamid@HRDarch.com



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- 1 EXPANSION JOINT
- 2 FLAT SEAM METAL BALCONY, CANOPY, BORDER
- 3 METAL RAILING
- 4 SMOOTH FINISH STUCCO, COLOR = WHITE
- 5 WOOD FACE SIDING
- 6 CONCRETE FINISH STUCCO
- 7 CORRUGATED METAL
- 8 SMOOTH FINISH STUCCO, COLOR= LIGHT GRAY



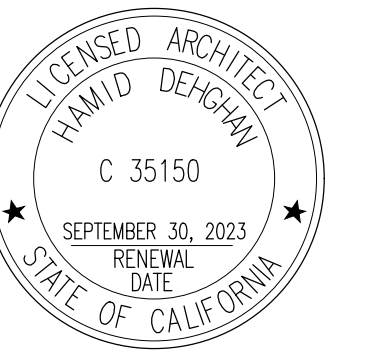
**WEST ELEVATION**



**EAST ELEVATION**



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 HAWTHORN, CA 90251  
 310-995-4859

**GRAMERCY APARTMENT BUILDING**

1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 02-28-2021

SCALE: 3/16" = 1'-0"

DRAWING TITLE:  
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- 2 FLAT SEAM METAL BALCONY, CANOPY, BORDER
- 3 METAL RAILING
- 4 SMOOTH FINISH STUCCO, COLOR = WHITE
- 5 WOOD FACE SIDING
- 6 CONCRETE FINISH STUCCO
- 7 CORRUGATED METAL
- 8 SMOOTH FINISH STUCCO, COLOR = LIGHT GRAY



**NORTH ELEVATION**



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 Hamid@HRDArch.com



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 HAWTHORN, CA 90251  
 310-995-4859

**GRAMERCY APARTMENT BUILDING**  
 1848 S GRAMERCY PL., LOS ANGELES, CA 90019

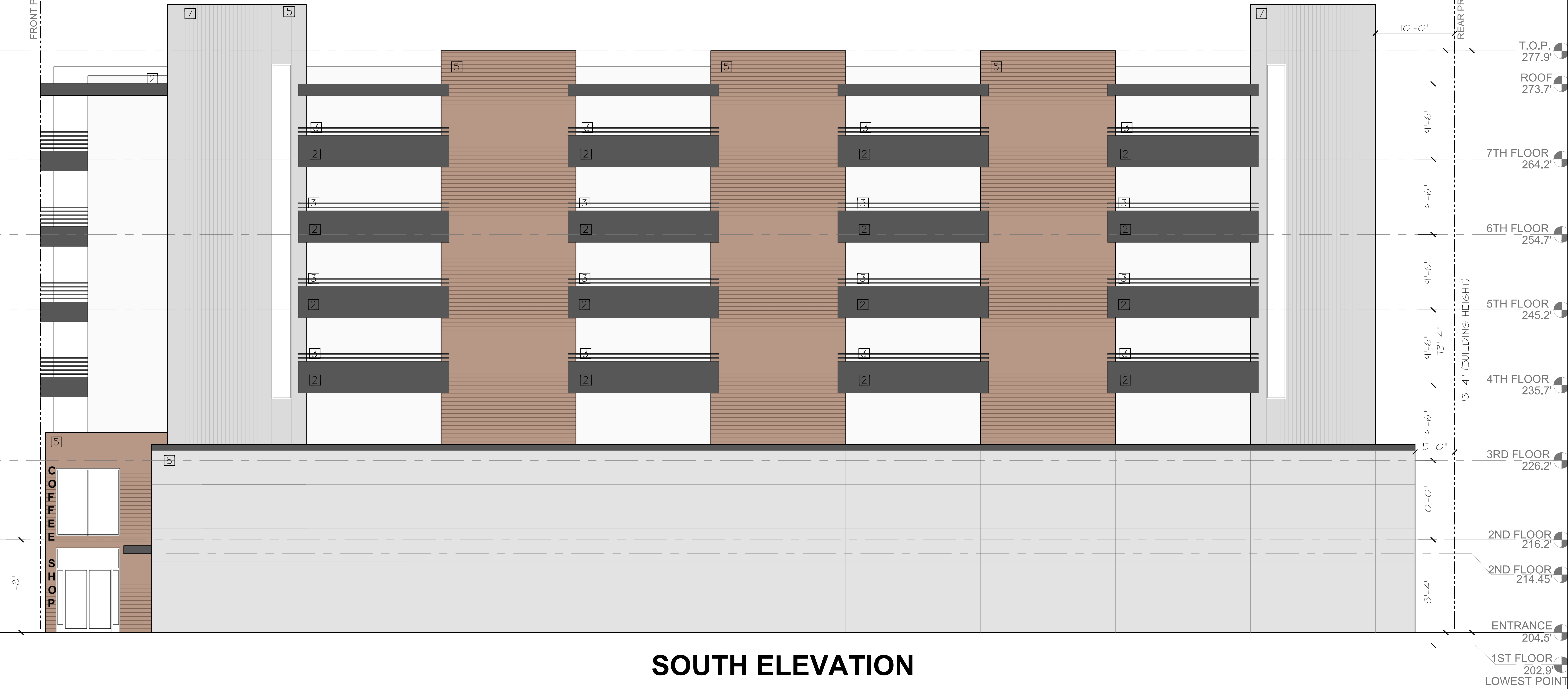
DATE: 02-28-2021  
 SCALE: 3/16" = 1'-0"  
 DRAWING TITLE:  
 ELEVATIONS

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- 1 EXPANSION JOINT
- 2 FLAT SEAM METAL BALCONY, CANOPY, BORDER
- 3 METAL RAILING
- 4 SMOOTH FINISH STUCCO, COLOR = WHITE
- 5 WOOD FACE SIDING
- 6 CONCRETE FINISH STUCCO
- 7 CORRUGATED METAL
- 8 SMOOTH FINISH STUCCO, COLOR= LIGHT GRAY

FRONT PROPERTY LINE

REAR PROPERTY LINE

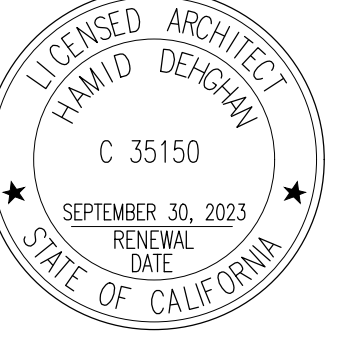


**SOUTH ELEVATION**

DRAWN: HAMID DEGHAN



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**GRAMERCY APARTMENT BUILDING**

1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 02-28-2021

SCALE: 3/16" = 1'-0"

DRAWING TITLE:  
 ELEVATIONS

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SCALE 1" = 80'

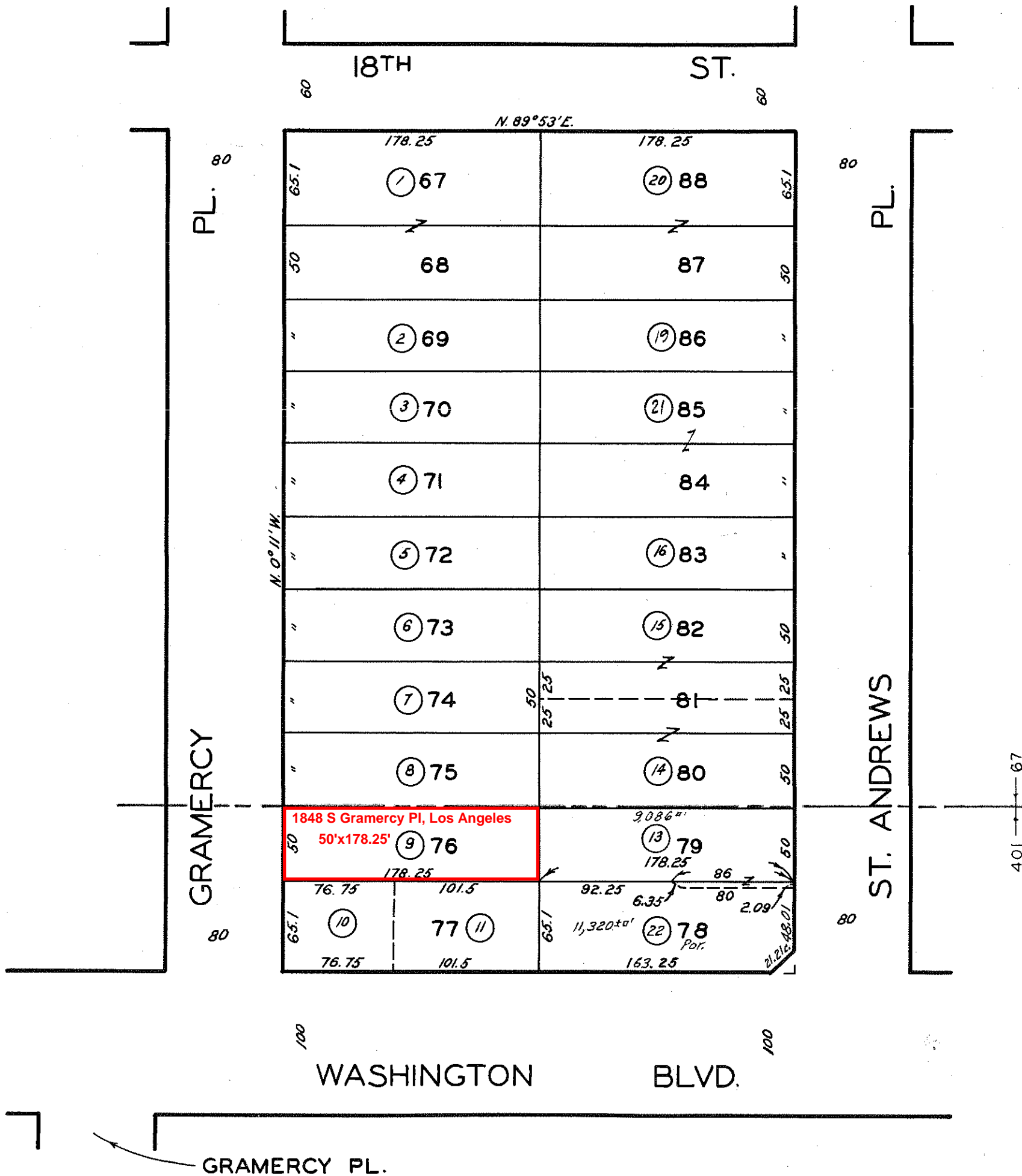
ANGELUS VISTA

M. B. 2-73



CODE  
67  
401

FOR PREV. ASSM'T. SEE: 255 - 32



GRAMERCY PL.



Address: 1848 S GRAMERCY PL

APN: 5073016009

PIN #: 126B193 898

Tract: ANGELUS VISTA

Block: None

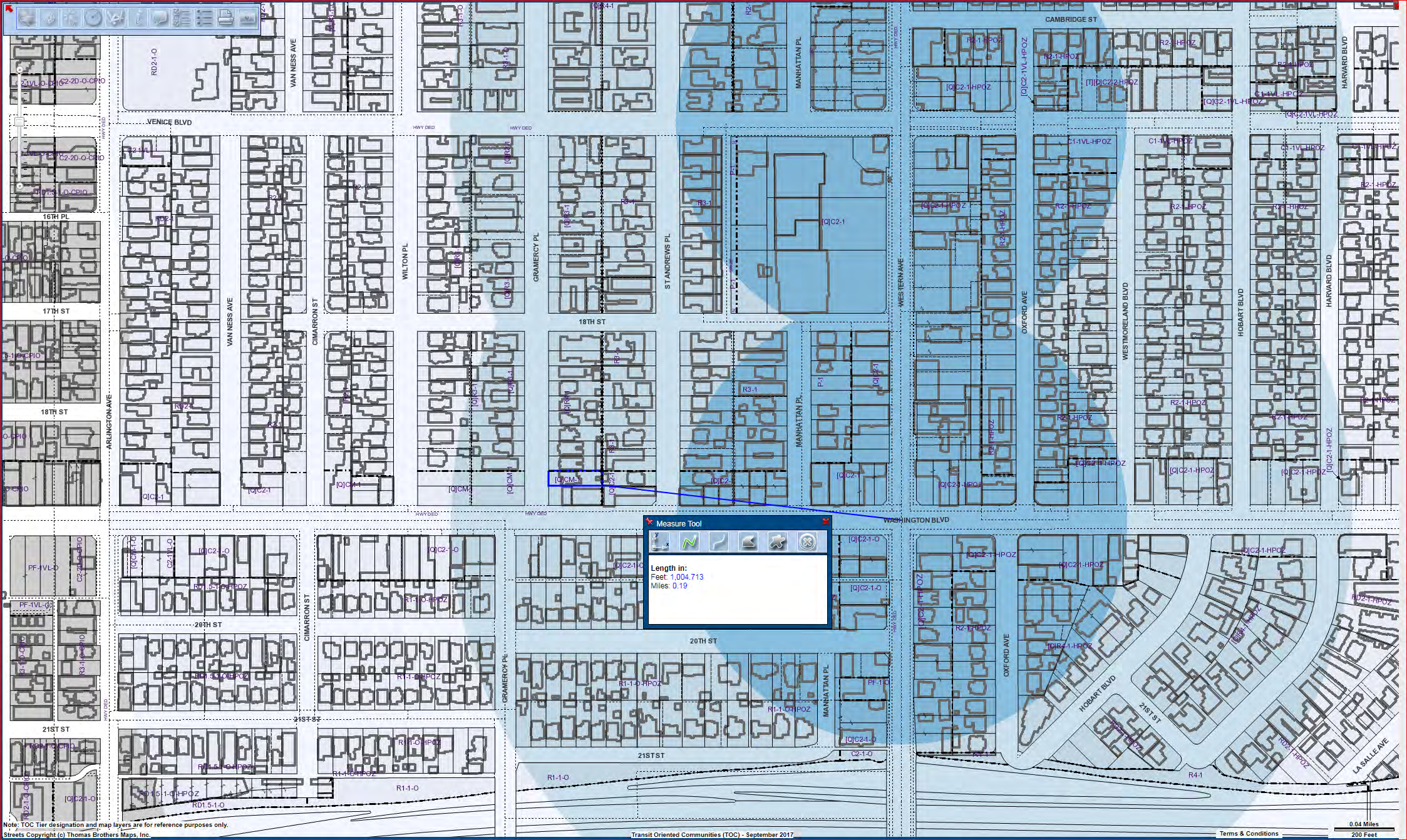
Lot: 76

Arb: None

Zoning: [Q]CM-1

General Plan: Commercial Manufacturing

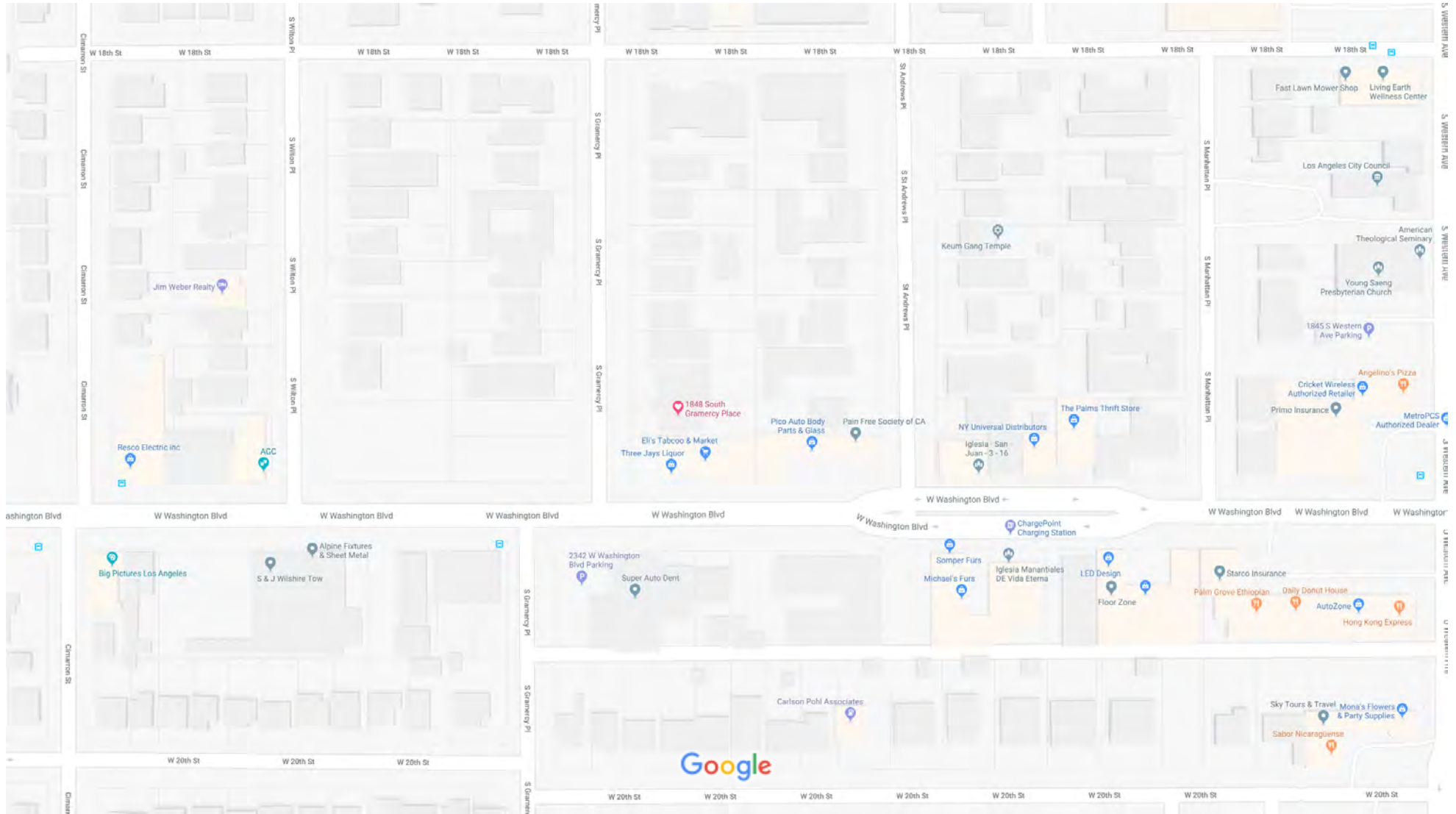




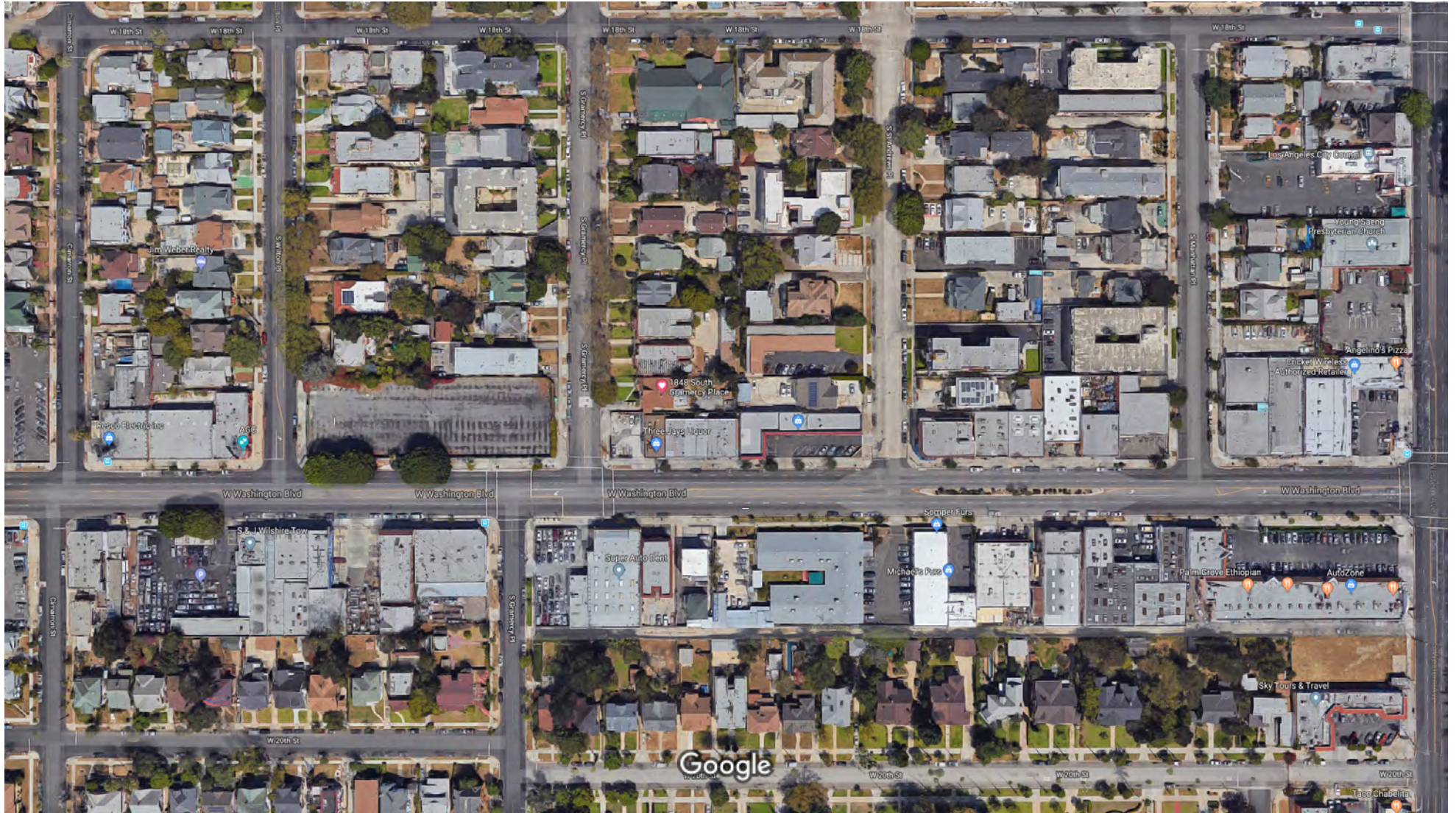
**Measure Tool**

Length in:  
 Feet: 1,004.713  
 Miles: 0.19

Note: TOC Tier designation and map layers are for reference purposes only.

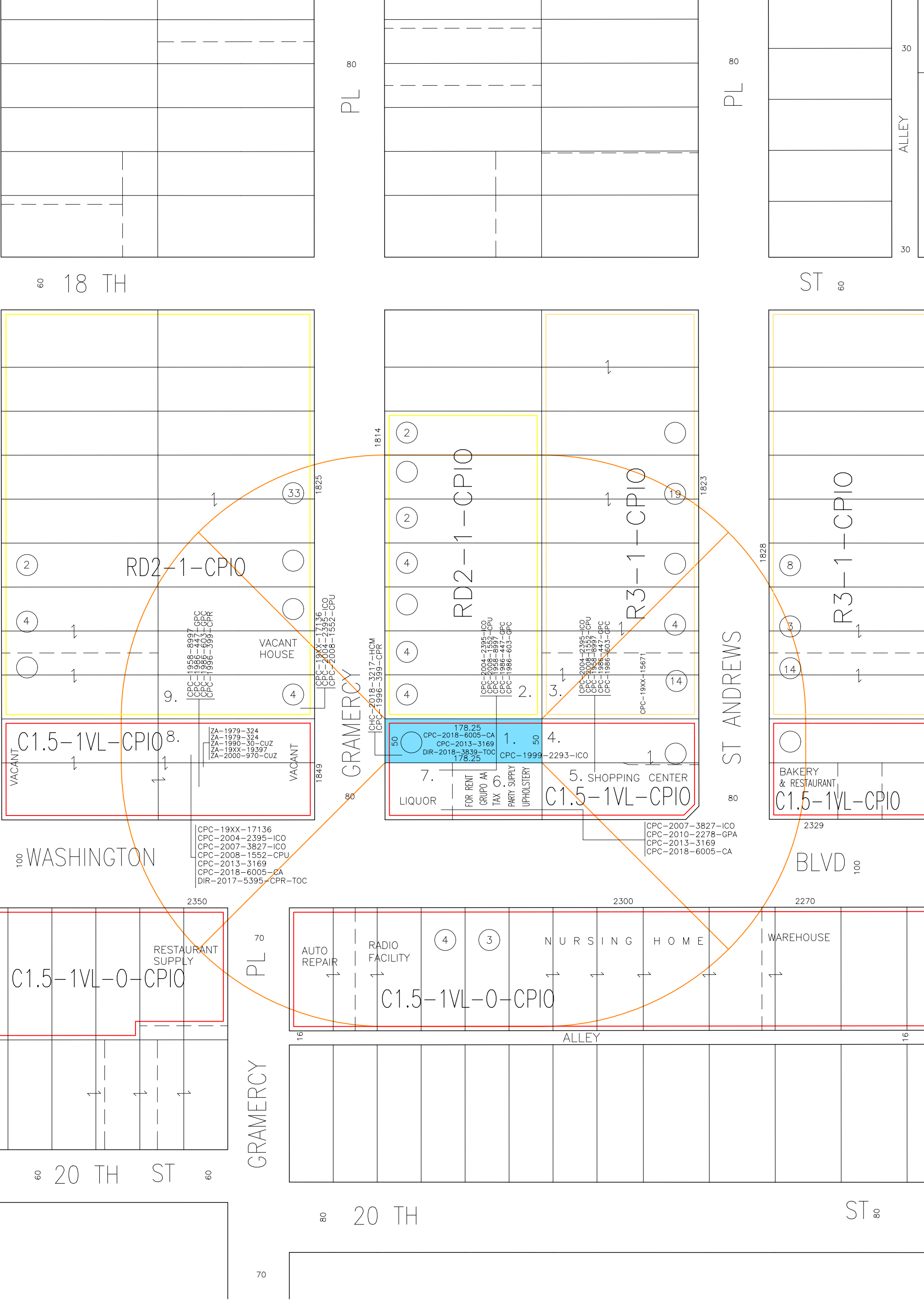


Map data ©2018 Google 50 ft



Imagery ©2018 Google, Map data ©2018 Google 50 ft





LEGAL: LOT 76, ANGELUS VISTA TRACT, M.B. 2-73

NEW T.B.  
PAGE 633  
GRID H-5

C.D. 10-WESSON, JR  
C.T. 2213.02  
P.A. SOUTH LOS ANGELES

## DENSITY BONUS

CAD GRAPHICS BY

**JPL Zoning Services**  
6257 Van Nuys Blvd, #101  
Van Nuys, CA 91401  
(818)781-0016

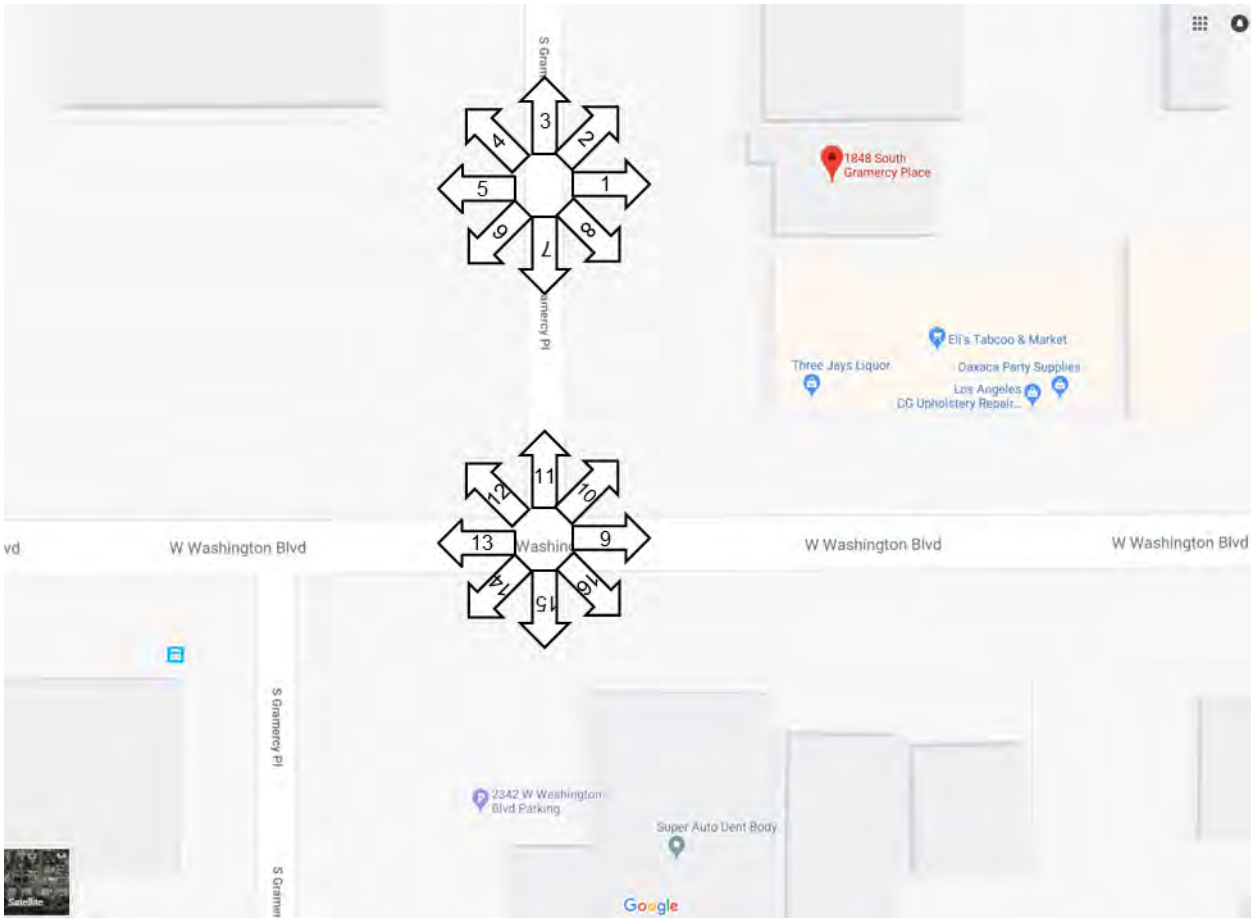
CASE NO:  
DATE: 03-25-2020  
DRAWN BY: JPL ZONING SERVICES  
D.M. OR CAD: 126B193, 126B189  
SCALE: 1"=100'  
USES: FIELD

CONTACT PERSON: HAMID DEGHAN  
PHONE NO: 310-359-2245

NET ACRES  
= 0.205 Acres

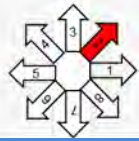
**NORTH**

JPL- 8657RM



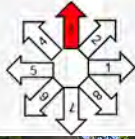


1848 South Gramercy Place



1848 South Gramercy Place



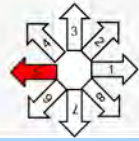


1848 South Gramercy Place



1848 South Gramercy Place



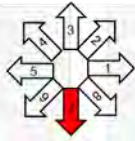


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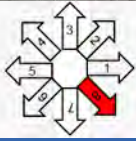


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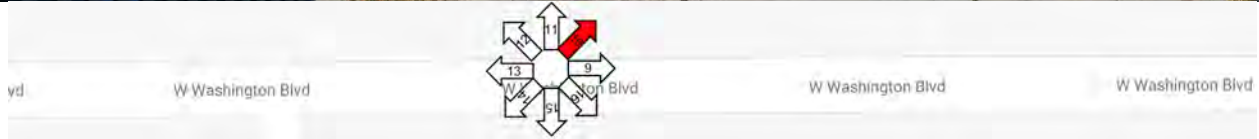


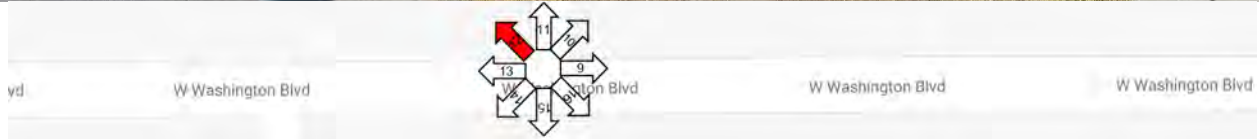
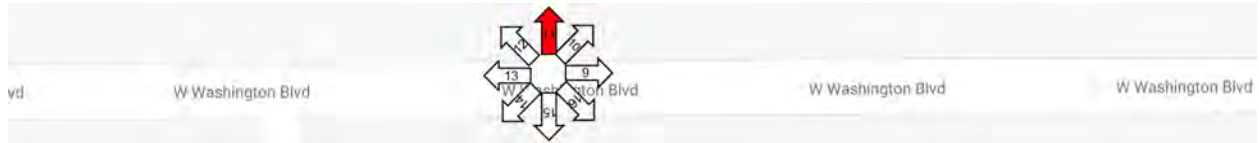
1848 South Gramercy Place



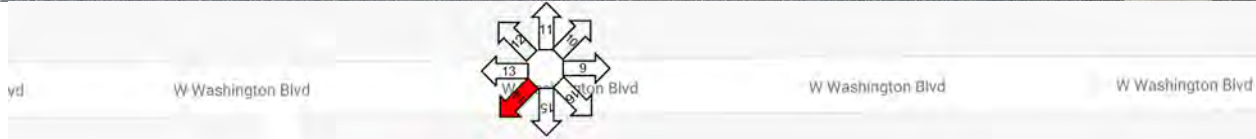
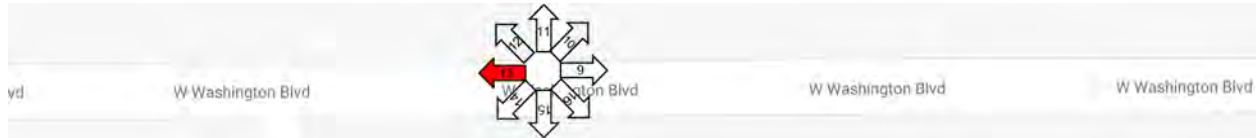
1848 South Gramercy Place

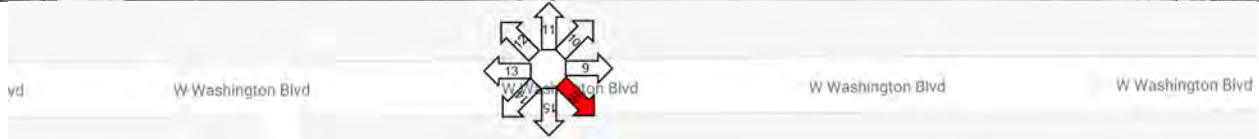




















REFERRAL FORMS:

AFFORDABLE HOUSING REFERRAL FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for affordable housing case filing purposes...

CITY STAFF USE ONLY

Referral To:

[X] Planning DSC - Filing [ ] HCIDLA Funding [ ] CRA [ ] LA County [ ] Other:

NOTES: The applicant was highly advised to provide 15% VLI units.

Planning Staff Name and Title

Aida Karapetian / Planning Assistant

Planning Staff Signature

[Signature]

Date

2/26/2020

(The Department of City Planning reserves the right to require an updated AHRF for the project if more than 180 days have transpired since the above date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.)

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 1848 S Gramercy Place, Los Angeles, CA 90019

Project Name:

Applicant Name and Phone/Email: Janet Jha 310-995-4859/akhilesh.jha@gmail.com

Assessor Parcel Number(s): 5073016009

Community Plan: South Los Angeles

Number of Lots: One

Lot Size: 8,931.3

s.f.

Existing Zone: C1.5-1VL-CPIO

Land Use Designation: Neighborhood Commercial

[ ] Specific Plan

[X] HPOZ

[ ] DRB

[X] Enterprise Zone

[X] CRA

[ ] Q-condition/ D-limitation/ T-classification (please specify):

[X] Other pertinent zoning information (please specify): CPIO - SOUTH LOS ANGELES COMMUNITY PLAN

[X] Location of Major Transportation Stop or Intersection (please specify): 1 Intersection of Western and Washington

2. DESCRIPTION OF PROPOSED PROJECT

The proposed project is a mixed-use commercial/residential building comprising of one commercial and 33 residential units. It will have seven stories with a 28,000 sf of floor area and 76 ft height.

The project uses California State Density Bonus and AB 2442 incentives. It provides three units to disabled-veteral households, 22 automobile parking spaces, 24 bicycle parking spaces, and balconies.

The existing single-family home will be demolished.

1 Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

**3. EXISTING USE**

A. Describe Existing Development: A single-family house of 4 Bedrooms and 2 Bathrooms and 3,658 Sq. Ft.

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing		To Be Demolished	Proposed <sup>2</sup>	
	No. of DU or Guest Rooms	Approximate sq. ft./ea.		No. of DU or Guest Rooms	Approximate sq. ft./ea.
Guest Rooms					
Studio					
One Bedroom				21	663
Two Bedrooms				10	1010
Three Bedrooms				2	1256
<u>Four</u> Bedroom	1	3658	Yes		
Commercial / Industrial					466
Other:					

**B. Previous Cases Filed**

	<u>(1)</u>	<u>(2)</u>	<u>(3)</u>
Case Number(s):	<u>PAR-2018-3212-TOC</u>	<u>CHC-2018-3217-HCM</u>	<u>ADM-2018-954-TOC</u>
Date Filed:	<u>04/25/2018</u>	<u>5/1/18</u>	<u>2/13/18</u>
Date Approved:	<u>6/5/18</u>		<u>2/21/18</u>
End of Appeal Period:			
Environmental No.		<u>Declined 07/05/2018</u>	

**4. TYPE OF APPLICATION**

- Density Bonus (per LAMC Sec. 12.22.A.25) with **no** incentives filed in conjunction with a discretionary approval. If no entitlement case is requested, please contact the Los Angeles Department of Building and Safety (LADBS) at ladbs.org or call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside of the City of Los Angeles.
- Density Bonus per LAMC Sec. 12.22.A.25 with incentives on the menu (please specify): \_\_\_\_\_
- Density Bonus per LAMC Sec. 12.22.A.25 with incentives off menu (please specify): See below in "Other dis..."
- Density Bonus per LAMC Sec. 12.22.A.25 with on and off menu incentives (please specify): \_\_\_\_\_
- Greater Downtown Housing Incentive Area per LAMC Sec. 12.22.A.29, Ordinance 179,076 (Sections 7 and 9 through 11 of this form do not apply)
- Public Benefit Project per LAMC Sec. 14.00.A.2
- Unapproved Dwelling Unit per LAMC Sec. 14.00.A.10
- Agreement for Partnered Housing Between Commercial and Housing Developer:
  - 30% or more of total units provided for low income housing
  - 15% or more of total units provided for very low income housing
- General Plan Amendment per LAMC Sec. 11.5.6. Request: \_\_\_\_\_
- Zone/Height District Change per LAMC Sec. 12.32. Request: \_\_\_\_\_
- Conditional Use per LAMC Sec. 12.22.U.26
- Site Plan Review per LAMC Sec. 16.05
- Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other discretionary incentives requested (please specify): 1) 61% decrease in open space, 2) 0'/0' front setback, 3) 5'/10' rear setback  
4) 0'/5' southern sideyard setback, 5) 5'/5' northern sideyard setback (first number for floor 1 & 2)  
6) 3.4 FAR, 7) 10' commercial frontage, 8) 76' height and 7 stories, 9) No transitional height,  
10) 10' ground floor height, 11) 88% lot coverage, 12) 0' landscape buffer, 13) 22 parking spaces

<sup>2</sup> Replacement units, per AB 2556, shall be equivalent to the number of units, size, and number of bedrooms of the existing development.

**5. ENVIRONMENTAL REVIEW**

- Environmental Review Not Required – Project is Ministerial.<sup>3</sup> Please explain: \_\_\_\_\_
- Not filed (please contact the Department of City Planning Development Services Center for more information)
- Filed (indicate case number): \_\_\_\_\_

**6. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> For Sale                   | <input type="checkbox"/> Moderate Income              | <input type="checkbox"/> Transitional Foster Youth              |
| <input checked="" type="checkbox"/> For Rent        | <input checked="" type="checkbox"/> Market Rate       | <input checked="" type="checkbox"/> Disabled Veteran            |
| <input type="checkbox"/> Extremely Low Income       | <input checked="" type="checkbox"/> Mixed Use Project | <input type="checkbox"/> Homeless                               |
| <input checked="" type="checkbox"/> Very Low Income | <input type="checkbox"/> Senior                       | <input type="checkbox"/> Special Needs (please describe): _____ |
| <input type="checkbox"/> Low Income                 | <input type="checkbox"/> Residential Hotel            |   |

**7. DENSITY CALCULATION**

**A. Base Density: Maximum density allowable per zoning**

Lot size 8913.4 s.f. (a)  
 Density allowable by zone 400 units/s.f. of lot area (b)  
 Units allowed by right (Base Density) 23 units (c) [ $c = a/b$ , including fraction and round up to the next whole number]

**B. Maximum Allowable Density Bonus:** 32 units (d) [ $d = c \times 1.35$ , include fraction and round up to whole number]

**C. Proposed Project:** Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or [hcidla.lacity.org](http://hcidla.lacity.org).<sup>4</sup>

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>30</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u>          </u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>          </u>	<u>          </u>	<u>          </u>
Very Low Income	<u>          </u>	<u>          </u>	<u>          </u>
Low Income	<u>          </u>	<u>          </u>	<u>          </u>
Moderate Income	<u>          </u>	<u>          </u>	<u>          </u>
Seniors- Market Rate	<u>          </u>	<u>N/A</u>	<u>N/A</u>
Seniors- Very Low Income	<u>          </u>	<u>          </u>	<u>          </u>
Seniors- Low Income	<u>          </u>	<u>          </u>	<u>          </u>
Seniors – Moderate Income	<u>          </u>	<u>          </u>	<u>          </u>
Transitional Foster Youth–Very Low Income*	<u>          </u>	<u>          </u>	<u>          </u>
Disabled Veterans – Very Low Income*	<u>3</u>	<u>3</u>	<u>          </u>
Homeless – Very Low Income*	<u>          </u>	<u>          </u>	<u>          </u>
Total # of Units per Category	<u>33</u>	<u>3</u> (e)	<u>          </u> (f)
Percent of Affordable Units by Category	<u>13%</u>	<u>13%</u> (g)	<u>          </u> (h)

[g = e/c or e/i, whichever is less, c or i]  
 [h = f/c or f/i, whichever is less, c or i]

TOTAL # of Units Proposed 33 (i)

Number of Density Bonus Units 11 (j) [If  $i > c$ , then  $j = i - c$ ; if  $i < c$ , then  $j = 0$ ]  
 Percent Density Bonus Requested 43% (k) [ $k = j/c$ ]  
 Percent of Affordable Set Aside 13% (c) x % of affordable housing units provided

\* Per AB 2442, a 10% setaside with Very Low Income units at 20% Density Bonus.

<sup>3</sup> Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

<sup>4</sup> HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.



**8. SITE PLAN REVIEW CALCULATION** An application for Site Plan Review may be required for projects that meet any of the Site Plan Review thresholds as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's DSC Housing Unit.

22 units allowed by right (permitted by LAMC) – 1 existing units = 21 units

- YES, Site Plan Review is required, if Proposed Base Density units minus existing units is equal to or greater than 50<sup>5</sup>
- NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50
- NO, Site Plan Review is not required if Proposed Project is not utilizing a Density Bonus and total Project is less than 50
- Exempt (please specify): \_\_\_\_\_

**II. DENSITY BONUS (LAMC Sec.12.22.A.25, Ordinance 179,681)**

**9. DENSITY BONUS OPTIONS (Please check all that apply)**

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion

**Parking (Please choose only one of the following options):**

- Parking Option 1:** Based on # of bedrooms, inclusive of Handicapped and Guest parking. Fractional numbers are rounded down.

	# of Units	Spaces/Unit	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		2		
4 or more Bedrooms		2.5		
TOTALS				

- Parking Option 2:** Reduced only for Restricted Affordable Units: up to 40% of required parking for Restricted Affordable Units may be compact stalls. Fractional numbers are rounded down.

	# of Units	Spaces/Unit	Parking Required	Parking Provided
Market Rate (Including Senior Market Rate)		Per code		
Restricted Affordable		1		
Very Low/ Low Income Senior or Disabled		.5		
Restricted Affordable in Residential Hotel		.25		
TOTALS				

- Parking Option 3:** AB 744 - Applies to two types of projects: (A) 100% affordable developments consisting solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families; or (B) mixed-income developments consisting of the maximum number of very low- or low income units, which is 11% and 20% set aside, respectively.

<sup>5</sup> Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.

**A) 100% Affordable Rental Projects**

	# of Units	Spaces/Unit	Parking Required	Parking Provided
Located within 1/2 mile of major transit stop		0.5		
Senior having either paratransit service or unobstructed access within 1/2 mile to fixed bus route service that operates at least 8 times/day		0.5		
Special needs having either paratransit service or unobstructed access within 1/2 mile to fixed bus route service that operates at least 8 times/day		0.3		

**B) Mixed Income Projects consisting of the maximum number of very low- or low income units, which is 11% and 20% set aside, respectively**

	# of Bedrooms	Spaces/Bedroom	Parking Required	Parking Provided
Located within 1/2 mile of major transit stop with unobstructed access to project	47	0.5	24	22

APPLICABLE TO PARKING OPTION 3 – AB744 ONLY: (1) **Major transit stop** means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan. (2) The maximum 1/2 mile distance to a major transit stop is measured in a straight line ("as the crow flies"). (3) Tandem or uncovered parking is permitted. (4) Fractional numbers are rounded up.

**10. INCENTIVES**

Please check if you are requesting an incentive from AB 2501 "Development Bonuses From a Mixed Use Development".

**A. Project Zoning Compliance & Incentives (Please check all that apply)**

	<u>Required/ Allowable</u>	<u>Proposed</u>	<u>ON Menu</u>	<u>OFF Menu</u>
<input type="checkbox"/> (1) Yard/Setback (each yard counts as 1 incentive)				
<input type="checkbox"/> Front	<u>10 ft</u>	<u>0 ft/0 ft (comm/res)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Rear	<u>19 ft</u>	<u>5 ft/10 ft (comm/res)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Side(s)	<u>10 ft</u>	<u>0 ft/5 ft (comm/res)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage	<u>30%</u>	<u>88%</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (3) Lot Width	<u></u>	<u></u>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (4) Floor Area Ratio <sup>6</sup>	<u>1.5</u>	<u>3.4</u>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (5) Height/ # of Stories <sup>7</sup>	<u>45 ft/3 stories</u>	<u>76 ft/7 stories</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (6) Open Space	<u>3700</u>	<u>1450</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation	<u></u>	<u></u>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging (all count as 1 incentive)			<input type="checkbox"/>	<input type="checkbox"/>
FAR	<u></u>	<u></u>	<input type="checkbox"/>	<input type="checkbox"/>
Density	<u></u>	<u></u>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<u></u>	<u></u>	<input type="checkbox"/>	<input type="checkbox"/>
OS	<u></u>	<u></u>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicular Access	<u></u>	<u></u>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Other (please specify):	<u>Commer frontage 17.5'</u>	<u>Commer frontage 10'</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<u>Height transition 25'</u>	<u>Height transition 0'</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<u>Landscape Buffer 5'</u>	<u>Landscape buffer 0'</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<u>Ground floor height 11'</u>	<u>Ground floor height 10'</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<u>Required parking spaces 24</u>	<u>Provided parking spaces 22</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**TOTAL # of Incentives Requested:**

13 A.K.

<sup>6</sup> If applicable, provide vicinity map showing 50% of commercially zoned parcel is within 1,500 feet from Transit Stop or Major Employment Center.  
<sup>7</sup> See Sec. 12.22.A.25(f) 5 for additional requirements.

**B. Qualification for Incentives On the Menu: (Please check only one)**

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input checked="" type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):

**11. COVENANT:**

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

**12. REPLACEMENT UNITS:**

AB 2222 requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: (Answer the following with yes or no.)

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? No
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? No
- C. Units subject to the Rent Stabilization Ordinance not already listed above? No
- D. Units that have been vacated or demolished in the last 5 years? No
- E. Per AB 2556, are the number of replacement units, size and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? No

**III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)**

**13. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22.A.29, Ordinance 179,076)**

**A. ELIGIBILITY FOR FLOOR AREA BONUS**

*NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.*

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
  - 10% of the total number of dwelling units for Low Income households; or
  - 15% of the total number of dwelling units for Moderate Income households; or
  - 20% of the total number of dwelling units for Workforce Income households, and
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

**B. INCENTIVES (Please check all that apply)**

*NOTE: Must meet all 3 eligibility requirements from above and provide a Covenant & Agreement (#11).*

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

**C. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA**

- (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT

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Los Angeles, CA 90017  
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housing.lacity.org

Daniel Huynh, Assistant General Manager  
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Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

DATE: March 2, 2022

TO: Janet Yonjung Jha, a married woman as her sole and separate property, Owner

FROM: Marites Cunanan, Senior Management Analyst II  
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**  
**(DB) Amendment Replacement Unit Determination**  
**RE: 1848 South Gramercy Place, Los Angeles, CA 90019**

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Janet Yonjung Jha, a married woman as her sole and separate property, (Owner), for the above referenced property located at 1848 S. Gramercy Pl., (APN 5073-016-009, Lot 76) (Property) the Los Angeles Housing Department (LAHD) has determined that one (1) unit (as detailed below) is subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 8).

**PROJECT SITE REQUIREMENTS:**

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project (“Project”) on a site (“Property”) that will require demolition of existing dwelling units or occupied or vacant “Protected Units” unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

**Replacement of Existing Dwelling Units**

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

**Replacement of Existing or Demolished Protected Units**

The Project must also replace all existing or demolished “Protected Units”. Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner’s application for a SB 8 Replacement Unit Determination (SB 8 RUD): **(1)** subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, **(2)** subject to any form of rent or price control through a public entity’s valid exercise of its police power within the 5 past years **(3)** occupied by lower or very low income households (an affordable Protected Unit), or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants (i.e. W-2 forms, tax return, pay stubs, etc.). The Los Angeles Housing Department (LAHD) will send requests for information to each occupant of the existing project. Requests for information can take two (2) or more

weeks to be returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

- ***In the absence of occupant income documentation:*** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of October 1, 2021, is at 28% extremely low income, 18% very low income and 18% low income for Transit Oriented Communities (TOC) projects and 46% very low income and 18% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 46% very low income and 18% low income. The remaining 36% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

**Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO), Last Occupied by Persons or Families at Moderate Income or Above**

The City has the option to require that the Project provide: **(1)** replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR **(2)** require the units to be replaced in compliance with the RSO.

**Relocation, Right to Return, Right to Remain:**

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title I of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to: **(a)** Relocation benefits also subject to Chapter 16, and **(b)** the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does not apply to: **(1)** a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and **(2)** a Project that consists of 100% lower income units except Manager's Unit.

**THE PROPOSED HOUSING DEVELOPMENT PROJECT:**

Per the statement received by LAHD on February 2, 2022, the Owner plans to demolish the existing single family dwelling and construct a mixed-use, thirty-three (33)-unit project on the Property pursuant to additional incentives under Density Bonus (DB) Guidelines.

**PROPERTY STATUS (AKA THE "PROJECT SITE"):**

Owner submitted an Application for a RUD for the Property on February 2, 2022. In order to comply with the required **5-year** look back period, LAHD collected and reviewed data from February 2017 to February 2022.

**Review of Documents:**

Pursuant to the Grant Deed, Owner acquired the Property on or around October 5, 2017.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "0100 - Residential - Single Family Residence" for the Property (APN 5073-016-009). Google Earth, Google Street View, and an Internet Search confirm that the Property contains a structures that support a single family dwelling.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for a Demolition Permit (#18019-20000-01734) and Building Permit (#18010-20000-01503).

**REPLACEMENT UNIT DETERMINATION:**

The Existing Residential Dwelling Units at the Property within the last five (5) years:

ADDRESS	BEDROOM TYPE	“PROTECTED?”	BASIS OF “PROTECTED” STATUS
1848 S. Gramercy Pl.	4 Bedrooms	Yes	Affordable Protected Unit
<b>Totals: 1 Unit</b>	<b>4 Bedrooms</b>		

On February 17, 2022, an occupant letter package was sent to the single family dwelling unit on the Property most commonly known as 1848 S. Gramercy Pl., however no income verification documents were provided.

Pursuant to (SB 8), where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the Comprehensive Housing Affordability Strategy (CHAS) database shows 28% extremely low income, 18% very low income and 18% low income for Transit Oriented Communities (TOC) projects and 46% very low income and 18% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 46% very low income and 18% low income. The remaining 36% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

<b>Number of Existing Residential Dwelling Units and Protected Units within five (5) years of Owner’s application:</b>	1	
<b>Number of Protected Units Ellised within the last (10) years:</b>	0	
<b>Number of Affordable Replacement Units required per CHAS:</b>	1	
1 Units x 64%		1 Unit
46% Very Low		1 Unit
18% Low		0 Unit
Market Rate RSO units	0 Unit	
<b>Number of Unit(s) presumed to be above-lower income subject to replacement:</b>	0	

**For Rental:**

Pursuant to CHAS, one (1) unit needs to be replaced with equivalent type, with one (1) unit restricted to Very Low Income Households.

**Vacancy/Occupancy of Units:**

Per the Owner Statement, single family dwelling was occupied at the time of application.

For vacant units, the bedroom size of the existing units and the proportionality of the bedroom sizes of the new units, whichever is more restrictive will be considered to determine the bedroom types of the replacement units.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This SB 8 determination only applies if the proposed project is a rental Density Bonus project and not condominiums. In the event the project changes to condominiums, the owner needs to request a SB 8 amendment to reflect 100% replacement of the units. In addition, if the project is changed from Density Bonus to Transit Oriented Communities (TOC) or vice-versa, a SB 8 amendment will also be required.

**\*\*WARNING\*\***

**LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT**

<b>ISSUE:</b>	Is a <b>LOT TIE</b> required for the <b>NEW</b> proposed housing development project?
<b>IF NO:</b>	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the <b>SAME</b> as above.
<b>IF YES:</b>	Owner's existing RSO replacement obligation, if any, will <b>INCREASE</b> by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

**NOTE: This determination is provisional and is subject to verification by LAHD's Rent Division.**

If you have any questions about this RUD, please contact Jessica Wang at [jessica.wang@lacity.org](mailto:jessica.wang@lacity.org).

cc: Los Angeles Housing Department File  
Janet Yonjung Jha, a married woman as her sole and separate property, Owner  
Planning.PARP@lacity.org, Department of City Planning

MAC:jw



**APPLICATIONS:**

**ENVIRONMENTAL ASSESSMENT FORM**

*THIS BOX FOR CITY PLANNING STAFF USE ONLY*

**Environmental Case Number:** \_\_\_\_\_

Related Case Numbers: \_\_\_\_\_

Case Filed With (Print Name): \_\_\_\_\_ Date Filed: \_\_\_\_\_

EAF Accepted By (Print Name): \_\_\_\_\_ Date Accepted: \_\_\_\_\_

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

Project Address<sup>1</sup>: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

Major Cross Streets: \_\_\_\_\_

Community Plan Area: \_\_\_\_\_ Council District: \_\_\_\_\_

**APPLICANT (if not Property Owner)**

**PROPERTY OWNER**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-Mail: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE**

**ENVIRONMENTAL REVIEW CONSULTANT**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-Mail: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

<sup>1</sup> Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)



**OVERVIEW**

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

**1. PROJECT DESCRIPTION**

**A.** Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

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Additional information or Expanded Initial Study attached:     YES     NO

**B.** Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.?     YES     NO

If YES, please specify:

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**2. EXISTING CONDITIONS**

**A. Project Site.**

Lot Area: \_\_\_\_\_ square feet

Net Acres: \_\_\_\_\_ Gross Acres: \_\_\_\_\_

**B. Zoning/Land Use.**

	Existing	Proposed
<b>Zoning</b>		
<b>Use of Land</b>		
<b>General Plan Designation</b>		

**C. Structures.**

1. Does the property contain any vacant structure?  YES  NO

If YES, describe and state how long it has been vacant: \_\_\_\_\_  
 \_\_\_\_\_

2. Will any structures be removed/demolished as a result of the project?  YES  NO

If YES, provide the number: \_\_\_\_\_, type: \_\_\_\_\_  
 \_\_\_\_\_, total square footage: \_\_\_\_\_  
 and age: \_\_\_\_\_ of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: \_\_\_\_\_

**D. Trees.**

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted\* as a result of the project?  YES  NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
<b>Non-Protected</b> (8" trunk diameter and greater)						
<b>Protected</b> (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

\* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached:  YES  NO

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

**E. Slope.** State the percent of property which is:

Less than 10% slope: \_\_\_\_\_ 10-15% slope: \_\_\_\_\_ over 15% slope: \_\_\_\_\_

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. **Grading.** Specify the total amount of dirt being moved:

- 0-500 cubic yards       More than 500 cubic yards

If more than 500 cubic yards (indicate amount): \_\_\_\_\_ cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: \_\_\_\_\_ cubic yards      Exported: \_\_\_\_\_ cubic yards

Location of disposal site: \_\_\_\_\_

Location of borrow site: \_\_\_\_\_

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area?    YES     NO

If YES, a **Haul Route** is required.

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination?     YES       NO

If YES, describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: \_\_\_\_\_

California Register of Historic Resources: \_\_\_\_\_

City of Los Angeles Cultural Historic Monument: \_\_\_\_\_

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): \_\_\_\_\_

Identified on SurveyLA: \_\_\_\_\_

Identified in HistoricPlacesLA: \_\_\_\_\_

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation?     YES       NO

**J. Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property?  YES  NO

If YES, describe: \_\_\_\_\_  
\_\_\_\_\_ and indicate the sheet number on your plans showing the condition: \_\_\_\_\_.

**3. PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

**A. ALL PROJECTS**

**i. Parking.**

Vehicular Parking

Required: \_\_\_\_\_ + Guest: \_\_\_\_\_

Proposed: \_\_\_\_\_ + Guest: \_\_\_\_\_

Bicycle Parking:

Required Long-Term: \_\_\_\_\_ Required Short-Term: \_\_\_\_\_

Proposed Long-Term: \_\_\_\_\_ Proposed Short-Term: \_\_\_\_\_

**ii. Height.**

Number of stories (not including mezzanine levels): \_\_\_\_\_ Maximum height: \_\_\_\_\_

Are Mezzanine levels proposed?  YES  NO

If YES, indicate on which floor: \_\_\_\_\_,

If YES, indicate the total square feet of each mezzanine: \_\_\_\_\_

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

**iii. Project Size.**

What is the total floor area of the project? \_\_\_\_\_ gross square feet

**iv. Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: \_\_\_\_\_ %

Paving/hardscape: \_\_\_\_\_ %

Landscaping: \_\_\_\_\_ %

**v. Lighting.** Describe night lighting of project: \_\_\_\_\_

\_\_\_\_\_.

**B. RESIDENTIAL PROJECT**

If no portion of the project is residential check -N/A and continue to next section

**i. Number of Dwelling Units.**

Single Family: \_\_\_\_\_, Apartment: \_\_\_\_\_, Condominium: \_\_\_\_\_

**ii. Recreational Facilities.** List recreational facilities for project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**iii. Open Space.**

Does the project involve new construction resulting in additional floor area and units?  YES  NO

Does the project involve six or more residential units?  YES  NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

**iv. Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): \_\_\_\_\_

\_\_\_\_\_

**v. Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT**

If the project is residential only check -N/A and continue to next section

**i. Type of Use.** \_\_\_\_\_

\_\_\_\_\_

**ii. Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold?  YES  NO

If YES, indicate the total size of the interior space or leasehold: \_\_\_\_\_ square feet

**iii. Hotel/Motel.** Identify the number of guest rooms: \_\_\_\_\_ guest rooms

iv. **Days of operation.** \_\_\_\_\_  
**Hours of operation.** \_\_\_\_\_

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)?  YES  NO  
If YES, describe events and how often they are proposed \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

vi. **Occupancy Limit.** Total Fire Department occupancy limit: \_\_\_\_\_  
a. Number of fixed seats or beds \_\_\_\_\_  
b. Total number of patrons/students \_\_\_\_\_  
c. Number of employees per shift \_\_\_\_\_, number of shifts \_\_\_\_\_  
d. Size of largest assembly area \_\_\_\_\_ square feet

v. **Security.** Describe security provisions for the project \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. SELECTED INFORMATION**

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. **Green building certification.** Will the project be LEED-certified or equivalent?  YES  NO  
If YES, check appropriate box:  
 Certified  Equivalent  Silver  Gold  Platinum  Other \_\_\_\_\_

C. **Fire sprinklers.** Will the Project include fire sprinklers?  YES  NO

**5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST**

The Class 32 “Urban Infill” Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

**Check this box if you are requesting a Class 32 Exemption, and:**

- You have read DCP’s Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>Janet Jha</u>	I, (print name) <u>Akhillesh Jha</u>
Signature <u>[Handwritten Signature]</u>	Signature <u>Akhillesh</u>

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

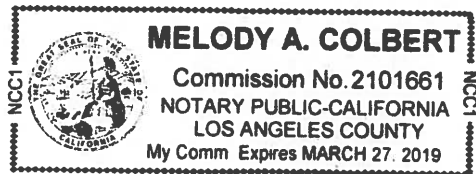
On June 27, 2018 before me, Melody A. Colbert, Notary Public  
(Insert Name of Notary Public and Title)

personally appeared Janet Jha and Akhillesh Jha, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melody A. Colbert (Seal)  
Signature





## INSTRUCTIONS: Environmental Assessment Form

### REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

**Exhibits Required:** *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form ([CP-7812](#)) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form ([CP-7817](#)) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions ([CP-7751](#)) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
  - The Coastal Zone and
  - The Santa Monica Mountains area

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
ACTING DIVISION MANAGER

[CLERK.LACITY.ORG](http://CLERK.LACITY.ORG)

When making inquiries relative to  
this matter, please refer to the  
Council File No.: [18-0330](#)

## OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

May 2, 2018

**Council File No.:** [18-0330](#)

**Council Meeting Date:** May 01, 2018

**Agenda Item No.:** 23

**Agenda Description:** PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to initiating the inclusion of the property located at 1848 South Gramercy Place in the list of Historic-Cultural Monuments.

**Council Action:** PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

**Council Vote:**

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
ABSENT	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
ABSENT	PAUL KORETZ
ABSENT	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT  
CITY CLERK

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to initiating the inclusion of the property located at 1848 South Gramercy Place in the list of Historic-Cultural Monument.

Recommendations for Council action, pursuant to Motion (Wesson - Price):

1. INITIATE consideration of the property located at 1848 South Gramercy Place, Los Angeles, CA 90019, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Los Angeles Administrative Code; and, INSTRUCT the Department of City Planning to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.
2. INSTRUCT the Cultural Heritage Commission, after reviewing the application, submit its report and recommendation to the Council regarding the inclusion of the property located at 1848 South Gramercy Place, Los Angeles, CA 90019, in the City's list of Historic-Cultural Monuments.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on April 24, 2018, the PLUM Committee considered Motion (Wesson - Price) regarding the inclusion of the property at 1848 South Gramercy Place in the list of Historic-Cultural Monuments. After an opportunity for public comment, the Committee recommended on consent to approve the Motion. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**



# LOS ANGELES CULTURAL HERITAGE COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: JUL 12 2018

**Case No. CHC-2018-3217-HCM**  
CEQA: ENV-2018-3218-CE  
Plan Area: South Los Angeles

Council District: 10 – Wesson

**Property Address:** 1848 South Gramercy Place

**Owners:** Janet Yonjung Jha; William J. Foster and  
Timothy L. Robbins

**Applicant:** City of Los Angeles

**Council File No.** 18-0330

On May 1, 2018, the City Council instructed the Department of City Planning to initiate Historic-Cultural Monument designation proceedings for the Stokes' Angelus Vista Tract Residence (CF-18-0330). On May 24, 2018, a subcommittee of the Cultural Heritage Commission (CHC) visited the property, as required by Section 22.171.8 of the Los Angeles Administrative Code (LAAC). On July 5, 2018, after at the completion of a public hearing on the matter, the Commission, determined that this property does not conform with the definition of a Monument pursuant to LAAC Section 22.171.7 by a vote of 5-0. Therefore, the request for designation as a Historic-Cultural Monument has been declined and will be transmitted to the City Council for consideration.

The Commission vote was as follows:

Moved: Kennard  
Seconded: Kanner  
Ayes: Buelna, Milofsky  
Abstained: Barron

**Vote:** 5 - 0

  
Etta Armstrong, Commission Executive Assistant I  
Cultural Heritage Commission

**Time for Council to Act:** The Commission action is hereby transmitted to the City Council for consideration. Pursuant to Section 22.171.10(f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission on the proposed designation. The City Council may unilaterally extend the 90-day time limit to act for a maximum of 15 days for good cause. With written consent of the owner, the time for the City Council to act may be extended by up to an additional 60 days. If the Council does not act on the application or initiation within this specified time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of Council initiated designation by a minimum of 10-votes.

For further information regarding the scheduling of this matter before the City Council or its Planning and Land Use Management Committee, please call the Office of the City Clerk at (213) 978-1074, or you may visit their website at [lacouncilfile.com](http://lacouncilfile.com) and search by the Council File Number.

Enclosures: Findings; Cultural Heritage Ordinance

- c: Jordan Beroukhim, Planning Deputy, Tenth Council District
- Ken Bernstein, Principal City Planner, Office of Historic Resources
- Lambert Giessinger, Architect, Office of Historic Resources
- Ifa Kashefi, Chief, Department of Building and Safety, Permit and Engineering Bureau
- Pascal Challita, Chief, Department of Building and Safety, Inspection Bureau
- Betty Dong, GIS Chief, Department of City Planning

## **STOKES' ANGELUS VISTA TRACT RESIDENCE**

### **FINDINGS**

**(Adopted by the Cultural Heritage Commission on July 5, 2018)**

The Stokes' Angelus Vista Tract Residence does not meet any of the three criteria of the Cultural Heritage Ordinance and therefore is ineligible for designation as an Historic-Cultural Monument.

#### **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

#### **SUMMARY**

The Stokes' Angelus Vista Tract Residence consists of a two-story single-family residence located on the east side of Gramercy Place between Washington Boulevard and 18th Street in the Arlington Heights neighborhood of Los Angeles. Built in 1907 by noted Los Angeles builder Naldo F. Stokes and his wife Minnie Stokes as part of the Angelus Vista Tract development, the residence exhibits qualities of Craftsman and Tudor Revival architectural styles. Over the years, a series of owners and renters occupied the residence, and currently it serves as a sober living facility.

Though promoted in 1902 as one of Los Angeles's elite residential neighborhoods, the Angelus Vista Tract was not an initial success, as most of the wealthy targeted by the developers were already living in grand houses in other new developments. Between 1908 and 1910 the city's population had more than doubled, leading to a building explosion. Most homes in Angelus Vista date from this period. Washington Boulevard, envisioned as the future grand boulevard from Los Angeles to the Pacific Ocean, played a key role in the development of the community. In September 1902 the Washington Boulevard rail line was extended through West Adams Heights, prompting developers to lay out residential tracts along the main thoroughfare to Santa Monica and the sea.

Irregular in plan, the subject property is of wood frame and concrete construction with wood shingle and stucco cladding. The steeply-pitched side-gabled roof has composition shingles, wide overhanging eaves, and exposed rafter tails. The primary, west-facing elevation features a large bay window on the lower level, a second story projecting front gable with decorative half-

timbering, and a small recessed balcony with lattice railing, also on the second floor. The entryway is off-centered and accessed via a protruding porch with a gabled roof and square columns. There is a porte-cochere of cross-truss construction attached to the south-facing elevation of the building and a one-story addition off the rear, east-facing elevation. Fenestration consists of double-hung wood windows, multi-lite wood fixed and casement windows, wood hopper windows, and aluminum windows. There is a small shed at the rear of the property. Interior features include wood floors, built-in wood benches, wood ceiling beams in the living room, a river rock fireplace surround, built-in china cabinets and bookcases, and reverse board and batten wainscoting.

Based on available permit records and visual observation during the Cultural Heritage Commission site inspection, there have been a number of alterations to the property over the years that include a 20-foot by 23-foot one-story rear addition in 1920, installation of a rear staircase in 1982, as well as kitchen and bathroom remodels, the enclosure of the porch on the primary elevation, re-stuccoing of the stucco cladding with course concrete plaster, replacement of some windows, addition of a porte-cochere, installation of partitions in many of the rooms, enclosure of the rear service porch, and a second-story addition to the 1920 rear addition, all at unknown dates.

The subject property was identified as eligible for historic designation under the local designation program as a Contributor to an identified historic district in the June 21, 1996 Historic Resources Final Report for the South Central Los Angeles District Plan Area prepared by Richard Starzak of Myra L. Frank & Associates, Incorporated. However, it was found to be ineligible for listing individually on the National Register of Historic Places in a 1987 Section 106 review survey and was also not identified as eligible individually or as part of a historic district for listing under the national, state, or local designation programs in the recent citywide historic resources survey, SurveyLA. Within the same neighborhood as the subject property, SurveyLA did identify a potential Angelus Vista Historic District, an important representative of a residential suburb with a significant concentration of Craftsman and Period Revival dwellings exhibiting quality of craftsmanship and distinctive features, and an excellent example of early 20th century streetcar suburbanization. The subject property was not included within the district boundary.

## **DISCUSSION**

The Stokes' Angelus Vista Tract Residence does not meet the criteria for designation under the Cultural Heritage Ordinance. The preparer argues that the property is eligible under two criteria of the Ordinance: that it "is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its association with the early development of the Angelus Vista Tract and a California Supreme Court case involving restrictive use covenants, *Werner v. Graham*, and that it "embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as an unique example of Craftsman-style architecture and an exemplary work of noted builder Naldo F. Stokes.



The subject property is not associated with any significant historical events and does not exemplify any contributions to history. Even though the subject property does date from the early period of the neighborhood's development, it no longer retains sufficient integrity to individually convey its significance. The cumulative alterations, particularly on the primary, east-facing elevation, have substantially impacted the original design intent, materials, feeling, and association with the development of the Angelus Vista Tract. Further, the court case cited by the preparer may have had some impact on the development of Washington Boulevard as a commercial corridor; however, while the owner of the house was one of the named defendants, the case does not appear to have any direct association with the subject property.

Although the subject property retains original elements such as wood windows, decorative half-timbering, wide over-hanging eaves, exposed rafter tails, and built-in furniture typical of the style, staff does not find it to be a distinctive or outstanding example of Craftsman-style architecture. As noted above, the house has experienced a number of alterations, particularly to the primary façade, that compromise the integrity and original design of the house; therefore it is not a distinguished example of the style. More intact and exemplary Craftsman-style single-family residences that are already designated include the Kissam House, 2160 West 20th Street (1907, HCM #761), Perrine House, 2229 South Gramercy Place (1908, HCM #6662), and the Edward Alexander Kelley Hackett House, 1317 South Westlake Avenue (1910, HCM #719).

The property is also not a notable example of a master designer, builder, or architect. While Naldo Stokes built at least 50 single-family residences across Los Angeles, some of which were collaborations with master architect Frank M. Tyler, he is not recognized as a master builder or architect. The majority of Stokes' body of work consists of speculative ventures for himself and his wife.

The subject property was not identified by the citywide historic resources survey, SurveyLA, as eligible for designation under the national, state, or local designation programs and staff finds that it does not appear to rise to the level of historic significance to be individually eligible for designation as a Los Angeles City Historic-Cultural Monument.

## **BACKGROUND**

On May 1, 2018, the Los Angeles City Council, acting upon a motion introduced by Councilmember Herb Wesson, initiated consideration of the subject property as a potential Historic-Cultural Monument. On May 24, 2018, a subcommittee of the Cultural Heritage Commission consisting of Commissioners Barron and Kennard visited the property, accompanied by staff from the Office of Historic Resources.

ORDINANCE NO. 185472

An ordinance amending Section 22.171 of Article 1, Chapter 9, Division 22 of the Los Angeles Administrative Code to clarify Historic-Cultural Monument designation criteria, enhance due process and notification procedures affecting property owners, and provide for extensions of time limits.

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

Section 1. Section 22.171 of the Los Angeles Administrative Code is amended in its entirety to read as follows:

**Sec. 22.171. Purpose of the Commission.**

The Cultural Heritage Commission (Commission) shall perform those functions relating to historic and cultural preservation of sites, buildings or structures that embody the heritage, history and culture of the City.

**Sec. 22.171.1. Composition of the Commission and Term of Office.**

(a) **Qualifications.** The Commission shall be composed of five members who are qualified electors of the City of Los Angeles. Each Commissioner shall be appointed and may be removed in accordance with Charter Section 502. The Commissioners shall have a demonstrated interest, competence or knowledge of historic preservation. At least two of the Commissioners should be professionals who meet the qualifications for various disciplines outlined by the U.S. Secretary of the Interior, Code of Federal Regulations, 36 CFR Part 61. These disciplines include history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation and landscape architecture or related disciplines, such as urban planning, American studies, American civilization or cultural geography.

(b) **Term.** The term of office for each Commissioner shall begin with the first day of July and shall be a term of five years. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.

**Sec. 22.171.2. Members' Compensation.**

The members of the Commission shall be paid \$25.00 per meeting for each Commission meeting attended, but not to exceed \$125.00 in any one calendar month.

**Sec. 22.171.3. Organization of the Commission.**

During the last meeting of July of each year, the Commission shall elect a President and Vice President, which officers shall hold office for one year and until their successors are elected, unless their membership on the Commission expires sooner. The Commission may at any meeting fill any vacancy for any unexpired term occurring in the office of President or Vice President.

**Sec. 22.171.4. Appointment and Duties of Commission Secretary.**

The Director of Planning (Director) of the Department of City Planning (Department), or his or her designee, shall assign an employee of the Department, other than the Director, to be the Secretary of the Commission and assign duties to the employee, which shall be in addition to the duties regularly prescribed for that employee.

The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll calls. The Secretary shall post and publish all orders, resolutions and notices, which the Commission shall order to be posted and published, and shall perform any other duties imposed by this chapter or by order of the Commission.

**Sec. 22.171.5. Quorum and Actions of the Commission.**

A majority of the members of the Commission must be present at any meeting to constitute a quorum.

The powers conferred upon the Commission shall be exercised by resolution or motion and adopted by a majority vote of its members and recorded in the minutes with the ayes and noes. The action shall be attested to by the signature of the Secretary of the Commission.

**Sec. 22.171.6. Duties of the Commission.**

In addition to the duties set forth in this article, the Commission shall perform those duties imposed on it by Los Angeles Municipal Code Section 12.20.3 relating to Historic Preservation Overlay Zones.

**Sec. 22.171.7. Monument Designation Criteria.**

For purposes of this article, a Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

**Sec. 22.171.8. Inspection and Investigation.**

The Commission, its sub-committee or the staff of the Department acting on behalf of the Commission shall inspect and investigate any site, building or structure, including, but not limited to, touring or reviewing photographic or videographic records of the site, building or structure, in the City of Los Angeles which it has reason to believe is or will in the future be a Historic-Cultural Monument. Inspection and investigation shall also include soliciting opinions and information from the office of the Council District in which the site, building or structure is located and from any department or bureau of the City whose operations may be affected by designating the site, building or structure as a Monument.

**Sec. 22.171.9. List of Monuments.**

The Department shall compile and maintain a current list of all sites, buildings and structures that have been designated as Historic-Cultural Monuments (List of Monuments or List).

**Sec. 22.171.10. Procedures for Designation of Monuments.**

A site, building or structure may be designated as a Monument in accordance with the procedures set forth in this section.

(a) **Initiation.** The City Council, the Commission or the Director may initiate consideration of a proposed designation of a site, building or structure as a Monument. Any initiation by the Council or the Commission shall be by majority vote. The City Council or the Commission shall forward the proposed designation to the Director for a report and recommendation.

(b) **Application.** Any interested individual may apply for a proposed designation of a Monument. The applicant shall complete the application for the proposed designation on a form provided by the Department; include all information required; pay the required fee, if any; and file the application with the Department.

(c) **Action on the Initiation or Application.**

1. **Authority.** The Commission may recommend approval or disapproval in whole or in part of an application or initiation of a proposed designation. Unless otherwise specified, the recommendation shall be made to the City Council for its action pursuant to the procedures set forth in this section. No designation of a site, building or structure as a Monument shall be effective unless the designation has been adopted by the City Council.

2. **Procedure for City Council-Initiated Designations.** Upon receipt of any proposed designation initiated by the Council, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed Council-initiated designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument as set forth in Section 22.171.7 of this article. After the Commission submits a report and recommendation, the City Council may consider the matter. If the Commission recommends approval of a City Council-initiated designation, the City Council may adopt the designation by a majority vote. If the Commission recommends disapproval of a City Council-initiated designation, the City Council may adopt the proposed designation by a two-thirds vote. The City Council shall act within the time specified in Subsection (f) of this section.

3. **Procedure for Commission or Director-Initiated Designations.** After initiation of a proposed designation by the Commission or the Director, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument set forth in Section 22.171.7 of this article. If the Commission recommends approval of a Commission- or Director-initiated designation, the Commission shall submit a report and recommendation to the City Council. The City Council may consider the matter and may approve the recommendation by a majority vote. If the Commission disapproves the proposed designation, the Commission's decision is final.

4. **Procedure for Applications for Designations.** Once a complete application is received, as determined by the Director, the Commission shall determine at a public meeting whether the proposed designation merits further consideration. If the Commission determines to take the proposed designation under consideration, it shall conduct an inspection and investigation pursuant to Section 22.171.8 of this article. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's

report and recommendation and conducting its inspection and investigation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument as set forth in Section 22.171.7 of this article. If the Commission recommends approval of an application for a proposed designation, the Commission shall submit a report and recommendation to the City Council. The City Council may consider the matter and may adopt the designation by a majority vote. If the Commission disapproves the proposed designation, the decision is final.

(d) **Notice.** Notice shall be given as set forth below.

For the purpose of this article, the owner of the site, building or structure shall be deemed to be the person appearing as the owner of the property on the last Equalized Assessment roll of the County of Los Angeles and appearing as the owner of the property on the records of the City Clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of those lists shall be notified.

1. **Initiation of a Proposed Designation by the City Council, Commission or Director.** The owner of record of a property shall be notified in writing forthwith of: any determination by the City Council, Commission or Director to initiate a proposed designation; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

2. **Director's Action on Proposed Designation.** The owner of record of a property shall be notified in writing forthwith of the Director's determination that an application is complete, and that the Temporary Stay pursuant to Section 22.171.12 of this article has been initiated. The Notice shall be sent via Certified Mail, Return Receipt Requested.

3. **Commission Action to Take Under Consideration Proposed Designation by Application.** Additionally, the owner of record of a property shall be notified in writing within 10 days of the Commission's decision after the Commission determines to take a proposed designation under consideration. The Notice shall be sent via Certified Mail, Return Receipt Requested.

4. **Commission Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

**5. City Council Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing a written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

**(e) Time for the Cultural Heritage Commission to Act.**

**1. Action on Application.** The Commission shall determine at a public meeting held within 30 days of the filing of a complete, verified application, as determined by the Director, whether to take under consideration a proposed designation of a Monument. The time limit to take a proposed designation under consideration may be extended by mutual consent of the applicant, property owner, and the Director or Commission. After providing all notice required under this article, the Commission shall hold a public hearing on the proposed designation. The Commission shall, pursuant to Section 22.171.10 of this article, make a report and recommendation on the application within 75 days of the meeting where the proposed designation was taken under consideration. With written consent of the owner, the time for the Commission to act may be extended by up to an additional 60 days. If the Commission fails to act on an application within the time allowed by this section, the Commission shall be deemed to have denied the application.

**2. Action on Initiation.** If the proposed designation of a Monument was proposed by initiation rather than application, the Commission shall, after providing all notice required under this article, hold a public hearing on the proposed designation. The Commission shall, pursuant to Subsection (c) of this section, make a report and recommendation on the application within 75 days of the date of the receipt of the proposed initiation. With written consent of the owner, the time for the Commission to act may be extended by up to an additional 60 days. If the Commission fails to act on the initiation within the time allowed by this section, the Commission shall be deemed to have recommended denial of the proposed designation.

**(f) Time for City Council to Act.** The City Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The City Council shall act within 90 days of the public hearing held before the Commission on the proposed designation. The City Council may unilaterally extend the 90-day time limit to act for a maximum of 15 days for good cause. With written consent of the owner, the time for the City Council to act may be extended by up to an additional 60 days. If the City Council does not act on the application or initiation within the specified time limit, the application or initiation to designate a Monument shall be

deemed to have been denied. The City Council may override a Commission recommendation of denial of a City Council-initiated designation by a minimum of ten votes.

**Sec. 22.171.11. Preservation of Monuments.**

The Commission shall take all steps necessary to preserve Monuments not in conflict with the public health, safety and general welfare, powers and duties of the City of Los Angeles, or its several boards, officers or departments. These steps may include assistance in the creation of civic citizens' committees, assistance in the establishment of a private fund for the acquisition or restoration of designated Monuments, and recommendation that a Monument be acquired by a governmental agency where private acquisition is not feasible.

**Sec. 22.171.12. Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.**

Upon the filing of an application for a Monument, the Director or his or her designee shall determine whether the application is complete and whether the proposed Monument warrants further investigation by the Commission. Upon the determination by the Director that the application is complete, or upon initiation by the City Council, the Commission or the Director, no permit for the demolition, substantial alteration or removal shall be issued; and the site, building or structure regardless of whether a permit exists, shall not be demolished, substantially altered or removed, pending final determination by the Commission and City Council on whether the proposed site, building, object or structure shall be designated as a Monument. The Commission shall notify the Department of Building and Safety in writing not to issue any permits for the demolition, alteration or removal of a building or structure. The owner of the site, building or structure shall notify the Commission, in writing, whenever application is made for a permit to demolish, substantially alter, or remove any site, building or structure proposed to be designated as a Monument.

If, after the expiration of the final period of time to act contained in Section 22.171.10(f) of this article, the City Council has not taken an action on the application or initiation to designate a Monument, then the demolition, alteration or removal of the site, building or structure may proceed.

**EXCEPTION:** If the Commission determines that the site, building or structure proposed to be designated does not meet the definition for Monument set forth in Section 22.171.7 of this article, then the temporary prohibition on the issuance of a permit to demolish, substantially alter or remove the site, building or structure, and the temporary prohibition on demolition, substantial alteration or removal of the site, building or structure shall terminate, except when the designation of a site, building or structure as a Monument was proposed by City Council-initiation.



**Sec. 22.171.13. Notice of Designation and Subsequent Actions.**

The Commission shall notify the appropriate Department and Board, if any, and the owner of each site, building or structure in writing that his or her site, building or structure has been designated a Monument, and shall give the owner, as defined in Section 22.171.10(d) of this article, written notice of any further action that it takes with respect to the Monument. Notice shall be mailed to the address shown on the Assessment Roll or the City Clerk's records, as applicable, as soon as practicable after the property is designated or the Commission takes any further action regarding the site, building or structure. The designation shall be recorded with the County Recorder.

**Sec. 22.171.14. Commission Review.**

No permit for the demolition, substantial alteration or relocation of any Monument shall be issued, and no Monument shall be demolished, substantially altered or relocated without first referring the matter to the Commission, except where the Superintendent of Building or the City Engineer determines that demolition, relocation or substantial alteration of any Monument is immediately necessary in the interest of the public health, safety or general welfare.

(a) **Standards for Issuance of a Permit for Substantial Alteration.** The Commission shall base a determination on the approval of a permit for the substantial alteration of a Monument on each of the following:

1. The substantial alteration, including additional buildings on a site containing multiple buildings with a unified use, complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior;
2. Whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the site, building or structure a designated Monument; and
3. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.*

(b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination on the approval of a permit for the demolition or removal of any Monument on the following:

1. A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. This report shall be based on the

Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and

2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.*

**Sec. 22.171.15. Time for Objection by the Commission.**

Where any matters subject to Section 22.171.14 of this article are referred to the Commission by its staff, the Commission shall have 30 days from the date of the referral to object to the proposed demolition, substantial alteration or relocation. If no objection is filed with the appropriate department or board within 30 days, all objections shall be deemed to have been waived. If the Commission objects to the proposed demolition, substantial alteration or relocation, it shall file its objection with the appropriate department or board.

Any objection by the Commission shall be set for a public hearing. The objection and the fact that the matter will be scheduled for a public hearing by the Commission shall be noted by Commission staff on the clearance worksheet utilized by the appropriate department or board for the issuance of the permit. The filing of an objection shall suspend the issuance of any permit for the demolition, substantial alteration or relocation of the Monument (Stay) for a period of not less than 30 days nor more than 180 days, during which time the Commission shall take all steps within the scope of its powers and duties as it determines are necessary for the preservation of the Monument to be demolished, altered or relocated.

At the end of the first 30 days of the Stay, the Department shall report any progress regarding preservation of the Monument to the Commission, which may, upon review of the progress report, withdraw and cancel its objection to the proposed demolition, substantial alteration or relocation. If the Commission determines, upon the basis of the progress report to withdraw and cancel its objection, it shall promptly notify the appropriate department or board concerned of its action. Upon receipt of notification of withdrawal of the objection, the permit may be issued and the Monument may be demolished, altered or relocated. If the Commission does not withdraw and cancel its objection, the Stay shall remain in effect.

If the Commission, or the Department acting on the Commission's behalf, finds at the end of the first 100 days of the Stay that the preservation of the Monument cannot be fully accomplished with the 180-day Stay period, and the Commission determines that preservation can be satisfactorily completed within an additional period not to exceed an additional 180-day Stay, the Commission may recommend to the City Council that the Stay be extended to accomplish the preservation. No request for an extension shall be made after the expiration of the original 180-day Stay.

The Commission's recommendation for an extension of the Stay shall set forth the reasons for the extension and the progress to date of the steps taken to preserve the Monument. If it appears that preservation may be completed within the time extension requested, the City Council may approve the request for extension of the Stay not to exceed an additional 180 days for the purpose of completing preservation of the Monument.

No request for an extension of the Stay shall be granted where the City Council determines, after consulting with the appropriate department or board that granting an extension is not in the best interest of the public health, safety or general welfare.

**Sec. 22.171.16. No Right to Acquire Property.**

The Commission shall have no power or right to acquire any property for or on behalf of itself or the City, nor shall it acquire or hold any money for itself or on behalf of the City.

**Sec. 22.171.17. Rules and Regulations of the Commission.**

The Commission may adopt rules and regulations necessary to carry out the purpose and intent of this article.


**Sec. 22.171.18. Cooperation with the Commission.**

All boards, commissions, departments and officers of the City shall cooperate with the Commission in carrying out the spirit and intent of this article.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
OSCAR MEDELLIN  
Deputy City Attorney

Date January 24, 2018

File No. 16-0126


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I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR





Ordinance Passed 03/07/2018

Approved 03/16/2018

Ordinance Effective Date: 04/28/2018  
Council File No.: 16-0126

## DECLARATION OF POSTING ORDINANCE

I, Ottavia Smith state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No.** 185472 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 03/07/2018, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on 03/19/2018 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Deputy Clerk

Date: 03/19/2018

Ordinance Effective Date: 04/28/2018

Council File No.: 16-0126



**STOKES' ANGELUS VISTA TRACT RESIDENCE**  
1848 South Gramercy Place  
CHC-2018-3217-HCM  
ENV-2018-3218-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [City Council Motion 18-0330](#)
3. [Commission/ Staff Site Inspection Photos—May 24, 2018](#)
4. [Historic-Cultural Monument Application](#)
5. [Report from Owner's Representative, Dated June 2018](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2018-3217-HCM  
ENV-2018-3218-CE

**HEARING DATE:** July 5, 2018  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 1848 South Gramercy Place  
Council District: 10 - Wesson  
Community Plan Area: South Los Angeles  
Area Planning Commission: South Los Angeles  
Neighborhood Council: United Neighborhoods of the  
Historic Arlington Heights, West Adams, and  
Jefferson Park  
Legal Description: Angelus Vista Tract, Lot 76

**EXPIRATION DATE: July 15, 2018**

**PROJECT:** Historic-Cultural Monument Application for the  
STOKES' ANGELUS VISTA TRACT RESIDENCE

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** Janet Yonjung Jha  
92 Sea Breeze Avenue  
Rancho Palos Verdes, CA 90275

William J. Foster and Timothy L. Robbins  
12619 Athens Way  
Los Angeles, CA 90061

**APPLICANT:** City of Los Angeles  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**PREPARER:** Laura Meyers  
1818 South Gramercy Place  
Los Angeles, CA 90019

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Not declare** the property an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Melissa Jones, Planning Assistant  
Office of Historic Resources

Attachments: City Council Motion 18-0330  
Historic-Cultural Monument Application  
Commission/ Staff Site Inspection Photos—May 24, 2018



## **FINDINGS**

- The Stokes' Angelus Vista Tract Residence does not meet any of the three criteria of the Cultural Heritage Ordinance and therefore is ineligible for designation as an Historic-Cultural Monument.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **SUMMARY**

The Stokes' Angelus Vista Tract Residence consists of a two-story single-family residence located on the east side of Gramercy Place between Washington Boulevard and 18<sup>th</sup> Street in the Arlington Heights neighborhood of Los Angeles. Built in 1907 by noted Los Angeles builder Naldo F. Stokes and his wife Minnie Stokes as part of the Angelus Vista Tract development, the residence exhibits qualities of Craftsman and Tudor Revival architectural styles. Over the years, a series of owners and renters occupied the residence, and currently it serves as a sober living facility.

Though promoted in 1902 as one of Los Angeles's elite residential neighborhoods, the Angelus Vista Tract was not an initial success, as most of the wealthy targeted by the developers were already living in grand houses in other new developments. Between 1908 and 1910 the city's population had more than doubled, leading to a building explosion. Most homes in Angelus Vista date from this period. Washington Boulevard, envisioned as the future grand boulevard from Los Angeles to the Pacific Ocean, played a key role in the development of the community. In September 1902 the Washington Boulevard rail line was extended through West Adams Heights, prompting developers to lay out residential tracts along the main thoroughfare to Santa Monica and the sea.

Irregular in plan, the subject property is of wood frame and concrete construction with wood shingle and stucco cladding. The steeply-pitched side-gabled roof has composition shingles, wide overhanging eaves, and exposed rafter tails. The primary, west-facing elevation features a large bay window on the lower level, a second story projecting front gable with decorative half-timbering, and a small recessed balcony with lattice railing, also on the second floor. The entryway is off-centered and accessed via a protruding porch with a gabled roof and square columns. There is a porte-cochere of cross-truss construction attached to the south-facing elevation of the building and a one-story addition off the rear, east-facing elevation. Fenestration consists of double-hung wood windows, multi-lite wood fixed and casement windows, wood hopper windows, and aluminum windows. There is a small shed at the rear of the property. Interior features include wood floors, built-in wood benches, wood ceiling beams in the living room, a river rock fireplace surround, built-in china cabinets and bookcases, and reverse board and batten wainscoting.

Based on available permit records and visual observation during the Cultural Heritage Commission site inspection, there have been a number of alterations to the property over the years that include a 20-foot by 23-foot one-story rear addition in 1920, installation of a rear staircase in 1982, as well as kitchen and bathroom remodels, the enclosure of the porch on the primary elevation, re-stuccoing of the stucco cladding with course concrete plaster, replacement of some windows, addition of a porte-cochere, installation of partitions in many of the rooms, enclosure of the rear service porch, and a second-story addition to the 1920 rear addition, all at unknown dates.

The subject property was identified as eligible for historic designation under the local designation program as a Contributor to an identified historic district in the June 21, 1996 Historic Resources Final Report for the South Central Los Angeles District Plan Area prepared by Richard Starzak of Myra L. Frank & Associates, Incorporated. However, it was found to be ineligible for listing individually on the National Register of Historic Places in a 1987 Section 106 review survey and was also not identified as eligible individually or as part of a historic district for listing under the national, state, or local designation programs in the recent citywide historic resources survey, SurveyLA. Within the same neighborhood as the subject property, SurveyLA did identify a potential Angelus Vista Historic District, an important representative of a residential suburb with a significant concentration of Craftsman and Period Revival dwellings exhibiting quality of craftsmanship and distinctive features, and an excellent example of early 20<sup>th</sup> century streetcar suburbanization. The subject property was not included within the district boundary.

## **DISCUSSION**

The Stokes' Angelus Vista Tract Residence does not meet the criteria for designation under the Cultural Heritage Ordinance. The preparer argues that the property is eligible under two criteria of the Ordinance: that it "is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its association with the early development of the Angelus Vista Tract and a California Supreme Court case involving restrictive use covenants, *Werner v. Graham*, and that it "embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as a unique example of Craftsman-style architecture and an exemplary work of noted builder Naldo F. Stokes.

The subject property is not associated with any significant historical events and does not exemplify any contributions to history. Even though the subject property does date from the early period of the neighborhood's development, it no longer retains sufficient integrity to individually convey its significance. The cumulative alterations, particularly on the primary, east-facing elevation, have substantially impacted the original design intent, materials, feeling, and association with the development of the Angelus Vista Tract. Further, the court case cited by the preparer may have had some impact on the development of Washington Boulevard as a commercial corridor; however, while the owner of the house was one of the named defendants, the case does not appear to have any direct association with the subject property.

Although the subject property retains original elements such as wood windows, decorative half-timbering, wide over-hanging eaves, exposed rafter tails, and built-in furniture typical of the style, staff does not find it to be a distinctive or outstanding example of Craftsman-style architecture. As noted above, the house has experienced a number of alterations, particularly to the primary façade, that compromise the integrity and original design of the house; therefore it is not a distinguished example of the style. More intact and exemplary Craftsman-style single-family residences that are already designated include the Kissam House, 2160 West 20<sup>th</sup> Street (1907, HCM #761), Perrine House, 2229

South Gramercy Place (1908, HCM #6662), and the Edward Alexander Kelley Hackett House, 1317 South Westlake Avenue (1910, HCM #719).

The property is also not a notable example of a master designer, builder, or architect. While Naldo Stokes built at least 50 single-family residences across Los Angeles, some of which were collaborations with master architect Frank M. Tyler, he is not recognized as a master builder or architect. The majority of Stokes' body of work consists of speculative ventures for himself and his wife.

The subject property was not identified by the citywide historic resources survey, SurveyLA, as eligible for designation under the national, state, or local designation programs and staff finds that it does not appear to rise to the level of historic significance to be individually eligible for designation as a Los Angeles City Historic-Cultural Monument.

### **BACKGROUND**

On May 1, 2018, the Los Angeles City Council, acting upon a motion introduced by Councilmember Herb Wesson, initiated consideration of the subject property as a potential Historic-Cultural Monument. On May 24, 2018, a subcommittee of the Cultural Heritage Commission consisting of Commissioners Barron and Kennard visited the property, accompanied by staff from the Office of Historic Resources.

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
ACTING DIVISION MANAGER

[CLERK.LACITY.ORG](http://CLERK.LACITY.ORG)

When making inquiries relative to  
this matter, please refer to the  
Council File No.: [18-0330](#)

## OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

May 2, 2018

**Council File No.:** [18-0330](#)

**Council Meeting Date:** May 01, 2018

**Agenda Item No.:** 23

**Agenda Description:** PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT  
relative to initiating the inclusion of the property located at 1848 South  
Gramercy Place in the list of Historic-Cultural Monuments.

**Council Action:** PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT -  
ADOPTED

**Council Vote:**

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
ABSENT	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
ABSENT	PAUL KORETZ
ABSENT	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT  
CITY CLERK

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to initiating the inclusion of the property located at 1848 South Gramercy Place in the list of Historic-Cultural Monument.

Recommendations for Council action, pursuant to Motion (Wesson - Price):

1. INITIATE consideration of the property located at 1848 South Gramercy Place, Los Angeles, CA 90019, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Los Angeles Administrative Code; and, INSTRUCT the Department of City Planning to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.
2. INSTRUCT the Cultural Heritage Commission, after reviewing the application, submit its report and recommendation to the Council regarding the inclusion of the property located at 1848 South Gramercy Place, Los Angeles, CA 90019, in the City's list of Historic-Cultural Monuments.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on April 24, 2018, the PLUM Committee considered Motion (Wesson - Price) regarding the inclusion of the property at 1848 South Gramercy Place in the list of Historic-Cultural Monuments. After an opportunity for public comment, the Committee recommended on consent to approve the Motion. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

**MOTION**    **PLANNING & LAND USE MANAGEMENT**

Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, of the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council. In addition, Section 22.171.12 of the Administrative Code provides that there shall be a temporary stay of demolition, substantial alteration or removal of any such proposed location or structure pending designation.



The property located at 1848 S. Gramercy Place, Los Angeles, CA 90019, is an excellent example of a 1905 Transitional Victorian residence in the city with an accessory Colonial Revival dwelling in the rear of the lot, and therefore, this multi-family residence is one of the few remaining early (1904-05) Transitional Victorian residences in the Angelus Vista Tract representing one of the early suburban residential tracts as the city developed farther west.

It is imperative that the City's historic-cultural treasures be celebrated, and foremost, that its historical sites be preserved for future generations. In addition, the property located at 1848 S. Gramercy Place, Los Angeles, CA 90019, is an architectural resource as identified in SurveyLA, the City's Historic Resources Survey.

**I THEREFORE MOVE** that the Council initiate consideration of the property located at 1848 S. Gramercy Place, Los Angeles, CA 90019, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

**I FURTHER MOVE** that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the property located at 1848 S. Gramercy Place, Los Angeles, CA 90019, in the City's list of Historic-Cultural Monuments.

**PRESENTED BY:**   
**HERB J. WESSON, JR.**  
Councilmember, 10<sup>th</sup> District

**SECONDED BY:** 

MAR 13 2010  
APR 13 2010  
11 2010

mm  


**ORIGINAL**























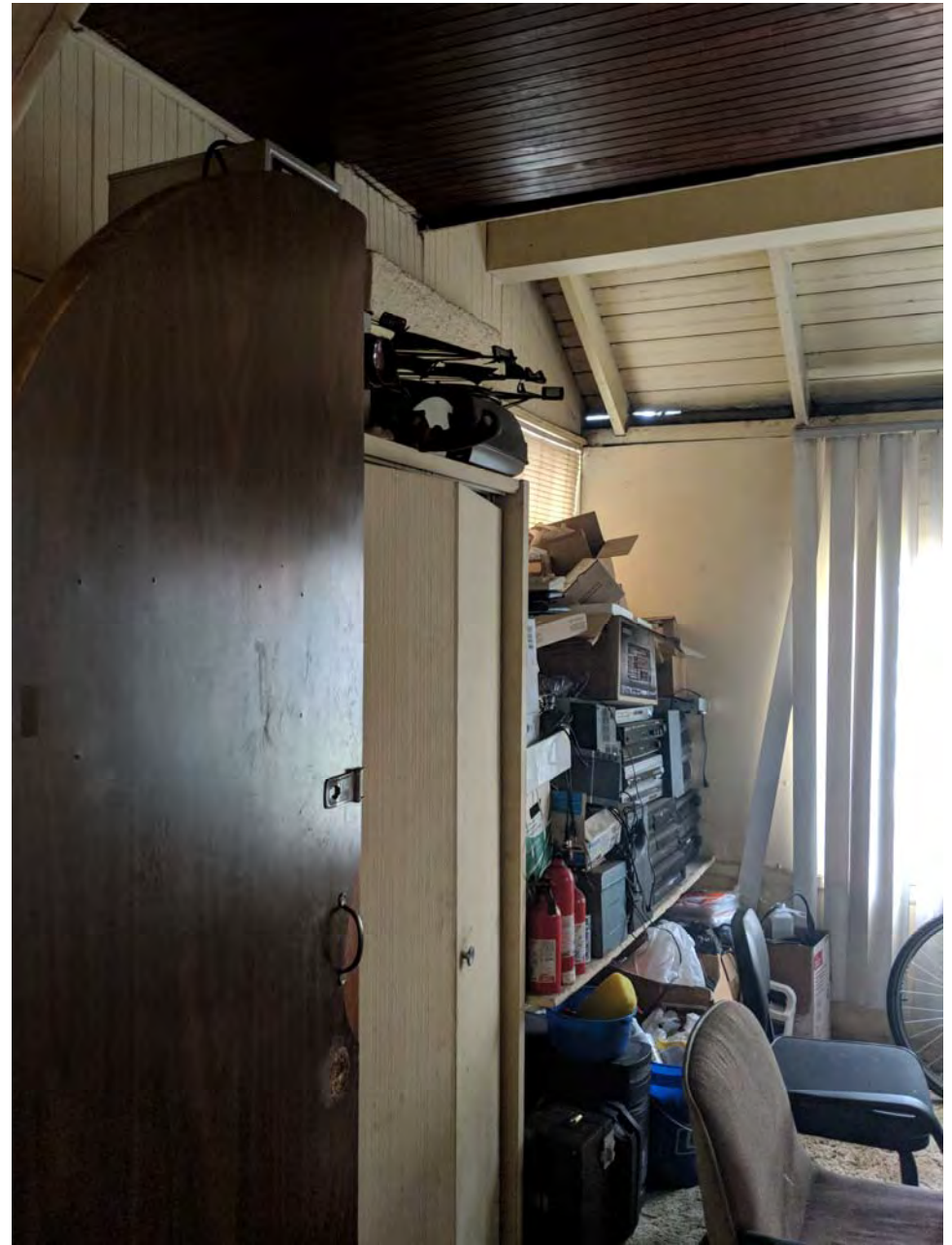


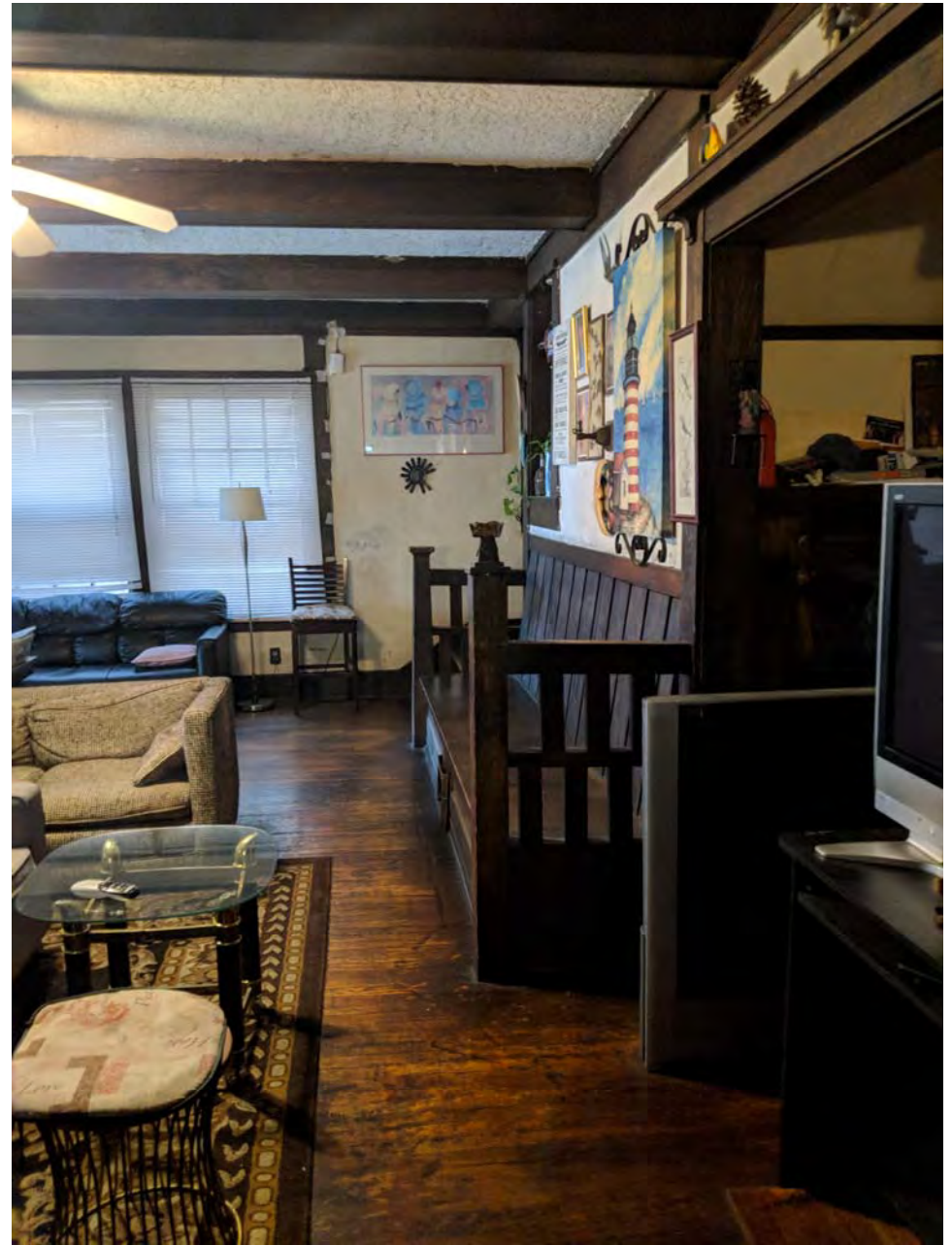




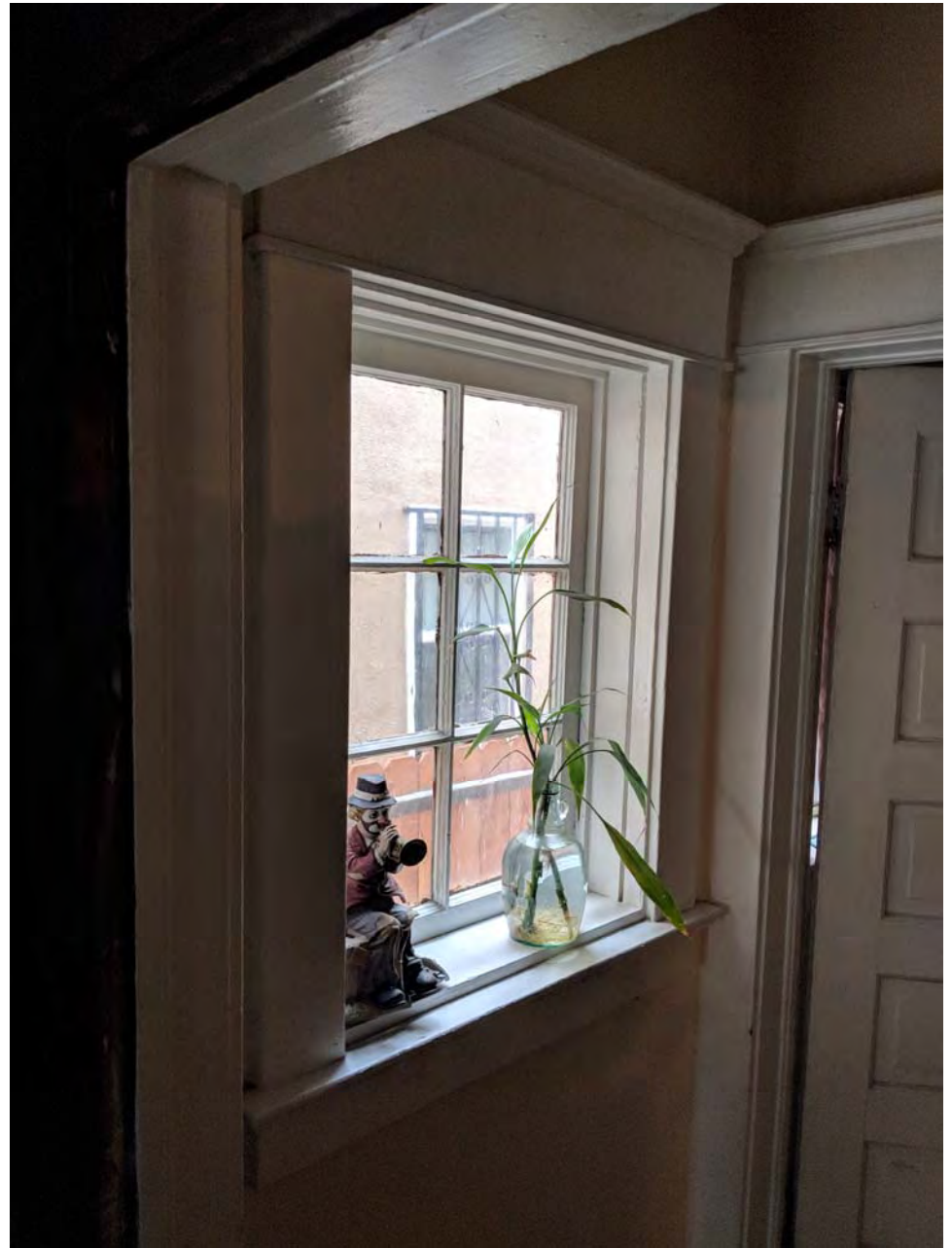






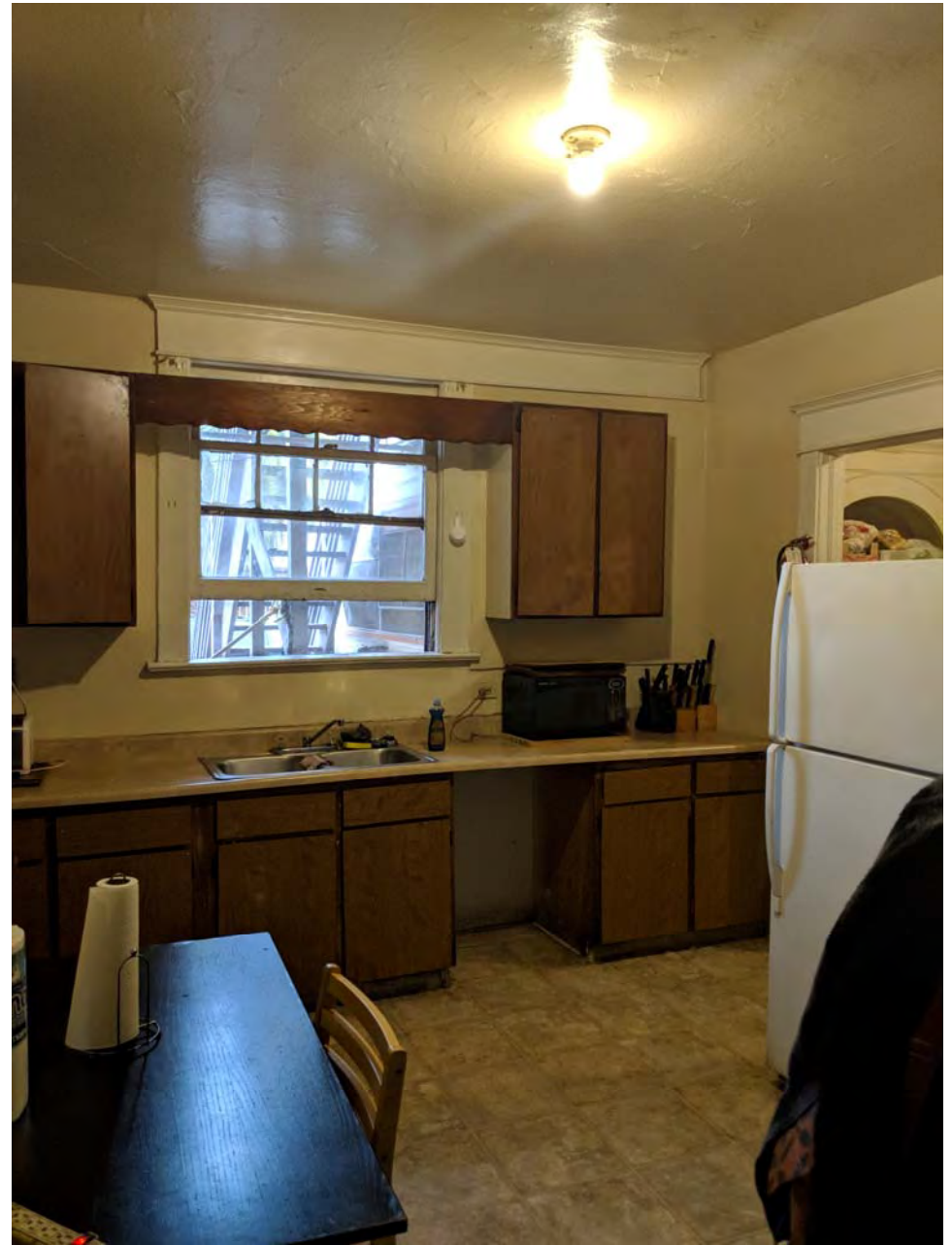










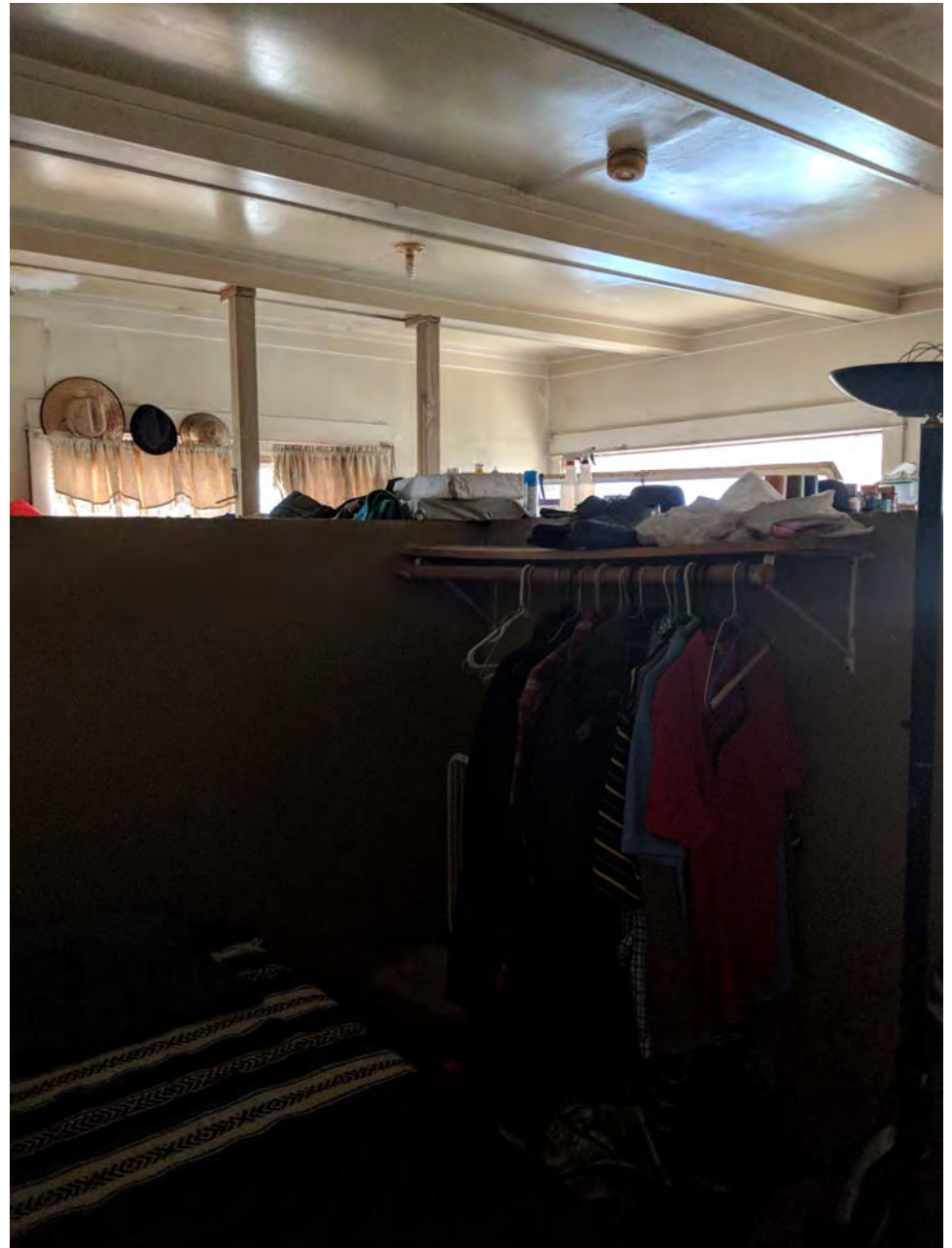












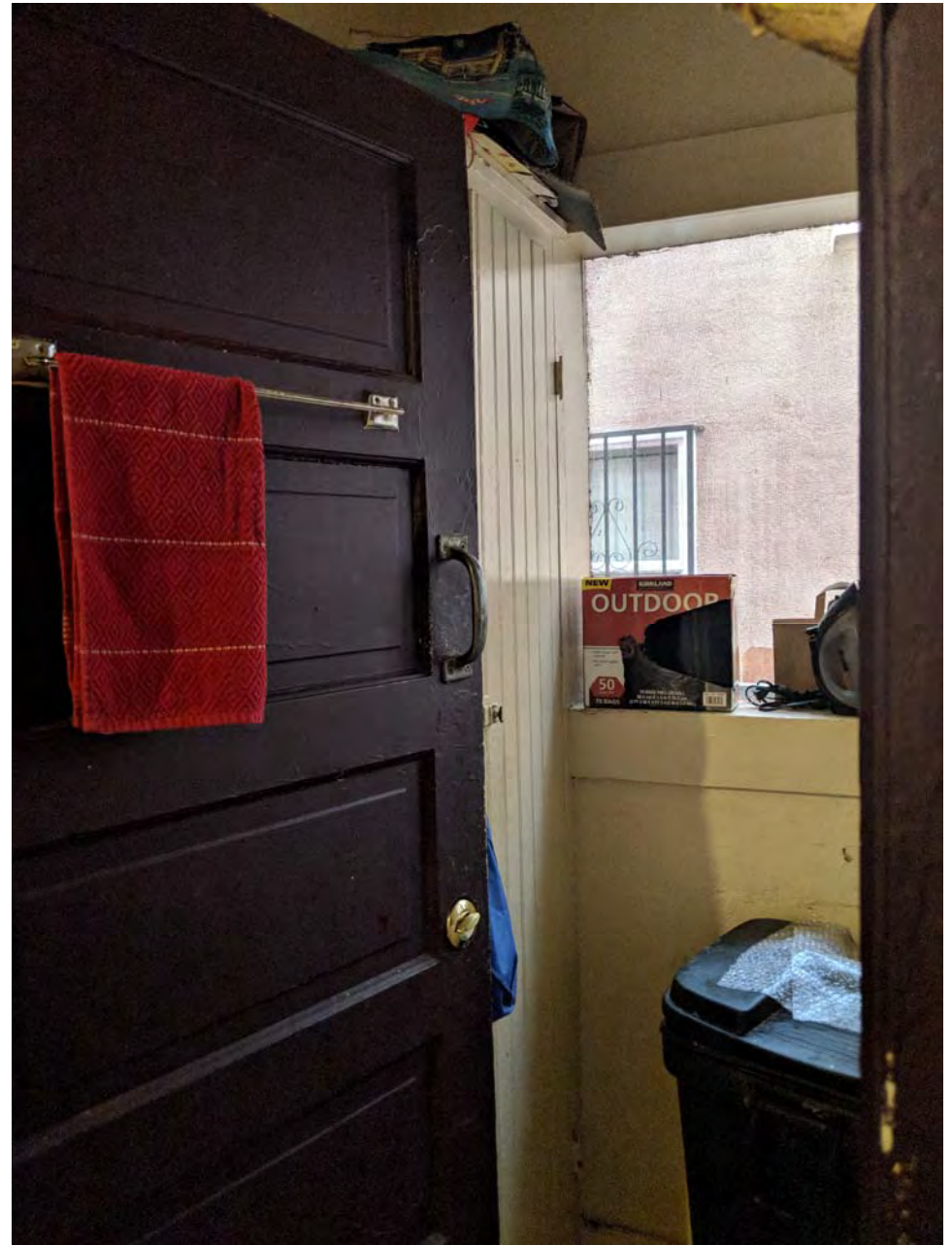






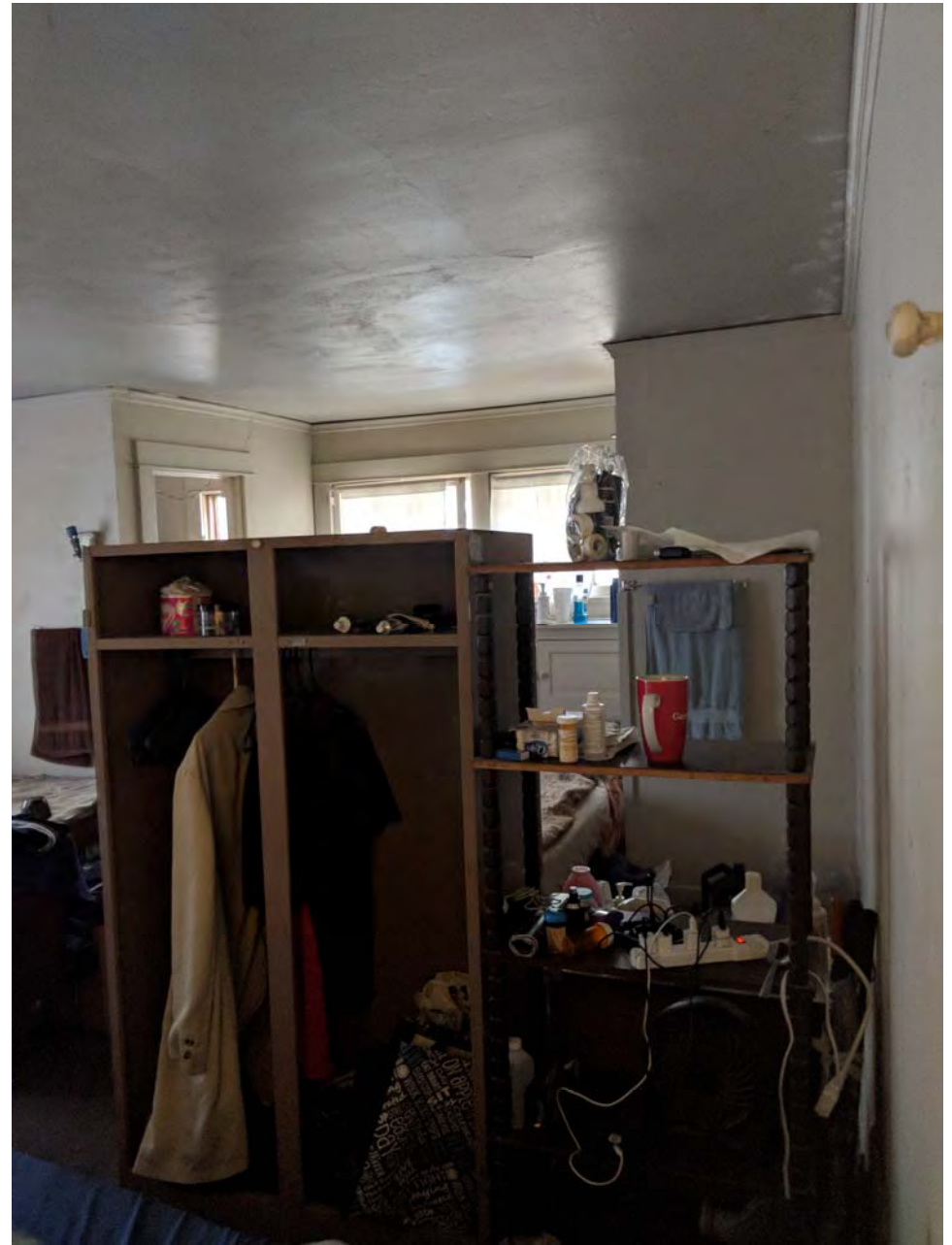


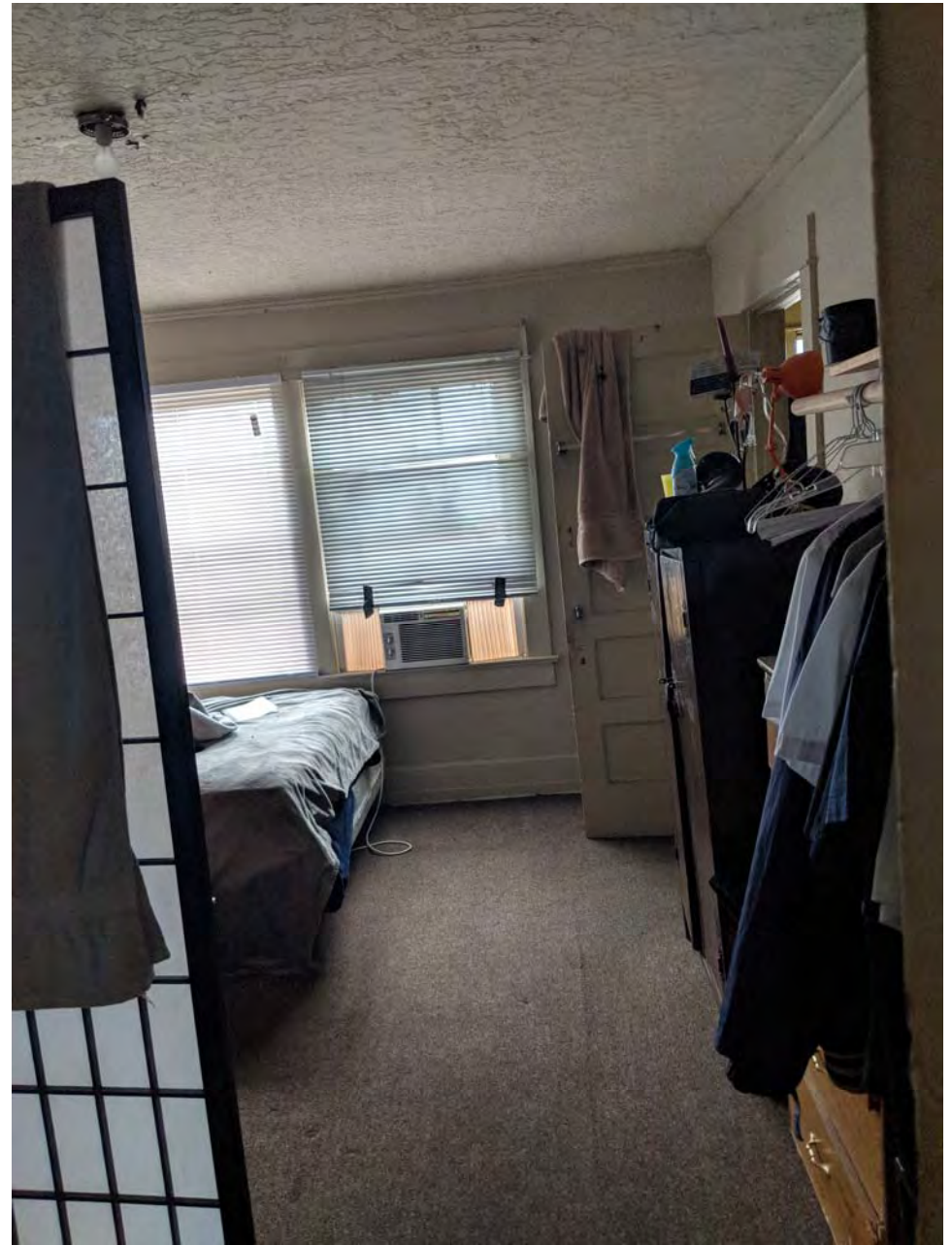
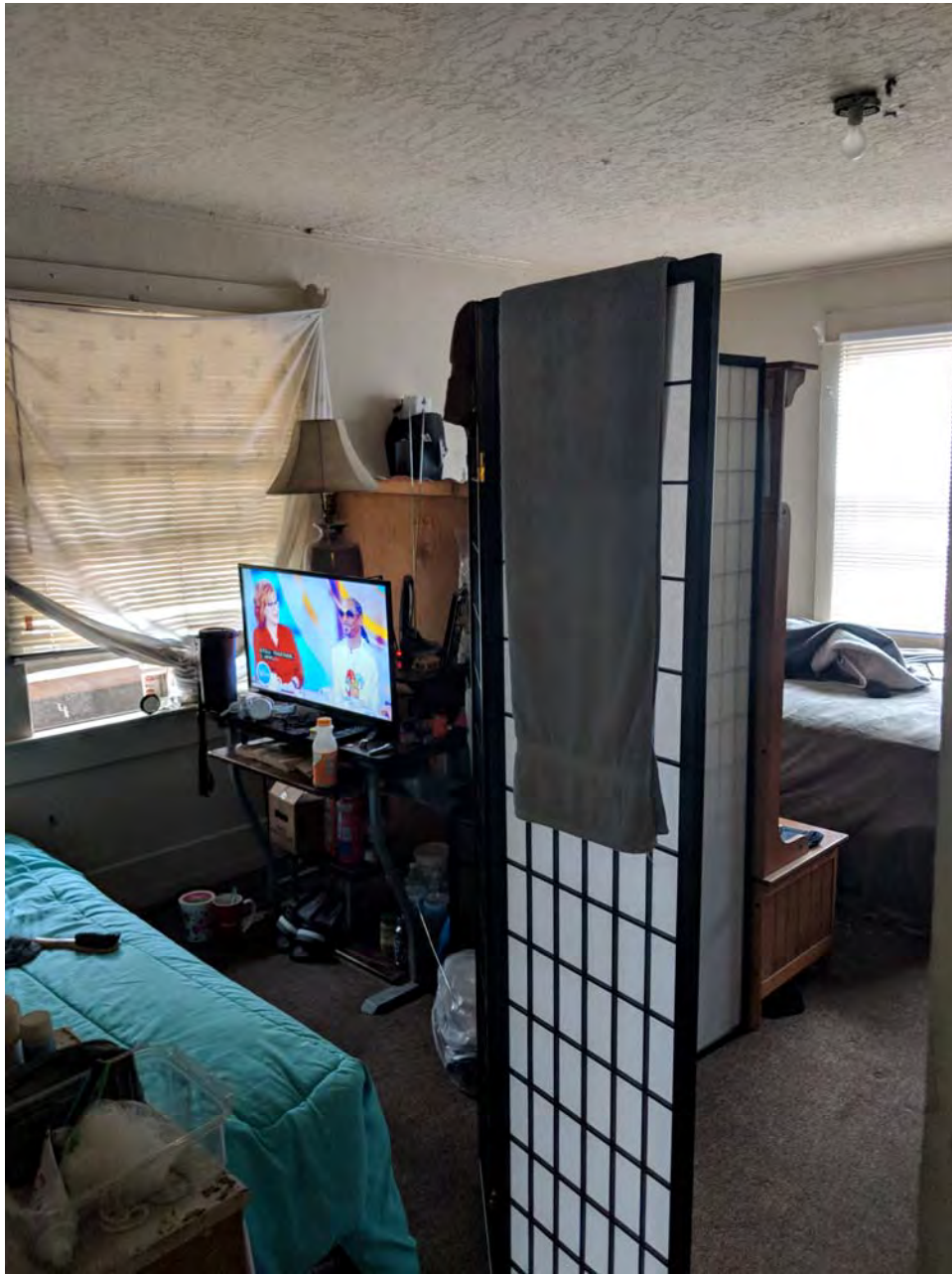




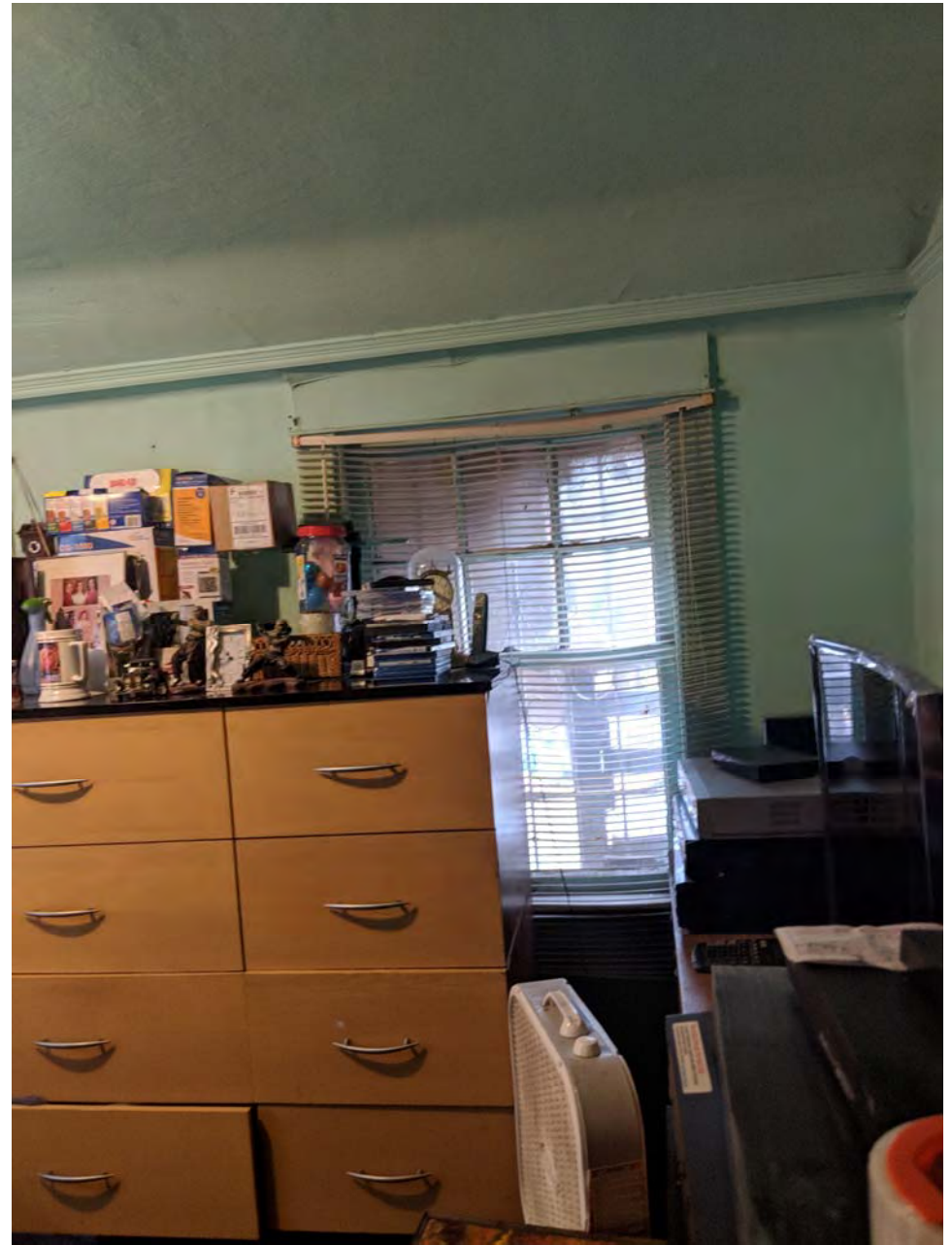




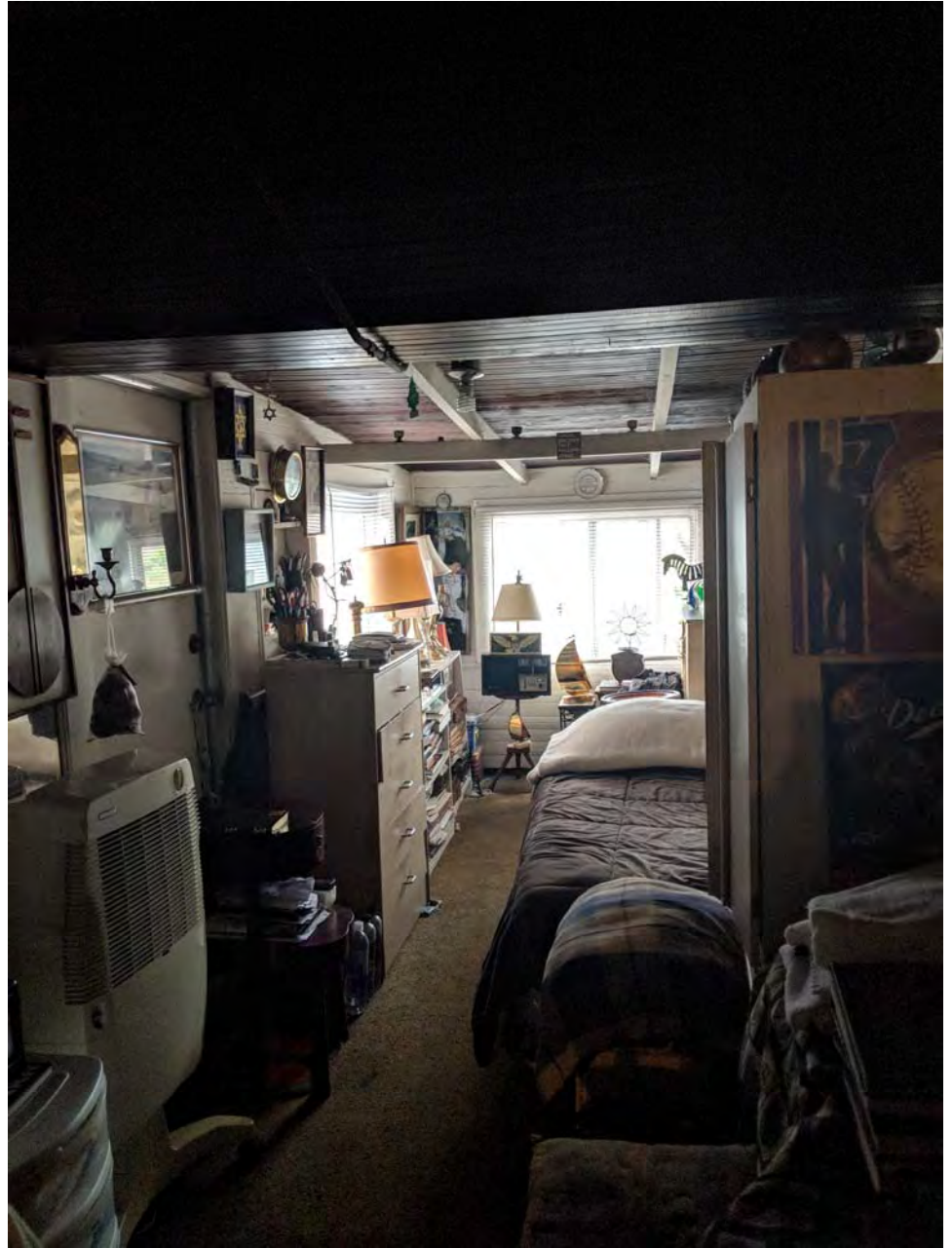


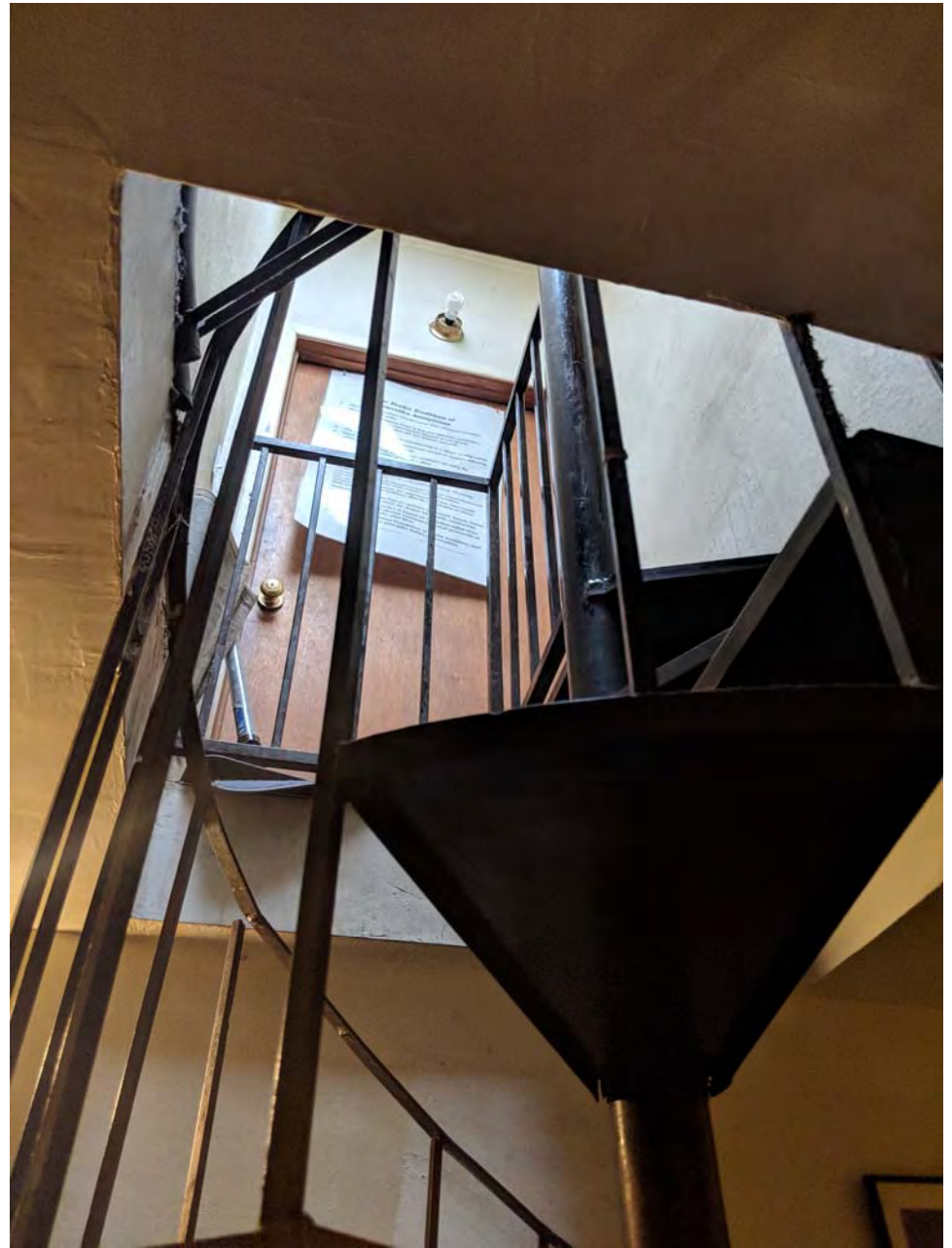




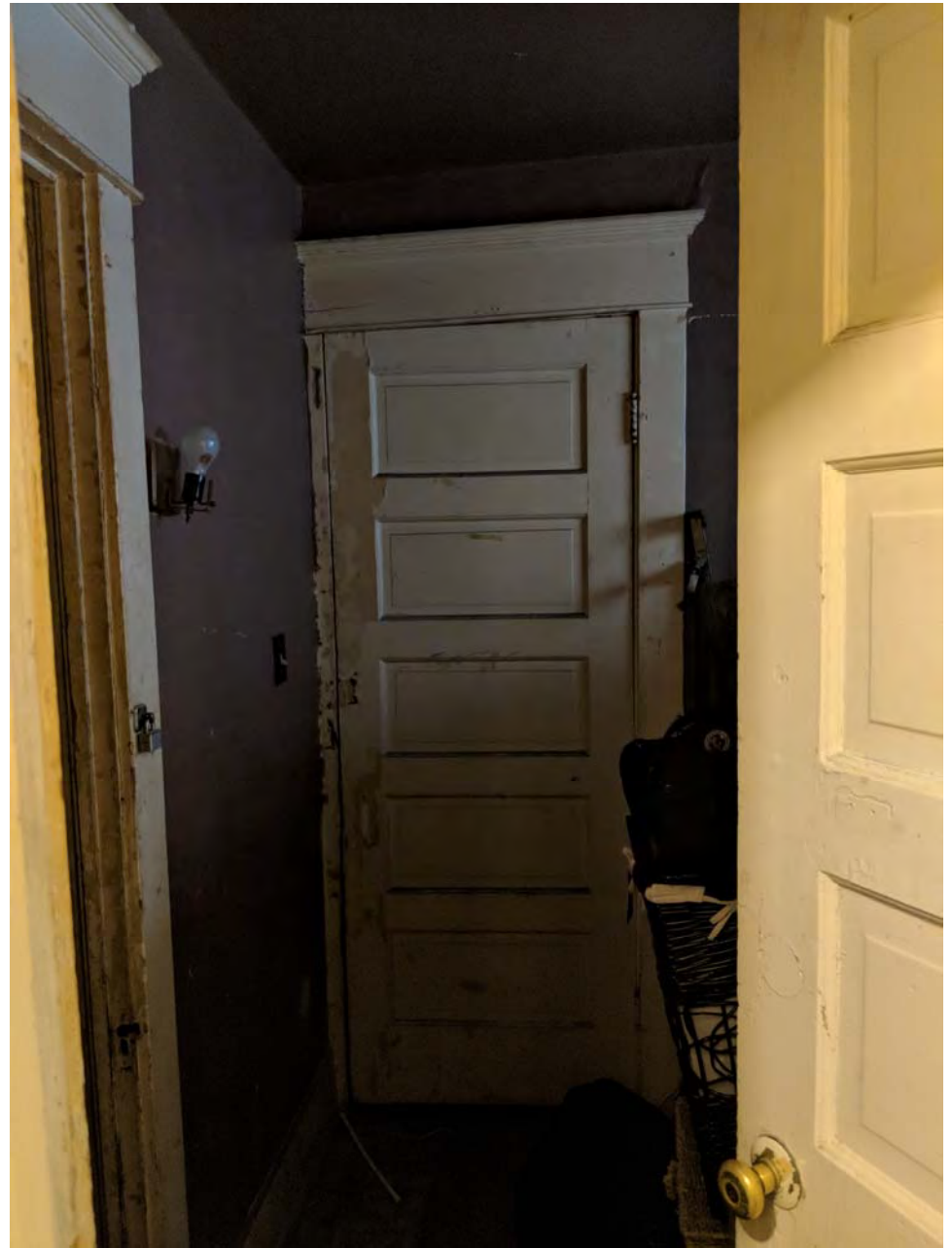




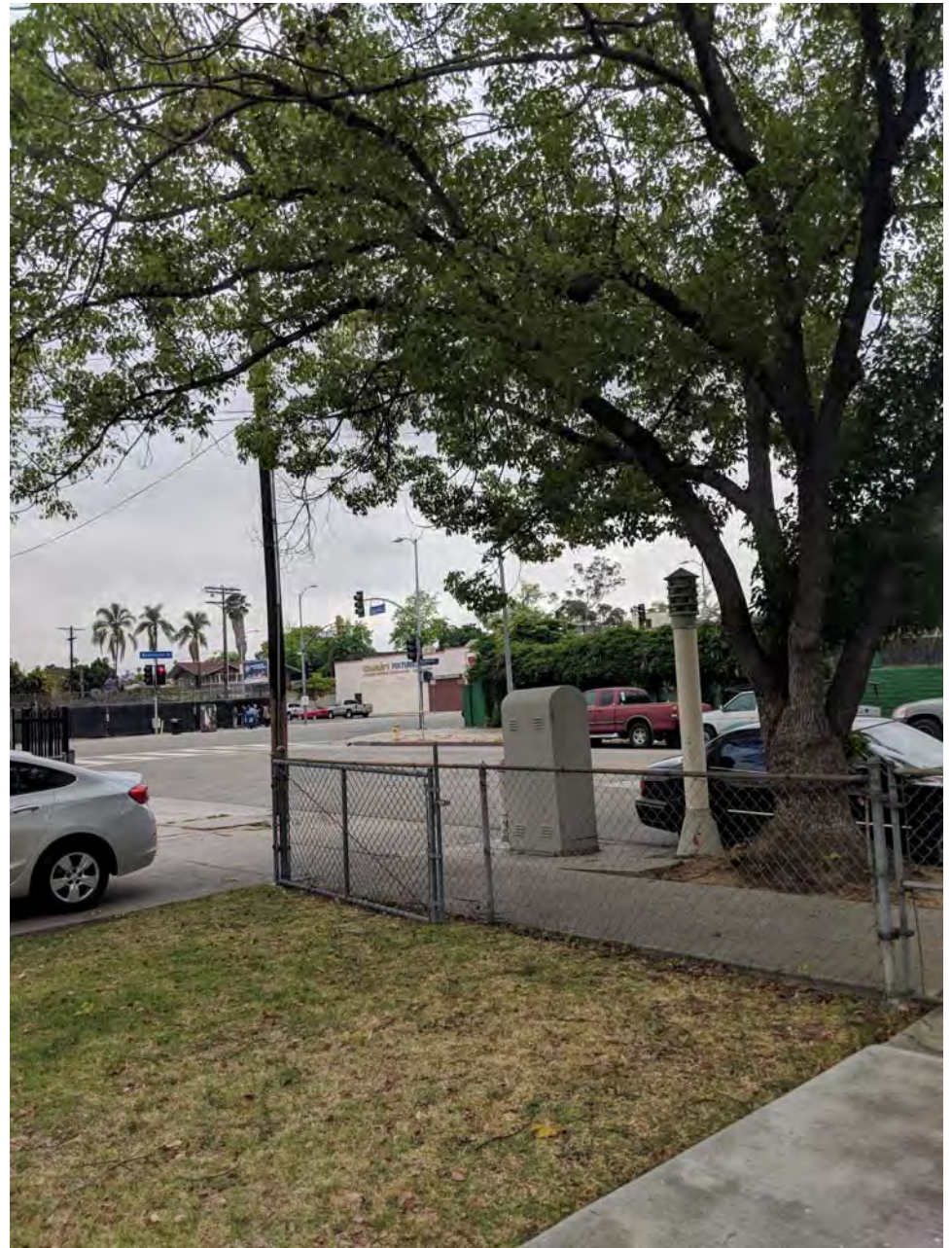
















# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Stokes' Angelus Vista Tract Residence</b>		Select source of proposed name	
Other Associated Names: <b>Werner v. Graham Case House</b>			
Street Address: <b>1848 S. Gramercy Place</b>		Zip: <b>90019</b>	Council District: <b>10</b>
Range of Addresses on Property:		Community Name: <b>Angelus Vista</b>	
Assessor Parcel Number: <b>5073-016-009</b>	Tract: <b>Angelus Vista</b>	Block: <b>None</b>	Lot: <b>76</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1907</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <b>Private Development</b>
Architect/Designer:	Contractor: <b>Naldo F. Stokes</b>		
Original Use: <b>Single Family Home</b>	Present Use: <b>Single Family Home (group home)</b>		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories: <b>2.5</b>	Plan Shape: <b>Irregular</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Stucco, textured</b>	Material: <b>Wood shingles</b>	
ROOF	Type: <b>Gable, crossed</b>	Type: <b>Select</b>	
	Material: <b>Composition shingle</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Double-hung</b>	Type: <b>Casement</b>	
	Material: <b>Wood</b>	Material: <b>Wood</b>	
ENTRY	Style: <b>Off-center</b>	Style: <b>Select</b>	<input type="text"/>
DOOR	Type: <b>Select</b>	Type: <b>Select</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
By 1921	1-story sunroom on front elevation (SW corner) was enclosed w/ divided light windows
unk. date	Sunroom enclosure changed on front to stucco + 1 aluminum window; side windows extant
1920	Rear billiards room + breakfast room added, w/permit, in style of original house
unk. date	Some rear windows changed to aluminum, primarily in original fenestration(s); no permits
1982	Rear exterior staircase added + fire door
unk date	Rear second story -- enclosed porch or addition, no permits
1995	Foundation repaired and retrofitted after earthquake, w/ permit
unk date	Attic stair + some partitions w/in rms, inc dining rm, for group home; reversible; no permits

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): 1996 South L.A. Historic Resources Survey -- identified "18th Street District" contributor
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### Applicant

Name: City of Los Angeles		Company:	
Street Address: 221 N. Figueroa Street		City:	State:
Zip: 90012	Phone Number: 213-847-3679	Email: melissa.jones@lacity.org	

### Property Owner

Is the owner in support of the nomination?    Yes     No    Unknown

Name: Janet Yonjung Jha		Company:	
Street Address: 1848 S. Gramercy Place		City: Los Angeles	State: CA
Zip: 90019	Phone Number:	Email:	

### Nomination Preparer/Applicant's Representative

Name: Laura Meyers		Company:	
Street Address: 1818 S. Gramercy Place		City: Los Angeles	State: CA
Zip: 90019	Phone Number: 323-737-6146	Email: lauramink@aol.com	

CITY OF LOS ANGELES  
Office of Historic Resources/Cultural Heritage Commission

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- |  |  |
|--|--|
| 1. <input checked="" type="checkbox"/> Nomination Form   | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation   |
| 2. <input checked="" type="checkbox"/> Written Statements A and B  | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography  | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos   |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 8. <input checked="" type="checkbox"/> Historical Photos   |
|  | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: LAURA MEYERS      Date: June 14, 2018      Signature: Laura Meyers

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012  
Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

**Stokes' Angelus Vista Tract Residence**  
1848 S. Gramercy Place, Los Angeles CA 90019

**Monument Description and Significance**

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- 9). Appendix of Supporting Documents
- 10). Bibliography

**ARCHITECTURAL DESCRIPTION**

The residence at 1848 S. Gramercy Place, in the Angelus Vista Tract, was built in 1907/08 in the Craftsman Tudor/Chalet style. The exterior is a combination of wood siding and stucco and features several gables enhanced by half-timbering.

The front porch projects from the house with a steep gable supported by two stucco pillars which are finished at the top with a vaguely Aztec design. Between the bargeboards and the crowns of each pillar are double pairs of Dragon's Tooth corbels. The entablature features half-timbering in a trident design. Three concrete steps lead from the walkway to the porch floor. The façade of the house is dominated by a gable with a steeper rake than that of the porch, but having the same general patterns: wood brackets with the Dragon's Tooth design supporting the bargeboards and half timbering in the pediment. Below the pediment on the second floor, are two multi-light wood-frame windows. The bargeboard on the left (as one faces the house) dies into the roof of the porch. On the right is a small recessed balcony with a lattice railing, also on the second floor.

The ground floor is a combination of wood and stucco. A large canted bay window is to the right of the porch. To the right of that is a wall of both stucco and wood, punctuated by a single window.

The roofline is multi-level. In addition to the front-facing gables, two additional gables sit at right angles to the façade creating a hipped roof; the effect from the front is of two slanted roofs pierced by the dominating gable.

The driveway is at the south side of the property, leading from the street to a porte-cochere attached to the south side of the structure. The porte-cochere features cross-truss construction. Another pillar/pilaster matching those at the front supports the covered roof of the porte-cochere, with a matching Dragon's Tooth beam end. A door under the porte-cochere leads into the sunroom and a carriage step is a reminder of the large, high vehicles of the era.

The north side of the structure is extremely close to the structure next door and is difficult to see. However, clearly evident below the peak of the roof is a cantilevered bay flanked by three wood frame, double-hung windows.

The south elevation features a variety of fenestrations, but most are wood frame double-hung. The long rectangular multi-light fixed frame window is the "study" – an open room on the south side of the interior space between the living room (to the north) and dining room (to the east). Beyond it are windows to the dining room.

The rear elevation consists primarily of a 1920 addition, built as a billiard room and breakfast room. While a simple box shape with a flat roof, the wood siding and window frames match those of the original construction. A stained glass window may be either original to the rear (but relocated at the time of the 1920 addition) or added in 1920, and can be better appreciated from the inside where it is at the end of the hall/breakfast room (as described in the 1920 permit). This window is described as "Art Glass" by the Assessor in 1920. At the far right (north) a door has been changed.

A permitted rear exterior staircase leads to the second floor or perhaps directly to the enclosed sleeping porch. Behind the house at the rear of the property is a shed, which is not original to the property.

The front door is solid oak and features a large diamond-shaped window with applied carved wood ornamentation at each point. The hardware, both the handle and door-plate (rectangular, set with rivets around the perimeter), are original to the house. Eight-light windows flank the door.

One enters the house into a small vestibule, formed by wood pillars and waist-high dividers. The wainscoting is reverse board and batten. The interior wood is Douglas Fir, a type favored for its grain patterns. The vestibule is also paneled almost completely from floor to ceiling at the north end. The open entry creates a frame for the living room which lies on the other side. Upon stepping through the entry frame into the living room, at left is a large window. Straight ahead, two steps lead to a landing and the stairs to the second floor. Just beyond that is a door to a bathroom. Also directly ahead, to the right of the stairs/landing is a built-in wood bench. The living room features heavy wood beamed ceilings. In addition, every doorway is wood framed, bisected by a wood plate rail. Just beyond the built-in bench is an alcove or inglenook and it is there that the fireplace is set. The fireplace is built of river rock with a solid wood mantle. At right angles is a built-in bookcase with double doors and glass front. At right angles on the other side, opposite the bookcase is another built-in wood bench.

Turning right into the living room, the canted bay window is at the visitor's right, at the front of the house.

Continuing through the living room, at the far end (past the inglenook) is another wood frame which mirrors that of the vestibule: the same pillars and dividers, which leads to a smaller room, possibly a study. From there, an archway leads to the sunroom, on the south side of the house

To the left, a door leads to the original dining room. Originally an open entry (or possibly pocket doors), the space has been enclosed with drywall and a door. Passing through the door one finds that the dining room itself has been divided by a wall. The preparers were not allowed into that section of the former dining room and therefore cannot assess its condition.

From the landing at the foot of the front staircase, a short stairway on the other side of the main staircase leads down to the kitchen. In the kitchen, the sink and counter are at the north side of the house, horizontal along the elevation. The kitchen having been remodeled, it still retains its original windows and wood frame details. At left (west) a door leads to a service porch. At right a door leads to the butler's pantry. Originally, the house ended there, however the addition created a long service area (identified as a "breakfast room" in the 1920 permit) and the billiard room. The addition deftly drew upon details that were already part of the house, including the archway, beamed ceiling, and reverse board and batten wainscoting, to make the addition as seamless as possible.

The butler's pantry features large built-in china cabinets with glass front doors, drawers, storage areas and counter space. The whole is topped by a heavy wood cornice. An archway leads to another service area, the outside wall of which features a series of multi-light casement windows. At the end of the service area is the earlier-mentioned stained glass window at the rear of the house.

The front staircase leads to the second floor, containing 4 (original) bedrooms. They have since been partly partitioned with temporary partial walls to create some privacy within these rooms, for the group home use. A large linen closet is built-in in the second floor hall.

A large bathroom still retains original white subway tile, hexagonal floor tile, and built-in medicine cabinet, although original fixtures have been removed. The tile is in good condition with no settling or stress cracks, indicating that the basic structure is sound.

There is a metal circular staircase to the third-floor attic, which apparently has been converted into bedrooms as well. Although the original building permit and the later 1921 Sanborn Map both indicate that this is a 2-story house, in 1920 the Assessor marked it as a 3-story house.

Some original fixtures are extant, although missing the glass globes, hanging over the small shelf created by the posts and room dividers. Other original fixtures can be found throughout the house. The finials of the gentleman caller's bench are an unusual three-tiered design: two stacked squares topped by a 45 degree angled box, set with a raised diamond pattern on all four sides and a flat top, the whole executed in wood. Missing pieces are easily replicated.

There are a number of details which make this house particularly interesting. Minnie and Naldo Stokes were prolific builders. However, this residence is one of the few which today remain almost intact and retain a high percentage of original features. Indeed, it is a veritable textbook of the Craftsman vocabulary, but with the Stokes' own distinctive style. They had a list of favored elements, working them into each design in a variety of ways. On the exteriors, these include multi-gables, arches, river rock, and a penchant for combining Tudor and Chalet styles with the Craftsman features. A trained eye could recognize their creations, but unfortunately many of the Stokes-built residences have been severely altered or demolished.

For some time the house has been used as a men's sober living home and has not been well maintained. The interiors are extremely cluttered. However, if one takes the time to look past the jumble, the "bones" of the structure support its architectural significance. The use of quality materials, skillful integration of components, interesting floor plan, pleasing architectural features, and details which intensify the artistic theme, all come together to create a significant design worthy of monument status. There is no question that it "Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age."

To reiterate, among the distinctive characteristics of the Craftsman style and type present are:

- Massive built-in bench stretching across east wall of living room, and other built-in benches
- Extensive wood trim
- Beamed ceilings
- Entry defined by Craftsman-style pillars
- Inglenook fireplace – fireplace surround is constructed of natural arroyo stone/river rock topped by heavy wood mantle, and flanked by a built-in bookcase on north side of inglenook and another built-in bench on south side of inglenook
- Bay window on west wall of living room
- Another set of pillars/posts define study
- Plate rails in major rooms
- Arched door openings
- Cut-out on staircase
- Butler's pantry with Craftsman-style built-ins
- Reverse board-and-batten wainscoting in living room, study, billiards room and possibly extant in dining room.
- Dragon's Tooth corbels, brackets and end beams on the exterior

Architecturally the house is an excellent example of the Craftsman style, built as the style was reaching its moment of highest popularity.

*-- Prepared by Mitzi March Mogul*



## SIGNIFICANCE SUMMARY

This Craftsman Tudor Revival Residence was erected in Angelus Vista as a speculative venture by Minnie Stokes in 1907 (her husband, Naldo F. Stokes, was the builder).

It is a prime candidate for designation as a Historic Cultural Monument. Extensive research shows that it qualifies as a Historic Cultural Monument under at least two of the three Criteria, and may also qualify for the fourth if we take a broader view of the criteria definitions and their historic contexts. Interpreting what is a historic resource has changed since the Ordinance was first passed in 1962. As our ability to research and reveal new information about the past is improved through technology, it is imperative that we also refine how we view that information. What constitutes significance is informed by a broader perspective than was previously applied or necessary. We need to look through a prism, not just a keyhole.

### Summary

Architecturally the house is an excellent example of the Craftsman design, built as the style was reaching its moment of highest popularity. The Stokes utilized many Arts & Crafts exterior and interior details (plus a Tudor/Chalet exterior element: half-timbering), including such archetypal Craftsman design elements as Dragon's Mouth corbels and end beams, heavy use of wood trim, beamed ceilings, wainscoting, built-in furnishings, natural Arroyo Stone fireplace, etc.

After the house was built, there were a series of owners (and renters) from 1908 to the early 1920s. In 1911, Minnie Stokes sold the property to Eleanor Goodwin Whitman, wife of the prominent physician, Charles H. Whitman, Superintendent of Los Angeles County Hospital. In 1920, early celebrity photographer Raymond Stagg, staff photographer for *Photoplay Magazine*, purchased the residence. The next owners, the Kraus family, were immigrants from Hungary; they owned and occupied the house for more than 50 years.

The second owner, Whitman, was a primary named defendant in the landmark *Fritz Werner v. Mary M. Graham, et al* legal case, whose outcome changed the face of Angelus Vista and Washington Boulevard, while also altering the ways in which real estate and subdivisions were handled throughout California. The significance of *Werner v. Graham* cannot be overstated. Over the past century, the case has been cited as precedence in at least 116 other cases. In addition to its architecture, its builders, and its representation of broad patterns of development, its role in this historic, benchmark case makes the residence at 1848 S. Gramercy Place a prime candidate for HCM status.

In addition to its important association with *Werner v. Graham*, the Stokes' Angelus Vista Tract Residence represents the real estate development and speculation trends that characterized Los Angeles in the first years of the 20th century, and reflects the broad pattern of development in Los Angeles. Together, Minnie and Naldo Stokes played a role in that broad pattern of development, she as a savvy real estate investor and sales person, he as a builder of fine homes (at least 48 in Los Angeles and others in Spokane, Washington.)

Looked at chronologically, the locations where Minnie and Naldo Stokes were investing, erecting homes in architectural styles that speak to each discrete era, are a road map of “patterns of development” in Los Angeles in the period from 1903 until the late 1920s. Regardless of whether the Stokes are seen as “master builders,” the sheer number of their constructions that we are able to document illustrates how the planning and arrangement of new neighborhoods facilitated the growth of Los Angeles. Their involvement as both investors and builders offers an important glimpse into the strategic sequences that embody what is meant by “patterns of development” and constitutes actual evidence of that phrase.

In addition, Naldo F. Stokes garnered status as a notable builder (and sometimes designer/builder) of distinctive homes. From late 1903 until the time of his death, in February 1929, he had built at least 50 (currently-identified) buildings, 48 of them single family homes, in Los Angeles.

### **Criteria for Designation**

As this summary narrative demonstrates, the Stokes’ Angelus Vista Tract Residence qualifies as a Los Angeles Historical Cultural Monument in multiple ways. There are three main criteria for designation as a Los Angeles Historic Cultural Monument, as stated in the Cultural Heritage Ordinance Section 22.171.7. The resource meets two of these criteria:

*Criterion No. 1. Is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.*

There is no question that the house at 1848 S. Gramercy Place meets and exceeds the bar for Criterion 1. As one of the early houses in the Angelus Vista tract, it helped to set a building standard for future construction. It also contributed to the promotion of the new neighborhood as one of character and quality. It exemplifies economic trends as Los Angeles developed and real estate speculators, builders, architects, and owners both competed with each other to establish the next most desirable community, while at the same time became “citymakers” who collaborated with each other as professionals to establish development standards and expand the metropolis.

While “first” and “early” houses are important and should be recognized, this house in particular demands official recognition because of its role in a legal action which resulted in case law, affecting how and to what extent property can be controlled once it changes ownership. The importance of the case of *Werner v. Graham* must be emphasized, and the fact that most people are unfamiliar with it has no bearing on its significance. In Los Angeles, where real estate transactions were responsible for and dominated the growth of the city, this lawsuit and its conclusion was vital in determining how not just Angelus Vista but the entire city would look and function. The case began as an insular, almost personal issue, but by the time it was adjudicated it was no longer localized. Over the years *Werner v. Graham* has had sweeping state-wide ramifications. There may even come a time when some case arising out this situation will end up at the U. S. Supreme Court and we would have to look at the properties/people involved to ascertain their historical significance and the effect on national affairs.

One could say, furthermore, that the house at 1848 S. Gramercy Place is identified with an important event related to local and State history. Although there had been numerous other lawsuits involving restrictive covenants, none had any widely applicable effects or implications. As is typical with the law, the devil was in the details and it was the appeal which resulted in the sweeping decision. The legal decision in the case of *Werner v. Graham* was an event which had far-reaching effects on the laws governing certain aspects of real estate which have also affected city planning and the patterns of development. Having been adjudicated by the California State Appellate Court, succeeding justices have relied on the findings to make decisions throughout the state, in at least 116 cases. The case law has stood, with some judicial adjustments, for nearly 100 years, which indicates its importance and impact. The complicated explanation of the case can be found elsewhere in this nomination, but it boils down to what has become common knowledge: when it comes to real estate, if it isn't written down, it has no enforcement.

The case and its results are forever connected to the house at 1848 S. Gramercy Place, not just its location -- although it is indeed located literally at the intersection of what became Washington Boulevard's business corridor on one side, and Angelus Vista's evolved character as a mixed, single-family and multi-family neighborhood on the other side -- but also the fact that its then-owner, Eleanor Goodwin Whitman, was a key defendant.

*Criterion No. 3). Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.*

The residence also embodies the distinct and distinguishing characteristics of an architectural-type specimen inherently valuable for a study of a period and style, which, despite some alterations over time, retains integrity. A 1920 addition is within the period of significance, was constructed in the same style and with similar character elements, and is specifically associated with a later owner who may be considered a historic personage.

It is not important that we compare this house to other Craftsman homes; each one is unique and should only be measured against its own attributes. The design of this house, while utilizing features and forms some of which are common to Craftsman architecture, also veers away from typical floor plans and characteristics. For instance, the use of quadruple built-in benches is unusual; typically we see a single bench in a foyer or two small benches in an inglenook, flanking a fireplace. Here instead we have two small flanking benches in the immediate entryway; a large bench in a living room; and a single small one next to the fireplace, facing a built-in book case or display cabinet—which are usually found in a place of prominence in a living room or library. Also, the placement of the dining room is unusual, breaking from the usual floor plan of living room and dining room opposite each other, flanking the entry hall. If one were performing a study of Craftsman floor plans, this house would stand out as an anomaly, breaking with traditional approaches. This principally indicates two things: 1) that the designers were not interested in doing what was conventional and expected, but rather wanted to exercise their own creativity; and 2) that the designers were also thinking about modern lifestyles and how residents might move through the house. The house was built in the early years of the 20th Century, a time when many norms were being challenged and discarded, especially in Southern

California, and this house is an excellent and interesting example of how even architectural concepts were either changing to meet new living patterns or inviting people to change their way of thinking about living arrangements.

Minnie and Naldo Stokes were already experienced builders when they arrived in Los Angeles. Their “strategy” of building several houses within a limited area before moving on to the next neighborhood was established when they were in Spokane, Washington, and it worked here because that was essentially the way the city itself was developing.

The application of this criterion is determined by the definition of the word “master.” Is there a review panel that considers and rules upon what constitutes the work of a master? It seems that such a determination should be made by the Cultural Heritage Commission after reviewing the facts and the work of the individual. The use of the word “genius” would seem to limit inclusion as genius is, by definition, such a rarified category that few would gain admission. We must look at the definition holistically, based upon the individual’s relationship to time and place. The fact that we have not heard of Stokes before does not mean that they were not known in their time. If asked, few people would be able to name an architect from the past, with the possible exception of Frank Lloyd Wright, but we know that there were many others whose work was exceptional and lasting. Ask the “man-on-the-street” to name a master builder or designer and there would be no response at all. The houses built by Stokes have commonalities which make them recognizable, indicating that they had a unique personal style. Although they were not the only builders working in Los Angeles at the time, their production was extraordinary, given that each design was unique and not based upon plans purchased from a catalogue.

Recent research has revealed at least 50 structures built by the Stokes’ in Los Angeles, and there may be more. Unfortunately, many have been demolished and most of the rest significantly altered. Both Minnie and Naldo Stokes deserve to be recognized for their creative and prolific work.

Looked at chronologically, the addresses where they were building are a road map of “patterns of development.” Regardless of whether they are seen as “master builders,” the sheer number of their constructions that we are able to document illustrates how the planning and arrangement of new neighborhoods facilitated the growth of Los Angeles. Their involvement as both investors and builders offers an important glimpse into the strategic sequences that embody what is meant by “patterns of development” and constitutes actual evidence of that phrase. Their variations of design and their willingness to break with standard plans has earned them a place on the “list” of notable builders.

And finally, it is worth repeating: the association of the case of *Werner v. Graham* with the property gives it an undeniable place in history. The thoroughfare that we now know as Washington Boulevard played a major role in the westward development of the city, and one of the first results of *Werner v. Graham* was to allow its evolution from a broad residential avenue into a commercial artery supporting and encouraging multi-family housing. All of the foregoing reasons support the designation of the house at 1848 S. Gramercy Place.

## **CONTEXT: THE DEVELOPMENT OF ANGELUS VISTA AND WASHINGTON BOULEVARD – AND THE LAWSUIT THAT CHANGED IT ALL**

The Stokes' Angelus Vista Tract Residence at 1848 S. Gramercy Place represents the rampant real estate development and speculation trend that characterized Los Angeles in the first years of the 20th century, and reflects the broad pattern of development in Los Angeles. It particularly exemplifies development styles and patterns in the Angelus Vista Tract, which was a linchpin in moving the city forward (and westward). Its story has many components. The story of this residence helps inform how Angelus Vista developed as a residential tract, and also how Washington Boulevard became an important Streetcar Commercial shopping district in the 1920s. The house also played an important role in what became a milestone legal case.

This residence (along with several neighboring properties, not all intact or even standing) was at the heart of a landmark legal case which established California case law regarding covenants in real estate subdivisions, and which also specifically changed the pattern of real estate development in Angelus Vista and along Washington Boulevard. That case, *Werner v. Graham*, set the precedent and has been cited in at least 116 later cases, all related to deed and map restrictions a sub-divider can, or cannot, utilize to ensure “permanence” in a tract.

The Angelus Vista Tract, with its advertised “View of the Angels,” was promoted beginning in 1902 as one of Los Angeles’s elite residential tracts.

“Angelus Vista is today what the Westlake Section was five years ago,” one advertisement touted, “on high ground commanding the most magnificent views...[it] offers opportunities for persons seeking permanent high class homes in the coming portion of the city.” Angelus Vista’s promotional advertising referred to the Harvard Military Academy (on Western) and the Los Angeles Country Club (at its Pico and Western “links” site) as its neighbors, and was peddled as “lying wholly within that exclusive territory bounded by Western Avenue, the Nevins Tract and Adams Street.”

And, importantly, the ads stated: “no small lots – no cheap buildings.”

The actual Angelus Vista Tract was small, a few square blocks bounded by Washington Boulevard on the south, Venice to the north, Manhattan Place on the east, and Cimarron on the west. The larger plot of land that comprised the Angelus Vista Tract and the adjacent subdivisions was once the ranch of Otto George Wilhelm. His parents had homesteaded 160 acres at Pico and Western in 1849. Wilhelm was about 10 years old when his father died and for 14 years the property was held in trust by two faithful workers. The property was transferred to him in 1898 at the age of 24. Just a few years later, Wilhelm sold the land that became Angelus Vista to Fred W. Marshall. On November 4, 1902, Marshall’s tract map of Angelus Vista was accepted by the City and recorded in Official Council Proceedings.

Angelus Vista became neither a rich man’s enclave nor a working man’s neighborhood. There were a handful of early purchasers and owner-occupants in Angelus Vista, including Mamie Deming, whose 1903 American Foursquare/“Princess Anne” style home still stands on the

corner of Gramercy and 18th Street, and which was owned by 1914 by attorney Nathan Newby (who came to play an important role in the legal case involving 1848 S. Gramercy Place). Ellen Salisbury moved her 1880s (or earlier) Stick Victorian home from Hill Street in Downtown to 1835 St. Andrews Place in 1905. Architect Frank M. Tyler designed homes for John Parker and William Kafitz, among others. Among the early residents were merchants, doctors, dentists, “ranchers,” salesmen, brokers, Capitalists, and quite a few who simply stated their occupation as “own money.”

Along with owner-occupied homes, investors also began speculating in lots and with home construction. Real estate investor Minnie Stokes, for example, scooped up at least six lots in Angelus Vista and with her husband, Naldo F. Stokes, built varied-in-style homes between 1905 and 1908, including the subject property at 1848 S. Gramercy Place. She acquired this particular lot in the bankruptcy proceedings for Hanford Lennox Gordon, who had purchased nine Angelus Vista lots in 1905.

The Angelus Vista Tract was not the initial success that nearby Westmoreland Heights or West Adams Heights were, even though Fred Marshall had sold 90% of the lots by 1905. Some lots remained vacant for 10 or 20 years. Minnie Stokes was not able to sell 1848 S. Gramercy Place right away, for example, although she successfully vended the other houses she and her husband had erected. The reasons why demonstrate, in part, the complicated social and economic causes which accounted for patterns of development in early Los Angeles. The population of Los Angeles in 1900 was 102,479 (double from the previous Census), of which approximately half were white. In 1902 most of the wealthy individuals to whom the Angelus Vista developer had hoped to appeal were already well-situated in grand houses. The chances of wealthy people moving from wherever they were already living nearby was slim, which is one explanation why there wasn't a sudden interest by that demographic in Angelus Vista. Also, simultaneously there were other neighborhood tracts being developed, so there was a lot of competition.

This is likely one reason why during this era, when Minnie Stokes and other speculators sold completed “spec” houses in Angelus Vista or nearby, local newspapers would often note if the purchaser was planning to actually occupy his or her new home.

In 1907 Southern California experienced a financial downturn. But by 1910, good times rolled again. Los Angeles's population had more than doubled compared to 1900 — a 211.5% increase, which is why there was an explosion of building starting in 1908 until the start of World War I (at which point building is scaled back considerably). The majority of the homes in Angelus Vista date from this slightly-later period.

When Marshall laid out his tract, in 1902, it was comprised of 132 residential lots, and included six parcels lying along Washington Street. These were large lots, many 50 feet wide by 178 feet deep, and Marshall stated in each deed presented to individual buyers that along with a minimum cost requirement (\$3,000) for each new home built there were other restrictions:

*“That no building to be used as a saloon, or tenement houses known as flats, or livery stable, or store of any kind or nature whatever shall be erected or placed on said premises or any part*

*thereof, nor shall any such business be conducted on said premises or any part thereof at any time within thirty (30) years from the date hereof; that no derrick for boring any oil well shall be erected or placed, nor shall oil be produced in any manner whatsoever, on said premises or any part thereof at any time within fifty (50) years from the date hereof....”*

As it happened, Marshall’s list of restrictions was becoming a trend among sub-dividers. In 1903, the newly-formed Los Angeles Realty Board (LARB) encouraged its members and all those who laid out residential tracts to consider, firstly, erecting all the necessary improvements, including paved streets and sidewalks, street lighting and shade trees. And, secondly, to include deed restrictions and covenants governing the type and valuation of improvements that parcel buyers could erect – to protect the overall quality and character of a given tract.

“Real estate brokers,” wrote Laura Redford in her 2014 UCLA Ph.D. thesis, *The Promise and Principles of Real Estate Development in an American Metropolis: Los Angeles 1903-1923*, “tried to sell real estate as both a desirable community relationship and as an investment, which meant that it needed to be stable, predictable, and grow in value overtime. Los Angeles historian Robert Fogelson named that idea ‘permanence.’ That meant buyers, sellers, developers and brokers were fearful of anything that could introduce negative change or instability into a neighborhood. These could include issues about use like mixing in factories with residences, or ideas about occupancy measured by the thickness of a neighbor’s pocketbook or his skin color. Introducing stability into the Los Angeles real estate market was one of the founding goals of the LARB.”

The realty brokers and developers wanted to promote growth but they also wanted to protect the constancy of the real estate market and home buyers’ investments. If an early purchaser in a tract built a \$3,500 home, he or she would want some assurances that later owners also would build substantial residences. In Angelus Vista, \$3,000 was the minimum; a few blocks away in Crenshaw Heights a \$3,500 minimum expenditure was required. In the Francisca Park Tract (where Minnie and Naldo Stokes would later build several homes), owners were restricted to building homes costing at least \$4,000 on Hobart Boulevard, and \$6,000 on Oxford Avenue.

Redford further explained, “...CCRs that accompanied the title to a property addressed both use and occupancy. They could prohibit the specific use of a lot as a store, or stable, or distillery, or any other non-residential use. Until the U.S. Supreme Court declared enforcement of racial exclusions in CCRs an unlawful use of state power in 1948, they could also ban certain racial or ethnic groups from owning or occupying a property. Terms of the CCRs included severe penalties for owners who violated the contract. They could be forced to forfeit their claim to the property, which would revert to the original home owner, or tract developer, without compensation.”

That is, those terms were observed until 1919, when a lawsuit and landmark California Appellate case, *Werner v. Graham* (1919) 181 Cal. 174 [ 183 P. 945 ], which involved a small group of Angelus Vista home owners (including the then-owner of 1848 S. Gramercy Place, Eleanor Goodwin Whitman), turned the existing law on its head. Until then, Los Angeles and California

developers and homeowners alike considered their deed restrictions “a legal contract, [that] both original buyers and future owners of the property were legally obligated to follow.”

Restrictive “CCRs” were the subject of numerous lawsuits between 1903 and 1919 in Los Angeles. In 1903, Paul W. Schenck, an LARB member, real estate broker and tract sub-divider, sued Ernest and Augusta Wilson to enforce restrictions. The Wilsons had erected in a two-day period what was purported to be a barn on their lot in the West Adams and Jefferson Street Tract – but it turned out to be a rear cottage, and ramshackle at that. The judge found for Schenck.

In 1911, developer Emil Firth sued to enforce the restrictions in his Walnut Park development, south of Downtown. He had restricted his deeds with covenants requiring that all houses must cost at least \$1,500, but Mary Lena Marovich had built a \$900 house. Again, this judge supported Firth, allowing him to reclaim title to Marovich’s lot.

In 1914, the *Los Angeles Times* reported that homeowners in “fashionable” West Adams Heights were “on the defensive” to other property owners who claimed Washington Boulevard near their neighborhood was now “suitable only for commercial purposes.” The homeowners were upset that an apartment building and garage had been erected at 1914 West Washington Street, immediately adjacent to a home.

The newspaper reported on August 8, 1914, that “The hot fight waged by property owners in the fashionable West Adams Heights District to repel business houses in their neighborhood was at fever heat several times yesterday in Judge Sherk’s department of the Superior Court. The history of the western end of the city for the past fifty years was related, and a determine effort was made by the defense to show that West Washington street in the vicinity of Rosedale Cemetery is not suitable for residence purposes, and should be thrown open to business.”

The homeowners claimed that these buildings were in violation of the restriction(s) on the deeds in the tract, and that “the encroachments of business would be ruinous to their property.”

The same argument was made in another lawsuit in 1916. This time, the *Los Angeles Times* reported that a group of homeowners in what is now Western Heights had been sued by property owners of ten lots along Washington Street. The latter group wished to build stores and apartments even though deed restrictions barred such uses. They contended that the character of Washington Street in that neighborhood (bounding Angelus Vista on the north) had changed, the deed restrictions were against public policy, and “to restrict improvements was a bar to progress.”

This was a “legal battle to determine whether or not the deeds to property on Washington street between Cimarron and Gramercy Place shall hold, or property owners may build business houses,” the *Times* reported on November 16, 1916. Two days later, Judge Finlayson ruled. Deed restrictions won; the Washington Street property owners lost. However, the judge also predicted that eventually “Washington Street to Arlington will become a business thoroughfare.”



In June, 1914, Fritz Werner had filed a similar lawsuit against a group of Angelus Vista homeowners, including Mary Graham (the named plaintiff), Eleanor Goodwin Whitman (owner of 1848 S. Gramercy Place), and nine other Angelus Vista homeowners near Washington Boulevard on Gramercy and St. Andrews Place. Werner, a German-born investor in mines and real estate, wanted to overturn Fred Marshall's original deed restrictions,<sup>1</sup> which forbade saloons, liverys, any kind of stores, any kind of business conducted from a home, tenements or flats (apartments), and oil drilling rigs.

After filing the suit, Werner left Los Angeles for what was to have been a brief visit home to Germany to check on his property interests there. But within a month's time World War I broke out, and Fritz Werner was conscripted into the German Army.

Sometime thereafter, and without fanfare in the press (there was a war going on, after all), Judge Charles Wellborn did as his predecessors had, and ruled against Werner, and in favor of the Angelus Vista homeowners' request that their deed restrictions be honored.

Unlike the prior cases, Werner – or, at least, his lawyers on his behalf (we are not clear) – appealed Judge Wellborn's decision. And therein lay the difference. In 1919, the California Appellate Court ruled in Werner's favor, and tossed out not just the Angelus Vista Tract's restrictions, but by so doing, nearly everyone else's whose underlying original subdivision regulations were similarly constituted.

From that point forward, *Werner* became the basis for judges' decisions in at least 116 legal cases that followed, all involving attempts by property owners to uphold, or undo, deed restrictions. Until a 1995 decision in another landmark case, *Citizens for Covenant Compliance v. Anderson*, the decision in *Werner v. Graham* governed situations where a developer had laid out a subdivision, with an intention of restrictions (no commercial buildings, perhaps; no horse-keeping) but without a recorded overall plan. And even then, the Justices in 1995 quoted a legal historian:

*“The law in this area is an unspeakable quagmire. The intrepid soul who ventures into this formidable wilderness never emerges unscarred. Some, the smarter ones, quickly turn back to take up something easier like the income taxation of trusts and estates. Others, having lost their way, plunge on and after weeks of effort emerge not far from where they began, clearly the worse for wear. On looking back they see the trail they thought they broke obscured with foul smelling waters and noxious weeds. Few willingly take up the challenge again.”*

That said, the *Werner v. Graham* case set a historic precedent. In a nutshell, Fritz Werner, who actually lived several blocks away from the defendants but also in the Angelus Vista Tract, was seeking the right to build something other than one single residential dwelling on a lot. The

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<sup>1</sup> Presumably so he could develop an as-yet-unidentified parcel on Washington; the underlying lawsuit has been requested from the Los Angeles Superior Court Archives but not yet received, and it is unknown at this time if the case file still even exists.

defendants, represented by their other neighbor, attorney Nathan Newby, objected, asserting that the original deed restrictions and limitations dating from each initial purchase of their respective lots (and all other Angelus Vista lots) from Fred Marshall were in effect. The Los Angeles Superior Court judge agreed with this position, as had his brethren in the local courts.

But, the Appellate justices took the opposite view. They ruled that, even though the original tract developer clearly intended to impose restrictions (no tenements; no commercial operations; no saloons; no stables; no oil drilling equipment; at least for a couple of decades), because Fred Marshall had put these conditions in each deed but then granted/quitclaimed each lot to others; and he retained no interest in the tract; and no over-arching declaration had been recorded to give future buyers of properties constructive notice of the conditions; therefore the restrictions were not in effect. It didn't matter, said the justices, if every buyer had constructive notice, or not.

Quoting liberally from the Appellate Court ruling:

*The judgment of the lower court was that the plaintiff's title was, as to all the defendants, subject to the restrictions in question, and from this judgment the plaintiff appeals.*

*It also appears in evidence that in selling the lots Marshall represented to the respective purchasers that he was exacting the same restrictive provisions from all purchasers. Residences were built upon the tract from time to time by purchasers of lots, and the tract became, and has remained, an exclusively residence district of the better sort. It should also be mentioned that the immediate deed by which the plaintiff acquired title contained no restrictions. It is claimed by the defendants that he nevertheless had actual notice that all of the lots in the tract were subject to uniform restrictions according to a general and common plan.*

*The intent of the Common grantor—the original owner—is clear enough. He had a general plan of restrictions in mind. But it is not his intent that governs. It is the joint intent of himself and his grantees, and as between him and each of his grantees the instrument or instruments between them—in this case, the deed—constitute the final and exclusive memorial of such intent. It is also apparent that each deed must be construed as of the time it is given. It cannot be construed as of a later date, and, in particular, its construction and effect cannot be varied because of deeds which the grantor may subsequently give to other parties. Yet that is exactly what is done in the decisions holding that mutual Servitudes exist in cases where all the deeds taken together, evidence a common plan of restrictions, although no single deed by itself evidences anything more than an intent to put particular restrictions on a particular lot.*

*As a concrete instance, take the first deed given by Marshall. At that time there was nothing to evidence any general plan of restrictions, and if the question as to the effect of the deed had arisen then, it must necessarily have been construed as if no such general plan existed. If it must have been so construed at that time, it must be so construed now. Whatever rights were created by the deed were created and vested then, and the fact that*

*it later appears that Marshall was pursuing a general plan common to all the lots in the tract cannot vary those rights.*

*The same is true of each deed as it was given. Nor does it make any difference that, as claimed by the defendants, Marshall gave each grantee to understand, and each grantee did understand, that the restrictions were exacted as part of a general scheme. Such understanding was not incorporated in the deeds, and, as we have said, the deeds in this case constitute the final and exclusive memorials of the understandings between the parties. Any understanding not incorporated in them is wholly immaterial in the absence of a reformation.*

*It may be very un-neighborly and unfriendly for the plaintiff to put his lot to uses which will impair the residential character of the tract; but that is a very different thing from his seeking to clear his title of restrictions which are asserted against it, but which do not in fact exist, and which, so far as the defendants are concerned, never did exist, and that is all the plaintiff is seeking to do in this action.*

*The lower court found the substantial facts in the case. Upon those facts as found judgment should have been given for the plaintiff. The judgment is therefore reversed, with directions to the lower court to enter judgment for the plaintiff quieting his title as against the defendants.*

Among other results, the decision in *Werner v. Graham* changed the face of Angelus Vista forever.

### **Washington Boulevard Becomes a Commercial Corridor After the Appellate Ruling**

Washington Boulevard itself played a major role in the development of this community, and one of the first results of *Werner v. Graham* was to allow its evolution from a broad residential avenue into a commercial artery supporting and encouraging multi-family housing.

Washington "Street" first appeared on the Hancock Survey of 1853. It was named for President George Washington, and joined Adams Street (named for John Quincy Adams) and (Thomas) Jefferson Street in these presidential nods. Calling Washington a "street" was a bit of a stretch, since at the time it was little more than a dirt path running through un-cultivated land.

But even in its infancy, there were grand plans for Washington Street.

A century ago, Washington Street, at one hundred feet wide, was envisioned as the "future Grand Boulevard from Los Angeles to the Pacific Ocean." As early as 1886 Washington Street was touted as, "the broadest and finest avenue out of the city, in a southwesterly direction, and is the main thoroughfare to Santa Monica and the sea." It bordered on or bisected an impressive array of subdivisions and tracts and remains, today, the East/West artery of the Historic West Adams District. In the late 1890s, Washington was still mostly residential and, in what is now the

Angelus Vista area, rural. For example, the Stuart Orchard was at the intersection of Washington and Western.

A few glimpses along its route during the early years give perspective to its changing character. An 1887 classified ad offered 800 acres of unusually fine barley hay in Arlington Heights on Washington Street.

That same year, C. Mondon laid out “Mondonville,” a development of 287 lots running between Washington and Adams, east of Arlington Road (now Avenue). The location out in L.A.’s countryside did not attract many home builders, but by 1896, the Mondonville Hotel on Washington Boulevard near Arlington Road was a popular, albeit somewhat disreputable, hang-out. The two-story hotel, later renamed the Army and Navy Clubhouse, had a wood clapboard veneer and signs promoting a “Restaurant” with “Refreshment All Hours.” The hotel developed an unsavory reputation and was put out of business by 1903.

A letter to the editor of the *Times* in February of 1890 complained of the muddy condition of Washington Street following prolonged rains. The petitioner begged the Los Angeles City Council to install some crosswalks so that “the children attending the public schools might not be compelled to wade [through] this wide, muddy street and then remain in school all day with wet feet.” At this time the street had cement curbs and sidewalks but was itself, by turns: dirt, decomposed granite or oiled dirt.

At the turn of the 20th century, the Blue Line street car ran on Washington. Residents in the Rosedale subdivision (near present-day Normandie) grew restless with inquiry in September of 1902 when the Washington Street line was extended about a half mile west through the West Adams Heights tract owned by “Mr. Rindge and other capitalists.” There were allegations that the right of way had been stolen and that the work was taking place surreptitiously. Others questioned whether Mr. Huntington was planning to buy the line. The anxious queries were neatly dismissed with the explanation that since the tract had not yet been annexed by the city, the “capitalists” held the privilege of granting the right of way to the street car line and development advanced.

Washington flowed on in fits and starts like a great river beginning at the source in downtown Los Angeles and gaining power with the opening of each new tract along its banks. As it was gradually improved, developers latched on, laying out residential tracts along the path of Washington Street’s march to the sea.

But it still took several decades – and the Appellate Court decision in *Werner v. Graham* – before Washington Boulevard indeed became the grand avenue envisioned by its earliest proponents.

By the mid-1920s, the street was lined with thriving retail businesses, such as the Arlington Theater (in a still-standing building three doors west of Arlington), the Maynard Theatre, the Arlington Cafe, Ralph’s Bakery and Grocery (still standing at 7th Avenue, now a Public Storage facility), and a drugstore/soda fountain/ice cream parlor at Washington and Arlington.

In 1922, the *Los Angeles Times* published a story entitled “Washington is Active.” There were some 26 buildings under construction between Western Avenue and Vineyard (just west of Crenshaw). For example, the still-extant building on the northwest corner of Arlington and Washington was erected as a branch of Citizens Trust and Savings Bank (a subsidiary of Citizens National Bank.) In the same year, a movie theater was also built in the same block.

In 1923, the *Times* published another article, this time describing the Arlington Heights shopping district (Washington Boulevard between Western and 7th Avenue) as being one of the City’s prime shopping destinations, serving not just local residents but also residents from Culver City and Palms. That same year, the Arlington Heights State Bank opened a branch at the corner of 2nd Avenue and Washington, operating under the name “Community Bank.”

Construction had also commenced within the Angelus Vista Tract. In 1921, G. H. Siple built retail stores on Lot No. 77, located adjacent to 1848 S. Gramercy Place on the northeast corner of Gramercy and Washington. Two year later, Mrs. Florence Rothert spent \$22,000 erecting a two-story, ground-level stores with apartment units above, brick building on the northeast corner of St. Andrews Place and Washington.

The Christian Scientists built their 15th Church of Christ, Scientist on the unimproved Angelus Vista lots at 1800 S. Gramercy Place in 1923.

It was also in this context in the same early 1920s period, after *Werner v. Graham* was decided, that the respective owners of the unimproved parcels at 1838 and 1842 S. Gramercy Place (just north of the Subject Property) each hired architect W. L. Hawk to design two “tenement” houses with four units each. The renters could easily walk half a block to Washington Street and take public transit to jobs Downtown – or stroll along the Boulevard for groceries, medicines, entertainment, and to take care of their banking needs. This is also when the “1923 Pacific Ready Cut Bungalow” (pending HCM as of this submission date) was built behind the home at 1828 S. Gramercy Place as a second dwelling unit. Before *Werner* this would not have been allowed.

By the later 1920s, Washington’s “improvements” began to spell doom for the existing residences on the corridor. In 1926, merchant Harold Blumenthal’s mansion (located at 1850 S. Wilton Place on the northeast corner of Wilton and Washington, Angelus Vista Lot Nos. 32 and 33), designed by Robert Farquhar in 1908, was demolished, making way for a used car lot and sales office.

## MINNIE AND NALDO F. STOKES: BIOGRAPHY

Born just after the Civil War ended, **Rynalda Francis Stokes (1865- 1929)** was raised on a farm in Western Pennsylvania, in South Buffalo – about 35 miles from Pittsburgh.



“Naldo” was also known as “Waldo,” “Nal,” “Frank,” “Nat” and/or “N.F.” – which does make tracing his path through life a little more difficult.

Along with two brothers, James Osborn (*below, left*) and Orre Elmer (*below, center*), Naldo was schooled at the Stokes School, a one-room schoolhouse adjacent to the Stokes Farm, then owned by his father William and established by 1850 by his grandfather, Stephen Stokes. In addition to the 3Rs, he learned fine penmanship, according to his descendants and based on letters he wrote the family, as well as farming and carpentry skills. When the brothers reached adulthood, James stayed on the farm while Naldo and Orre looked for “greener pastures,” according to Eleanor Stokes Burkett, his grand-niece.



At first, the pasture he found wasn’t very green. Naldo Stokes moved to Pittsburgh, where by 1887 he became a laborer for the Allegheny Gas Company – likely being paid perhaps \$1.35 a

day, according to labor historian Josephine McIlvain, who studied work conditions in Pittsburgh 1880-1915. However, by 1890 Stokes had become a barber, a much more stable and potentially lucrative profession that would also place him into contact with gentlemen of wealth.

At that point, says Evelyn Stokes, another family genealogist, “It seems to be the consensus in the family that he went West during the Gold Rush.” Not the California ‘49ers Gold Rush, of course – but perhaps one of the many lesser gold rushes that took place throughout the Western states and Canada during the 1890s.

Other family members headed to Missouri, and perhaps Naldo started in that direction, says Evelyn Stokes. But by mid-1891 Naldo had settled (*temporarily*) in Des Moines, Iowa and was working as a barber when he married the much-younger **Minnie Conners**, an Irish lass who had been living in Chicago, and who appears to have been 16 or 17 (*though she told the Justice of the Peace she was 22!*) The couple proceeded further west, at some point going both to California and to Washington State (and maybe back and forth; it is confusing, as family members report he was a barber in Washington in the 1890s but Stokes is also listed in Los Angeles city directories in 1898 and 1899). In any case, the barber had bigger plans.

Spokane was in the middle of a population and building boom. Founded in 1873 as Spokane (no “e”) Falls, the settlement’s fertile soil, timber stands and the mineral wealth in nearby Coeur d’Alene, Idaho attracted an ever-growing number of settlers. The population had been 300 in 1880; just under 10,000 in 1890, then more than tripling to 36,000 in 1900, and by 1910 it was 105,000 – making Spokane the largest city in the Northwest for a time. Its growth, particularly in the 1890s, was spurred by discoveries of gold, silver and lead in Idaho. Spokane became the region’s financial and transportation hub.

Minnie and Naldo Stokes settled in Spokane by 1899. Naldo was now a “contractor” and Minnie had embarked on her real estate investment activities. Among their neighbors were “capitalists” and gold miners who owned their homes mortgage-free (Minnie and Naldo were, however, mortgaged). The Stokes built at least four (documented) houses<sup>2</sup> in Spokane between 1899 and 1903, and they also traded in residential parcels.

In early 1903, the Stokes were still actively pursuing real estate and social activities in Spokane, but before the year was out, Naldo and Minnie were busily purchasing parcels and building several homes in Los Angeles. What drew them back to Southern California? The answer is not documented in the Stokes family records nor newspaper reports researchers have reviewed.

Was it simply the climate?

Or, perhaps what caught the Stokes’ attention was the thriving Pacific Electric Railway (the private mass-transit system launched in 1901 to link still-undeveloped near-Downtown and outlying areas to the city center), and the successful establishment of a Los Angeles Realty

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<sup>2</sup> 328 East Indiana; 617 East Indiana; 624 East Indiana; 1817 N. Astor

Board in June 1903 -- and that Board's near-immediate promotion campaign, extolling Los Angeles's virtues and real estate opportunities.

In the Spring of 1903, a group of entrepreneurial, mostly young, men gathered in the office of real estate dealer William May Garland to discuss creating a professional organization of real estate brokers who would not only weed out unscrupulous dealers, but who would also promote quality development, wrote Laura Redford in her 2014 UCLA Ph.D. thesis, *The Promise and Principles of Real Estate Development in an American Metropolis: Los Angeles 1903-1923*. "They sought to bring legitimacy to their profession, encourage cooperation and fellowship among real estate men, and use their collective power to create a more dynamic business environment for their industry. They earnestly engaged in ... boosterism, redefining the role of developers and brokers."

At the new Realty Board's very first luncheon, in July 1903, the *Los Angeles Times* reported that the "Realty Men" are "Good Boosters" of Los Angeles. "The spirit of Los Angeles so got into the heads and hearts of about a hundred men at the Del Monte Tavern last night, and they heaped such praises on the City of the Angels that had she been a woman her right ear would have been burned most atrociously," reported the *Times*. "Los Angeles, first, last and all the time was the theme and such a prolific one that it was after midnight when the last speaker had finished. An ardent youth courting couldn't say nicer things about his love than those men did about Los Angeles."

Redford noted that her research revealed that this "group of entrepreneurial men[']s] ...collective contribution to the real estate industry had just as much to do with shaping urban spaces as the wealthy, more established, and power-wielding elites that are often credited with such development." It is of course true that the extremely wealthy and powerful real estate investors/sub-dividers, such as Henry Huntington, Moses Sherman, and Harry Chandler, to name but a few of the most famous, rightly deserve credit for Los Angeles's tremendous growth. But, she wrote, "while these narratives are not incorrect, they miss the contributions of the men of the LARB, whose collective influence shaped the city just as much." Individual real estate professionals and investors, such as Minnie and Naldo Stokes, ultimately took the lead<sup>3</sup> and "dynamically created the Southland during its seemingly continuous population boom."

As the LARB's president said in 1904: "We real estate men are the boosters for Los Angeles, all the time and every time."

When 1903 came to a close, Los Angeles had had a fine year in terms of real estate and construction. Some 6,395 building permits had been issued – the vast majority for single family homes – with an aggregated (stated) expenditure of \$13,046,336. The year before, 4,863 permits had been issued, and these numbers can be compared to the 1,852 permits issued in 1900. The

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<sup>3</sup> Noting that Minnie Stokes, a woman, despite her multiple real estate transactions and investment activity, would not have been permitted join the LARB, which remained a men's-only organization for several decades.



*Times* also reported that “The expenditures authorized in 1903 were greater than those ever before authorized here in a single year.”

This was the investment environment Minnie and Naldo F. Stokes found in December 1903. They jumped right in to Los Angeles’s burgeoning construction and real estate activities. They paid \$700 for a lot and erected a modest Victorian/Classical home they lived in initially, located on West 25th Street (adjacent to the elegant West Adams Heights tract). Soon they were building several other homes in equally-sought-after West Adams sections, including the Lee & Johnson Tract near Adams and Grand; and the Chas. Victor Hall Tract, also near Adams Street. They sold the 25th Street cottage, and moved into a larger residence on West 27th Street, where they lived throughout the decade – celebrating their 18th wedding anniversary in 1909, at a party described in the *Times*’ social pages.

Following the pattern they seem to have established in Spokane, the Stokes began purchasing multiple parcels, usually side-by-side or at least nearby each other, in the new tracts in the West Adams District. Along the above-mentioned subdivisions, Minnie and Naldo Stokes became interested in the Edmonds Adams Street Tract (and adjacent tracts), building at least nine homes (1904-1905); the Harvard Heights Tract; and the Angelus Vista Tract, eventually building at least six homes there (1905-1908), including the Subject Property at 1848 S. Gramercy Place.

Minnie seems to have handled most of the real estate investment and sales activities. Her name appears as the owner on the vast majority of the homes for which we have found original building permits. And numerous newspaper stories cite Minnie Stokes as the buyer of lots and seller of homes. Meanwhile, Naldo Stokes focused on the design and construction of these homes.<sup>4</sup>

When one evaluates that design work in the context that they were building homes for (hoped for immediate) resale, Minnie and Naldo Stokes were masterful in their aesthetic choices, identifying what would *next* be a popular architectural style. In Spokane, and also at first in Los Angeles, they were building classic Late Victorian homes. But starting by the end of 1904, based upon a review of extant West Adams residences designed and built by N. F. Stokes, Naldo had embraced the Craftsman/Arts & Crafts aesthetic. One can see in these homes some repeated Craftsman design elements, such as the use of river rock for exterior chimneys, porches, and also

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<sup>4</sup> We have identified two dozen homes in the general West Adams District that were built by Naldo Stokes as speculative ventures for himself and his wife. And we have identified a total, *as of date of submission of this narrative*, of 48 single family residences, one apartment building and one church building erected by the Stokes between 1903 and 1926 in Los Angeles. Research is hampered by the fact that building permits are not extant before 1905; and the LADBS database is not searchable by owner or contractor name. In addition, we have only reviewed the digitized Los Angeles Times for the entire period, and the Los Angeles Herald for a lesser period of time. Other periodicals may have also recorded Stokes-related permits and/or real estate transactions. We do not presume these 50 Los Angeles properties represent the entire body of N.F. Stokes’ work. In addition to homes likely missed in this review of permits and news stories, Stokes was also hired as a general contractor for other owners’ projects, often along with architect Tyler.

interior fireplaces; many built-in features such as benches and bookcases; and extensive use of wood trims, wainscoting and beamed ceilings. These are not unusual features in and of themselves, but these design elements appear in Stokes-built homes as early as 1904-1905, fairly early in terms of popular acceptance.

Naldo Stokes' work was recognized. The *Los Angeles Times* on February 18, 1906, in an article entitled, "Building the City Beautiful. Three Residences Recently Completed Out on Raymond Avenue New Happy Homes," touted that "At 2734, 2740, and 2744 Raymond Avenue, N.F. Stokes, within four months, has built these three houses, and they have been quickly taken by newcomers who flock here in tens of thousands to seek homes in beautiful Los Angeles. These houses were bought respectively in their order named above at the following prices: \$6,000, \$7,800, and \$6,500. They are built on lots 50x145 feet each. The style of the houses is plainly evident from the illustration used here. The inside finish is of a very high order, all the floors on the lower story being in oak, and on the upper in maple. The houses have handsome mantel-pieces, beamed ceilings in the principal rooms, built-in buffets, and all the accessories of a comfortable, modern house."

As the Stokes were building and selling multiple homes, they began working with prominent LARB members, such as Edward Silent and the Althouse Bros. (Daniel and John) brokerage, in their acquisition and sales activities. And they began working with the inexhaustible architect, Frank M. Tyler.

By 1909, the Stokes had turned their attention to the Wilshire District, where over the next few years they purchased numerous lots in the new Kensington Place, Wellington Place, Francisca Park, and adjacent tracts (all located more or less between 1st and 6th Streets, Western to Normandie). In October, 1909, they sold a "handsome" home with extra-large rooms and the latest in built-in accommodations for \$11,500. Two months earlier, they closed the deal on another "handsome" house that was described in detail in the *Herald-Examiner*. "The house has an imposing entrance and porte cochere with brick and stone porches its entire length. The downstairs includes an immense living room and library in mahogany finish, bot rooms being elegantly decorated, an extra-large dining room, reception hall, kitchen, pantries and servant's bath." The price: \$11,500.

We have documented 18 homes built in this Wilshire District section (most now demolished), including one mansion designed by Frank M. Tyler, built by Naldo Stokes, and sold by Minnie Stokes in 1911 for \$20,000.

By this time, the Stokes were also well-involved with the social life of Los Angeles, particularly in Catholic circles. (Family members note that Naldo "converted" to Catholicism, perhaps when he married Minnie, an Irish Catholic.) By 1908, Minnie was a member and leader in the Ladies of Charity, and was also involved in other social and cultural organizations. Naldo was an active member of the Knights of Columbus. In 1911, he was the builder of a Catholic Church located on Santa Monica Boulevard near Mariposa.

Within the next few years, Minnie and Naldo Stokes became interested in the Hollywood Foothills, building at least another half dozen homes along Franklin and Hillside avenues

(including 1905 Grace Avenue, Los Angeles Historic Cultural Monument No. 1095, built 1916). Moving beyond the straightforward Craftsman style, in 1911, architect Tyler designed a “Mission style” home in Hollywood for Minnie Stokes. The Stokes also began to build Period Revival style homes as well.

The *Los Angeles Times* in 1916 reported an important sale by Minnie and Naldo Stokes of a distinctively high-end residence, for a price of \$25,000. “One of the largest residence sales recently reported in the foothill district was closed last week when Mr. and Mrs. N.F. Stokes sold their home at Hillside and Fuller Streets to Frederick M. Steele, former president of the Highland Park National Bank of Chicago, retired steel man and financier, who has decided to make his permanent home in Southern California,” reported the *Times* on February 27, 1916.

“The Stokes residence... is of distinct California type [the accompanying rendering would indicate it was Mission style]. The interior finish is of Circassian and Tabasco mahogany....The house stands on a large lot overlooking Hollywood, Los Angeles and the sea.” The purchaser, Steele, then hired Frank M. Tyler and Naldo Stokes to build an addition to the house.

Starting in about 1920, Minnie and Naldo Stokes built a series of Mediterranean and Spanish Colonial Revival style homes in the Hancock Park/Windsor Square neighborhood, one of which was a commission by an owner-user.

Many homes built by the Stokes have been demolished (perhaps half of those we identified in Los Angeles) and, if still standing, significantly altered, especially in regards to their interiors. Which makes the Subject Property at 1848 S. Gramercy if not “rare,” nonetheless more important in documenting their earlier work in the Craftsman design vocabulary.

Looked at chronologically, the locations where Minnie and Naldo Stokes were investing, erecting homes in architectural styles that speak to each discrete era, are a road map of “patterns of development” in Los Angeles in the period from 1903 until the late 1920s. Regardless of whether the Stokes are seen as “master builders,” the sheer number of their constructions that we are able to document illustrates how the planning and arrangement of new neighborhoods facilitated the growth of Los Angeles. Their involvement as both investors and builders offers an important glimpse into the strategic sequences that embody what is meant by “patterns of development” and constitutes actual evidence of that phrase.

## **OTHER OWNERS**

When the Stokes completed building the house at 1848 S. Gramercy Place, rather than selling it they made it available as a rental.

Bruce Hatch, a young but already prominent mining engineer and businessman (and the son of a renown and colorful judge), was having a very good Spring, 1909. He married Nellie Cheatham in March and, less than a month later, he was the surprise appointee to a plum statewide political job, Deputy Commissioner of Labor Statistics, with his office to be in Los Angeles. "His

appointment to the position ...was a good deal of a surprise to a number of local politicians who had had their eye on the position," reported the Los Angeles Times. By May, Nellie and Bruce Hatch were living at 1848 S. Gramercy Place. The couple appeared regularly in the newspaper society pages; they were friends with the Edwin J. Brents of Berkeley Square, and Mrs. Hatch was "at home" for callers on Wednesdays.

As it happened, Mrs. Hatch was acquainted with Eleanor Goodwin Whitman, the wife of Dr. Charles H. Whitman, the supervising medical director of the Los Angeles County Hospital, at that point the second largest hospital in the United States. Dr. Whitman was one of Los Angeles's leading physicians, with a share of controversy and notoriety; under his leadership the hospital grew from 350 beds to 1,250 beds. Mr. and Mrs. Whitman met and married when he was a practicing pharmacist and surgeon in Illinois; his career brought them to California in 1894, first to Los Angeles, then to San Francisco for seven years, and back to Los Angeles in 1907. He was appointed to head the hospital in 1909. The couple was prominent in society, with a variety of club memberships. They lived on Mission Road with several servants in housing on the hospital grounds.

Mrs. Whitman purchased the house in October, 1911, and continued to live on Mission Road and to rent out 1848 S. Gramercy Place through the decade – often to others whose activities were also recorded in newspaper society pages.

In 1911, the Assessor's report indicates that Mrs. Whitman was receiving \$45 a month in rent. We have a couple of figures that help put that rent amount in some perspective. For example, Hatch's salary as the Commissioner of Labor Statistics had been \$200 a month. In the same period of time, engineers (Hatch's profession before he took the public job) earned an average of \$340 a month, lawyers averaged approximately the same \$4,100 a year, and bankers averaged \$7,700. Mrs. Whitman herself, after her husband died in 1917, was given a \$75 a month stipend from the estate trust.

Eleanor Goodwin Whitman owned the residence at 1848 S. Gramercy Place from 1911 to 1919, through all the years (1914 to 1919) that the *Fritz v. Werner* case played out in courts, and she was one of the named defendants. She sold it just two months before the Appellate Court ruling. Less than a year later, in July 1920 the house was sold to photographer Raymond Stagg and his wife, Ruth, still subject to and assuming a \$3,500 mortgage from Mrs. Whitman in favor of Pacific Mutual Life Insurance.

Raymond Stagg had been a well-known staff photographer for leading West Coast newspapers, according to John Steven McGroarty writing in *Los Angeles: From Mountains to the Sea*, volume 2, 1921. Some of these newspapers included the *San Francisco Chronicle*, the *San Francisco Bulletin* and the *San Francisco Examiner*. Then, later in Southern California, Stagg worked for the *Los Angeles Times* and the *Los Angeles Herald*. Stagg then joined the fledgling *Photoplay Magazine*, one of the first and earliest successful fan magazines for the movies. He became what today we would call a "celebrity photographer," with assignments including shooting on the set of D.W. Griffith's *Intolerance*. Among the stars and celebrities whose images

he captured were D.W. Griffith himself, Wallace Reid, Mae Murray, Dorothy Bernard, and Norma Talmadge.

By 1920, when Ray Stagg purchased the house at 1848 S. Gramercy Place and built the rear addition that comprised billiards room and breakfast room, he had also “developed a flourishing business as a commercial photographer” with a “well-equipped studio,” wrote McGroarty, and had “furnished illustrative material for commercial purpose and the movie stage covering practically everything of interest in the southern part of the state.”

Selling the house just a few years later, Stagg went on to have a quite colorful (and visible) career as a photographer, collector and promoter in Reno, Nevada.

In November, 1923, Regina Kraus, a widowed Hungarian Jewish immigrant, and her family purchased 1848 S. Gramercy, subject to a \$6,000 mortgage. The Kraus family would own and occupy the house more than 50 years, only selling it after daughter/sister Margaret (Malvin) Kraus’s death in 1974.

Even though there is a widely-held view that Hungary was a tolerant country for Jews, especially compared to its European neighbors, by the beginning of the second decade of the 20th century some 100,000 Hungarian Jews had left for America (nearly 12% of the nation’s Jewish population).

The “Kraus” family (originally Krausz) had lived in Feldebro, Hungary, which lies outside Budapest in Heves County, on the border of the Northeastern Mountains and the Great Hungarian Plain. “The half-century preceding World War I was a period of prosperity and advancement for Jewry in the county, too. There was an emergence of an extensive layer of educated intellectuals, well-trained professionals, merchants and landowners who regarded Hungary as their homeland and had no problems in reconciling its Hungarian and Jewish heritage,” wrote Dr. Ágnes (née Szegő) Orbán in *A Brief History Of The Jews In Heves County, Hungary*.

The Jews in Heves County included several wealthy nobles, merchants, bankers, “economists, scholars, engineers and inventors,” and also “....tradespeople, leaseholders, some craftsmen, paupers, rabbis, intellectuals and medical professionals.” Of 210 wealthy taxpayers in Heves County in 1907, 77 were Jews.

We have few clues about the Kraus family’s personal economic status or reason for emigrating in the early 1920s, except that they were lucky to have done so (in 1938, every remaining Jew in Heves was ordered into a ghetto and thereafter marched to concentration camps and the gas chambers, according to Orbán), and insofar as the Kraus family was able to purchase this house for at least \$6,000, somehow they had a financial stake soon after Regina’s arrival in the U.S. with most of her adult children in 1921. Regina’s son, George Kraus, emigrated first, arriving almost two decades earlier, in 1904, when he was just 17. George settled in Milwaukee, Wisconsin, where in 1912 he was admitted as a U.S. citizen. By 1917 he was a saloon keeper.

Regina Kraus, her sons Adolph, Johlasi (later, William) and Miksa (Mike), and her daughters Malvin, and Bela (Yolanda), sailed from Cherbourg, France to New York in December 1921.

In their immigration and later naturalization paperwork, the Kraus family members did not always make it clear that they were Jewish. And that was typical, according to another historian, Aniko Prebuk, associate professor of history at the University of Debrecen. “In the 19th century Hungary was a multi-ethnic state, however, Hungarians did not constitute the majority of the population. Therefore, the Hungarian political elite sought to increase the ratio of Hungarians to other ethnic groups in part by encouraging the integration of Jews into the Hungarian nation.... The Hungarian political elite supported the assimilation of the Jewish groups, the majority of whom responded by learning the Hungarian language, becoming loyal citizens of the Hungarian nation state and identifying with Hungarian culture.”

So while several of the Kraus children noted their race to be “Hebrew,” it is perhaps not surprising that in 1938 Mike said he was a “Magyar.”

Either way, the Kraus family members were among the select few who were allowed to immigrate to the United States in this period. Prebuk writes, “For both Jews and non-Jews, large scale migration came to an end after World War I. During the 1920s only about 28,000 immigrants were permitted to enter the United States as the strict quotas set by the Johnson and Johnson-Reed Immigration Acts in 1921 and 1924 began to take effect.”

## **PREVIOUS HISTORIC RESOURCE SURVEYS**

The Residence at 1848 S. Gramercy Place has been identified as a Contributor to one (identified) historic district: the 18th Street Neighborhood.

In 1990, the Department of City Planning initiated a Historic Resource Survey of the entire South-Central (now just “South”) Los Angeles Community Plan area, which at the time consisted of 38,000 parcels.<sup>5</sup> The methodology included both records research (a review of previously documented cultural and architectural resources), a review of other prior surveys (Bureau of Engineering, Community Redevelopment Agency, etc.), and a field windshield survey. The Survey was finalized in 1996 and ultimately identified some 4,565 resources, and 50-plus small districts, including one to which 1848 S. Gramercy Place was identified as a Contributor.

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<sup>5</sup> Los Angeles Planning Department, Historic Studies Section, Community Plan Revision Program  
“List of Potentially Significant Historic Resources for the South Central Los Angeles District Plan Area,”  
June 21, 1996

Authors: Richard Starzak, MYRA L. FRANK & ASSOCIATES, INC., in conjunction with: Leslie Heumann, LESLIE HEUMANN & ASSOCIATES

The Survey team explained that as part of its methodology, it defined each identified historic district (commonly used phrase) as either a “district,” a “cluster” or a “neighborhood.” According to the report, *“Each district, cluster, or neighborhood has been selected on the basis of some consistent theme or unifying features, whether it be style of architecture, period of construction, or even scale. Several important criteria are used to determine qualification as a type of district, namely: the group should exhibit architectural quality and integrity, that is, lack intrusions of non-compatible structures and significant alterations; the group should exhibit an overall quality of design, preferably anchored by exceptional individual examples; the group should have definable geographic boundaries; and the character and quality of the group should be significant relative not only to the immediate area, but also to the overall City of Los Angeles.... A cluster is a small group of structures, usually less than 10. A district represents a larger area, often exceeding the length of a block. A neighborhood may be much larger in size and less dense than a district, usually because many structures which have become isolated are still significant examples of style, but probably would not otherwise qualify for individual monument status.”*

### **The 18th Street Neighborhood**

Among the historic districts identified in 1996 was the “18th Street Neighborhood,” which essentially comprised the original Angelus Vista Tract and Angelus Vista II. The 81 buildings that are part of the 18th Street Neighborhood were all constructed from 1904 to 1917. The range of included addresses are:

1619-1839 S VAN NESS AVE  
1625-1841 CIMARRON ST  
1609-1847 S WILTON PL  
1614-1849 S GRAMERCY PL (including 1848)  
1808-1824 SAINT ANDREWS PL  
1825-1838 S MANHATTAN PL

**As an important note:** The property does not appear at all in the SurveyLA survey for the South Los Angeles CPA. However, its omission from SurveyLA should not be interpreted as anything at all, since SurveyLA did not include this parcel or any other parcel that is zoned “industrial,” a category including commercial manufacturing (“CM”) in its 2012 survey for the South Los Angeles plan area. 1848 S. Gramercy Place is zoned “Q-CM” (an industrial zone). At a later date SurveyLA did do its “Industrial Context” survey, but it focused on (not surprisingly) industrial properties. As we evaluate both Angelus Vista and neighboring Arlington Heights, both of which have now been approved by the Los Angeles City Council for new “Character Residential Overlay Zones” as well as a specific CPIO plan for Washington Boulevard, we have discovered that none of the historic or character buildings along Washington Boulevard were evaluated or included, for the same reason.

## ALTERATIONS AND INTEGRITY

Although the Stokes' Angelus Vista Tract Residence has had some alterations over the years, its intrinsic Craftsman style and key design elements are substantially intact and have integrity.

Although there is some deferred maintenance, clutter and a few (temporary and reversible) partitions that should be removed, the house retains a significant portion of original features. It should not be judged on its current condition; in the right hands, this house can be restored to more actively reflect its era. The essential "bones" are there. The floor plans remain largely unaltered, the windows are generally original, as is the fenestration—that is neither the frames nor the positioning have been altered or changed out. (We recognized that one highly-visible window has been changed). But "Integrity" is defined as the ability to convey a story, not to be confused with decoration or condition.

The ground floor is currently a combination of wood and stucco; it is not clear if the original first floor cladding was wood siding or "plaster" stucco (on the original, circa 1911, Assessor Building Description appraisal form the word "plaster" is checked off.)

### Alterations:

In a 1928 photo, the first-floor sunroom (southwest corner of the house) was enclosed on three sides with multi-light wood windows. Those windows are extant on the north and south side of that space, but the front/west elevation has been further enclosed with stucco and a single aluminum window. The sunroom shows as an enclosed space on the 1921 Sanborn Map.

Most alterations are reversible, and the condition issues are readily repairable.

The exterior stones have been painted.

The posts holding up the south corners of the *porte-cochère* have been changed.

The top stucco layer is thick and contemporary. This can be changed. It is unclear to these authors if the original porch (vaguely Aztec) pillars were stucco OR were wood now covered with stucco. Either way, a skilled craftsman can reverse the top layer of stucco.

A permitted (in 1982) rear staircase leads to the second floor. The permit also mentioned a "fire door."

On the rear of the house, the rear window of the billiards room has been changed to aluminum. The 2nd level "sleeping porch" not only appears to have a pair of aluminum windows, that part of the structure does not appear on the 1921 Sanborn Map.

A security door masks but does not eliminate the original oak front door.



The dining room has been partitioned into two rooms; we only had access to one. It appears in the one portion that the wainscoting and the crown molding are intact. The dining room's opening to the study (possibly pocket doors, possibly simply open) has been enclosed with drywall and a hollow-core door. It would be relatively easy to remove the partitions and re-open the dining room.

Since we did not have access to the dining room, we do not know if its built-in oak buffet is extant (it was observed by the Assessor in 1920).

The original garage is not extant.

**Stokes' Angelus Vista Tract Residence**  
1848 S. Gramercy Place, Los Angeles CA 90019

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"Washington Street Car Barns Blocked." *Los Angeles Herald*: September 17, 1913.

"Washington Street Paving." [Western to the city limits.] *Los Angeles Herald*: June 11, 1912.

"Washington Street to be Improved." *Los Angeles Times*: January 18, 1920. ProQuest Historical Newspapers Los Angeles Times (1881-1986), pg. V 2.

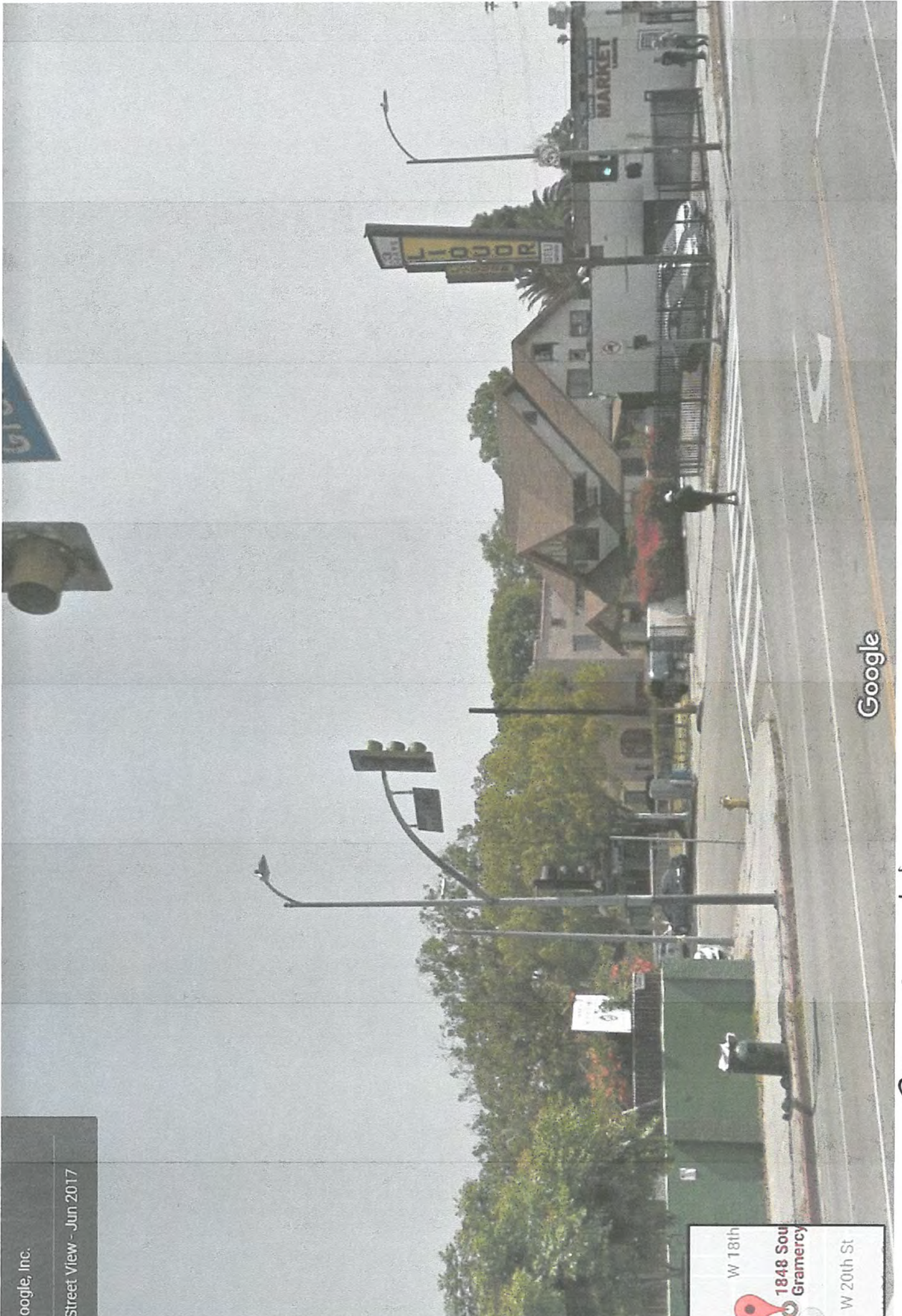
Whiting, Randolph V., editor. *California Decisions, Official Organ of the Supreme Court of the State of California*, Volume LVIII, July-December 1919.

Whiting, Randolph V. *Reports of Cases Determined in the Supreme Court of the State of California, from August 7, 1919 to December 30, 1919*, Volume 181. Bancroft-Whitney Company: San Francisco, 1921.

"Whitman Will Filed." *Los Angeles Times*: July 12, 1917.

World War II Draft Registration Card, Adolph Kraus (indicates 1848 S. Gramercy Place as address for sister Margaret Kraus), 1942. Accessed digitally via Fold3.com.

ZIMAS, City of Los Angeles Zoning Information and Map Access System, Parcel Profile for 1828-1830 S. Gramercy Place, Los Angeles CA 90019.

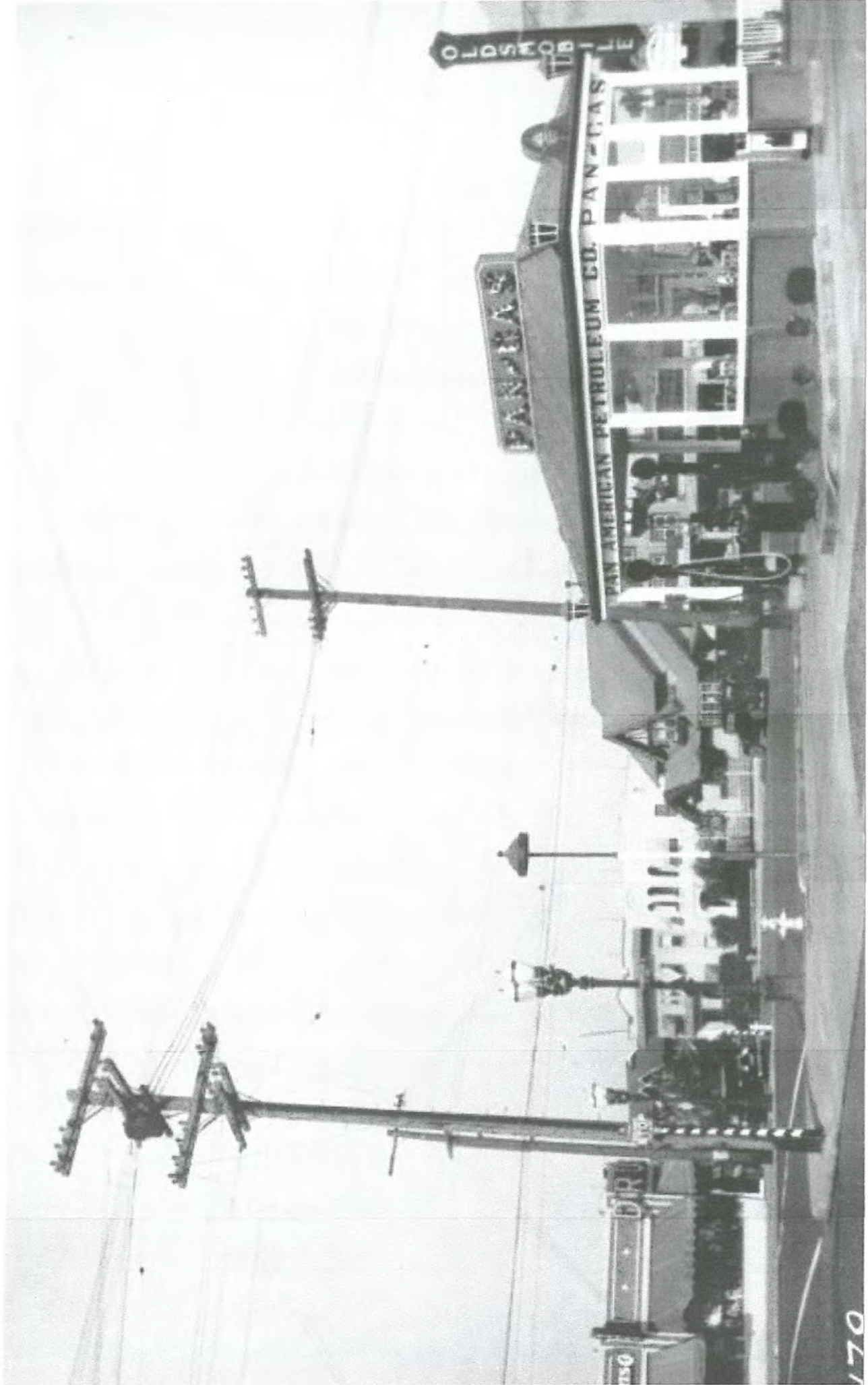


Google

Same view today


W 18th  
1848 South Gramercy  
W 20th St





Intersection of Washington + Gramercy, looking Northeastly; 1848 S. Gramercy pictured  
1928 photo - via USC Digital Archive, from Auto Club collection

# ANGELUS VISTA



## "A Choice Residence Circle."

Angelus Vista, the new tract in the most attractive part of the South-western portion of the city, offers opportunities for persons seeking permanent high-class homes in the coming portion of the city. Angelus Vista is today just exactly what the Westlake Section was five years ago, with the notable exceptions that Angelus Vista affords grand valley and mountain views from every lot, and there are such building restrictions as will insure on this tract the finest circle of homes in the great southwest.

## Advantages of Angelus Vista

Location is on high ground commanding the most magnificent views. No small lots—no cheap buildings—beautiful 80 foot streets, graded, graveled and curbed with cement curbing—wide sidewalks of cement, and every improvement that comfort can suggest. The Country Club on one side, Harvard Military College on the other. This tract lies wholly within that exclusive territory bounded by Western Avenue, the Nevin tract, and Adams street.

The Sixteenth street Santa Monica electric cars pass the tract, 15 minute service. Only 20 minutes to the beach from this point. Pico street 5 minute service two blocks from tract.

---



## Marshall & Stearns,

OWNERS.

329-331 Laughlin Building.

Also Office at Tract, Open All Day.

Telephone Main 1278.



# ANGELUS VISTA

## High-Class Residence Lots \$750===A Short Time Only.

This is a limited offer and the owners of *Angelus Vista Tract* reserve the right to withdraw it without notice at any time—only a small number of lots will be sold at \$750. We make this price in order to give the first buyers an advantage which they are entitled to.

## Lots in Angelus Vista Will Sell At \$1000 in a Few Weeks.

Those who buy now are buying under the market. Lots all around this tract are selling today from \$1000 up. Angelus Vista is in the very center of the coming high-class residence section. The Country Club and Nevin Tract on one side, the Harvard Military School on the other, with beautiful residences stretching away on the south to Adams street. The building restrictions in Angelus Vista are such as will assure the finest and most artistic homes in Los Angeles.

The mountain and valley views from *Angelus Vista* are superbly grand. This location is swept by cool ocean breezes all summer long.

All street improvements are on a splendid scale and thousands of dollars have been expended to intensify the natural beauty of the place and make it what it really is—the finest residence tract in Los Angeles.

Those people who have purchased lots in the Westlake section from two to five years ago and are now enjoying the fruits of their astuteness are especially invited to investigate the *Angelus Vista Tract*. There is the same opportunity to make money today, by investment in Angelus Vista there was in Westlake 5 years ago.

Reach Angelus Vista by the 16th Street Santa Monica line every 15 minutes; get off the car just west of Harvard school. Pico Street line every five minutes; get off at Country Club and walk two blocks south. We have an office right there where any information can be had.

**Secure a Lot at Once and Get the  
First Choice in the Tract.**

Map of  
**ANGELUS VISTA**  
 City of Los Angeles, Cal.  
 Being a portion of the S 1/2 of the N.E. 1/4 of  
 Section 35, T. 1 S., R. 14 W., S.B.B and M  
 Scale, 1" = 100'  
 Surveyed Feb. 1902 by H.J. Stocker, C.E.



16-th Street changed to Venice Boulevard Ord. 52420.  
 Washington St. chg. to Washington Blvd. - Ord. 68401.

Owners: -  
 Fred W. Marshall  
 E. A. Stent.

*Look up Henry ... of F.W. Marshall ...*

(Scale reduced to 100 ft. to 1 inch).  
 Recorded Nov. 13, 1902.

*H. J. Stocker*

PROPERTY OF THE GOOD SHEPHERD HOME

CRENSHAW

HEIGHTS

TRACT

NEVIN TRACT

THE W. G.

VISTA

ANGELUS

ANGELUS VISTA NO. 2

COAST CONSTRUCTION COMPANY TRACT

WEST END HEIGHTS

ANGELUS TRACT

TRACT NO. 1850

STRONG AND BERKSON'S WEST WASHINGTON STREET TRACT

VENICE

AVENUE

STREET

STREET

EIGHTEENTH

STREET

BOULEVARD

BOULEVARD

PLACE

MANHATTAN

PLACE

WASHINGTON

VIA NESS

MARKON

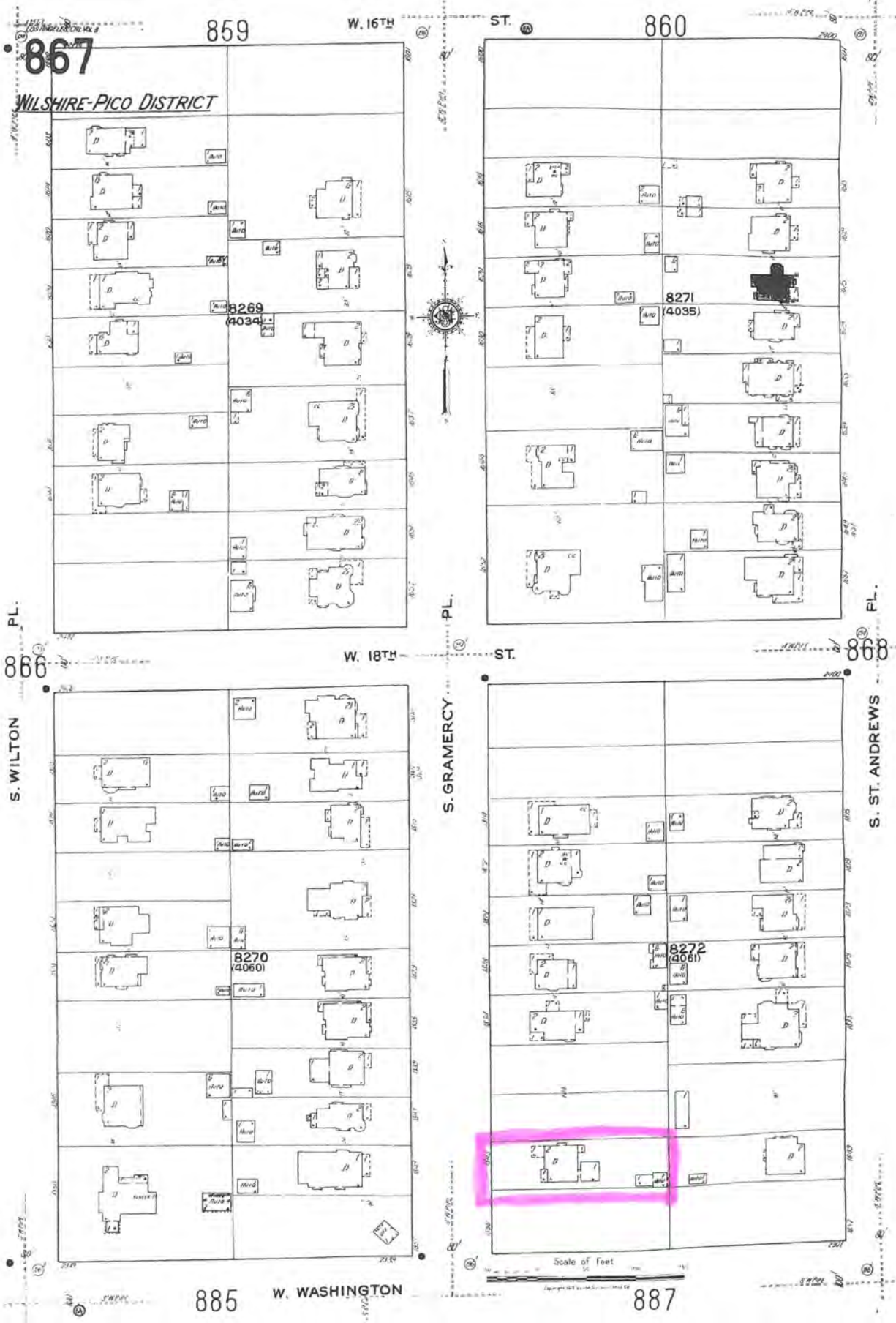
BLKTON

GRANDERS

ST ANDREWS

BOULEVARD

# 1921 Sanborn



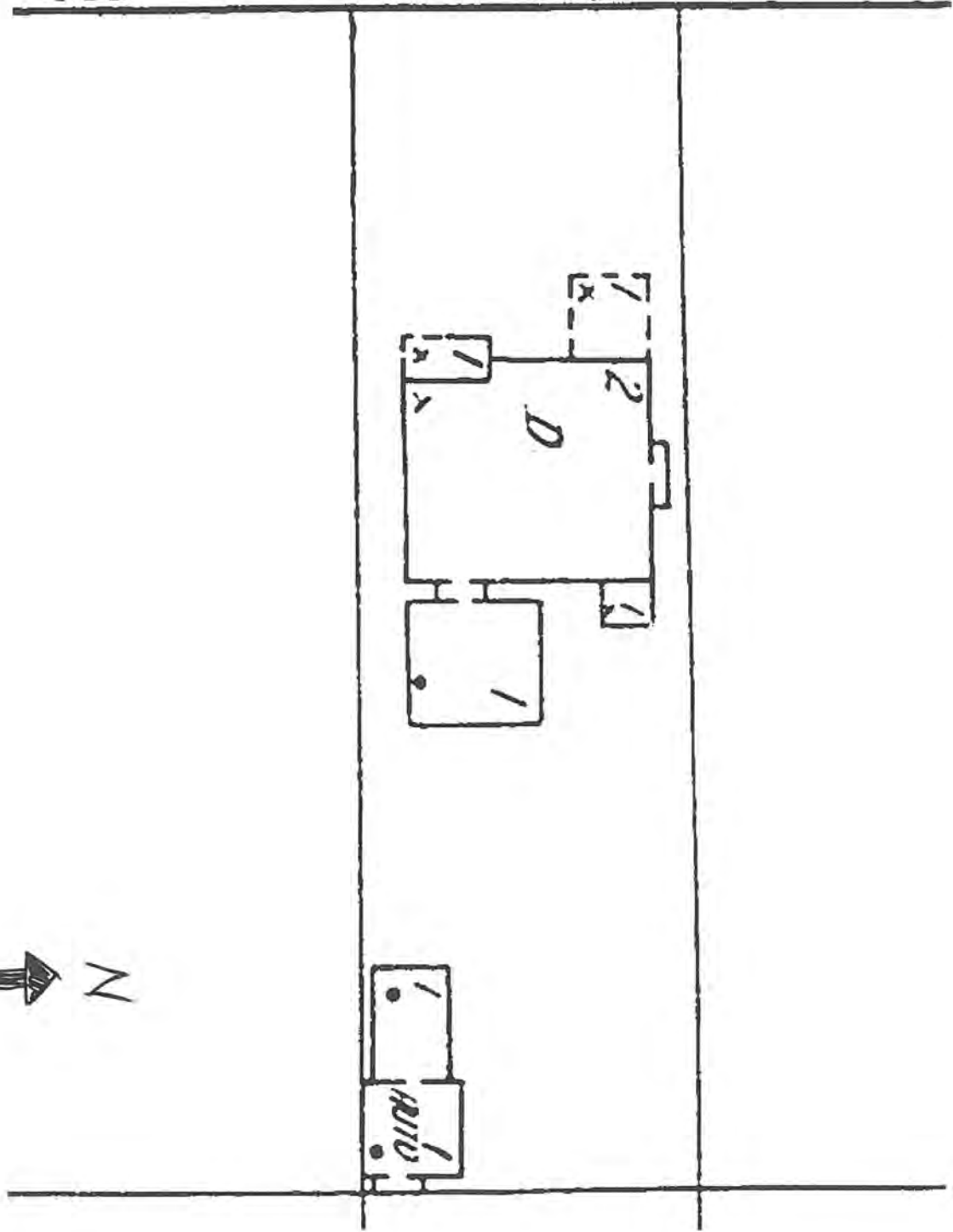
4" W PIPE

Gramercy Place

1836

1848

1921 Sanborn



# BUILDING DESCRIPTION BLANK

No. 1848 S. Gray Index 5073  
 Tract 16

PARCEL 49

Lot No. 276 Block No. 9/11/20  
 Examined by Linn + Nail Date 9/11/20

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire Place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stone, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Me/Lath	Stove	Ornamental
Flat	" Wood Lath		INSIDE FINISH
Apartment	Shakes, Rustic		Plain <u>ent</u>
Factory	Shingles, B & B	PLUMBING	Ornamental
Garage	Brick, P or C	No. of Fixtures	Stock
Shed	Corr. Iron		Special <u>glass</u>
Barn	ROOF		BUILT IN FEATURES
Church	Flat Hip	Good, Medium	Buffet <u>book</u>
School	Gables, Dormers	Cheap	Patent Beds
Store	Cut up, Ordinary	Sewer	Refrigerator
Storage	Plain, Gravel	Cesspool	Bookcases
	Tile, Shingle	LIGHTING	Plain
	Corr. Iron	Gas, Electric	Ornamental
	Composition	Good	CONDITION
FOUNDATION	CONSTRUCTION	Medium	Good Built
Stone	Good	Cheap	Medium
Concrete	Medium		Poor <u>1920</u>
Brick	Cheap		
Wood			

OCCUPANCY		bed	1	2	3	4	5	6	7	8	9	10
Owner, Rented, Vacant	Living Room		1									
Rent Paid \$ Per Mo.	Bed "											1
Basement	Bath "		1									
ft. ft.	Kitchen											
ft. deep	Storage											
cu. ft. @	Store											
Lot Grade <u>+0</u>	Hardwood Floor		1									
	Hardwood Fin.											
	Cement Floor											
	Unfinished											

Remarks: add 20x27 Bullin built  
1000

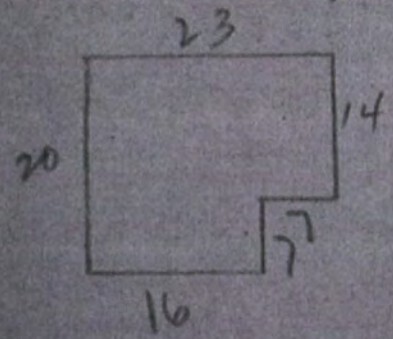
OWNER D. M. Stange

BLOG. VALUES	
CLASS	
NO. CU. FT.	418
NO. SQ. FT.	280
AT	120 250
BLDG COST \$	1045
BSMT COST \$	45
HEAT COST \$	
TOTAL COST \$	1090
PER CENT DEP	15
PER CENT UTILITY DEP	2
DEP. VALUE \$	898
ASSESSED VALUE \$	1052



16  
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on Rear of House  
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No. 1848 Gramercy St. Dr. Ave. Pl.  
 Tract ANGELLUS VISTA 349 9 Records of L. A. Co. 3073  
 Lot No. 76 Block No. 16

Examined by \_\_\_\_\_ Date \_\_\_\_\_

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire place	Cobblesone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number <u>2</u>	and Gas <u>Fireplace</u>	Stucco, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, <u>Dist. Lath</u>	Stove	Ornamental
Flat	" <u>Wood Lath</u>		
Apartment	Shakes, Rustic	<b>PLUMBING</b>	<b>INSIDE FINISH</b>
Out Building	Siding, Board	No. of Fixtures	Plain
Garage	and Batten	<u>8</u>	Ornamental
Shed	Corr. Iron		Stucco
Barn		<b>LIGHTING</b>	Special
Church	<b>ROOF</b>	Good, Medium	<b>BUILT-IN FEATURES</b>
School	Flat, Hip	Cheap	Built
Shop	Gables, Dormers	Saw	Patent Beds
Storage	Cupola, Ordinary	Caspool	Refrigerator
	Plain		Bookcases
	Tile, Slating		Plain <u>1 1/2</u>
	Tim, Gravel		Ornamental
	Composition		<b>CONDITION</b>
<b>FOUNDATION</b>	<b>CONSTRUCTION</b>	Gas, Electric	Good
Stone	Good	Good	Medium <u>1910</u>
Concrete	Medium	Medium	Poor
Brick	Cheap	Cheap	
Wood			

OCCUPANCY		SQ. FT.					ATTN
		1	2	3	4	5	
Owner, Rented, Vacant	Living Room		2				
Rent Paid \$ <u>45.00</u> Per Mo.	Bed		4				
Basement <u>Basement</u>	Bath		1				
<u>14 ft. x 14 ft.</u>	Kitchen	1					
<u>6 ft. deep</u>	Storage						
<u>176 cu. ft. @ 10</u>	Store						
Lot Grade <u>✓</u>	Hardwood Floor	2					
	Hardwood Fin.						
	Cement Floor	1					
	Unfinished						

Remarks: Good Cement Driveway

OWNER: Eleanor G. Whitman

EACH SQUARE EQUALS 10 FEET		BLOG. VALUES	
25	14	CLASS	
10	13	NO. SQ. FT.	3240
10	14	AT \$	120
30	55	BLOG. COST \$	4030
210	1217	Sub. Cost \$	88
910	410	DSMT. COST \$	94
1000		HEAT COST \$	103
		TOTAL COST \$	4315
		PER CENT REA	3620
		DEP. VALU \$	243
		PER CENT UTILITY	
		PRESENT VALUE \$	1170

# BUILDING DESCRIPTION BLANK

Form 182-A E.W.T.

No. 1848 Index 5073  
 Tract 116

PARCEL 49

Lot No. 276 Block No. 9/11/70  
 Examined by Linn + Nail Date 9/11/70

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire Place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stone, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Me/Lath	Stove	Ornamental
Flat	" Wood Lath		INSIDE FINISH
Apartment	Shakes, Rustic		Plain <u>glt</u>
Factory	Shakes, B & B	PLUMBING	Ornamental
Garage	Brick, P or C	No. of Fixtures	Stain <u>glass</u>
Shed	Corn. Iron		Special
Barn			BUILT IN
Church	ROOF		FEATURES
School	Flat Hip	Gas, Electric	Buffet <u>oak</u>
Store	Gables, Dormers	Good	Patent Beds
Storage	Cut up, Ordinary	Medium	Refrigerator
	Plain, Gravel	Cheap	Bookcases
	Tile, Shingle	Cesspool	Plain
	Corn. Iron	LIGHTING	Ornamental
	Composition	Gas, Electric	CONDITION
FOUNDATION	CONSTRUCTION	Good	Good
Stone	Good	Medium	Built
Concrete	Medium	Cheap	Medium
Brick	Cheap		Poor
Wood			<u>1920</u>

OCCUPANCY		1	2	3	4	5	6
Owner, Rented, Vacant	Living Room	1					
Rent Paid \$ Per Mo.	Bed "						1
Basement	Bath "	1					
ft. ft.	Kitchen						
ft. deep	Storage						
cu. ft. @	Store						
Lot Grade <u>+0</u>	Hardwood Floor	1					
	Hardwood Fin.						
	Cement Floor						
	Unfinished						

Remarks: all 20x27 Blinds built  
1000

OWNER B. M. Stapp

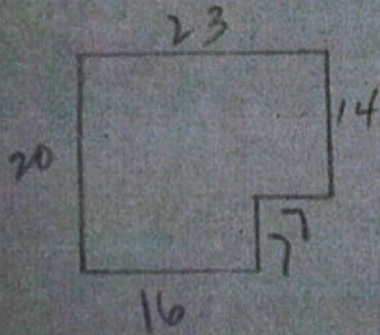
BLDG. VALUES	
CLASS	
NO. CU. FT.	<u>418</u>
NO. SQ. FT.	<u>250</u>
AT <u>22</u>	<u>100</u>
BLDG COST \$	<u>1045</u>
BSMT COST \$	<u>0</u>
HEAT COST \$	<u>0</u>
TOTAL COST \$	<u>1045</u>
PER CENT DEP	<u>15</u>
PER CENT UTILITY DEP	<u>0</u>
DEP. VALUE \$	<u>898</u>
ASSESSED VALUE \$	<u>1045</u>



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1008  
1024

on Rear of House  
↓



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20171141721



Pages:  
0002

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

10/05/17 AT 08:00AM

FEES:	22.00
TAXES:	4,704.00
OTHER:	0.00
PAID:	4,726.00



LEADSHEET



201710050120021

00014332717



008636642

SEQ:  
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

Fidelity National Title Company

RECORDING REQUESTED BY:

Order No. LA0017215-995  
Escrow No. 75071ME  
Parcel No. 5073-016-009

AND WHEN RECORDED MAIL TO:

MRS. JANET YONJUNG JHA  
1848 S. GRAMERCY PLACE  
LOS ANGELES, CA 90019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$

924- and CITY \$ 3780-

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, William J. Foster, Trustee of The William J. Foster Revocable Living Trust dated September 16, 2006, who acquired title as William J. Foster, Trustee of the William J. Foster Revocable Living Trust, and Timothy L. Robbins, a single man, each to an undivided one-half interest

hereby GRANT(S) to Janet Yonjung Jha, a married woman as her sole and separate property the following described real property in the County of Los Angeles, State of California:

Lot 76 of Tract No. Angelus Vista, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Page(s) 73 of maps, in the Office of the County Recorder of said County.

More commonly known as: 1848 S. Gramercy Place, Los Angeles, CA 90019

Date October 3, 2017

The William J. Foster Revocable Living Trust

By: William J. Foster  
William J. Foster, Trustee

Timothy L. Robbins  
Timothy L. Robbins

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } s.s.

On 10/3/2017, before me, Melonee Lee Ellis, a notary public, personally appeared William J. Foster and Timothy L. Robbins who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Signature Melonee Lee Ellis (Seal)



**D R A F T**

**Historic Studies Section**

**Community Plan Revision Program**

**Historic Resources Final Report**  
for the  
**South Central Los Angeles**  
**District Plan Area**

**Work Product 5D**

**June 21, 1996**

Prepared For:

**The City of Los Angeles**  
**Department of Planning**

Prepared By:

**Richard Starzak**  
**MYRA L. FRANK & ASSOCIATES, INC.**

in conjunction with:

**Leslie Heumann**  
**LESLIE HEUMANN & ASSOCIATES**

and:

**THE LOS ANGELES CONSERVANCY**

**SOUTH CENTRAL LOS ANGELES DISTRICT PLAN -- LIST OF POTENTIAL HISTORIC RESOURCES**

LOCATION OF RESOURCE	HISTORIC NAME	YEAR BUILT	EVALUATION	DESCRIPTION	ARCHITECT/ BUILDER	SOURCE AND/ OR SIGNIFICANCE	PHOTO NO. & DATE
1645 S GRAMERCY PL		1906 C.	eD	AMERICAN FOURSQUARE/ CLASSICAL BOX, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-14 05/15/1995
1651-1653 S GRAMERCY PL		1908	eD	CRAFTSMAN/ TUDOR REVIVAL, 2 1/2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-13 05/15/1995
1657 S GRAMERCY PL		1904 C.	c/eD	AMERICAN FOURSQUARE/ CRAFTSMAN/ QUEEN ANNE, 2 1/2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-12 05/15/1995
1815 S GRAMERCY PL		1908	eD	CRAFTSMAN/ TUDOR REVIVAL, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-21 05/15/1995
1818 S GRAMERCY PL		1904	eD	CRAFTSMAN/ TUDOR REVIVAL, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-05 05/15/1995
1828 S GRAMERCY PL		1907 C.	eD	CRAFTSMAN/ FOLK VICTORIAN, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-06 05/15/1995
1829 S GRAMERCY PL		1908	eD	CRAFTSMAN/ TUDOR REVIVAL, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-11 05/15/1995
1829 S GRAMERCY PL		1908	eD	CRAFTSMAN/ CLIPPED GABLE, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-20 05/15/1995
1834 S GRAMERCY PL		1905	eD	SHINGLE/ CRAFTSMAN/ CLEFT GABLE, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-07 05/15/1995
1834 S GRAMERCY PL		1905	eD	AMERICAN FOURSQUARE, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-18 05/15/1995
1835 S GRAMERCY PL		1909	c/eD	CRAFTSMAN/ TUDOR REVIVAL, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-10 05/15/1995
1839 S GRAMERCY PL		1906	eD	AMERICAN FOURSQUARE, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-09 05/15/1995
1848 S GRAMERCY PL		1905 C.	eD	CRAFTSMAN/ TUDOR REVIVAL, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-08 05/15/1995
1849 S GRAMERCY PL		1906 C.	eD	SHINGLE/ CRAFTSMAN, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE 18TH STREET NEIGHBORHOOD	067-19 05/15/1995
2223 S GRAMERCY PL		1908	e/cD	CRAFTSMAN/ TUDOR REVIVAL, 2 1/2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE SUGAR HILL SHINGLE AND CRAFTSMAN DISTRICT SITUS ADDRESS A.K.A. 2219 S. GRAMERCY PLACE	065-09 05/09/1995
2229 S GRAMERCY PL		1908	cD	SHINGLE/ CRAFTSMAN, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE SUGAR HILL SHINGLE AND CRAFTSMAN DISTRICT	065-08 05/09/1995
2301 S GRAMERCY PL		1905	cD	SHINGLE/ CRAFTSMAN, 2-STORY RESIDENCE		LADOP 1995 SURVEY PART OF THE SUGAR HILL SHINGLE AND CRAFTSMAN DISTRICT	064-17 05/09/1995

**SOUTH CENTRAL LOS ANGELES DISTRICT PLAN AREA**

**HISTORIC RESOURCES PHOTOGRAPHS -- PLATE 67**

<b>Photo No.</b>	<b>Photo Date</b>	<b>Location of Resource</b>	<b>Historic or Common Name or Description</b>
067-01	05/15/1995	1609 S WILTON PL	SHINGLE/CRAFTSMAN, 2-STORY RESIDENCE
067-02	05/15/1995	1614 S GRAMERCY PL	SHINGLE/CRAFTSMAN, 2-STORY RESIDENCE
067-03	05/15/1995	1618 S GRAMERCY PL	CRAFTSMAN/CENTER GABLE, 2-STORY RESIDENCE
067-04	05/15/1995	1624 S GRAMERCY PL	CRAFTSMAN/SIDE GABLE, 2-STORY RESIDENCE
067-05	05/15/1995	1818 S GRAMERCY PL	CRAFTSMAN/TUDOR REVIVAL, 2-STORY RESIDENCE
067-06	05/15/1995	1828 S GRAMERCY PL	CRAFTSMAN/FOLK VICTORIAN, 2-STORY RESIDENCE
067-07	05/15/1995	1834 S GRAMERCY PL	SHINGLE/CRAFTSMAN/CLEFT GABLE, 2-STORY RESIDENCE
067-08	05/15/1995	1848 S GRAMERCY PL	CRAFTSMAN/TUDOR REVIVAL, 2-STORY RESIDENCE
067-09	05/15/1995	1839 S GRAMERCY PL	AMERICAN FOURSQUARE, 2-STORY RESIDENCE
067-10	05/15/1995	1835 S GRAMERCY PL	CRAFTSMAN/TUDOR REVIVAL, 2-STORY RESIDENCE
067-11	05/15/1995	1829 S GRAMERCY PL	CRAFTSMAN/TUDOR REVIVAL, 2-STORY RESIDENCE
067-12	05/15/1995	1657 S GRAMERCY PL	AMERICAN FOURSQUARE/CRAFTSMAN/QUEEN ANNE, 2 1/2-STORY RESIDENCE
067-13	05/15/1995	1651-1653 S GRAMERCY PL	CRAFTSMAN/TUDOR REVIVAL, 2 1/2-STORY RESIDENCE
067-14	05/15/1995	1645 S GRAMERCY PL	AMERICAN FOURSQUARE/CLASSICAL BOX, 2-STORY RESIDENCE
067-15	05/15/1995	1808 SAINT ANDREWS PL	CRAFTSMAN/FRONT GABLE, 2-STORY RESIDENCE
067-16	05/15/1995	1814 SAINT ANDREWS PL	CRAFTSMAN, 2-STORY RESIDENCE
067-17	05/15/1995	1824 SAINT ANDREWS PL	CRAFTSMAN/SIDE GABLE, 2-STORY RESIDENCE
067-18	05/15/1995	1834 S GRAMERCY PL	AMERICAN FOURSQUARE, 2-STORY RESIDENCE
067-19	05/15/1995	1849 S GRAMERCY PL	SHINGLE/CRAFTSMAN, 2-STORY RESIDENCE
067-20	05/15/1995	1829 S GRAMERCY PL	CRAFTSMAN/CLIPPED GABLE, 2-STORY RESIDENCE
067-21	05/15/1995	1815 S GRAMERCY PL	CRAFTSMAN/TUDOR REVIVAL, 2-STORY RESIDENCE
067-22	05/15/1995	1639 S GRAMERCY PL	CRAFTSMAN/FLARED ROOF, 2-STORY RESIDENCE
067-23	05/15/1995	1615 S GRAMERCY PL	CRAFTSMAN/SIDE GABLE, 2 1/2-STORY RESIDENCE
067-24	05/15/1995	1828 S MANHATTAN PL	CRAFTSMAN/FRONT GABLE, 2-STORY RESIDENCE
067-25	05/15/1995	1838-1840 S MANHATTAN PL	CRAFTSMAN/SIDE GABLE, 1 1/2-STORY DUPLEX
067-26	05/15/1995	1831 S MANHATTAN PL	AMERICAN FOURSQUARE/CLASSICAL BOX, 2-STORY RESIDENCE
067-27	05/15/1995	1829 S MANHATTAN PL	CRAFTSMAN/TUDOR REVIVAL, 2 1/2-STORY RESIDENCE
067-28	05/15/1995	1825 S MANHATTAN PL	CRAFTSMAN/SIDE GABLE, 2 1/2-STORY RESIDENCE
067-29	05/15/1995	1326 S MANHATTAN PL	SHINGLE/CRAFTSMAN/ASHLAR MASONRY, 2-STORY RESIDENCE
067-30	05/15/1995	1400 S MANHATTAN PL	MISSION REVIVAL/COLONIAL REVIVAL, 2-STORY RESIDENCE
067-31	05/15/1995	1404 S MANHATTAN PL	CRAFTSMAN/TUDOR REVIVAL, 2-STORY RESIDENCE
067-32	05/15/1995	1510 S MANHATTAN PL	CRAFTSMAN/ASHLAR MASONRY, 2 1/2-STORY RESIDENCE
067-33	05/15/1995	1555 S MANHATTAN PL	CRAFTSMAN/TUDOR REVIVAL, 2-STORY RESIDENCE
067-34	05/15/1995	1547 S MANHATTAN PL	CRAFTSMAN/TUDOR REVIVAL, 2-STORY RESIDENCE
067-35	05/15/1995	1533 S MANHATTAN PL	CRAFTSMAN/CLASSICAL REVIVAL INFLUENCE, 2 1/2-STORY RESIDENCE

South Central District Plan Area

Date: 05/15/95 Roll: 067



LEVEL 5 IS LISTED OR APPEARS ELIGIBLE FOR LISTING UNDER A LOCAL LANDMARK ORDINANCE

- 5 Is listed under a local landmark ordinance.
- 5P Appears eligible for listing under a local landmark ordinance as a result of a previous survey, and/or a visual analysis substantiated by research.
- e Appears eligible for listing under a local landmark ordinance as a result of a visual analysis only.
- 5D Is listed as a contributor to a locally designated historic district or preservation area.
- 5PD Appears eligible for listing as a contributor to a potential locally designated historic district or preservation area as a result of a previous survey, and/or a visual analysis substantiated by research. In a thematic group, this evaluation is meant to define that the resource was previously evaluated, although not necessarily as part of the thematic group established as a result of the LADOP 1991 Survey.
- eD Appears eligible for listing as a contributor to a potential locally designated historic district or preservation area as a result of a visual analysis only. In the case of a thematic group, this evaluation indicates that the resource had not been previously evaluated in any known documentation.



Los Angeles Planning Department, Historic Studies Section  
Community Plan Revision Program  
"List of Potentially Significant Historic Resources for the  
South Central Los Angeles District Plan Area,"  
June 21, 1996

Authors: Richard Starzak, MYRA L. FRANK & ASSOCIATES, INC.,  
in conjunction with:  
Leslie Heumann, LESLIE HEUMANN & ASSOCIATES

**THE 18TH STREET NEIGHBORHOOD**  
(AKA Angelus Vista + Angelus Vista #2 tracts)

The 81 buildings that are part of the 18th Street Neighborhood were all constructed from 1904 to 1917. 89% of the buildings are 2 stories in height while 9% of the buildings are 1 story in height. Of the architectural styles represented: 19% are Craftsman; 14% are Craftsman/Tudor Revival; 11% are Shingle/Craftsman; 10% are Craftsman/Side Gable; 6% are Craftsman/Folk Victorian; 5% are American Foursquare; 4% are Shingle; 1% are Craftsman/Oriental Influence; 1% are Mediterranean Revival/Moorish; 1% are Craftsman/Shingle; 4% are Craftsman/Flared Roof; 1% are Craftsman Shed Dormer; 2% are American Foursquare/Classical Revival; 1% are Shingle/Classical Revival; 5% are Craftsman/Cross Gable; 1% are Craftsman/Arroyo Stone; 1% are Craftsman/Ashlar Masonry; 1% are Shingle/Craftsman W/Arroyo Stone Details; 1% are Colonial Revival; 1% are Craftsman/Center Gable.

Address ranges:

1619-1839 S VAN NESS AVE  
1625-1841 CIMARRON ST  
1609-1847 S WILTON PL  
1614-1849 S GRAMERCY PL<sup>1</sup>  
1808-1824 SAINT ANDREWS PL  
1825-1838 S MANHATTAN PL

1996 general description:

Each district, cluster, or neighborhood has been selected on the basis of some consistent theme or unifying features, whether it be style of architecture, period of construction, or even scale. Several important criteria are used to determine qualification as a type of district, namely: the group should exhibit architectural quality and integrity, that is, lack intrusions of non-compatible structures and significant alterations; the group should exhibit an overall quality of design, preferably anchored by exceptional individual examples; the group should have definable geographic boundaries; and the character and quality of the group should be significant relative not only to the immediate area, but also to the overall City of Los Angeles.... A cluster is a small group of structures, usually less than 10. A district represents a larger area, often exceeding the length of a block. A neighborhood may be much larger in size and less dense than a district, usually because many structures which have become isolated are still significant examples of style, but probably would not otherwise qualify for individual monument status.

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<sup>1</sup> Includes 1848 S. Gramercy Place, identified as a Contributor and described as a Craftsman-Tudor. See spreadsheet.

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Editing

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
46	###	19	27	1609		S	Wilton	PL	SOU	90019	08	1908	2	Shingle/Craftsman	Residence
47	###	15	3	1614		S	Gramercy	PL	SOU	90019	08	1908	2	Shingle/Craftsman	Residence
48	###	15	4	1618		S	Gramercy	PL	SOU	90019	07	1907	2	Craftsman/Center Gable	Residence
49	###	15	5	1624		S	Gramercy	PL	SOU	90019	07	1907	2	CRAFTSMAN/SIDE GABLE	Residence
50	###	16	3	1818		S	Gramercy	PL	SOU	90019	04	1904	2	Craftsman/Tudor Revival	Residence
51	###	16	5	1828		S	Gramercy	PL	SOU	90019	1907 C.		2	Craftsman/Folk Victorian	Residence
52	###	16	6	1834		S	Gramercy	PL	SOU	90019	05	1905	2	Shingle/Craftsman/Cleft Gable	Residence
53	###	16	9	1848		S	Gramercy	PL	SOU	90019	15	1905 C.	2	Craftsman/Tudor Revival	Residence
54	###	18	13	1839		S	Gramercy	PL	SOU	90019	06	1906	2	American Foursquare	Residence
55	###	18	14	1835		S	Gramercy	PL	SOU	90019	09	1909	2	Craftsman/Tudor Revival	Residence
56	###	18	15	1829		S	Gramercy	PL	SOU	90019	08	1908	2	Craftsman/Tudor Revival	Residence
57	###	17	13	1657		S	Gramercy	PL	SOU	90019	27	1904 C.	2 1/2	American Foursquare/Craftsman/Queen Anne	Residence
58	###	17	14	1651	-1653	S	Gramercy	PL	SOU	90019	08	1908	2 1/2	Craftsman/Tudor Revival	Residence
59	###	17	15	1645		S	Gramercy	PL	SOU	90019	28	1906 C.	2	American Foursquare/Classical Box	Residence
60	###	14	2	1808			SAINT ANDREWS	PL	SOU	3	10	1910	2	Craftsman/Front Gable	Residence
61	###	14	3	1814			SAINT ANDREWS	PL	SOU	3	11	1911	2	Craftsman	Residence
62	###	14	5	1824			SAINT ANDREWS	PL	SOU	3	08	1908	2	CRAFTSMAN/SIDE GABLE	Residence
63	###	16	6	1834		S	Gramercy	PL	SOU	3	05	1905	2	American Foursquare	Residence
64	###	18	11	1849		S	Gramercy	PL	SOU	90019	69	1906 C.	2	Shingle/Craftsman	Residence
65	###	18	15	1829		S	Gramercy	PL	SOU	3	08	1908	2	Craftsman/Clipped Gable	Residence
66	###	18	17	1815		S	Gramercy	PL	SOU	90019	08	1908	2	Craftsman/Tudor Revival	Residence
67	###	17	16	1639		S	Gramercy	PL	SOU	3	07	1907	2	Craftsman/Flared Roof	Residence
68	###	17	19	1615		S	Gramercy	PL	SOU	90019	09	1909	2 1/2	CRAFTSMAN/SIDE GABLE	Residence
69	###	13	17	1828		S	Manhattan	PL	SOU	90019	07	1907	2	Craftsman/Front Gable	Residence
70	###	13	19	1838	-1840	S	Manhattan	PL	SOU	90019	16	1916	1 1/2	CRAFTSMAN/SIDE GABLE	Duplex
71	###	14	18	1831		S	Manhattan	PL	SOU	90019	04	1904	2	American Foursquare/Classical Box	Residence

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# CALIFORNIA DECISIONS

*Twenty-ninth Year*

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*Official Organ of the Supreme Court of the State  
of California*

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RANDOLPH V. WHITING, Editor

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## VOLUME LVIII

JULY-DECEMBER, 1919

THE RECORDER PRINTING AND PUBLISHING COMPANY,

689 Stevenson Street, San Francisco, Cal.

L. A. No. 4952. Department One. August 29, 1919.

FRITZ WERNER, Plaintiff and Appellant, v. MARY M. GRAHAM, ANNE B. DARLING, C. A. BRANT, ELEANOR GOODWIN WHITMAN, JOHN F. KENWORTHY, JOHN W. PARKER, ELLEN A. SALISBURY, MARY M. TRASK, LILLIE McVICKAR, WM. M. GARNETT, ETHELWYN WING, S. M. LITTLE and MRS. NELLIE H. CHASE, Defendants and Respondents.

[1] DEED—COVENANTS—RESTRICTION OF USE OF ONE PARCEL FOR BENEFIT OF ANOTHER—ENFORCEMENT BETWEEN GRANTEEES OF ORIGINAL PARTIES—RULE.—The enforcement of covenants restricting the use of one parcel of land for the benefit of another parcel between the grantees of the original parties, between whom no privity of estate or of contract can properly be said to exist, are limited to those which directly concern and benefit what may be termed the "dominant tenement," and any provisions of an instrument creating or claimed to create such a "servitude" will be strictly construed, any doubt being resolved in favor of the free use of the land.

[2] ID.—SERVITUDE IN FAVOR OF ONE PARCEL AND AGAINST ANOTHER—WHEN NOT CREATED.—Where the owner of a tract of land sells a portion of it, exacting of the grantee restrictive provisions as to its use, but without a word indicating that the land conveyed is a part of a larger tract, the balance of which the grantor still retains, or that the restrictions are intended for the benefit of other lands, or that their benefit is to inure to or pass with other lands, and without any description or designation of what is an essential element of any such servitude as claimed, namely, the land which is to be the dominant tenement, a servitude in favor of one parcel against the other is not created.

[3] ID.—CREATION OF MUTUAL EQUITABLE SERVITUDES—RULE—EXCEPTION.—While it is the undoubted rule that when the owner of a subdivided tract conveys the various parcels in the tract by deeds containing appropriate language imposing restrictions on each parcel as part of a general plan of restrictions common to all the parcels and designed for their mutual benefit, mutual equitable servitudes are thereby created in favor of each parcel as against all the others, the rule is not applicable where there is no language in the deeds which refers to a common plan of restrictions or which expresses or in any way indicates an agreement between grantor and grantee that the lot conveyed is taken subject to any such plan.

Appeal by plaintiff from a judgment of the Superior Court of Los Angeles County, Chas. Wellborn, Judge, quieting title with restrictions. *Reversed.*

For Appellant—E. W. Sargent, W. G. Cooke, John F. Keogh.

For Respondents—Valentine & Newby.

This is an action to quiet title to real property, the purpose being to obtain a judicial determination that the land of the plaintiff is free of certain restrictions as to its use contained in a deed to a previous owner through whom the plaintiff claims. The land consists of one of the lots of a considerable tract and the defendants are other lot owners within the

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Apr. 1

**REPORTS OF CASES**

**DETERMINED IN**

**THE SUPREME COURT**

**OF THE**

**STATE OF CALIFORNIA.**

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**FROM AUGUST 7, 1919, TO DECEMBER 30, 1919**

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**RANDOLPH V. WHITING**  
**REPORTER**

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**VOLUME 181**

**SAN FRANCISCO**  
**BANCROFT-WHITNEY COMPANY**  
**1921**

termine whether the order can be supported upon any ground, and none appearing to us, the order must be reversed.

Order reversed.

Shaw, J., and Olney, J., concurred.

Hearing in Bank denied.

All the Justices concurred, except Angellotti, C. J., and Wilbur, J.

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[L. A. No. 4952. Department One.—August 29, 1919.]

FRITZ WERNER, Appellant, v. MARY M. GRAHAM et al.,  
Respondents.

- [1] DEED—BUILDING RESTRICTIONS—QUITCLAIM OF INTEREST—RELEASE OF RESTRICTIONS.—Where the owner of a tract of land subdivided it into lots and blocks and made sales of the lots subject to certain building restrictions, and thereafter quitclaimed to the owner of one of the lots any interest he had therein, the effect of the deed was to release the restrictive provisions as to such lot so far as it was in the power of the original owner to do so.
- [2] ID.—ENFORCEMENT OF BUILDING RESTRICTIONS—RIGHT OF OTHER LOT OWNERS—RESTRICTIONS AS CONDITIONS.—Where a deed containing building restrictions provides that the property conveyed shall revert to the grantor, his heirs or assigns in case of a breach of the restrictions, such provisions, if in fact conditions and not covenants, cannot be enforced by other lot owners under deeds from the same grantor and containing the same restrictions, against a lot owner who subsequent to his deed obtained from the original grantor a quitclaim deed to all his interest in the lot, for such reversion clause only runs in favor of the grantor, since by "assigns" is meant the assignees of the reversion or right of re-entry.
- [3] ID.—RESTRICTIONS AS COVENANTS.—Under such a deed, if such restrictive provisions amount to covenants, as well as conditions, there is no privity of contract between such lot owner and the other lot owners, nor is there privity of estate, at least in the usual sense of the word, for neither holds under or through the others, and the restrictions are not covenants running with the land, nor for the benefit of the estate conveyed but to its detriment.

- [4] **ID.—ENFORCEMENT OF COVENANTS—ESSENTIALS.**—In order that such restrictions have force, not merely as between the original parties, but as between such lot owner and the other lot owners, it must appear that their insertion in the deed by the original grantor was, in effect, the creation of what amounts to a servitude, to the burden of which the lot was subjected as the servient tenement, and to the benefit of which the remainder of the tract was entitled as the dominant tenement.
- [5] **ID.—EQUITABLE EASEMENTS—ORIGIN.**—The enforcement of covenants restricting the use of one parcel of land for the benefit of another parcel, not merely as between the original parties, but as between their respective grantees between whom no privity of estate or of contract can properly be said to exist, originated at a comparatively recent date in the chancery courts and apparently without a clear appreciation of the fact that the enforcement of such covenants for and against grantees of the original parties was, in effect, the creating of servitudes.
- [6] **ID.—ENFORCEMENT OF EQUITABLE SERVITUDES.**—Such servitudes frequently spoken of as “equitable easements” are opposed to the rule that the owner of land may not create new and heretofore unknown estates, and their enforcement is limited to those which directly concern and benefit the dominant tenement, and any provisions of an instrument creating or claiming to create such a servitude will be strictly construed, any doubt being resolved in favor of the free use of the land.
- [7] **ID.—EQUITABLE SERVITUDE—WHEN NOT CREATED.**—A servitude running with the land in favor of one parcel and against another is not created where the owner of a tract of land sells a portion of it, exacting of the grantee restrictive provisions as to its use, but without a word indicating that the land conveyed is a part of a larger tract, the balance of which the grantor still retains, or that the restrictions are intended for the benefit of other lands, or that their benefit is to inure to or pass with other lands, and without any description or designation of the land which is to be the dominant tenement.
- [8] **ID.—CREATION OF MUTUAL EQUITABLE SERVITUDES.**—When the owner of a subdivided tract conveys the various parcels in the tract by deeds containing appropriate language imposing restrictions on each parcel as part of a general plan of restrictions common to all the parcels and designed for their mutual benefit, mutual equitable servitudes are thereby created in favor of each parcel as against all the others, for the agreement between the grantor and each grantee in such a case as expressed in the instruments between them is both that the parcel conveyed shall be subject to restrictions in accordance with the plan for the benefit of all the other parcels

and also that all other parcels shall be subject to such restrictions for its benefit.

- [9] **ID.—TIME OF CREATION.**—In such a case the mutual servitudes spring into existence as between the first parcel conveyed and the balance of the parcels at the time of the first conveyance, and as each conveyance follows, the burden and the benefit of the mutual restrictions imposed by preceding conveyances as between the particular parcel conveyed and those previously conveyed pass as an incident of the ownership of the parcel, and similar restrictions are created by the conveyance as between the lot conveyed and the lots still retained by the original owner.
- [10] **ID.—CREATION OF EQUITABLE SERVITUDES—JOINT INTENT OF PARTIES.**—Where the owner of a tract of land sells a lot subject to building restrictions, but without any language in the deed which refers to a common plan of restrictions or which expresses or in any way indicates an agreement between grantor and grantee that the lot conveyed is taken subject to any such plan, it is immaterial, as affecting the question whether the restriction runs personally to the owner and not to the owners of other lots in the tract, that the owner in selling lots from time to time in each conveyance has exacted restrictive covenants, evidently in accord with a common plan. It is not the grantor's intent alone that governs, but the joint intent of himself and his grantees, and such intent must be expressed in the instruments which constitute the final memorials of their understanding.
- [11] **ID.—JUDGMENT—QUIETING TITLE—RIGHT OF PLAINTIFF.**—In an action to quiet title against building restrictions, a judgment which goes further than denying plaintiff relief and affirmatively makes his title subject to the restrictions cannot be justified on the ground that the action of the plaintiff in seeking to escape from the restrictions is inequitable, where such restrictions do not in fact exist.

APPEAL from a judgment of the Superior Court of Los Angeles County. Chas. Wellborn, Judge. Reversed.

The facts are stated in the opinion of the court.

E. W. Sargent, W. G. Cooke and John F. Keogh for Appellant.

Nathan Newby and Hugh A. McNary for Respondents.

OLNEY, J.—This is an action to quiet title to real property, the purpose being to obtain a judicial determination that the land of the plaintiff is free of certain restrictions as to its



use contained in a deed to a previous owner through whom the plaintiff claims. The land consists of one of the lots of a considerable tract and the defendants are other lot owners within the same tract. The judgment of the lower court was that the plaintiff's title was as to all the defendants, subject to the restrictions in question, and from this judgment the plaintiff appeals.

It appears that one Marshall was, in 1902, the owner of the whole tract, which was at that time unimproved and in that year he subdivided it into blocks and lots and filed of record a map of the tract as so subdivided. This map showed no building lines or anything else to indicate any purpose of restricting in any way the manner in which the different lots might be built upon or otherwise improved or the uses to which they might be put. Immediately following the recording of the map Marshall began to sell and convey the lots. There were 132 lots in all and by October 21, 1905, he had sold and conveyed 116 of them, including the lot now owned by the plaintiff. In all of the deeds from Marshall appear restrictive provisions, which, while differing slightly in some instances, dependent upon the location of the particular lot, as, for instance, upon its facing east or west, are yet so uniform and consistent in character as to indicate unmistakably that Marshall had in mind a general and common plan which he was following. The restrictions in the deed by Marshall conveying the plaintiff's lot are typical and read:

“Provided, however, that this conveyance is made upon and shall be subject to the following express conditions, to wit: That no building to be used as a saloon, or tenement houses known as flats, or livery stable, or store of any kind or nature whatever shall be erected or placed on said premises or any part thereof, nor shall any such business be conducted on said premises or any part thereof at any time within thirty (30) years from the date hereof; that no derrick for boring any oil well shall be erected or placed, nor shall oil be produced in any manner whatsoever, on said premises or any part thereof at any time within fifty (50) years from the date hereof; and also that any buildings to be used as dwelling houses which may be erected or placed upon said premises or any part thereof at any time within twenty-five (25) years from the date hereof, shall be located and placed as follows:

"On lots numbered thirty-four (34), thirty-five (35), seventy-eight (78), seventy-nine (79), one hundred and twenty-two (122) and one hundred and twenty-three (123) facing east, and on lots numbered seventy-six (76), seventy-seven (77), one hundred and twenty (120) and one hundred and twenty-one (121) facing west. And the reasonable cost thereof shall not be less than three thousand (\$3,000.00) dollars; and said dwelling and its appurtenances shall be located not less than forty (40) feet from the front property line of said premises; and not more than one house and its appurtenances shall be built or placed on each lot herein conveyed. If the said party of the second part, his heirs, assigns or successors in estate, shall in any way fail to keep or perform the conditions above specified, or any one of them, in any respect whatsoever, then any and all right, title, interest and estate hereby granted or conveyed shall revert to and become vested in the said parties of the first part, their heirs or assigns.

"The said party of the second part accepts this deed and conveyance upon and subject to each and all of the said conditions herein set forth. It is further understood and agreed that each and all of said conditions and covenants shall run with said premises and shall be binding upon the heirs, assigns and all successors in estate of the said party of the second part."

Some of the conveyances so made by Marshall were prior to his conveyance of the plaintiff's lot and some of the defendants are now the owners of lots so previously conveyed. The larger number of conveyances were made subsequent to the deed through which the plaintiff claims title, and others of the defendants are now the owners of lots so subsequently conveyed.

On October 21, 1905, when, as we have said, Marshall had sold 116 out of a total of 132 lots in the tract, Marshall quitclaimed to the then owner of the plaintiff's lot any interest in it. [1] The effect of this deed was, of course, to release the restrictive provisions as to the plaintiff's lot so far as it was in the power of Marshall to release them.

After the giving of this quitclaim deed Marshall continued to sell lots until he had disposed of them all. The deeds for these lots likewise contain the restrictive provisions. It does not appear clearly whether or not any of the defendants are

the present owners of lots conveyed by Marshall subsequent to his quitclaim deed, but we assume some of them are.

It also appears in evidence that in selling the lots Marshall represented to the respective purchasers that he was exacting the same restrictive provisions from all purchasers. Residences were built upon the tract from time to time by purchasers of lots, and the tract became, and has remained, an exclusively residence district of the better sort.

It should also be mentioned that the immediate deed by which the plaintiff acquired title contained no restrictions. It is claimed by the defendants that he nevertheless had actual notice that all of the lots in the tract were subject to uniform restrictions according to a general and common plan. This the plaintiff denies, but in view of the conclusion we have reached it is of no importance whether he had such notice or not.

It should also be noted that the restrictions are cast in the form of conditions and not of covenants, that is, the conveyance by its terms is made upon the condition that so and so shall not be done, and if it is done the property conveyed shall revert. In the last paragraph of the restrictive provisions they are referred to as "conditions and covenants," but this single expression is the only language of obligation, as distinguished from that of condition, and essentially the form is one of condition and not of covenant. [2] If the provisions are in fact conditions and not covenants, the defendants are not entitled to enforce them against the plaintiff, for the reversion clause runs in favor of Marshall, his heirs and assigns, and does not include the defendants, since by assigns must be meant in this state assignees of the reversion or right of re-entry. (Civ. Code, secs. 768, 1046; *Johnston v. Los Angeles*, 176 Cal. 479, 485, [168 Pac. 1047].)

[3] Assuming, however, for the purpose of discussion, that the restrictive provisions in the deed amount to covenants, as well as conditions, there is yet no privity of contract between the plaintiff and the defendants. Neither the plaintiff nor any of the defendants were original parties to the covenants, nor has the plaintiff contractually assumed their obligations, nor have the defendants acquired by assignment from Marshall his rights as covenantee. Marshall has in fact surrendered those rights.

Likewise there is no privity of estate between the plaintiff and the defendants, at least in the usual sense of the word. The plaintiff does not hold under or through any of the defendants, nor any of them under or through him. It follows that the covenants are not covenants recognized by the common law as running with the land, such as covenants between lessor and lessee, or between grantor and grantee for the benefit of the estate conveyed, as, for instance, warranties of title, for all of which a privity of estate is required. Furthermore, the covenants here involved are manifestly not for the benefit of the estate conveyed, but to its detriment.

If, then, these covenants are to be given force, as between the plaintiff and the defendants, it clearly must be because: (a) The burden imposed by them was one upon the land conveyed and incident to its ownership, so that the plaintiff, when he acquired his lot, acquired it subject to such burden; and (b) the benefit of the covenants was an incident of the ownership of the other lots in the tract, so that when Marshall parted with them the benefit of the covenants passed with them as an incident of their ownership and the defendants are now entitled to such benefit as the present owners of the lots. [4] In other words, in order that the covenants have force, not merely as between the original parties, but as between the plaintiff and the defendants, it must appear that their insertion in the deed by Marshall was, in effect, the creation of what amounts to a servitude, to the burden of which the plaintiff's lot was subjected as the servient tenement, and to the benefit of which the remainder of the tract was entitled as the dominant tenement.

[5] The enforcement of covenants restricting the use of one parcel of land for the benefit of another parcel, not merely as between the original parties, but as between their respective grantees between whom no privity of estate or of contract can properly be said to exist, originated at a comparatively recent date in the chancery courts and apparently without a clear appreciation of the fact that the enforcement of such covenants for and against grantees of the original parties was, in effect, the creating of servitudes. [6] Such servitudes are frequently spoken of as "equitable easements." They were unknown to the common law and are not among the servitudes enumerated by our code. (Civ. Code, secs. 801, 802.) They are opposed to the rule that the owner of

land may not create new and heretofore unknown estates, and while their validity—that is, the enforceable character of such covenants as against grantees of the original parties—is now too well established to admit of question, it has resulted that the covenants which will be so enforced are limited to those which directly concern and benefit what we may term the dominant tenement, and, also, that any provisions of an instrument creating or claimed to create such a servitude will be strictly construed, any doubt being resolved in favor of the free use of the land. (*Firth v. Marovich*, 160 Cal. 257, [Ann. Cas. 1912D, 1190, 116 Pac. 729]; *Berryman v. Hotel Savoy Co.*, 160 Cal. 559, [37 L. R. A. (N. S.) 5, 117 Pac. 677]; *Bresee v. Dunn*, 178 Cal. 96, [172 Pac. 387].)

Viewing the facts of the present case in the light of what has just been said, and leaving out of consideration for the time being the element of a general and uniform plan of restriction, it is quickly evident that as to those lots which Marshall had parted with prior to his conveyance of the plaintiff's lot, there is no equitable servitude. Marshall was no longer interested in those lots and by no possibility can it be said that the covenants in the deed to the plaintiff's lot were exacted by him for the benefit of lots which he did not own.

In like fashion it is plain that there is no servitude over the plaintiff's lot in favor of those lots which Marshall still retained when he gave the quitclaim deed of 1905 and with which he parted subsequently. If a servitude had previously existed in favor of those lots, he, as their owner, had the right to surrender it and undoubtedly did so by his quitclaim deed.

The remaining question is as to the existence of a servitude in favor of those lots which Marshall still owned when he sold the plaintiff's lot and with which he parted before he gave his quitclaim deed. This is purely a question of the construction and consequent effect of the deed by Marshall parting with the plaintiff's lot. [7] The situation in this respect is that ~~one~~, the owner of a tract of land, sells a portion of it, exacting of the grantee restrictive provisions as to its use, but without a word indicating that the land conveyed is part of a larger tract, the balance of which the grantor still retains, or that the restrictions are intended for the benefit of other lands, or that their benefit is to inure to or pass with other lands, and without any description or designation of

what is an essential element of any such servitude as is claimed, namely, the land which is to be the dominant tenement. Servitudes running with the land in favor of one parcel and against another cannot be created in any such uncertain and indefinite fashion. It is true, the nature of the restrictions is such that, when considered in connection with the fact that Marshall still retained the greater portion of the tract, it is not improbable that he exacted them for the benefit of the portion so retained. But the grantee's intent in this respect is necessary, as well as the grantor's, and the deed, which constitutes the final and exclusive memorial of their joint intent, has not a word to that effect, nor anything whatever which can be seized upon and given construction as an expression of such intent. If such was their intent, it has not been expressed. Omitting, as we must, any consideration of what the understanding was between Marshall and his grantees, except as shown by the instruments between them, and construing the deed in the light of the fact that Marshall was at the time the owner of a large number of other lots in the tract, it may yet well be that the grantee intended to obligate himself only to Marshall, his heirs and assigns. Certainly, that is all that is said. It is also difficult to see how there can be any valid creation of what is practically a servitude without some designation or description of what is an essential factor, namely, the dominant tenement. (*McNichol v. Townsend*, 73 N. J. Eq. 276, [67 Atl. 938]; *Renals v. Cowlshaw*, L. R. 11 Ch. Div. 866; *Wagner v. Hanna*, 38 Cal. 111, 116, [99 Am. Dec. 354].) The fact also that the only expression in the deed as to who may act in case of a breach of the restrictions is that in such case the land shall revert to Marshall, his heirs or assigns, is strongly indicative of the fact that it was intended that Marshall, his heirs or assigns, should alone have the right to act. (*Clapp v. Wilder*, 176 Mass. 332, [50 L. R. A. 120, 57 N. E. 692].) It is not possible, in view of these considerations and the rule of strict construction very properly applicable, reasonably to construe the restrictions as covenants which run, not to Marshall, his heirs or assigns, but to Marshall as the owner of certain land not designated or described and to his various successors in interest in such land. [This view is amply supported by authority. (*Los Angeles etc. Co. v. Muir*, 136 Cal. 36, [68 Pac. 308]; *Berryman v. Hotel Savoy Co.*, *supra*;

*Bresee v. Dunn, supra; Sailer v. Podolski*, 82 N. J. Eq. 459, [88 Atl. 967]; *Hemsley v. Marlborough Hotel Co.*, 62 N. J. Eq. 164, [50 Atl. 14]; *Badger v. Boardman*, 16 Gray (Mass.), 559; *Skinner v. Shepard*, 130 Mass. 181; *Clapp v. Wilder, supra.*)

It is also in line with section 1468 of the Civil Code, which reads: "A covenant made by the owner of land with the owner of other land to do or refrain from doing some act on his own land, which doing or refraining is expressed to be for the benefit of the land of the covenantee, and which is made by the covenantor expressly for his assigns or to the assigns of the covenantee, runs with both of such parcels of land."

The restrictive provisions under consideration here are not, as required by this section, "expressed to be for the benefit of the land of the covenantee." The section was not adopted until 1905, after the deed in question was given, and is, therefore, not controlling, but it is an expression of what the necessary requirements should be in order that covenants of this character may run with the land.

So far the case has been considered without reference to the fact that Marshall in all his deeds exacted similar restrictions and clearly had in mind a uniform plan of restrictions which he intended to impose, and actually did impose, upon all the lots in the tract as he sold them. Does the addition of this element make any difference?

[8] It is undoubted that when the owner of a subdivided tract conveys the various parcels in the tract by deeds containing appropriate language imposing restrictions on each parcel as part of a general plan of restrictions common to all the parcels and designed for their mutual benefit, mutual equitable servitudes are thereby created in favor of each parcel as against all the others. The agreement between the grantor and each grantee in such a case as expressed in the instruments between them is both that the parcel conveyed shall be subject to restrictions in accordance with the plan for the benefit of all the other parcels and also that all other parcels shall be subject to such restrictions for its benefit. [9] In such a case the mutual servitudes spring into existence as between the first parcel conveyed and the balance of the parcels at the time of the first conveyance. As each conveyance follows, the burden and the benefit of the mutual restrictions im-

posed by preceding conveyances as between the particular parcel conveyed and those previously conveyed pass as an incident of the ownership of the parcel, and similar restrictions are created by the conveyance as between the lot conveyed and the lots still retained by the original owner. Of this character is *Alderson v. Cutting*, 163 Cal. 504, [Ann. Cas. 1914A, 1, 126 Pac. 157].

[10] The difference between such a case and the one at bar is that here there is no language in the instruments between the parties, that is, the deeds, which refers to a common plan of restrictions or which expresses or in any way indicates any agreement between grantor and grantee that the lot conveyed is taken subject to any such plan. Is this difference material? This is the crux of the present case. It has been held that this difference is not material. There are decisions to the effect that when it appears that the owner of a subdivided tract has sold various lots in it from time to time and in each conveyance has exacted restrictive covenants which, it is evident, when all the deeds are considered together, were exacted in accord with a common plan, it is enough, and that mutual equitable servitudes have been created, although in any single deed taken by itself there is nothing to indicate any intent to create such reciprocal rights. (*Parker v. Nightingale*, 6 Allen (Mass.), 341, [83 Am. Dec. 632]; *Hopkins v. Smith*, 162 Mass. 444, [38 N. E. 1122]; *Bacon v. Sandberg*, 179 Mass. 396, [60 N. E. 936]; *Soyles v. Hall*, 210 Mass. 281, [Ann. Cas. 1912D, 475, 41 L. R. A. (N. S.) 625, 96 N. E. 712].)

There is likewise authority to the contrary. (*Mulligan v. Jordan*, 50 N. J. Eq. 363, [24 Atl. 543]; *Roberts v. Scull*, 58 N. J. Eq. 396, [43 Atl. 583]; *Sharp v. Ropes*, 110 Mass. 381; *Judd v. Robinson*, 41 Colo. 222, [124 Am. St. Rep. 128, 14 Ann. Cas. 1018, 92 Pac. 724].)

An analysis of such a case, however, leaves, we believe, no reasonable doubt as to which line of authorities is correct. The intent of the common grantor—the original owner—is clear enough. He had a general plan of restrictions in mind. But it is not his intent that governs. It is the joint intent of himself and his grantees, and as between him and each of his grantees the instrument or instruments between them, in this case the deed, constitute the final and exclusive memorial of such intent. It is also apparent that each deed



must be construed as of the time it is given. It cannot be construed as of a later date, and in particular its construction and effect cannot be varied because of deeds which the grantor may subsequently give to other parties. Yet that is exactly what is done in the decisions holding that mutual servitudes exist in cases where all the deeds taken together evidence a common plan of restrictions, although no single deed by itself evidences anything more than an intent to put particular restrictions on a particular lot. As a concrete instance, take the first deed given by Marshall. At that time there was nothing to evidence any general plan of restrictions, and if the question as to the effect of the deed had arisen, then it must necessarily have been construed as if no such general plan existed. If it must have been so construed at that time it must be so construed now. Whatever rights were created by the deed were created and vested then, and the fact that it later appears that Marshall was pursuing a general plan common to all the lots in the tract cannot vary those rights. The same is true of each deed as it was given. Nor does it make any difference that, as claimed by the defendants, Marshall gave each grantee to understand, and each grantee did understand, that the restrictions were exacted as part of a general scheme. Such understanding was not incorporated in the deeds, and as we have said, the deeds in this case constitute the final and exclusive memorials of the understandings between the parties. Any understanding not incorporated in them is wholly immaterial in the absence of a reformation. (*Long v. Cramer etc. Co.*, 155 Cal. 402, 406, [101 Pac. 297]; *Sailer v. Podolski*, *supra*; *Sprague v. Kimball*, 213 Mass. 380, [Ann. Cas. 1914A, 431, 45 L. R. A. (N. S.) 962, 100 N. E. 622].) This whole discussion may in fact be summed up in the simple statement that if the parties desire to create mutual rights in real property of the character of those claimed here they must say so, and must say it in the only place where it can be given legal effect, namely, in the written instruments exchanged between them which constitute the final expression of their understanding.

It follows that the additional element mentioned—that Marshall exacted similar restrictive covenants from all the grantees of lots in the tract—does not affect the matter and cannot change the conclusion reached without it. That conclusion, as before expressed, is that the restrictions in the deed

by Marshall to the plaintiff's predecessor in interest ran personally to Marshall and not to the other lots in the tract, and that the defendants, who claim wholly as lot owners, did not acquire the right to insist upon those restrictions.

[11] The point is made that a suit to quiet title, as this is, is a suit in equity, and that the action of the plaintiff in seeking to escape from the restrictions in question is inequitable and, therefore, relief in equity should be denied him. This is no justification of the present judgment which goes further than denying the plaintiff relief and affirmatively makes his title subject to the restrictions. It would also do the defendants little good to secure now a dismissal of the plaintiff's action in view of what we have said as to the nonexistence of the restrictions as to the defendants. The plaintiff would be at liberty to use his lots without regard to the restrictions and the defendants could not prevent him.

But however this may be, the rule relied upon by the defendants has no application here. It may be very unneighborly and unfriendly for the plaintiff to put his lot to uses which will impair the residential character of the tract, but that is a very different thing from his seeking to clear his title of restrictions which are asserted against it, but which do not in fact exist, and which, so far as the defendants are concerned, never did exist, and that is all the plaintiff is seeking to do in this action.

The lower court found the substantial facts in the case. Upon those facts as found judgment should have been given for the plaintiff. The judgment is, therefore, reversed, with directions to the lower court to enter judgment for the plaintiff quieting his title as against the defendants.

Shaw, J., and Lawlor, J., concurred.

Grant Deeds (Code Deeds) C.C. Sec. 1172:

Minnie Stokes and Naldo F. Stokes, her husband, of Los Angeles of the County of Los Angeles, State of California for and in consideration of the sum of Ten (1000) Dollars the receipt whereof is hereby acknowledged, does hereby grant to Estevan Goodwin Whitman, of the same place all that real property situate in the City and County of Los Angeles, State of California, described as follows:

Lot Seventy six (76) of Angeles Vista, as per map recorded in Book 2, page 73 of Maps, in the office of the County Recorder of said County.

Subject to taxes for year 1911-12, and prior taxes.

Subject to reservations and restrictions contained in those certain deeds covering said property, recorded in Book 1576, page 312 of Deeds, and in Book 1165, page 116 of Deeds, records of Los Angeles County, to which records reference is hereby made.

Mortgage now upon property, and any other lien thereon.

Witness our hands this 26th day of October, nineteen hundred and eleven.

Signed, sealed and delivered

in the presence of D. Joseph Coyne,

State of California, res.

County of Los Angeles.

Minnie Stokes (Sd)

Naldo F. Stokes (Sd)

On this 26th day of October in the year nineteen hundred and eleven, before me D. Joseph Coyne, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared Minnie Stokes and Naldo F. Stokes, her husband, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Witness my hand and official seal

Notarial Seal

D. Joseph Coyne, Notary Public

This instrument, made the 20th day of December, 1906, and between W. H. Graves the duly appointed, qualified and acting trustee of the estate of Sanford L. Gordon a bankrupt of the County of Santa Clara, and William Arthur of Los Angeles City, California the grantee of the premises mentioned.

That whereas on the 20th day of May, 1906, by an order of the District Court of the United States in and for the Southern District of California Southern Division, Sanford L. Gordon was duly and lawfully declared a bankrupt.

And whereas thereafter and on the 4th day of June, 1906, the trustee of the first trust herein was duly appointed trustee of the estate of Sanford L. Gordon, a bankrupt, and thereafter duly qualified as such.

And whereas on the 4th day of October, 1906, an order of sale was duly made in the matter of the estate of said bankrupt, authorizing

the parts of the first part as such trustee to sell all of the real estate of said bankrupt, including the real estate hereinafter described.

And whereas, under and by virtue of said order of sale, the trustee of the first part on or about the 15th day of December 1906 sold the real estate hereinafter described, subject to confirmation by said court to said party of the second part for the sum of \$25000.

And whereas, said court did on the 20th day of December 1906 make an order confirming said sale and directing the trustee to be executed to said party of the second part of all the interest of said bankrupt estate in and to the real estate hereinafter described, subject to the lien for the second half of the taxes for the fiscal year 1906-7, which said order of confirmation was duly recorded in and made a part hereof.

Now, therefore, the said trustee in virtue of the order of said Honorable L. Gordon, a bankrupt, the party of the first part pursuant to said order of sale of the said real estate of the United States for and in consideration of the sum of \$25000 and coin of the United States to him in hand paid by the second party of the second part the receipt whereof is hereby acknowledged, has granted, conveyed, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part her heirs and assigns forever all the right, title, interest and estate of the said bankrupt at the time of his adjudication as such, and also all the right, title and interest that the said bankrupt estate by the order of sale or otherwise may have acquired, other than in addition to that of the said bankrupt at the time of his adjudication, and to all that certain real property situated in the City of Los Angeles County of Los Angeles, State of California, and particularly described as follows, to-wit:

Lot seventh-six (76) of the Angeles Vista Tract, as per map thereof recorded in book 2, page 73 of Maps, in the Recorder's office of said Los Angeles County.

To have and to hold all and singular the above mentioned premises, together with the appurtenances unto the said party of the second part and her heirs and assigns forever, subject to the second half of the taxes of the fiscal year 1906-7.

And witness whereof the said party of the first part trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

W. L. Graves, Trustee.

State of California, County of Los Angeles, ss.  
 On this 20<sup>th</sup> day of December, in the year of our Lord one thousand  
 and nine hundred and six, before me, Walter S. Lundy, a Notary  
 Public in and for said County of Los Angeles, State of California, Resi-  
 ding therein, duly commissioned and sworn to, personally appeared  
 W. L. Graves, Trustee of the estate of Harford L. Gordon, a defendant  
 known to me to be the person whose name is subscribed to the  
 within and annexed instrument, and acknowledged to me  
 that he executed the same.

In witness whereof I have hereunto set my hand and affixed my of-  
 ficial seal in said County, this day and year in this certificate first above  
 written.

Notarial Seal

Walter S. Lundy

Notary Public in and for the County of Los Angeles, State of California

A full true and correct copy of original recorded at Los Angeles  
 "County Jan 4-1907 at 57 min Part 10 A. P."  
 Seal in Hartwell County Records by R. Howell Deputy









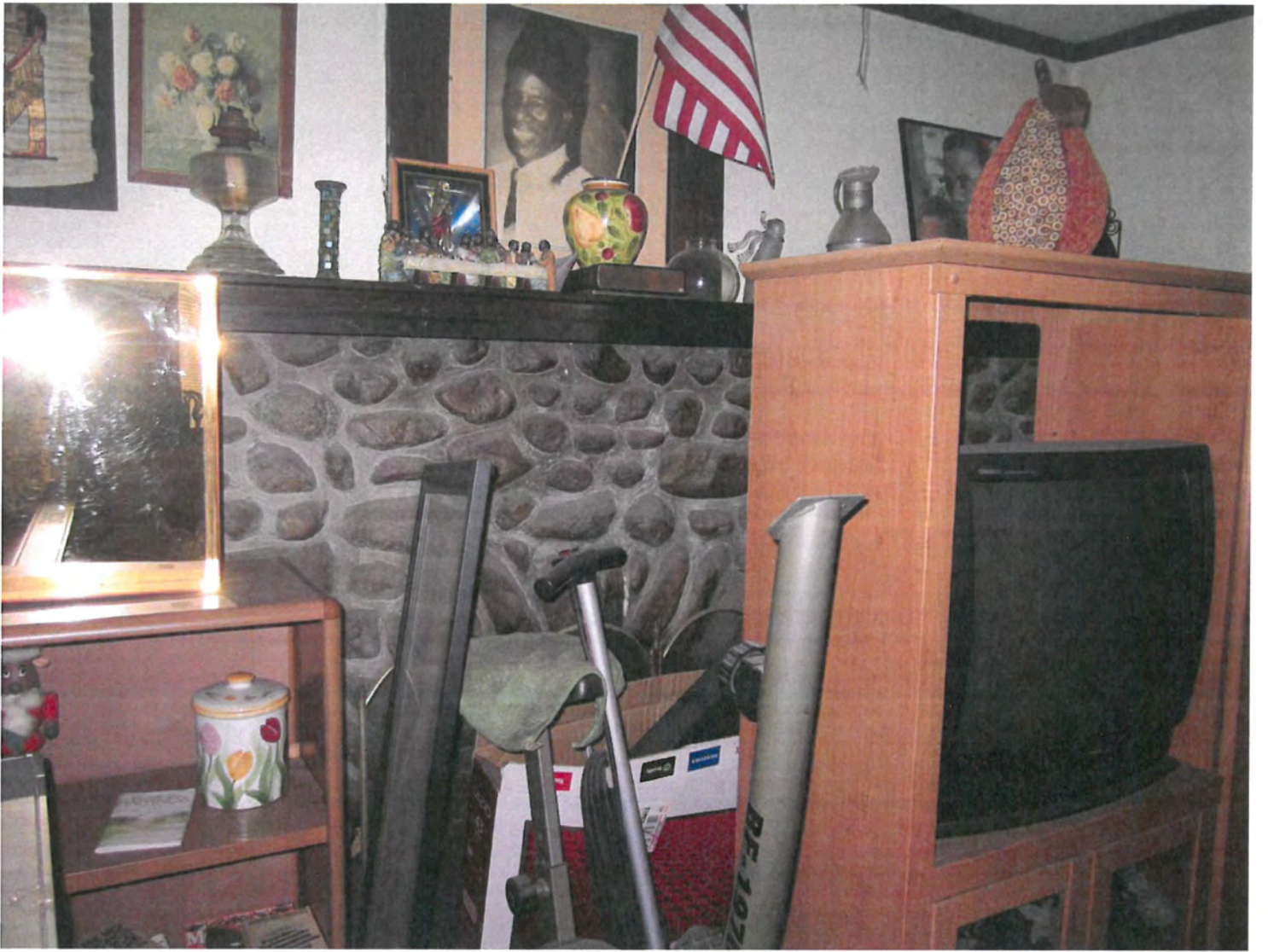


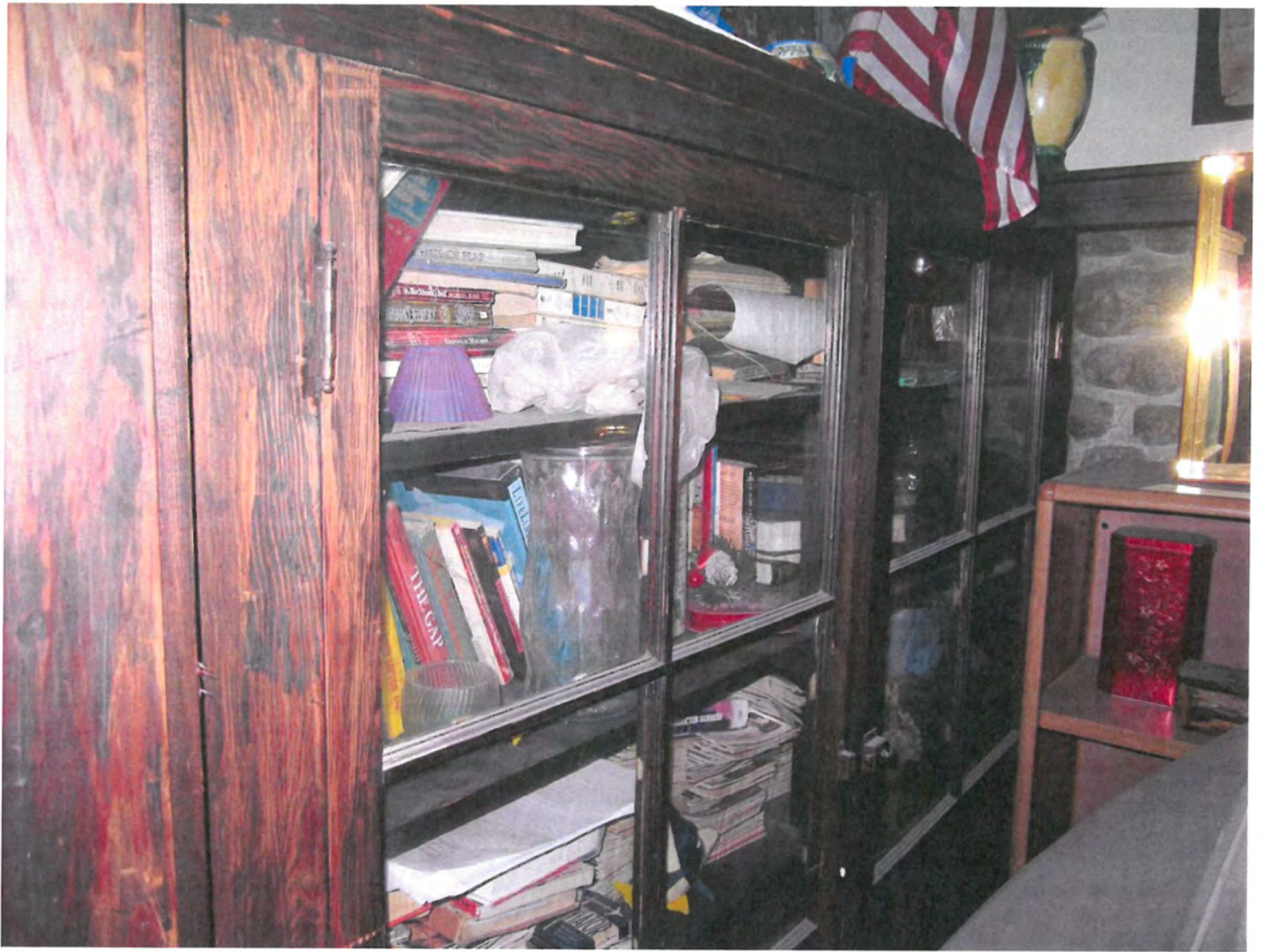
God Bless  
America

ENDURE  
DIFFERENCE  
MIND & HEART  
SAVE YOUR LIFE  
BE BRAVE  
AMAZE YOURSELF  
BE FEARLESS









All applications must be filled out by applicant.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Ward

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

Application for Erection of Frame Buildings

CLASS "D"

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

(Sign here)

*Minnie Statton*

Los Angeles, Cal. JUL 27 1907 1907

Room No. 6

Lot No. 76 Block OK

Assessor Please Verify

Angelus Vista Tract

*OK Mallard Jacob*

District No. 20 M. B. page 2 F. B. page

Room No. 34

Engineer Please Verify

No. 1848 Gramercy Place OK Street

1. Purpose of the Building Residential  
Number of Rooms 5  
Is any part to be used for store or other business purposes? If so, state what

2. Owner's name Minnie Statton

3. Owner's address 335 W 28th St

4. Architect's name

5. Builder's name Minnie Statton

6. Builder's address 335 W 28th St

7. Estimated Cost of the Proposed Improvements, \$ 3500.00

8. Will the building be erected on the front or rear of lot? front

9. Size of lot 50 x 178 Size of building 39 x 40

10. Number of stories in height 2; height from curb level to highest point 30

11. What is the character of the ground; rock, clay, sand, filled, etc. Black fill

12. Of what material will foundation walls be built? concrete

13. Give thickness of foundation walls 8" Give thickness and width of footings 17"

14. What will be the depth of foundation walls below surface of ground independent of cellar 12"

15. Will there be a cellar or basement? cellar Will walls be of brick, stone or concrete concrete  
Give thickness of same 12" Also height of cellar wall 3

16. Kind of chimneys Brick Number of flues 2

17. What will be the size of mud sills 2 x 6 Size of girders or stringers 4 x 6

18. What will be the size of exterior studs? 2 x 4; interior studs? 2 x 4

19. Bearing partition studs 2 x 4

PERMIT NO. 3846

OVER

20. Give size of floor joist:
- |               |                     |           |                      |
|---------------|---------------------|-----------|----------------------|
| 1st floor     | <u>2</u> x <u>8</u> | 2nd floor | <u>2</u> x <u>10</u> |
| 3rd floor     | x                   | 4th floor | x                    |
| 5th floor     | x                   | 6th floor | x                    |
| Ceiling Joist | <u>2</u> x <u>4</u> | Rafters   | <u>2</u> x <u>4</u>  |
21. Will the roof be peak, flat or mansard? Peak Material of roofing Shin
22. How many fire escapes will be provided? \_\_\_\_\_ Where placed? \_\_\_\_\_
23. Will cellar or basement ceiling be plastered? No Metal or wood lath wood
24. Are any buildings to be taken down? No How many? \_\_\_\_\_
25. Of what materials will floors be constructed? wood  
 How many thicknesses? 2  
 What kind of fire-proofing? \_\_\_\_\_
26. How will hall and soffits of stairs be plastered? \_\_\_\_\_

# All Applications must be filled out by Applicant

Std. Form 3

# 3

PLANS AND SPECIFICATIONS  
and other data must also be filed

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

### Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 6 FIRST FLOOR	Lot _____ Block _____	Lot _____ Block _____	O. K. City Clerk
	Tract _____	Tract _____	
CITY CLERK PLEASE VERIFY	_____	_____	O. K. City Engineer
	_____	_____	
TAKE TO ROOM No. 405 SOUTH ANNEX	Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____	O. K. City Engineer
	From No. <u>1848</u> <u>Grammar</u> <u>Place</u> Street	_____ Street	
ENGINEER PLEASE VERIFY	To No. _____ Street	_____ Street	O. K. City Engineer
	(USE INK OR INDELIBLE PENCIL)		

1. What Purpose is the present Building used for? Residence
2. Owner's name R. M. Stage Phone 753-5-5
3. Owner's address 1848 Grammar
4. Architect's name Acera Phone Bdy 3-882
5. Contractor's name Hess & Acera Phone 1975-3
6. Contractor's address Hess 601 Franklin St. Acera 1348 1/2 So Hope
7. ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Casapools, Elevators, Painting, Finishing, etc.) \$ 1100.00
8. Class of Present Building D No. of Rooms at present \_\_\_\_\_
9. Number of stories in height 1 Size of present building \_\_\_\_\_ x \_\_\_\_\_
10. State how many buildings are on this lot. Residence & Private Garage
11. State purpose buildings on lot are used for. Residence  
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Additions 2 1/2" x 2 1/2" Twenty ft x Twenty Three ft for William's room & Bathroom

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

**OVER** (Sign here) W. E. Hoover (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <b>6032</b>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner.	Application checked and found O. K. <b>APR 23 1920</b> Clerk.

W. E. Hoover



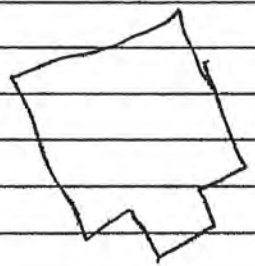
12. Size of new addition 20' x 23' No. of Stories in height 1  
 13. Material of foundation Concrete Size footings 12" Size wall 6" Depth below ground 1 ft  
 14. Size of Redwood Mudsills 2" x 6" Size of interior bearing studs 2 x 3  
 15. Size of exterior studs 2 x 3 Size of interior non-bearing studs 2 x 3  
 16. Size of first floor joists 2" x 6" Second floor joist          x

**NOTE---Answer the Following Questions For Dwellings and Flats Only:--**  
STATE DWELLING HOUSE ACT

17. Are there any living rooms in basement? No  
 18. What is least area of any room, other than kitchens, bath rooms or closets?           
 19. What is the least width of any room, other than kitchens, bath rooms or closets?           
 20. What is the minimum ceiling height? 9 ft  
 21. Give least size of window courts (width and length)           
(A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and at least 36 sq. ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves.)  
 22. Give maximum cornice projection into such court           
 23. Will windows in each room be equal to one-eighth ( $\frac{1}{8}$ ) of floor area?           
 24. Give maximum width of porch to edge of cornice or eaves           
 25. What is the minimum height of floor joists above ground? 6"  
 26. Will entire space underneath building be enclosed and be provided with ventilating screens? yes  
 27. Will a water-closet be provided for each family?           
 28. Give least width of water-closet compartment or room, when finished           
 29. Give size of windows for toilet and bath rooms           
 30. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Wm. L. Hayes & H.A. Moore  
(Owner or Authorized Agent)



**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

1. LEGAL DESCR.	LOT 76	BLOCK	TRACT Angelus Vista	COUNCIL DISTRICT NO. 10	DIST. MAP 7287
2. PRESENT USE OF BUILDING	01) SFD	NEW USE OF BUILDING 01) same			ZONE C2-1
3. JOB ADDRESS	1848 S. Gramercy Pl.				FIRE DIST. TWO
4. BETWEEN CROSS STREETS	Washington	AND 18th St.			LOT TYPE Inter
5. OWNER'S NAME	Maggie Wilson				LOT SIZE 50x178.25
6. OWNER'S ADDRESS	2014 S. Dublin Ave				PHONE 297-3698
7. ENGINEER					ZIP 90008
8. ARCHITECT OR DESIGNER					PHONE
9. ARCHITECT OR ENGINEER'S ADDRESS					CITY
10. CONTRACTOR	Owner				BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE
11. SIZE OF EXISTING BLDG.	STORIES 2	HEIGHT 18	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-Dwlg w/det Gar.		
12. CONST. MATERIAL OF EXISTING BLDG.	WD	WD	FLOOR wd		
13. JOB ADDRESS	1848 S. Gramercy				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1,500.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Install fire door, new stairs.				GRADING FLOOR HWY. DEP. CONS.
NEW USE OF BUILDING	TYPE V		GROUP OCC. NC	BLDG. AREA NC	SIZE OF ADDITION NC
DWELL UNITS	nc	MAX OCC. S	TOTAL		
GUEST ROOMS	nc	PARKING REQ'D NC	PARKING PROVIDED STD. COMP.		
SPRINKLERS REQ'D SPEC.	P.M.		CONT. INSP.		
S.P.F.	I.F.		CLASSIFICATION		
R.P.	O.S.		CLASSIFICATION		
G.P.I.	C/O		CLASSIFICATION		
DIST. OFFICE	LA		ENERGY: none		
P.C. NO.					

**DECLARATIONS AND CERTIFICATIONS**

**16. 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 \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

**17. 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 employee 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 licensed pursuant to the Contractor's License Law).  
 I am exempt under Sec. \_\_\_\_\_ B. & P. C. for the reason \_\_\_\_\_  
 Date 3-15-82 Owner's Signature Maggie F. Wilson

**18. 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.).  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date \_\_\_\_\_ Applicant \_\_\_\_\_  
 Applicant's Mailing Address \_\_\_\_\_

**19. 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 Code of California.  
 Date 3-15-82 Applicant Maggie F. Wilson  
**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.

**20. 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. 3087, 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 makes 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 Maggie F. Wilson Owner 3/15/82  
 (Owner or agent having property owner's consent) Position Date

CAUTION: USE ONLY  
 13.60 B-PC  
 18.00 B-CI  
 401.68 0001  
 1A7046 2 23/16788 29.60 CHTD.



1.  THIS PERMIT IS FOR: (Mark one)  
NEW BUILDING/STRUCTURE
2.  RELOCATION
3.  ADD, ALTER, REPAIR, DEMOLISH

**CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY**  
**APPLICATION FOR BUILDING PERMIT AND**  
**CERTIFICATE OF OCCUPANCY** *ED-1-94 OBS NL*



\*\* PLEASE TYPE OR PRINT IN INK CLEARLY \*\*

<b>A</b> JOB ADDRESS 1848 S. GRAMERCY PLACE		SUITE/UNIT NO.	CROSS STREETS WASHINGTON AND 18TH	
TRACT ANGELUS VISTA	BLOCK	LOT(S) 76	ARB	UNIT
LOT TYPE	ZONE 62-1	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE
LOT SIZE	FIRE DISTRICT	GRADING	HIGHWAY DED.	FLOOD ZONE
AFFIDAVITS, EASEMENTS AND RESTRICTIONS			DIST. OFFICE <input checked="" type="checkbox"/> METRO <input type="checkbox"/> WILSHIRE <input type="checkbox"/> VAN NUYS <input type="checkbox"/> SAN PEDRO <input type="checkbox"/> W.L.A. <input type="checkbox"/> W. VALLEY	
			ASSESSOR'S ID MP2-78B DIST. MAP 126B193 CENSUS TRACT 2213 COUNCIL DIST. 10	

<b>B</b> BLDG. OWNER WILLIAM FOSTER		PHONE (213) 752-2533	APPLICANT ARCHITECT		PHONE ( )
ADDRESS		SUITE/UNIT NO.	ADDRESS		SUITE/UNIT NO.
CITY/STATE/ZIP LOS ANGELES, CA 90019		CITY/STATE/ZIP			
ARCHITECT NAME THOMAS L. MURPHY	ADDRESS 4806 S NORMANDIE AVE	ACTIVE STATE LIC. NO. C-16590	CITY BUS. LIC. NO. 878172-19	PHONE NO. (213) 293-1067	
ENGINEER					
GEN. CONTR.					
DESCRIPTION OF WORK	<input type="checkbox"/> INTERIOR REMODEL <input type="checkbox"/> PATCH DRYWALL/PLASTER <input type="checkbox"/> DAMAGE REPAIR < 10% <input type="checkbox"/> DOOR/WINDOW CHANGEOUT <input type="checkbox"/> RE-STUCCO/SIDING <input type="checkbox"/> RE-ROOF				
OTHER: (Describe)	EQ DAMAGE: REPAIR FOUNDATION AND ADD ANCHOR BOLTS AND PLYWOOD				
CRIPPLE WALL					

<b>C</b> 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 THE DEPARTMENT OF BUILDING AND SAFETY FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS					
<input type="checkbox"/> ELECTRICAL WORK FOR PANEL SIZE < 400 AMP		<input type="checkbox"/> MECHANICAL WORK (NOT INCLUDING FIRE SPRINKLERS)		<input type="checkbox"/> HVAC WORK FOR HEAT/VENT SIZE < 300,000 BTU AND A.C. SIZE < 35 TONS	
DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)					
NOT RECEIVE ANY INSURANCE SETTLEMENT WHICH INCLUDES PAYMENT FOR DEPT OF BUILDING & SAFETY PERMITS OR INSPECTION COST IN CONNECTION WITH NORTHRIDGE EARTHQUAKE DAMAGE					
ELECT. CONTR. NAME	ADDRESS	ACTIVE STATE LIC. NO.	CITY BUS. LIC. NO.	PHONE NO.	
PLUMB. CONTR.					
HVAC CONTR.					

<b>D</b> PROPOSED USE OF BUILDING			EXISTING USE OF BUILDING (Leave blank for new buildings)		
NO. OF EXISTING BLDGS. ON LOT AND USE 1 - SFD W/ DETACHED GARAGE			<input checked="" type="checkbox"/> NO CHANGE OF USE		
LENGTH 63'	WIDTH 35'	HEIGHT 20'	FLOOR AREA 3600SF	HEIGHT (ZONING)	FLOOR AREA (ZONING)
STORIES 2	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY	REQ'D PARKING	PARKING PROVIDED
LATERAL/FDM. SYSTEMS	SHEARWALL		PILE/PISSON		OTHER
SPECIAL INSPECTIONS	CONC > 2000 PSI		FIELD WELDING		GRADE BEAMS/GIRSSONS
CONSTR. TYPE			FIRE SPRINKLERS		
LIC. FABRICATOR REQ'D FOR:			TYPE OF INSPECTION REQ'D FOR: <input checked="" type="checkbox"/> CS <input type="checkbox"/> EQ <input type="checkbox"/> FS <input type="checkbox"/> MS <input type="checkbox"/> GEN		

<b>E</b> P.C. NO.	VALUATION (Including all fixed operating equipment)	\$ 18,000.00
HILLSIDE POSTING	ELEC. PRMT. (20%)	SUPPLEMENT TO PERMIT NO.
PRE-INSPECTION	PLUMB. PRMT. (20%)	EVENT CODE <i>ED 1-94 OBS # W.L.</i>
PLAN CHECK	DOMAC PRMT. (13%)	PLAN CHECKED BY <i>Nishida</i>
SUPP. PLAN CHECK	ADD'L INSPECTION	ZONING VERIFIED BY <i>PN</i>
EQ. INSTR.	RELOCATION FEE	APPLICATION APPROVED BY <i>Nishida</i>
PLAN MAINT.	SURCHARGES	PRINT <i>23157</i>
BUILDING PERMIT	SUPP. SURCHARGES	SIGN <i>Nishida</i>
FIRE HYDRANT	ARTS DEV. FEE	DATE <i>4/6/95</i>
SCHOOL DIST. FEE	FOR DEPT. USE ONLY	
SCH. DIST. FL. AREA	<input type="checkbox"/> ENERGY <input type="checkbox"/> D.A. BURCH <input type="checkbox"/> SEWER CAP	
PLOT PLAN ATTACHED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

**FOR CASHIER'S USE ONLY**

<b>NO FEE</b>	<b>NO FEE</b>	<b>NO FEE</b>
04/06/95 01:51:50PM H001 T-4896 C 26	BLDG PLAN CHEC	144.50
	BLDG PERMITS R	170.00
	INVOICE # 0023157 BB	
	EI RESIDENTIAL	1.80
	SYS DEV	18.98
	ONE STOP	6.33
	CITY PLAN SURC	9.44
	MISCELLANEOUS	5.00
	NO FEE	0.00

95HO 36945

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 98.0503 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.).

BUREAU OF ENGINEERING		SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE		PLANNING WORKSHEET NO.	
ADDRESS		SEWER RESERVATION NO.		APPROVED UNDER CASE NO.	
DRIVEWAY		SEWER CERTIFICATE NO.		LANDSCAPE/EROSION	
FLOOD		SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID		SITE PLAN REVIEW	
HIGHWAY DEED <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED		GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK		FIRE DEPT. <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER	
EXCAVATION ADJACENT TO PUBLIC WAY		CRA APPROVED RE-DEV. PROJECT		DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> ORD. NO.	
CONSTR. TAX RECEIPT NO.		DWELLING UNITS		CAL OSHA	
HOUSING AUTHORITY		CULTURAL AFFAIRS		ADND-AB3205	
CALCULATIONS, NOTES ETC.				DEPT. WATER & POWER	
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS		<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.		CASH/SURETY BOND NO.	
				MILES MOVED	

52100300501

### 1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

#### GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general 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 license is in full force and effect. I am responsible for the following permits:

Building  Electrical  Plumbing  HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

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:

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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.

Sign \_\_\_\_\_ Date \_\_\_\_\_

#### PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing 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 license is in full force and effect. I am responsible only for the plumbing permit:

I hereby affirm, under penalty of perjury, one of the following declarations:

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:

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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.

Sign \_\_\_\_\_ Date \_\_\_\_\_

#### ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical 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 license is in full force and effect. I am responsible only for the electrical permit:

I hereby affirm, under penalty of perjury, one of the following declarations:

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:

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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.

Sign \_\_\_\_\_ Date \_\_\_\_\_

#### HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC 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 license is in full force and effect. I am responsible only for the HVAC permit:

I hereby affirm, under penalty of perjury, one of the following declarations:

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:

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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.

Sign \_\_\_\_\_ Date \_\_\_\_\_

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.

### 2 CONSTRUCTION LENDING AGENCY

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).

Lender's name \_\_\_\_\_ Lender's Address \_\_\_\_\_

ASBESTOS REMOVAL

I declare that notification of Asbestos Removal is not applicable  I declare that a notification letter has been sent to the AQMD or EPA Sign William Foster Date 4/6/95

### 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, as the 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 & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her 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 or she did not intend to 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 & Professions Code: The Contractors 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 Contractors License Law).

I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason \_\_\_\_\_

Print \_\_\_\_\_ Sign William Foster Date 4/6/95  OWNER  AUTHORIZED AGENT

### 5 FINAL DECLARATION

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 and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation 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.

Print \_\_\_\_\_ Sign William Foster Date 4/6/95  OWNER  AUTHORIZED AGENT  CONTRACTOR

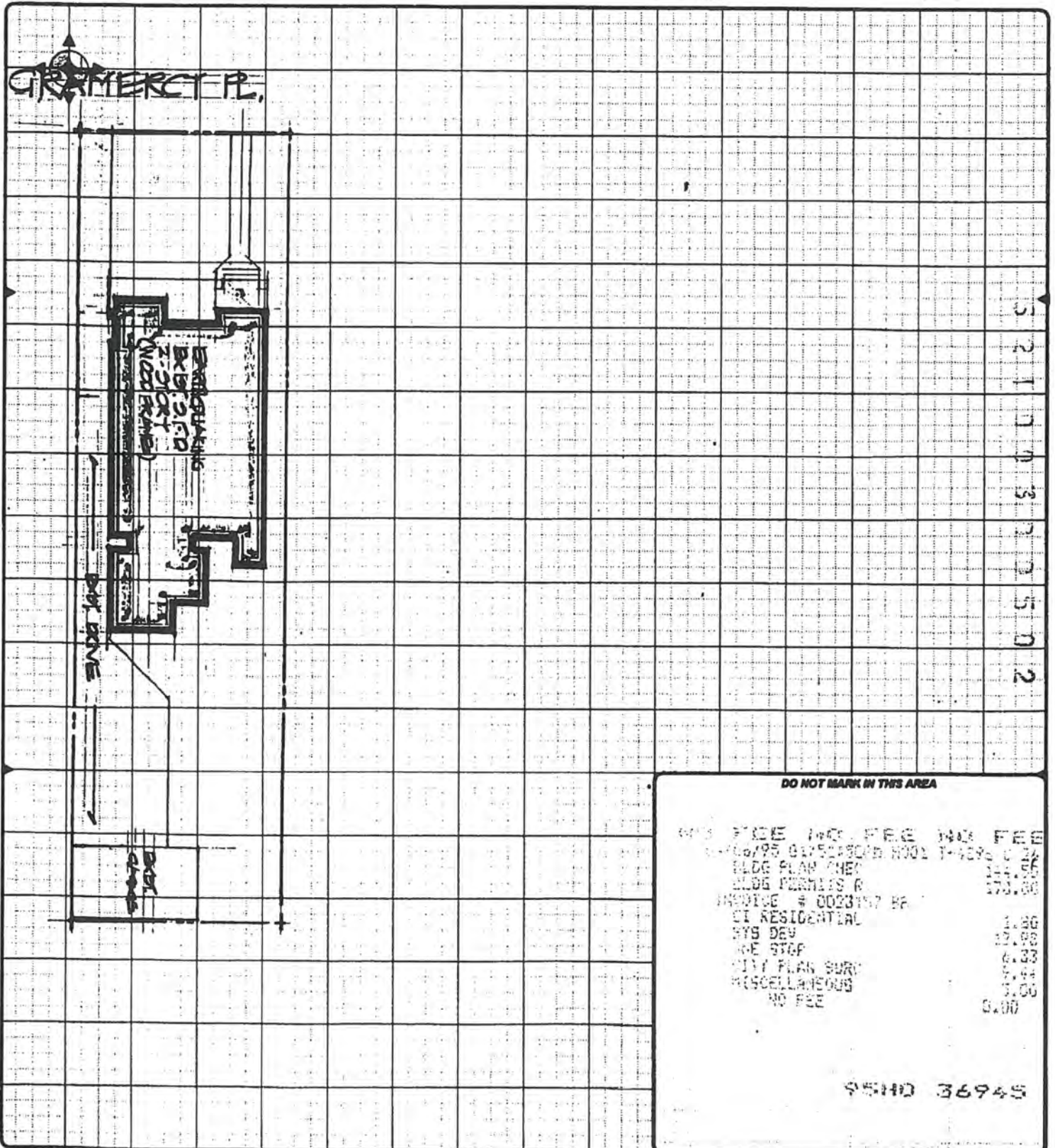
1.  THIS PERMIT IS FOR: (Mark one)  
NEW BUILDING/STRUCTURE
2.  RELOCATION
3.  ADD, ALTER, REPAIR, DEMOLISH

**CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY  
BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY - PLOT PLAN**

PLEASE DRAW AND LABEL CLEARLY IN INK

JOB ADDRESS	1848 S. GRAMERCY PLACE	SUITE/UNIT NO.	CROSS STREETS	
			WASHINGTON AND 18TH	
TRACT	BLOCK	LOT(S)	APN	UNIT
ANGELUS VISTA		76		
				ASSESSOR'S ID

SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES



DO NOT MARK IN THIS AREA

NO.	TYPE	NO.	FEE	NO.	FEE
1	BLDG PLAN CHECK	1001	1-429	0	0
	BLDG PERMITS R			144	05
	MISCELLANEOUS			173	00
	CI RESIDENTIAL			1	00
	SYS DEV			10	00
	ONE STOP			6	33
	CITY PLAN SURV			0	04
	MISCELLANEOUS			1	00
	NO FEE				0.00

9540 36945



# City of Los Angeles Department of City Planning

## 6/5/2018 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1848 S GRAMERCY PL

### ZIP CODES

90019

### RECENT ACTIVITY

PAR-2018-3212-TOC

CHC-2018-3217-HCM

ENV-2018-3218-CE

ADM-2018-954-TOC

CF# 18-0330 Proposed HCM

### CASE NUMBERS

CPC-2008-1552-CPU

CPC-2004-2395-ICO

CPC-1999-2293-ICO

CPC-1996-399-CPR

CPC-1986-603-GPC

CPC-1986-447-GPC

CPC-1958-8997

ORD-177323

ORD-173809-SA620

ORD-173607

ORD-167121-SA336

ORD-111998

ENV-2008-1781-EIR

### Address/Legal Information

PIN Number	126B193 898
Lot/Parcel Area (Calculated)	8,931.3 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H5
Assessor Parcel No. (APN)	5073016009
Tract	ANGELUS VISTA
Map Reference	M B 2-73
Block	None
Lot	76
Arb (Lot Cut Reference)	None
Map Sheet	126B193

### Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	United Neighborhoods of the Historic Arlington Heights, West Adams, and Jef
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2213.02
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	[Q]CM-1
Zoning Information (ZI)	ZI-2280 Mid City Recovery Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2412 Fast Food Establishments ZI-2174 Mid City Recovery Redevelopment Project
General Plan Land Use	Commercial Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 2
CRA - Community Redevelopment Agency	Mid City Recovery Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	40
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5073016009
Ownership (Assessor)	
Owner1	FOSTER,WILLIAM J AND
Owner2	ROBBINS,TIMOTHY L
Address	12619 ATHENS WAY LOS ANGELES CA 90061
Ownership (Bureau of Engineering, Land Records)	
Owner	FOSTER, WILLIAM J. (ET AL)
Address	12619 ATHENS WAY LOS ANGELES CA 90061
APN Area (Co. Public Works)*	0.204 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$636,185
Assessed Improvement Val.	\$138,959
Last Owner Change	10/04/2006
Last Sale Amount	\$0
Tax Rate Area	401
Deed Ref No. (City Clerk)	901237 9-495 5-28,30 3331348 2214399 2054735 1578069

Building 1	
Year Built	1910
Building Class	D5B
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	3,658.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.9193256
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	None
Promise Zone	None
Renewal Community	Los Angeles
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

#### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

#### Public Safety

Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2081
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	26
Red Flag Restricted Parking	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

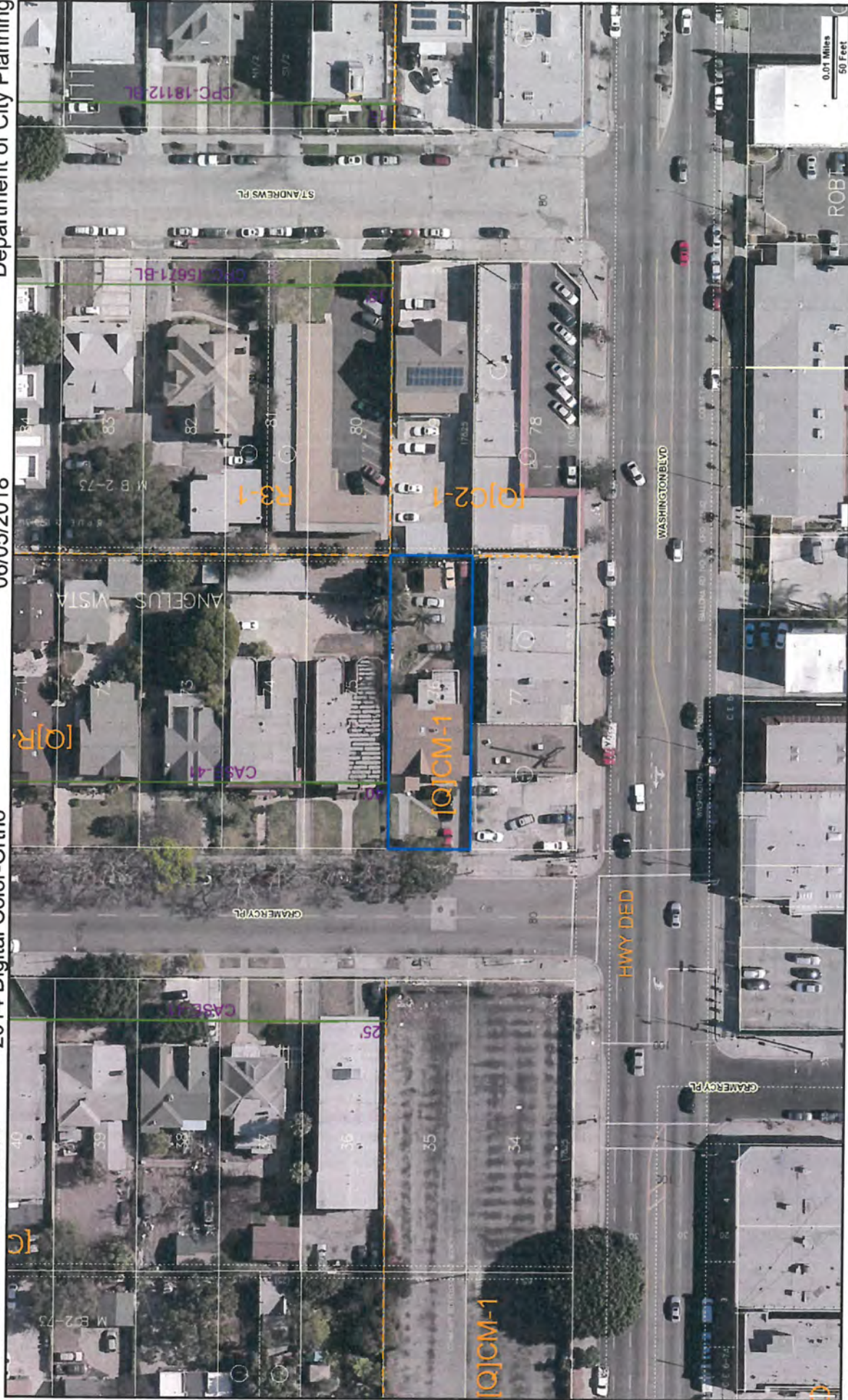
## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1996-399-CPR
Required Action(s):	CPR-COMMUNITY PLAN REVISION
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1958-8997
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM

## DATA NOT AVAILABLE

ORD-177323  
ORD-173809-SA620  
ORD-173607  
ORD-167121-SA336  
ORD-111998



Zoning: [QJCM-1]

General Plan: Commercial Manufacturing

Tract: ANGELUS VISTA

Block: None

Lot: 76

Arb: None

Address: 1848 S GRAMERCY PL

APN: 5073016009

PIN #: 126B193 898



**STOKES' ANGELUS VISTA TRACT RESIDENCE**  
1848 South Gramercy Place  
CHC-2018-3217-HCM  
ENV-2018-3218-CE

REPORT FROM OWNER'S REPRESENTATIVE

# 1848 SOUTH GRAMERCY PLACE LOS ANGELES, CALIFORNIA

Historic Resources Assessment

June 2018



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# EXECUTIVE SUMMARY

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## 1848 South Gramercy Place - Historic Resources Assessment Report

The purpose of this Historic Resources Assessment Report (Report) is to identify and evaluate potential historical resources located at 1848 South Gramercy Place, City of Los Angeles (City), Los Angeles County, California on assessor parcel number (APN) 5073-016-009 (1848 South Gramercy Place or subject property). This Report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources at the federal, state, and local levels of significance. The Report includes a discussion of the survey methods used, a brief historic context of the subject property and surrounding area, and the identification and evaluation of the subject property.

The subject property is located at 1848 South Gramercy Place, on a lot 76 within the Angelus Vista Tract (Tract). The subject property is bounded to the north by a multi-family residential unit built in 1922; to the east by a single-family residence built in 1907; to the west by two commercial buildings and vacant lot, built in 1966 and 1922; and to the west by South Gramercy Place. Across the street is a vacant overgrown lot and a 1962 apartment building. The subject property is improved with a single-family residence (Residence), constructed by Naldo F. Stokes in 1907 and articulated in the Tudor Revival style.

In 1987, the subject property was evaluated as part of a Section 106 Review for the U.S. Department of Housing and Urban Development (HUD). The City of Los Angeles Historic Resource Inventory from 2012, indicates that it was assigned a 6Y CHRS status, denoting that the property (P-19-173454) was “determined ineligible for NR by consensus through Section 106 process- Not evaluated for CR or Local Listing.” In 2012, SurveyLA conducted a survey of the South Los Angeles Community Plan Area and did not identify 1848 Gramercy Place as an individually significant historic resources or as a contributor to a potential historic district, including the Angelus Vista Historic District.<sup>1</sup>

As a result of ESA’s investigations, the current conclusions concur with the 1987 findings that the property is not eligible for listing on the National Register. Since the previous evaluation was conducted over five years ago, ESA re-evaluated the subject property at the federal, state, and

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<sup>1</sup> Architectural Resources Group, *Historic Resources Survey Report: South Los Angeles*, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 2012.

local levels. Here, ESA found the subject property ineligible for listing under all applicable criteria at the federal, state, and local levels.

There is no evidence that suggests the subject property was significant to the development of the Angelus Vista Tract as the residence was built five years after the commencement of the subdivision construction. Also, there are intact early examples of single-family residences within the tract and within in the Angelus Vista Historic District that otherwise detract from the importance of such a late example. Furthermore, the subject property lacks architectural merit as an excellent example of the Tudor Revival style and a notable work of builder Naldo Stokes. The subject property also has not yielded and is not likely to yield information important in prehistory or history. In addition, the subject property lacks integrity of design, materials, workmanship and feeling due to alterations. Therefore, ESA recommends that the subject property not be considered a historical resource pursuant to CEQA and that it be assigned a California Historic Resource (CHR) Status Code of 6Z, noting it as ineligible for listing in the National Register of Historic Places (National Register or NR) as California Register of Historical Resources (California Register or CR), as well as local designation, through survey evaluation.

# 1848 South Gramercy Place

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## Historic Resources Assessment Report

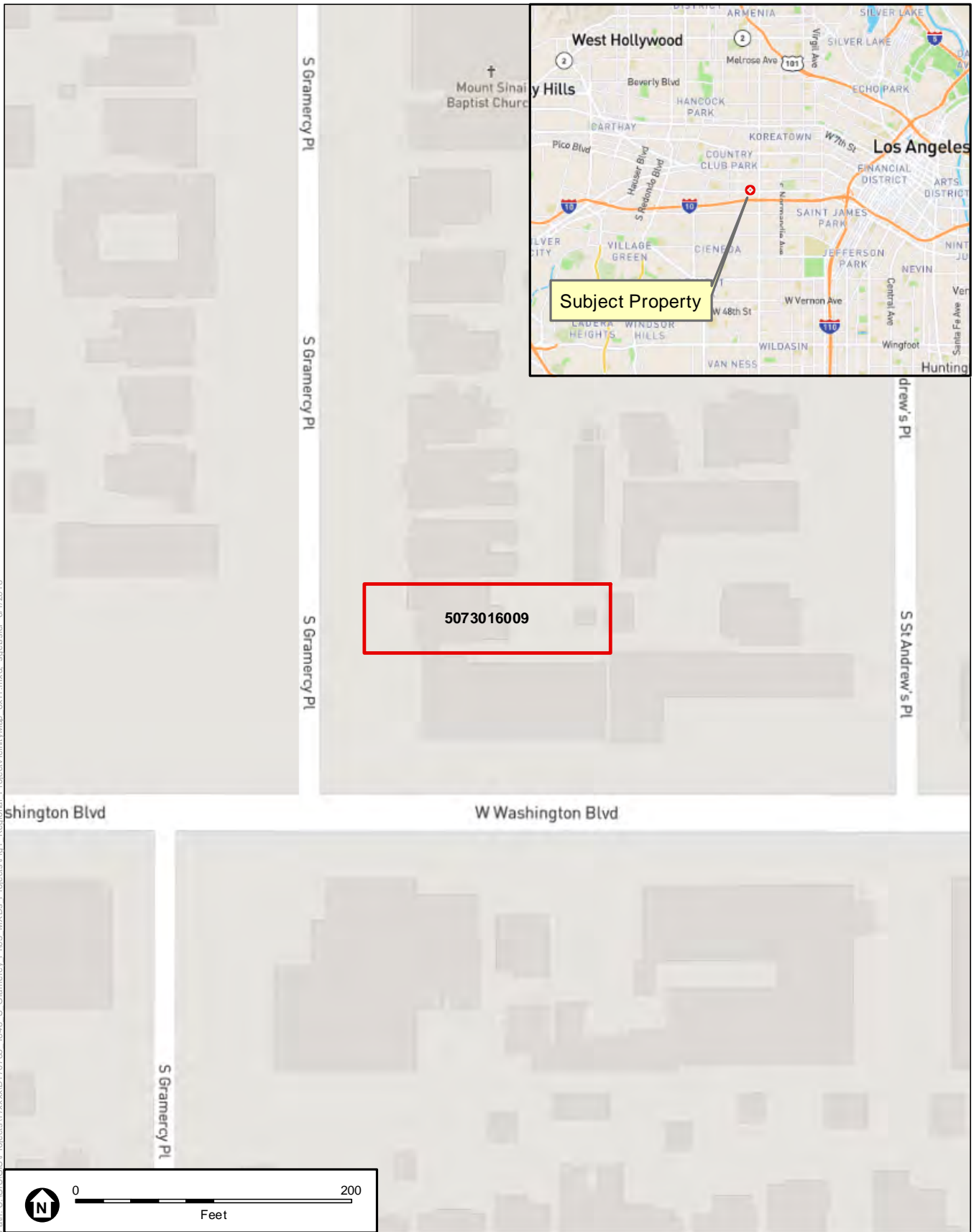
### Introduction

Environmental Science Associates (ESA) has been retained by Akhilesh Jha (Applicant), to conduct a Historic Resources Assessment (HRA) for 1848 South Gramercy Place, in the South Los Angeles neighborhood of the City of Los Angeles (City). The purpose of this Report is to identify and evaluate potential historical resources located at 1848 South Gramercy Place, Los Angeles, Los Angeles County, California on assessor parcel number (APN) 5073-016-009. This Report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources at the federal, state, and local levels of significance. The Report includes a discussion of the survey methods used, a brief historic context of the subject property and surrounding area, and the identification and evaluation of the subject property.

ESA personnel involved in the preparation of this report are as follows: Margarita Jerabek, Ph.D., Director of Historical Resources, Ashley Brown, M.A., Senior Architectural Historian, Hanna Winzenried, M.S.C., Associate Architectural Historian, all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**.

### Current Setting

The subject property is located at 1848 Gramercy Place in the neighborhood of Venice in the City of Los Angeles (City), California, on Assessor Parcel Number (APN) 5073-016-009 (“1848 Gramercy Place,” or “subject property”) **Figure 1**, *Regional and Project Vicinity Map*. As mentioned above and shown in **Figure 2**, *Aerial Photograph of Project Site*, the subject property is improved with a single-family residence (Residence), constructed in 1907 and articulated in the Tudor Revival style. To the rear of the Residence is a small shed that was likely built circa 1985. The subject property is bounded to the north by a multi-family residential unit built in 1922; to the east by a single-family residence built in 1907; to the west by two commercial buildings and a vacant lot, built in 1966 and 1922, respectively; and to the west by South Gramercy Place. Across the street is a vacant overgrown lot and a 1962 apartment building. The project will demolish the current improvements on the subject property.



SOURCE: Open Street Map, 2018.

1848 South Gramercy Place, Los Angeles

**Figure 1**  
Regional and Project Vicinity Map





Path: U:\GIS\Projects\17xxx\0170726\_1848\_S\_Gramercy\_P1\03\_MXD\Projects\Fig2\_Aerial\_Photo\_ProjectSite\_and\_Vicinity\_8x11.mxd\_sptasler\_6/1/2018

SOURCE: ESRI, 2016 (Aerial).

1848 South Gramercy Place, Los Angeles

**Figure 2**  
Aerial Photograph of Project Site and Vicinity



## Research and Field Methodology

ESA’s qualified architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources; Ashley Brown, M.A., Senior Architectural Historian; and Hanna Winzenried, M.S.C., Associate Architectural Historian, completed this study, all of whom meet and exceed the Secretary of the Interior’s Professional Qualification Standards in history and architectural history. The investigations were conducted under the direction of Dr. Jerabek. This Report was authored by Ms. Brown and Ms. Winzenried. Professional qualifications are included in **Appendix A**.

The following tasks were performed by ESA’s architectural historians for the study:

- A pedestrian survey and digital photography was undertaken by Ashley Brown on May 11, 2018 to document the existing conditions of the subject property and the surrounding vicinity.
- Site-specific research on the property was conducted utilizing building permits, assessor’s records and map books, Sanborn Fire Insurance maps (Sanborn maps), historical *Los Angeles Times*, Ancestry.com, Newspapers.com, and other published sources. ESA staff conducted research at the City Department of Building and Safety (LADBS), and the City Department of Planning.
- ESA staff reviewed and analyzed ordinance, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- ESA staff completed a historic resource assessment of the potential historic resource based upon criteria used by the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and City Cultural Heritage Ordinance.

## Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

## Federal Eligibility Criteria and Integrity Aspects

### National Register of Historic Places

The National Register was established by the NHPA as “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> The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Yields, or may be likely to yield, information important in prehistory or history.<sup>3</sup>

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria *and* retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.<sup>4</sup>

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

*Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property’s design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration;

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<sup>2</sup> 36 CFR Section 60.2.

<sup>3</sup> “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

<sup>4</sup> National Register Bulletin 15, p. 19.

textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

*Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

*Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

*Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.<sup>5</sup>

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.<sup>6</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.<sup>7</sup> For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."<sup>8</sup> In assessing the integrity

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<sup>5</sup> National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

<sup>6</sup> The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, [http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_appendix\\_IV.htm](http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm), accessed June 1, 2013.

<sup>7</sup> National Register Bulletin 15, p. 44.

<sup>8</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that



of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”<sup>9</sup>

## State Register and Eligibility Criteria

### California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>10</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>11</sup>

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

- California properties listed on the National Register and those formally Determined Eligible for the National Register;<sup>12</sup>
- California Registered Historical Landmarks from No. 770 onward;

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convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

<sup>9</sup> “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

<sup>10</sup> PRC Section 5024.1(a).

<sup>11</sup> PRC Section 5024.1(b).

<sup>12</sup> PRC Section 5024.1(d).

- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>13</sup>

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

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.<sup>14</sup>

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

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

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>15</sup>

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<sup>13</sup> PRC Section 5024.1(d).

<sup>14</sup> PRC Section 5024.1(e)

<sup>15</sup> Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

## California Historical Resources Status Codes

The California State OHP developed National Register Status Codes in 1975 as a standardized system for classifying historical resources in the state's Historic Resources Inventory. In 2003 these codes were revised to reflect the application of California Register and local criteria and the name was changed to California Historical Resource (CHR) Status Codes. CHR Status codes consist of three digits and are assigned to properties or historic districts through a survey process and as a result of varying regulatory processes. The first digit ranges from 1-7. Code categories 1-5 reflect properties determined eligible for designation according to the criteria established for the National Register, California Register and local government criteria for significance. Code categories 6-7 generally identify properties that do not meet established criteria for significance, have not been evaluated, or need to be reevaluated. The code categories are as follows:

1. Properties listed in the National Register or the California Register;
2. Properties determined eligible for listing in the National Register or the California Register;
3. Appears eligible for National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Properties recognized as historically significant by local government;
6. Not eligible for listing or designation as specified; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the CHR Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”<sup>16</sup>

## Local Cultural Heritage Ordinance and Eligibility Criteria

### City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These

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<sup>16</sup> California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c)

Historic-Cultural Monuments are regulated by the City’s Cultural Heritage Commission and the City Council.

### ***Los Angeles Cultural Heritage Ordinance Eligibility Criteria***

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2007 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City, including historic structures or sites:

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

### ***Los Angeles Historic Preservation Overlay Zone (HPOZ) Ordinance Eligibility Criteria***

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was created in 1979 and most recently amended and re-adopted by the Los Angeles City Council in 2017.<sup>17</sup> An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development, or has been so significantly altered that it no longer conveys its historic character.<sup>18</sup>

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<sup>17</sup> “Citywide HPOZ Ordinance,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

<sup>18</sup> “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- 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
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.<sup>19</sup>

### ***SurveyLA Eligibility Standards***

SurveyLA was a citywide survey that identified and documented significant historic resources representing important themes in the City's history. The survey and resource evaluations were completed by consultant teams under contract to the City of Los Angeles and the supervision of the OHR. The program was managed by the OHR, which maintains a website for SurveyLA.<sup>20</sup> The field surveys covered the period from approximately 1850 to 1980 and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources will be included in a future survey phase).

Significant resources reflected important themes in the City's growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys, conducted from 2010-2017, were completed in three phases by Community Plan Area. All tools and methods developed for SurveyLA met state and federal professional standards for survey work.

Los Angeles' citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historic resources surveys in the city of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service (NPS) for use in nominating properties related by theme to the National Register. This format provided a consistent framework for evaluating historic resources. It was adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs and to facilitate environmental review processes.<sup>21</sup> The HCS used Eligibility Standards to identify the character defining, associative features, and integrity aspects a property should retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of them in order to be

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<sup>19</sup> "Citywide HPOZ Ordinance," City of Los Angeles Historic Resources,

<http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

<sup>20</sup> SurveyLA: Los Angeles Historic Resources Survey, <http://preservation.lacity.org/survey>, accessed January 5, 2017.

<sup>21</sup> Guide for Professionals Using the Historic Context Statement for Property Evaluations, [http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement\\_Jan%202016\\_0.pdf](http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf), accessed January 5, 2017.

eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant.

## Environmental Setting

### Historic Context

#### Early Single-Family Residential Development, (1880-1930)

##### ***Angelus Vista Tract***

The Angelus Vista Tract (Tract) was subdivided on November 13, 1902 by owners Fred W. Marshall and E.A. Stent from a portion of the S½ of the N.E.¼ of Section 35, Township 1 South, Range 14 West of the S.B.B.M.”<sup>22</sup> The Tract was bounded by 16<sup>th</sup> Street (Venice Boulevard) and the Los Angeles Electric Railway to the north; by the College Grounds and Manhattan Place to the east; Washington Street (Washington Boulevard) to the south, and Wilton Place and a portion of J. H. Miller’s land to the west (**Figure 3**). In a 1902 advertisement in the *Los Angeles Times*, owners of the Tract, Marshall & Stearns sold lots for a short time at \$750 a parcel, and that the price would go up to \$1000 in a few short weeks. The Tract offered proximity the Country Club, Nevin Tract, Harvard Military School, and “mountains and valley views, and cool ocean breezes all summer long.”<sup>23</sup>

Building restrictions for the tract required the constructed residences to cost a minimum of \$2,000, resulting in large upper-middle class residences found on the tract. Wide streets were paved as part of the subdivision. The tract primarily contains single-family residences constructed between 1906 and 1930. There are duplexes and fourplexes scattered through the tract built in the 1910s due to the growing population that occurred along the same time as the LARY streetcar expanded along Washington Blvd in 1911. Most of these buildings are in the Craftsman style although there are examples of the American Foursquare, Mediterranean Revival, and Spanish colonial revival residences. The tract has concrete sidewalks, grassy parkways, and street trees. Most of the residences are elevated from the sidewalk and have rear garages.<sup>24</sup>

Fred W. Marshall and E.A. Stent decided the tract should have “high grade restrictions” where each house is set back a certain distance from the property line. The roads and sidewalks were built before any houses were. They did this so that the neighborhood could be a “first class neighborhood.”<sup>25</sup> In 1902 newspaper advertisements it was stated that “you buy in the direct trend of the finest residence section of the city, and where elevation, view and the general enforcement of building restrictions will attract the best builders and the best homes.”<sup>26</sup> Also

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<sup>22</sup> City of Los Angeles, Map Book 2, 73.

<sup>23</sup> “Angelus Vista,” *The Los Angeles Times*, July 6, 1902.

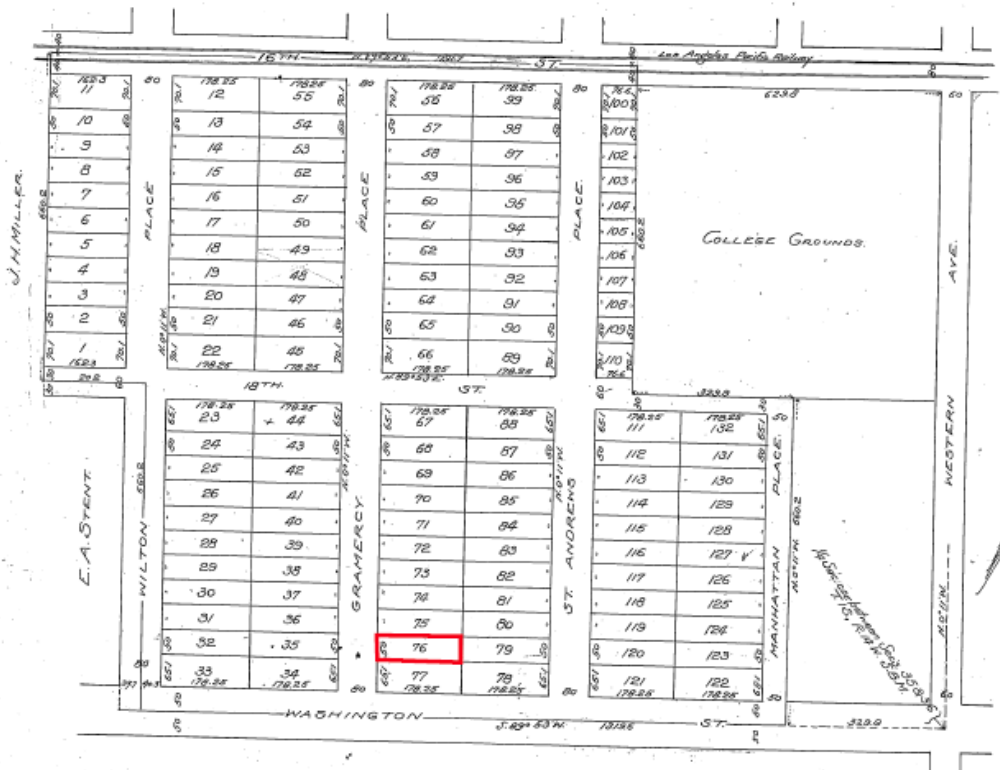
<sup>24</sup> SurveyLA, “Angelus Vista Historic District,” *South Los Angeles Historic Districts, Planning Districts, and Multi-Property Resources*, March 2012, Pg. 1.

<sup>25</sup> Fred W. Marshall, “Ramona Park,” *The Los Angeles Herald Sun* (Los Angeles, CA) August 14, 1910.

<sup>26</sup> *The Los Angeles Times* (Los Angeles, CA) July 21, 1902.

advertised were the great views of the grand valley and mountains from every lot, which would be ensured by the restrictions.<sup>27</sup>

Map of  
**ANGELUS VISTA**  
 City of Los Angeles, Cal.  
 Being a portion of the S½ of the N.E.¼ of  
 Section 35, T.1S, R.14W, S.B.B and M.  
 Scale, 1" = 100'  
 Surveyed Feb. 1902 by H.J. Stocker, C.E.



*16-th Street changed to Venice Boulevard Ord. 52420.  
 Washington St. chg. to Washington Blvd. - Ord. 68401.*

Owners:-  
*Fred W. Marshall  
 E.A. Stent*

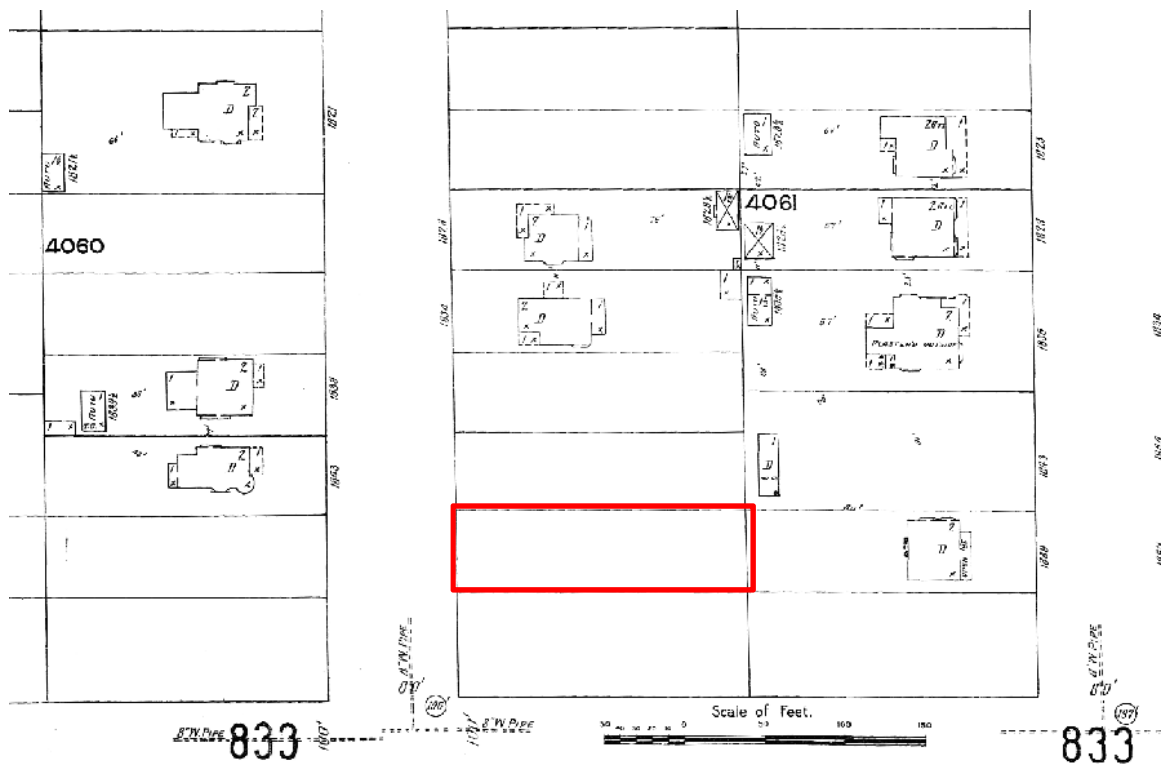
SOURCE: Los Angeles  
 County  
 Assessor, 2014

1848 Gramercy Place / D170785.00

**Figure 3**  
 Aerial photograph of subject property, showing locations of the Residence,  
 Shed, and surrounding area

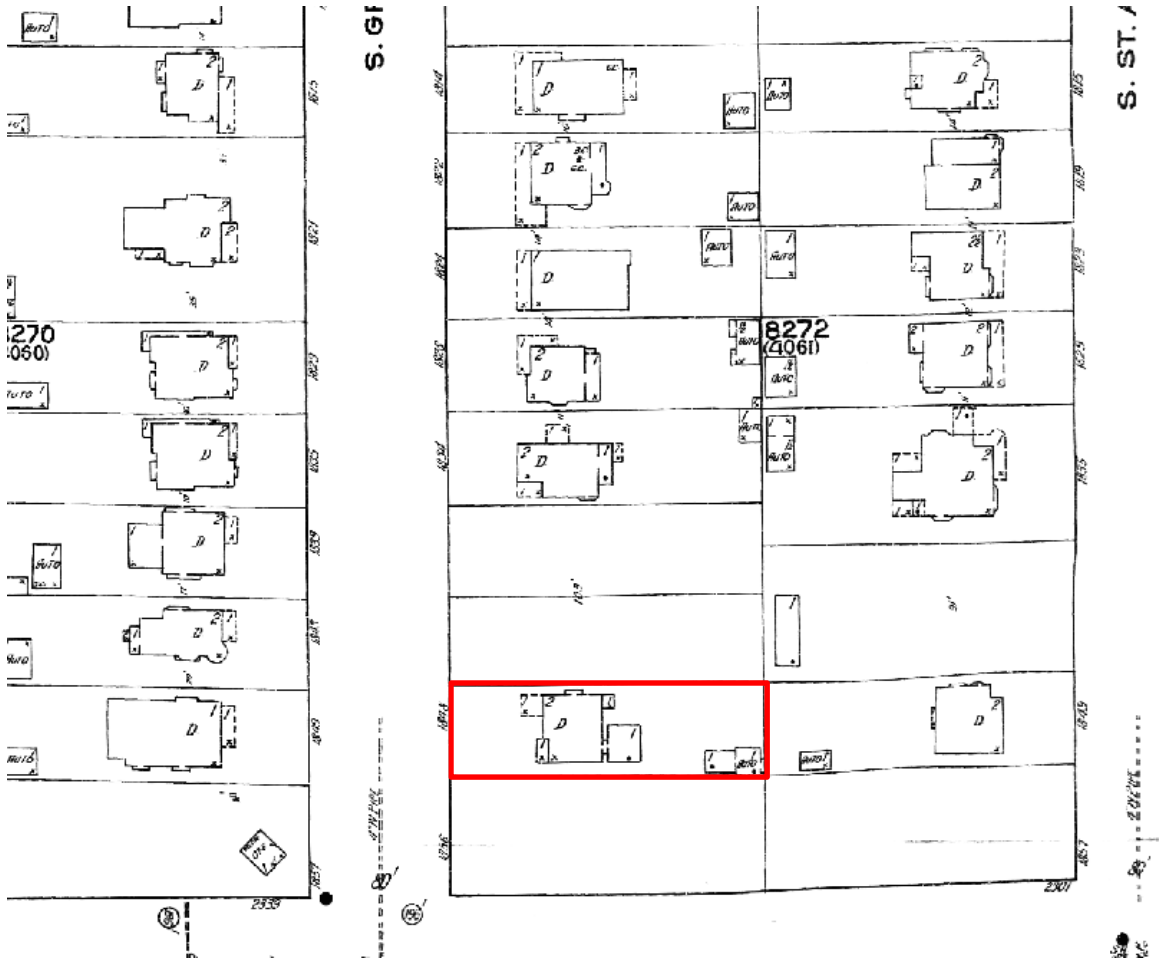
<sup>27</sup> *The Los Angeles Times* (Los Angeles, CA) June 29, 1902.

The early 1907 Sanborn map of the region depicts that people began purchasing and building mid-sized two-story single-family residences closer to West 18<sup>th</sup> Street and Venice Boulevard, near the streetcar line, and the area closer to Washington Street (Boulevard) remained undeveloped (**Figure 4**). According to the 1921 Sanborn Map, the west side of South Gramercy and homes along Wilton Place between Washington and Pico Boulevards were almost fully developed, and few lots remained (**Figure 5**). Also by this time, a transition had begun from a streetcar suburb at the northern end of Tract (along what is now Venice Boulevard), to an automobile suburb as many of the residences erected detached garages. In addition, according to historic photographs, by 1928 the area of Washington Boulevard, also began to develop with commercial businesses after the Los Angeles Railway line was added after 1911. By the 1950 Sanborn, infill development of larger multi-family residences had begun to transform the neighborhood along West 18<sup>th</sup> Street. Sanborn maps are available in **Appendix B**.



1848 Gramercy Place D170785.00  
 SOURCE: EDR 2018 **Figure 4**  
 1907 Sanborn with 1848 Gramercy Place outlined in red.





1848 Gramercy Place D170785.00

SOURCE: EDR 2018

**Figure 5**  
1921 Sanborn with 1848 Gramercy Place outlined in red.

# Architectural Style

## **Arts and Crafts Movement, 1895-1930**

### ***Early Tudor Revival, 1895-1929***

The subject property's architectural style was derived from the Arts and Crafts Movement which originated in England during the second half of the nineteenth century as a reaction to nineteenth century industrial culture. The Arts and Crafts Movement called for a return to honesty and utility in design, handcrafted construction, and the use of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture, and decorative arts.

The Craftsman style was adaptable across socioeconomic categories and included both large finely crafted homes for the affluent class, and small modestly built cottages or bungalows for the working class. In contrast to earlier styles, the bungalow was intended for the servant-less household and could be built by either an unskilled builder using plans from books or with kits fully cut and shipped from mail-order houses. The Craftsman style was publicized extensively in lifestyle magazines of the period, which led to a flourishing of pattern books, some of which offered prefabricated "kit" components for on-site assembly such as products by Sears Roebuck and Company and Pacific Ready-Cut Homes. In other examples, architects and master builders used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.

The architecture of the Craftsman style was defined by its use of natural materials, hand craftsmanship, integration into the landscape, incorporation of the climate, and broad horizontality with multilevel eaves. Craftsman style single-family residences were once ubiquitous throughout the United States. However, because of their wide covered front porches, a key design feature that functioned as an outdoor room, Craftsman properties were especially popular in warmer areas of the country, such as Southern California. The typical Craftsman residence is one to one-and-one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

As mentioned above, the Arts and Crafts movement was influenced by domestic English architecture in the Sixteenth Century. As such, a sub-theme of the Arts & Crafts movement was the Tudor Revival style. Tudor Revival architecture in Los Angeles was often applied to large estates, middle-class homes, bungalows, as well as small-scale commercial buildings.<sup>28</sup> Tudor Revival residences were unlike Georgian style, which were very formal with symmetrical balance, whereas the Tudor Revival style could be added to and spread "organically in the

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<sup>28</sup> Teresa Grimes, "Arts and Crafts Movement, 1895-1905," *SurveyLA Citywide Historic Context Statement*, Los Angeles: City of Los Angeles, June 2016, 22.

landscape.” Many Tudor Revival style residences within the Arts and Crafts movement featured projecting wings, clustered and projecting chimneys, perpendicular windows, spacious floor plans, slate roof shingles, casement windows (either wood or metal), paneled wood doors, decorative timbers on the upper stories.<sup>29</sup>

“The Tudor Revival style was favored in up-scale neighborhoods in Los Angeles such as West Adams in the early years of the twentieth century, often appearing side-by-side with Craftsman.”<sup>30</sup> Both the Craftsman and Tudor Revival styles replaced the earlier Victorian styles that were prominent in the Downtown area in the “early years of its development and signaled the growing prosperity of the city builders who spearheaded the movement toward more suburban residential areas.”<sup>31</sup> During the first three decades of the 20th century, the Arts and Crafts movement was common in Los Angeles and the residential neighborhoods of Harvard Heights, Jefferson Park/ West Adams, Arlington Heights, Koreatown, Hancock Park, Pasadena, Hollywood, and Highland Park. The Arts & Crafts movement has a generally recognized national period of significance of 1905 to 1930 during the time when this style was most common. Craftsman and Tudor Revival style residences dating from 1905 to 1930 are associated with the architectural styles and culture of early 20th century residential architecture. They illustrate the broad influence of the Arts and Crafts Movement on the local architects, designers, and builders working in Los Angeles during the first few decades of the 20th century. Furthermore, they represent the identity and values of the occupants, who found in this style and method of construction a means by which to satisfactorily accommodate themselves and their families economically, and to express their individuality by selecting from and combining a wide variety of plans, window treatments, door treatments, porches, and architectural features then available.

Other examples within the Tract of the Tudor Revival and Craftsman styles include: 1651 South Gramercy, built in 1907 and designed by architect Francis X. Lourdou; 1614 South Wilton built by Hinkleman & Co. in 1908; 1645 South Gramercy built in 1921 1829 South Gramercy built by E.L. Petetfito in 1908; 1831 South Wilton designed by F.M. Tyler in 1906; 1835 South Wilton built in 1908; 1826 South Wilton Place designed by F.M. Tyler in 1910 (**Figure 6 and 7**); 1645 South Wilton built in 1906; 1625 Cimarron Street built in 1904.

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<sup>29</sup> Ibid., 22-24.

<sup>30</sup> Teresa Grimes, “Arts and Crafts Movement, 1895-1905,” *SurveyLA Citywide Historic Context Statement*, Los Angeles: City of Los Angeles, June 2016, 23.

<sup>31</sup> Ibid., 23.



1848 Gramercy Place / D170785.00

SOURCE: Google, 2018

**Figure 6**

1651 S. Gramercy Place, built 1908 and designed by Francis X. Lourdou



1848 Gramercy Place / D170785.00

SOURCE: Google, 2018

**Figure 7**

1826 S. Wilton Place, designed by F.M. Tyler in 1910

## Property Type

### Single-Family Residence

The subject property was built as an example of a mid-size single-family residence, which was quite popular within the Tract and the South Los Angeles Area, a budding suburb at the time. For lower income working families, single-family residences often consisted of one-story smaller bungalows. Bungalows were often constructed on a budget, which is reflected in their vernacular design and use of materials, such as wood-frame construction resting on brick foundations and minimal architectural ornamentation. Many of these bungalows were quickly constructed, small homes that were added onto in multiple stages. The architecture emphasized simple focal points, including decorative shingling or board and batten siding exterior treatments, gables, bay windows, porches, windows and doors. Whereas middle and upper-class families built larger two and two-half story residences on larger lots in the prominent styles of the early 20<sup>th</sup> Century such as Craftsman, Tudor Revival, Spanish Colonial Revival, and Colonial Revival. Many of these single-family residences featured lavish designs incorporating large multi-lite windows, hand carved woodwork, custom millwork in the interior with spacious floorplans. Generally, the larger residences were placed on larger lots to allow for the maximum amount of yard space, patios, and courtyards on the site promoting outdoor living.

## Construction and Occupancy History of 1848 South Gramercy Place

### Construction History

Los Angeles Department of Building and Safety (LADBS), Los Angeles County Assessor Records, Sanborn Fire Insurance Maps, historic photographs were consulted to develop a history of permitted alterations at the subject property (**Table 1**). The first building permit for the subject property was filed in 1907 by Minnie Stokes. Her husband, Naldo F. Stokes was identified as the builder for the two-story, eight room residence (**Figure 8**). The 1910 Assessor Record noted a 2 ½ story single family residence with concrete foundation and basement; gable shingled roof; good construction; fireplace; coal furnace; 8 plumbing fixtures hooked to sewer; electric lighting; plain wood trim; ornamental stock finishes; buffet; bookcases. They also noted that the current owner rented out the property at \$45/month.



SOURCE: USC

1848 Gramercy Place / D170785.00

**Figure 8**  
Residence in 1928

The second building permit, which the Assessor Record collaborates, was for a 20 x 23' one-story addition to the rear of the two-story single family residence. This addition, noted as a "billiards room" would have a concrete foundation with a 9' ceiling. The 1921 Sanborn Map indicates a two-story detached garage located on the property, and by the 1960 Sanborn, the two-story detached garage has been demolished a new garage has been built (but, now demolished). The next available building permit was for owner Maggie Wilson in 1982, who had a fire door and new stairs installed to the two-story residence. The next permit available was for earthquake damage. This involved repairing the foundation, adding anchor bolts and plywood, cripple walls to the residence and detached garage. Building Permits are available in **Appendix C**, and Assessor Records are available in **Appendix D**.

**TABLE 1**  
**1848 SOUTH GRAMERCY PLACE**  
**LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS<sup>32</sup>**

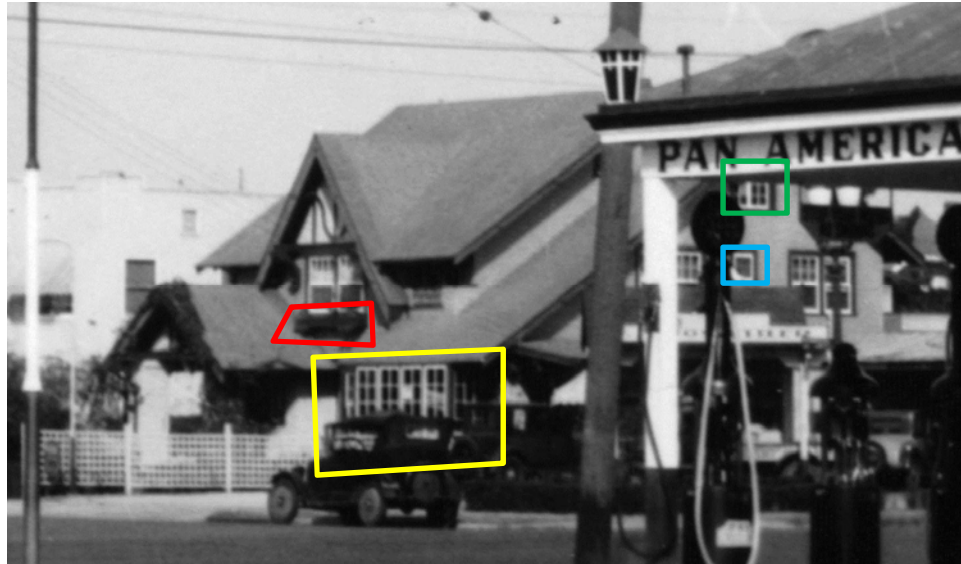
<b>Date</b>	<b>Permit/ Assessor #</b>	<b>Owner</b>	<b>Architect (A) and/or Contractor (C)</b>	<b>Valuation (\$)</b>	<b>Description</b>
7/2/1907	03846	Minnie Stokes	Naldo F. Stokes (C)	\$3,500	Residence, two-stories, 38 x 40', concrete foundation, brick chimney, shingle peak roof, cellar,
1910	Assessor Record	Eleanor G. Whitman			2 ½ story single family residence with concrete foundation and basement; gable shingled roof; good construction; fireplace; coal furnace; 8 plumbing fixtures hooked to sewer; electric lighting; plain wood trim; ornamental stock finishes; buffet; bookcases. Occupancy indicated rented at \$45/month
04/23/1920	6032	R.M. Stagg	Hess & Avora (C)	\$1,000	20x23' addition "billiards room" to a Residence, one-story addition, concrete foundation, 9' ceiling
9/15/1920	Assessor Record	R.M. Stagg		\$1,000	A 20x23' addition to the 2 ½ story single-family residence with concrete foundation; shake siding; composition roof; good construction; wood trim; "art glass," plain, ornamental, stock finishes; oak buffet; good condition.
03/15/1982	7046	Maggie Wilson	N/A	\$1,500	Install fire door and new stairs to a two-story, with detached garage
04/06/1995	36945	William Foster	N/A	\$18,000	Earthquake damage, repair foundation and add anchor bolts and plywood, cripple wall to a SFD w/ Detached Garage (Length 63' x Width 35' x Height 20')

### ***Unpermitted Alterations***

In addition to the permitted changes to the Residence, ESA's architectural historians noted the following unpermitted alterations (**Figure 9**). On the west (primary) elevation, the front door appears to have been replaced and a security grill added; the original porch has been altered and multi-lite window removed and replaced with a faux timber and aluminum- slider window (**Figure 10**); and a planter box has been removed from the second-story paired windows. The porch also has new concrete foundation with rocks added, and scored walkway. The columns and stucco cladding has been restuccoed with a thick-coarse concrete plaster (the chimney appears to have the original stucco finish). The original columns on the porch, also were most likely wood, as popular within the neighborhood, and other Stokes' residences. Additionally, the original roof was shingle, similar to the shingle shakes on the second story. These shingle shakes can be seen under the current composition roof. On the south elevation, two windows have been replaced, and a grill has been added to the attic window. The port-cochere has also been compromised, as verge board has been extended, it is also now supported by two metal pipes, and furthermore, the

<sup>32</sup> Documentation exists for all permits and certificates of occupancy listed in this table.

original wood trim has been rough stuccoed. On the east elevation, there is a second-story addition made to the 1920s permitted addition. Stairs were also added at this time. Windows located on the north side of the addition have been altered. Also at the rear, windows on the rear porch have been enclosed and a door added. On the rear roof, a skylight was also added. On the north elevation a window has been replaced and another filled in.



SOURCE: USC, Google

1848 Gramercy Place / D170785.00

**Figure 9**  
Residence in 1928 and today





SOURCE: ESA, 2018

1848 Gramercy Place / D170785.00

**Figure 10**

Front façade window alteration from exterior and interior

## **Builder**

### **Naldo and Minnie Stokes**

Naldo F. Stokes was born in 1866 in Pennsylvania, and his wife, Minnie, was born in 1875 in Ireland.<sup>33</sup> They were married in 1881 in Chicago and moved to Los Angeles in 1897.<sup>34</sup> They had one son, Frank in 1914. In the 1920 United States Federal Census, Naldo was listed as a self-employed contractor.<sup>35</sup>

Minnie Stokes and Naldo F. Stokes worked together as early independent real estate developers, buying approximately three lots at a time within a tract or area to develop and then sell. Minnie handled the real estate and Naldo was the builder. For example, in the *Los Angeles Herald Sun*, 1909, it was stated that Minnie Stokes bought lots 29, 30, and 31 in the Wellington Place Tract with the plan to have her husband improve each with a “fine residence” and to be sold.<sup>36</sup> Many of their buildings, two story residences or bungalows, were listed in the newspapers and were to be sold for around \$3-6,000.<sup>37</sup> One example of this was, Naldo built three homes on Raymond Avenue within four months, which were then quickly bought up by newcomers flooding into California. The newspaper stated, “[t]he inside finish is of a very high order, all the floors on the lower story being in oak, and on the upper in maple. The houses have handsome mantle-pieces, beamed ceilings, built in buffets, and all the accessories of a comfortable, modern house.”<sup>38</sup> Blocks in Los Angeles were similarly developed in triplets of homes, like this example, and quickly bought up in the 1910s.<sup>39</sup>

Naldo F. Stokes and his family often lived in one of the residences they built before selling them. In 1916, the residence the Stokes lived in the Hollywood Foothill District was sold to Frederick M. Steele, the former president of the Highland Park National Bank of Chicago.<sup>40</sup> They also often used their residence as an example of the quality of work they could do. In 1905, their residence at 1905 Grace Ave was listed in many newspaper advertisements as an example of Naldo F. Stokes quality of craftsmanship.<sup>41</sup>

Stokes built a number of residences that are currently contributors in historic districts within Los Angeles. His houses followed the trends at the time of their construction and mimicked many popular designs by other architects. For example, many of the buildings he built in Adams-

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<sup>33</sup> United States Federal Census, 1920.

<sup>34</sup> “Obituaries,” *The Los Angeles Times* (Los Angeles, CA), October 22, 1954.

<sup>35</sup> United States Federal Census, 1920.

<sup>36</sup> *The Los Angeles Herald Sun* (Los Angeles, CA) April 11, 1909.

<sup>37</sup> *The Los Angeles Herald Sun* (Los Angeles, CA) January 15, 1909; *The Los Angeles Herald Sun* (Los Angeles, CA) July 15, 1906; *The Los Angeles Herald Sun* (Los Angeles, CA) May 21, 1905; *The Los Angeles Herald Sun* (Los Angeles, CA) November 18, 1906; *The Los Angeles Herald Sun* (Los Angeles, CA) September 27, 1908; *The Los Angeles Herald Sun* (Los Angeles, CA) May 11, 1910; *The Los Angeles Times Sun* (Los Angeles, CA) April 19, 1906; *The Los Angeles Times Sun* (Los Angeles, CA) December 1, 1912; *The Los Angeles Times Sun* (Los Angeles, CA) January 24, 1915; *The Los Angeles Times Sun* (Los Angeles, CA) July 17, 1904.

<sup>38</sup> “Building the City Beautiful,” *The Los Angeles Times* (Los Angeles, CA) September 28, 1909.

<sup>39</sup> “Building the City Beautiful,” *The Los Angeles Times* (Los Angeles, CA) September 28, 1909.

<sup>40</sup> “Five Dwellings Change Hands, Week Notable for Sales of Large Houses,” *The Los Angeles Times* (Los Angeles, CA), February 27, 1916.

<sup>41</sup> Los Angeles Department of City Planning. *Recommendation Report*, May 12, 2015, pg. 2.

Normandie in the 1900s, such as 2707 S. Raymond Ave and 2656 Normandie Ave, were constructed in the Craftsman style and mimicked other early houses in the neighborhood. In the 1910s, his buildings displayed more classical details. Examples include 1905 Grace Ave and 339 S. Oxford Ave. When he and his wife, Minnie, began developing in the Windsor Square district in the early 1920s, he used the popular Spanish Colonial Revival styles on buildings such as the residences found at 106 N Arden Blvd. and 108 S. Beachwood Dr. Naldo F. Stokes passed away on February 15, 1929.<sup>42</sup> Minnie passed away in 1954.<sup>43</sup> Presented in **Appendix E** are the known houses developed and built by Naldo and Minnie.

One of the best examples of his work in the Tudor Revival style is 2756 South Raymond Avenue, Normandie Adams Historic District Contributor (**Figure 11**). Another notable example of his work is 2656 Normandie Avenue in the Craftsman style. This residence was previously identified as a district contributor to the local Normandie Adams Historic District (**Figure 12**).



SOURCE: Google

1848 Gramercy Place / D170785.00

**Figure 11**  
2756 S. Raymond Ave.

<sup>42</sup> “Naldo F. Stokes,” California, Death Index, 1905-1939

<sup>43</sup> “Obituaries,” *The Los Angeles Times* (Los Angeles, CA), October 22, 1954.



SOURCE: Google

1848 Gramercy Place / D170785.00

**Figure 12**  
2656 Normandie Avenue

## Occupancy and Ownership History

City directories, building permits on file with the City’s Building Division, as well as Assessor, U. S. Census, newspapers, and other records, were reviewed to determine if the subject property has any significant associations with the productive lives of historic personages. The property demonstrated a high turnover of occupancy as could be expected with a rental property. **Table 2** below summarizes the occupancy and ownership history of 1848 S Gramercy Place.

The first known owner of the Residence was Eleanor G. Whitman, who appears to have rented the subject property according to Assessor Records, may have not lived at the subject property. The second known occupants of the subject property were Amasa and Effie Spring, and their daughters Vera and Kathleen.<sup>44</sup> The subject property was owned by Eleanor G. Whitman, who, according to Assessor records, rented the property out to tenants at \$45/month. Vera’s wedding to Laurence Field Kelsy was announced in the *Los Angeles Times* and *Los Angeles Herald* in the Society sections, they were married in 1911.<sup>45</sup> Amasa was born in New York in 1869 and was a

<sup>44</sup> “Wedding Date Announced,” *Los Angeles Times*, October 30, 1910.

<sup>45</sup> “Popular Society Bud Makes Beautiful Bride,” *Los Angeles Evening Herald*, November 8, 1911.

Civil Engineer; and Effie was born in Canada in 1871.<sup>46</sup> Amasa and his family occupied the home for only one year before moving to Beverly Hills. No additional information was found pertaining to their lives.

The third known occupant was R.M. Stagg who built the billiards room for the subject property. Raymond Stagg was born in 1886 in Stockton, California, and married to Ruth M. Stagg, the couple had four children, Richard and Bret. R.M. Stagg was a commercial photographer for some of the leading newspapers within Los Angeles, the *Times* and the *Herald*. After odd jobs, Raymond began his own commercial photography business, which he worked in all lines of business.<sup>47</sup> According to the 1920 U.S. Census the couple also employed a servant while living at the Residence. After a bitter divorce in 1925, , which lead to a nasty custody battle between Ruth's mother and Raymond, as Ruth had run off to Cuba, the family moved out of the Residence.<sup>48</sup>

The fourth known occupant was Carlos Cuevas in 1924. After Cuevas, the Kraus family moved into the residence sometime before 1929. The Kraus family originated from Hungary and immigrated to the United States in 1921. The family consisted of the matriarch, widow Regina, daughter; Margaret (1888-?); sons Adolph (1869-?), a painter; Michael (1898-1979), a shoe repairman and maker; Max, a shoe repairman; William, a shoe repairman and maker (1903-1966); and Geo (George), a painter (1890-?).<sup>49</sup> Members of the family lived on the property until 1951 and during that time took a number of lodgers. The first lodger was Julius Stern, a Jewish Russian widower, in 1930. Thomas M. Maloney, a policeman, and Charlotte Nice, a nurse, lived on the property in 1933. Following them, Alex Chisard, a cement worker, and Ethel Kaufman, a beauty shop worker lodged at the property in 1937. In 1940, the Kraus' had three additional lodgers A.G. Spielman, born in Germany in 1876; Fred Campi born in Iowa in 1877; and Fred J. Bradley, born in Arkansas in 1906.<sup>50</sup> In 1942, John Withington, a salesman and Cherry lived on the property. Withington was born in England in 1901 and immigrated to the United States in 1910. Following them, Fred Bradley, Jas F. Dorothy, a plaiter, and John Hann, a Taylor. Following the Krauses, Ned D. Kojuharoff lived on the subject property. Ned was born in Bulgaria in 1903 and passed away in 2004. The last residents on record are Albert Morning and Timothy Robins.

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<sup>46</sup> Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. and *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>47</sup> John Stewen McGroarty, *Los Angeles from the Mountains to the Sea*. American Historical Society, 1921, 72.

<sup>48</sup> "Case Continued," *Los Angeles Times*, November 29, 1926; and "Adoption Opposed by Father," *Los Angeles Times*, November 28, 1925.

<sup>49</sup> United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. T626, 2,667 rolls; and United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls.

<sup>50</sup> United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls.

The house had many lodgers over the years with quick turnaround. The longest residents were the Kraus family members who most likely rented a unit within the house or the detached garage (demolished).

**TABLE 2**  
**1848 GRAMERCY PLACE, LOS ANGELES OCCUPANCY HISTORY**

<b>Year</b>	<b>Source</b>	<b>Occupant</b>	<b>Occupation</b>
1910	Assessor Record	Eleanor G. Whitman (owner); rented property	
1911	Los Angeles Times and Los Angeles Herald	<ul style="list-style-type: none"> <li>• Amasa Spring</li> <li>• Effie Spring</li> <li>• Vera Spring</li> </ul>	Civil Engineer
1920	Assessor Record/ Building Permit	R.M. Stagg	
1924	Los Angeles Directory Co.	Carlos Cuevas	Broker
1929-1933 1929-1950	Los Angeles Directory Co.; Voter Registration	<ul style="list-style-type: none"> <li>• Adolph Kraus</li> <li>• Michael Kraus</li> </ul>	Painter Shoe Repair
1929-1948	Los Angeles Directory Co.; US Census (1930, 1940; CA Voter Registration)	Margaret Kraus	
1930-1933 1930 1930-1951 1930-1933	1930 US Federal Census; Los Angeles Directory Co.	<ul style="list-style-type: none"> <li>• Regina Kraus</li> <li>• William Kraus</li> <li>• George Kraus</li> <li>• Julius Stern (lodger)</li> </ul>	Widow (David) Painter Painter
1933	Los Angeles Directory Co.	<ul style="list-style-type: none"> <li>• Max Kraus</li> <li>• Thomas M. Maloney (lodger)</li> <li>• Charlotte Nice (lodger)</li> </ul>	Shoe repair Police Nurse
1940  1940-1942	US Census	<ul style="list-style-type: none"> <li>• A.G. Spielman (lodger)</li> <li>• Fred Campi (lodger)</li> <li>• Fred J. Bradley (lodger)</li> </ul>	Salesman  Pointer
1942	Los Angeles Directory Co.	<ul style="list-style-type: none"> <li>• Cherry (lodger)</li> <li>• John H. Withington (lodger)</li> <li>Jas F. Dorothy (lodger)</li> <li>• John Hann (lodger)</li> </ul>	M. A. Salesman  Plaiting  Tailor
1981	Pacific Telephone	Ned D. Kojuharoff	
2000	Haines & Company	<ul style="list-style-type: none"> <li>• Albert Morning</li> <li>• Timothy Robins</li> </ul>	

# Evaluation

## Historical Resources identified

### Previous Evaluations of the Subject Property

The subject property was evaluated as part of a Section 106 Review for HUD in 1987, the DPR (19-173454) indicates that it was assigned a 6Y CHRS status, denoting “determined ineligible for NR by consensus through Section 106 process- Not evaluated for CR or Local Listing.”

In 2012, SurveyLA conducted a survey of the South Los Angeles Community Plan Area, and did not identify 1848 Gramercy Place as an individually significant historic resources or as a contributor to a potential historic district.<sup>51</sup>

## Evaluation of Potential Historical Resources within the Subject Property

### Architectural Description

The subject property occupies a parcel on the east side of South Gramercy Place, just north of Washington Boulevard. It is improved with a two-story an Arts & Crafts, Tudor Revival residence, along with a detached garage, which is located at the southeast corner.

### Residence

The residence is set back from the front property line. Access to the front door from the sidewalk is provided by a scored concrete walkway. A scored concrete walkway (alteration) leads to the front door from the driveway as well. The driveway is along the south (side) property line and leads to the porte-corche. There is also a concrete slab for additional parking in the front yard area (alteration). There is a lawn with some mature bushes along the front façade of the residence (**Figure 13**). The Residence is an irregularly shaped, westward oriented building with horizontal massing. It has wood shingle and stucco cladding and is roofed in composite tiles. It has a sideways-facing gable roof with an airplane second story with a similar roof and exposed rafter tails. There are two casement wood windows with a small porch and railing. There is a cross gable with half timbering designs, and decorative roof joists. In the cross gable, there are two hung windows with 4/2 true-divided lites. There is a plane vergeboard. The entrance porch gable is less steeply pitched but has similar decorative details to the larger cross gable. It is held up by stucco clad rectangular columns. The entrance door is a large wood door with a security door (alteration) and two wood side lites with 2/3 true-divided-lites. South of the entry porch is a semi-hexagonal bay with a large wood hung window in the center and two hung windows on either side with true-divided-lites. South of the bay is a small pop-out addition (alteration) with a fixed window and half-timbering details (alteration). South of that is a porte-cochere.

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<sup>51</sup> Architectural Resources Group, *Historic Resources Survey Report: South Los Angeles*, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 2012.



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

**Figure 13**  
The primary (west) facade, view east

The south (side) elevation has two side-facing gables and a shed roof covering the porte-cochere. Close to the western side, there is a wood window with  $\frac{3}{4}$  true-divided lites (**Figure 14**). Under the porte-cochere, there is a wood door with  $\frac{2}{5}$  true-divided-lites with a side lite with  $\frac{3}{5}$  true-divided lites over a concrete and stucco step, this appears to be altered (**Figure 15**). East of that is a wood awning window with  $\frac{5}{2}$  lites. East of that is a wood hung window and an aluminum hung window (alteration). Above the porte-cochere is a wood casement window. On the second story, there are two hung wood windows, a casement window, and a wood hung window and an aluminum hung window (alteration) (**Figure 16**). The first story has stucco siding and the second story has wood shingles. The eastern portion has two aluminum sliding windows, wood clapboard siding and a low mansard roof (**Figure 17**).





1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

**Figure 14**  
The Residence's south elevation, view east



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

**Figure 15**  
Secondary door on the south elevation, altered



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

**Figure 16**  
The commercial building's primary (west) elevation,  
view southeast



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

**Figure 17**  
The commercial building's primary (west) elevation,  
view southeast

The north (side) elevation is partially obscured by the side-yard fence (**Figure 18**). There are three wood casement windows on the west side of the northern elevation. Under the windows out is a wood hung window. East of that is a pop-out on the second story with a shed roof. Under the pop out is another window (**Figure 19**). East of that window, there is a wood casement window. The second story has four wood windows: two casement windows and a hung window in the center and an additional sliding window above the center window in the attic. Under the middle

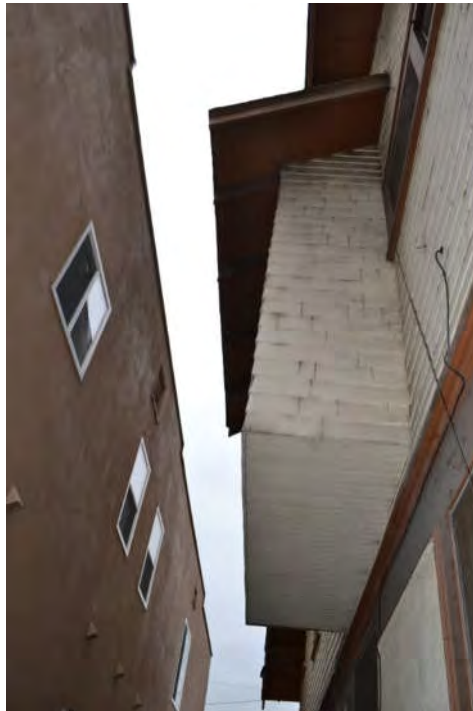
hung window is an aluminum sliding window (alteration) and east of that are three aluminum windows (alteration) (**Figure 20**).



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

**Figure 18**  
The north (side) elevation



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

**Figure 19**  
South (side) elevation



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

**Figure 20**  
South (side) elevation

The east (rear) elevation appears to be extensively altered. The south portion has a large pop out addition with a low mansard roof, wood clapboard siding, and an aluminum sliding window on the east elevation (alteration) and a wood hung window on the north elevation. On the first floor north of the pop out is a window with decorative liting. Above that are two aluminum sliding windows (alteration). On the north elevation are two aluminum sliding windows (alteration) and a door. In the middle of the east elevation are two wood windows obscured by security bars. To the very north is another pop-out with a wood door and two closed in fan-lites (alteration) (**Figure 21**).



1848 Gramercy Place / D170785.00

SOURCE: ESA 2018

**Figure 21**  
East (rear) elevation

## **Shed**

There is a shed in the east (rear) yard of the property. It has vertical wood siding, a shed roof, and a door with a wood window on either side on the west elevation. The door has a security door (alteration) (**Figure 22**)



SOURCE: ESA 2018

1848 Gramercy Place / D170785.00

**Figure 22**  
East (rear) elevation

## SurveyLA Registration Requirements and Eligibility Standards

There is one SurveyLA theme associated with the subject property: Early Residential Development: Single-Family Development (1880-1930), and Early Tudor Revival style (1895-1929).<sup>52</sup> The following is the Context Summary Table developed by the OHR that defines the eligibility standards, character-defining features, and integrity aspects a historical resource needs to have in order to be considered eligible in association with the aforementioned theme. These standards were utilized in the evaluation of the improvements on the subject property that follows below.

### SurveyLA Eligibility Criteria

Context: Early Residential Development: Single-Family Residential Development

<b>SUMMARY STATEMENT OF SIGNIFICANCE</b>	Resources significant within the theme of early residential Development include single- and multi-family residences. Properties evaluated under this theme may be significant in the areas of Settlement and/or Community Planning and Development for their association with the earliest periods of residential development in Los Angeles. Although not required, some resource may also be significant examples of their respective styles. Multi-family properties may also represent significant examples of multi-family building types.
<b>PROPERTY TYPE:</b>	Residential; Single Family Residence/Multi-Family Residence
<b>PROPERTY SUB TYPE:</b>	Significant property types are those representing important periods of early residential development in neighborhoods of Los Angeles
<b>GEOGRAPHIC LOCATION</b>	Citywide
<b>AREA OF SIGNIFICANCE</b>	Settlement; Community Planning and Development
<b>CRITERIA</b>	A/1/1
<b>PERIOD OF SIGNIFICANCE</b>	1880-1930
<b>ELIGIBILITY STANDARDS:</b>	Dates from the period of significance Represents very early period of settlement/residential development in a neighborhood or community Is a rare surviving and intact example of the type in the neighborhood or community
<b>CHARACTER DEFINING/ASSOCIATIVE FEATURES:</b>	Retains most of the essential physical and character defining features from the period of significance Has an important association with early settlement or residential development within a neighborhood or community May also be significant for its association with important early settlers May be within an area later subdivided and built out Often site in a prominent locations
<b>INTEGRITY CONSIDERATIONS:</b>	Should retain integrity of Location, Feeling, Design, and Association Some original materials may be altered or removed <ul style="list-style-type: none"> <li>• For very early examples, which are increasingly rare, there may be a greater degree of alterations or few extant features</li> </ul> Setting may have changed(surrounding buildings and land uses)

<sup>52</sup> SurveyLA, Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization, Early Residential Development, 1880-1930. Accessed May 31, 2018. [https://preservation.lacity.org/sites/default/files/EarlyResidentialDevelopment\\_1880-1930\\_0.pdf](https://preservation.lacity.org/sites/default/files/EarlyResidentialDevelopment_1880-1930_0.pdf)

Context: Architecture and Engineering, 1850-1980

<b>THEME:</b>	Arts and Crafts Movement, 1895-1930
<b>SUB THEME:</b>	Tudor Revival, 1895-1929
<b>PROPERTY TYPE:</b>	Residential
<b>PROPERTY SUB TYPE:</b>	Single-Family Residence
<b>GEOGRAPHIC LOCATION</b>	West Adams, Hancock Park, and Windsor Square. Small groupings may also be found citywide. Hollywood, Mid-Wilshire, Westlake, Lafayette Square, Silver Lake, Lincoln Heights, Highland Park, and Eagle Rock, San Pedro, Palms, Venice, and Tujunga
<b>AREA OF SIGNIFICANCE</b>	Architecture
<b>CRITERIA</b>	C/3/3
<b>PERIOD OF SIGNIFICANCE</b>	1895-1929
<b>ELIGIBILITY STANDARDS:</b>	Was constructed during the period of significance
	Exhibits quality of design through distinctive features
	Exemplifies the tenets of the Arts and Crafts movement and the Tudor Revival style
<b>CHARACTER DEFINING/ASSOCIATIVE FEATURES:</b>	Retains most of the essential physical features from the period of significance
	Usually two stories in height
	Irregular building forms
	Predominately brick or stucco exteriors, or a combination
	Decorative half-timbering
	Steeply pitched, usually multi-gabled roofs
	Massive chimneys that are a prominent visual element
	Entrance vestibules with arched openings
	Tall, narrow, multi-paned casement windows arranged in groups
	Represents an early or rare example of the style in the community in which it is located
	If Cotswold then may have stucco exteriors with an irregular plaster finish, rolling roof eaves and eyebrow arches over entries and dormers
<b>INTEGRITY CONSIDERATIONS:</b>	Original use may have changed
	Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
	The most common alteration is the replacement of windows and the enclosure of porches
	Some window replacement may be acceptable if the openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
	Brick or stonework may have been painted; acceptable as it is reversible
	Building may have been moved for preservation purposes

## Significance Evaluation

ESA reviewed the Residence located on the subject property for significance under the federal, state, and local criteria. The subject property was evaluated under the following historical themes: Early Residential Development: Single-Family Development (1880-1930), and Early Tudor Revival style (1895-1929).

### ***National Register, California Register, Los Angeles Historic-Cultural Monument***

#### **Broad Patterns of History**

With regard to broad patterns of history, the following are the relevant criteria:

**National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.

**California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

**Los Angeles Historic Cultural Monument Criterion 1:** The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community).

The subject property was originally improved in 1907, five years after the subdivision termed the Angelus Vista Tract was subdivided by owners Marshall and Stent. The Tract was bounded by 16<sup>th</sup> Street (Venice Boulevard) and the Los Angeles Electric Railway to the north; by the College Grounds and Manhattan Place to the east; Washington Street (Washington Boulevard) to the south, and Wilton Place and a portion of J. H. Miller's land to the west. Marshall and Stent put building restrictions on the Tract to ensure that only middle to upper-middle class two-story residences would be built. However, once the Los Angeles Railway was constructed on Washington Boulevard, the tract morphed due to the growing population and the streetcar line. Once the streetcar line was added, duplexes and fourplexes were scattered throughout the remaining parcels within the tract. The Residence, being built in 1907 represents a later addition to the Tract that did not influence the settlement or growth of the tract, or influence the design of homes within the tract, as illustrated by the 1907, 1921, and 1950 Sanborn maps. Other intact early examples of the two-story single-family residences survive within the tract including 1625 Cimarron Street, built in 1904. Furthermore, the Residence was one of many two-story residences built in South Los Angeles during this era, and are well preserved due to the Adams Normandie Historic District and the Harvard Heights Historic District. As such, the subject property does not represent a significant contribution to the broad patterns of our history or the Single-Family Development of Los Angeles. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion A, California Register Criterion 1, and LAHCM 1.**

#### **Significant Persons**

With regard to associations with important persons, the following are the relevant criteria:

**National Register Criterion B:** Is associated with the lives of persons significant in our past.

**California Register Criterion 2:** Is associated with the lives of persons important in our past.



**Los Angeles Historic Cultural Monument Criterion 2:** The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history.

The subject property is not associated with the productive lives of persons significant in national or state history. Known occupants of the subject property and their confirmed dates of occupancy include Amasa, Effie and Vera Spring (1911); R.M. Stagg (1920); Raymond R., Ruth M, Richard F. Bret T. Stagg (1920); Carlos Cuevas (1924); and longtime residents the Kraus Family, including Adolph, Michael, Margaret, Regina, William, George, and Max (1929-1951). The Kraus family had several lodgers over the years including Julius Stern (1930-1933); Thomas Maloney and Charlotte Nice (1933); A.G. Spielman, Fred Campi, and Fred Bradley (1940); and Cherry, John H. Withington, Jas. F. Dorthoy, and John Hann (1942). There does not appear to be any evidence in the sources consulted—including County voter records, U.S. Censuses, city directories, marriage indices, building permits, and *Los Angeles Times* announcements—to suggest that any of these individuals were significant in national, state, or local history. The only potentially noteworthy person would be R.M. Stagg, as he was an early commercial photographer, however he only briefly lived in the subject property for approximately four to five years before he moved to the Hollywood area to be closer to the studios. In addition, one his studios where he worked would be a better representation of his personal success or his residence at 5787 Tuxedo Terrace, Hollywood. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, or LAHCM Criterion 2 for eligibility related to a historic personage.**

### **Architecture**

With regard to architecture, design, or construction, the following are the relevant criteria:

**National Register Criterion C:** Embodies 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.

**California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

**Los Angeles Historic Cultural Monument Criterion 3:** The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The builder of the Residence was Naldo Stokes, a well published builder at the time due to his wife's real estate acumen. Though well published, he was not a master builder. Naldo and his wife Minnie would purchase three lots at a time within a tract, and Naldo would built large two-story mid-sized single-family residences. Minnie would then sell the residences for approximately \$6,000. The houses that he would build mimicked and even copied whatever trend was being built in that neighborhood i.e. Craftsman, Tudor Revival, and Spanish Colonial Revival. During the early part of his career in South Los Angeles, he built primarily Craftsman, and faux Tudor

Revival style residences within the South Los Angeles area, before moving north to the Hollywood area. The neighborhoods in the South Los Angeles area were well known areas for larger Craftsman and Tudor Revival style residences.

As mentioned above, Stokes' designs mimicked and even copied other architects' work including some of the most prominent architects in this area, F.M. Tyler and Francis X. Lourdou who built several homes within the South Los Angeles area, and within the tract, including 1826 South Wilton Place and 1651 South Gramercy Place, both built in the Tudor Revival style. Since many of the residences he built mimicked other designs, they often lacked individual distinction and original design, such is the case for the subject property. Stokes' designed the Residence in 1907 in the Tudor Revival style with elements of the Craftsman style, and as such is not a pure example of the Tudor Revival style. As an individual resource, the Residence on the subject property does not embody distinguishing architectural characteristics of the Tudor Revival style. While it has some of the character-defining features of the style such as the steeply pitched multi-gable roof, and decorative half timbering, it lacks other features such as the massive chimney; narrow, but large multi-pane windows; irregular footprint; and parapet or Flemish gable. The design also involves uncharacteristic elements of the style including exposed rafter tails, cedar shakes cladding, and decorative square columns, which are partially masked by stucco. Stokes was not a master builder of the Tudor Revival style, and only has one notable example of the style, which is 2756 South Raymond Avenue. This residence features character-defining features of the style including half-timbering with quatrefoils, massive chimney, steeply pitched multi-gable roof, narrow multi-pane lights, and large windows. As such, the subject property is not an excellent example of a style, type, work of a master builder or architect, and does not possess high artistic value. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, LAHCM Criterion 3.**

## Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Residence does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion D and California Register Criterion 4.**

## Integrity Analysis

The National Register and California Register recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Eligible properties should retain several, if not most, of these aspects. Both registers require that a

resource retain sufficient integrity to convey its significance, and the property must retain the essential physical features that enable it to convey its historical identity. Integrity is based on significance and understanding why a property is important. *National Register Bulletin 15* states that “only after significance is fully established can you proceed to the issue of integrity.”<sup>53</sup>

The subject property was evaluated under the themes of Early Residential Development: Single-Family Development (1880-1930), and Early Tudor Revival style (1895-1929). While it was determined not to be individually significant under the associated themes, this integrity analysis is included to demonstrate that the subject property does not retain enough integrity as an individual resource, or a contributor to a district, such as the Angelus Vista Historic District. SurveyLA, contributors to historic districts must be constructed within the identified Period of Significance for the district (1906 to 1930); must relate to the contexts and themes for which the district was identified as being potentially significant; and retain sufficient integrity to convey significance.<sup>54</sup> Due to extensive alterations, the subject property lacks integrity of design, materials, workmanship, and feeling. It only has partial integrity for setting and association. An analysis of the subject property’s integrity is presented below.

### **Location**

The subject property has not been moved from its original location at 1848 South Gramercy Place. **Therefore, the subject property retains its integrity of location.**

### **Setting**

The character of the Angelus Vista Tract and the surrounding neighborhood where the subject property is located has changed somewhat since its construction in 1907. The Angelus Vista Tract, when subdivided in 1902, restricted the type and size of houses that could be constructed, only allowing two-stories or larger. To the north of the subject property, many of these homes still remain. However, to the west and south there has been infill development of commercial buildings and a multi-family apartment building that has partially altered the setting of the subject property. **Therefore, the subject property retains partial integrity of setting.**

### **Design**

The subject property’s original design has been negatively impacted by a variety of alterations and additions, including the large 1920s addition to the rear of subject property, which in turn has been altered, making it partially two-stories. Windows have also been replaced (not in kind), altered, or filled in on a variety of places on the north, east, and south elevations. Some of the most major design changes have been to the façade, or primary west elevation of the Residence. These include alterations to the driveway, walkway, porch, and enclosure as well as the addition of windows on the first-story of the southwest corner. Additionally, the first-story has been restuccoed (not in-kind) and the shingle roof has been replaced. Moreover, according to a historic photograph from 1920, the Residence is also missing some of the detailing below the second-

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<sup>53</sup> National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

<sup>54</sup> City of Los Angeles, “SurveyLA Field Survey Results Master Report,” Appendix A. 16. [http://www.preservation.lacity.org/files/SurveyLA\\_Cover%20Report\\_Final\\_0.pdf](http://www.preservation.lacity.org/files/SurveyLA_Cover%20Report_Final_0.pdf).

story main ribbon window. These individual alteration types are included in SurveyLA's list of alterations to be accounted for when determining contributor status of a property. Cumulatively, the alterations have impacted a large portion of the original design and materials of the first-story of the Residence, substantially obscuring their original design intent as Tudor Revival style building with Craftsman elements. The subject property's integrity has been degraded, and the only features visible the public right-of-way are the steeply-pitched multi-gabled roof, decorative-half timbering, and its two-stories in height. **Therefore, the subject property does not retain its integrity of design.**

### ***Materials***

Some of the original materials of the subject property have been replaced or removed due to alterations. These include windows that have been replaced, altered, or filled in on a variety of places on the north, east, and south elevations. Some of the original cedar shakes are in poor condition and have either been removed or fallen off. The entire Residence has been restuccoed with a thick-coarse concrete plaster. The original stucco can be seen in the historic photograph of the house and on the chimney, which was less abrasive and not as thick. Some of the other original materials (rafter tails, windows, shakes) on the house are in poor condition due to lack of repair or negligence. The original roof was a cedar shake roof, which has been replaced with rolled composite roof. The original material elements have been lost due to these alterations. **Therefore, the subject property does not retain its integrity of materials.**

### ***Workmanship***

The extensive alterations to the subject property have substantially eroded the physical evidence of workmanship significant to the Tudor Revival-style of architecture. As such, the Residence constructed in 1907 no longer display the workmanship associated with their date of construction. Specifically, the workmanship which would have been displayed on the façade of the residence has been partially altered due to the change in materials, replacement of the front door, and the alteration to the porch with cheaper made wood and aluminum windows. The Assessor Records noted that the Residence was of good construction, and the materials that have been used on the Residence since that time appear to be incompatible with what the builder would have used in 1907. **Therefore, the subject property does not retain its integrity of workmanship.**

### ***Feeling***

The subject property does not convey a clear sense of the aesthetic or historic quality of the Angelus Tract or the South Los Angeles area in the 1910s. The physical, character-defining features necessary for its integrity of feeling have been partially eroded due to the changes in materials and design as mentioned above. In particular, the alterations to the porch where the original tall and large multiplane casement windows were removed and replaced with cheaper wood and replacement windows has largely detracted from the Residence's original feeling of an early 1900s single-family residence. The cumulative effect of these and other extant alterations obscures the link between the subject property today and the subject property when it was initially developed in 1907. **Therefore, the subject property does not retain its integrity of feeling.**

## Association

Due to its physical alterations, the subject property only retains a partial link between itself and the historic development of the neighborhood. With the alteration to the primary elevation and the rear additions, as well as changes in setting, the Residence is not able to convey its significance with the larger intact Angelus Vista Tract and neighborhood. **Therefore, the subject property only retains partial integrity of association.**

**TABLE 3**  
**1848 SOUTH GRAMERCY PLACE, INTEGRITY MATRIX**

Aspect of Integrity	Retains	Partial Retains	Does Not Retain	Required by SurveyLA Themes
Location	X			Early Residential Development: Single-Family Residential Development
Setting		X		Tudor Revival, 1895-1929
Design			X	Early Residential Development: Single-Family Residential Development Tudor Revival, 1895-1929
Materials			X	Tudor Revival, 1895-1929
Workmanship			X	Tudor Revival, 1895-1929
Feeling			X	Early Residential Development: Single-Family Residential Development Tudor Revival, 1895-1929
Association		X		Early Residential Development: Single-Family Residential Development

## Conclusion

In 1987, the subject property was reviewed as part of a Section 106 Review for HUD. The resulting DPR (19-173454) indicates that it was assigned a 6Y CHRS status, denoting “determined ineligible for NR by consensus through Section 106 process- Not evaluated for CR or Local Listing.” In 2012, SurveyLA conducted a survey of the South Los Angeles Community Plan Area, and did not identify 1848 Gramercy Place as an individually significant historic resources or as a contributor to a potential historic district, including the Angelus Vista Historic District.<sup>55</sup> As a result of ESA’s investigation, the current technical analysis agrees with the 1987

<sup>55</sup> Architectural Resources Group, *Historic Resources Survey Report: South Los Angeles*, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 2012.

findings that the property is not eligible for listing on the National Register. Since the date of the most recent evaluation was more than five years ago, ESA re-evaluated the subject property at the federal, state, and local levels. As a result, ESA found the subject property ineligible for listing under all applicable criteria at the federal, state, and local levels.

There is no evidence that suggests the subject property was significant to the development of the Angelus Vista Tract, as the subject property was built five years after the plot was subdivided and there are intact early examples of single-family residences within the tract and within in the Angelus Vista Historic District. Furthermore, the subject property lacks architectural merit as an excellent example of the Tudor Revival style and a notable work of builder Naldo Stokes. The subject property also has not yielded, and is not likely to yield, information important in prehistory or history. In addition, the subject property lacks integrity of design, materials, workmanship and feeling due to alterations. Therefore, ESA recommends that the subject property not be considered a historical resource pursuant to CEQA and that it be assigned a CHR Status Code of 6Z, “Found ineligible for NR, CR or Local designation through survey evaluation.”

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# Appendix A

## **Professional Qualifications**



# Margarita Jerabek, PhD

## Historic Resources Director

### EDUCATION

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

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

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

B.A., Art History,  
Oberlin College

### 30 YEARS EXPERIENCE

#### AWARDS

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

2014 Westside Prize,  
The Dunbar Hotel,  
Westside Urban Forum

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

Preservation Design  
Awards, RMS Queen  
Mary Conservation Plan  
2012; and Restoration  
and Exhibit Design for  
Home Savings,  
Montebello, 2016,  
California Preservation  
Foundation

#### PROFESSIONAL AFFILIATIONS

California Preservation  
Foundation

Santa Monica  
Conservancy

Society of Architectural  
Historians, Life Member

American Institute of  
Architects (AIA),  
National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

### Relevant Experience

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

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

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



# JOEL LEVANETZ, M.A., AICP, RPA

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## Senior Architectural Historian/Cultural Resources Specialist

### EDUCATION

M.A., Public History  
and Teaching,  
University of San  
Diego, 2008

B.S., Anthropology  
and Archaeology,  
University of  
Wisconsin-Madison,  
2004

### 15 YEARS EXPERIENCE

### CERTIFICATIONS/ REGISTRATION/ EDUCATION

Registered  
Professional  
Archaeologist

### PROFESSIONAL AFFILIATIONS

American Institute of  
Certified Planners

American Planning  
Association

National Trust for  
Historic Preservation

California Preservation  
Foundation

### AWARDS

[insert text]

Mr. Levantetz is a Secretary of Interior Professional Qualified Archaeologist, Historian and Architectural Historian. Mr. Levantetz has 15 years of experience specializing in projects involving cultural and historic resource assessments, Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation, and DPR 523 series form preparation.

Mr. Levantetz has overseen projects that range in scale and complexity. As project manager, Mr. Levantetz has coordinated surveys, supervised staff and subcontractors, provided quality control for data collection and technical report writing, interacted with regulatory agency personnel, maintained client communications, tracked budgets, met crucial project deadlines and established strong networks through business development.

Mr. Levantetz has a detailed understanding of relevant regulations and ordinances that affect cultural resources and historic properties, such as Sections 106 and 110 of National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), the California Environmental Quality Act (CEQA), and the Secretary of Interior Standards for the Treatment of Historic Properties. He has completed numerous impacts assessments and determinations of eligibility across a range of administrative levels including local, state, and National Register of Historic Places (NRHP). Among the agencies served by Mr. Levantetz are the California Department of Transportation (Caltrans), Federal Rail Administration (FRA), California High Speed Rail Authority, Federal Highway Administration, Department of Defense (DOD), Federal Emergency Management Agency (FEMA), Bureau of Land Management (BLM), National Park Service (NPS), California Energy Commission (CEC), Federal Communications Commission (FCC), Federal Aviation Administration (FAA), Department of Housing and Urban Development (HUD) and the General Services Administration (GSA)

## DEVELOPMENT

**Weatherization Assistance Program Historic Architectural Resources Evaluations, Department of General Services, State of California.** Senior Architectural Historian. Mr. Levantetz has conducted over 70 remote investigations and evaluations of historic period residences under this large-scale federal program. Using background research and NRHP criteria, he undertakes historical significance evaluations for the numerous built environment resources and assesses potential impacts that may result from the program. Each



# Ashley Brown

## Senior Architectural Historian

### EDUCATION

M.A. Public History:  
Historic Preservation,  
Middle Tennessee  
State University

B.A. History,  
California University  
of Pennsylvania

### 5 YEARS EXPERIENCE

### RECOGNITIONS

Minong, Traditional  
Cultural Property  
National Register  
Nomination – Agency:  
Grand Portage Band  
of Lake Superior  
Chippewa

Grand Portage CCC  
Indian Division Bridge  
– Agency: National  
Park Service and  
Grand Portage Band  
of Lake Superior  
Chippewa

Ashley Brown is a senior architectural historian with more than five years of academic and professional experience preparing documentation to address the restoration, rehabilitation, and adaptive reuse of historic properties—including historic structures reports, preservation and interpretation plans, and National Register of Historic Places nominations. Ashley also has experience contributing to California Environmental Quality Act CEQA-level documents. She is adept at developing and implementing historic resources surveys to address architectural, building, and cemetery condition assessments utilizing such programs ArcGIS and Survey123. She has worked closely with individuals, preservation groups, Native American tribes, small and large communities, and state legislators to preserve their heritage. Ashley continues to expand her knowledge of Southern California history by conducting primary source research and developing historic contexts.

## Relevant Experience

### *Cultural Resources Technical Reports*

#### City of Los Angeles

**Warner Center Cultural Resources Technical Report, City of Los Angeles.** *Report Co-author and Architectural Historian.* Ms. Brown co-authored the Cultural Resources Technical Report. She wrote site-specific historic context, and provided support for the impacts analysis. This report is in support of a MND.

#### **Los Angeles Department of Water and Power (LADWP), East Hollywood District Yard Cultural Resources Technical Report, Los Angeles, CA.**

*Architectural Historian and Report Author.* ESA prepared a Cultural Resources Assessment for the Los Angeles Department of Water and Power (LADWP) Distribution Yard No. 2, which was built by the Bureau of Power and Light in 1926. Ms. Brown evaluated the District Yard for architectural and historic significance at the local, state, and federal levels.

#### **755 Figueroa Street Cultural Resources Technical Report, Los Angeles, CA.**

*Cultural Resources Specialist.* Ms. Brown authored project specific historic context for the 755 Figueroa Street Cultural Resources Report and identified archaeological potential for Project site. The Report was used in a MND for two new residential tower units in downtown Los Angeles.

#### City of Gardena

**Waste Resources Recover Facility Redevelopment.** Report Co-Author. ESA will provide an EIR for the proposed redevelopment of a portion of the existing Waste Resources Recovery facility, approximately 2.38 acres, and expansion of the operation to add approximately 4.04 acres of property to the east. The project would involve demolition of all existing structures on site



# Hanna Winzenried

## Architectural Historian

### EDUCATION

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

### 2 YEARS EXPERIENCE

### PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

Hanna is an architectural historian intern with 3 years of academic and professional experience performing building conservation, historic research, and field surveys and conducting plan reviews for conformance with local regulations and ordinances. She has 1.5 years of experience with the City of Los Angeles, Department of Planning, in the Office of Historic Resources Historic Preservation Overlay Zones (HPOZ) Unit. Her experience and education both in California and abroad have given her a wide set of interdisciplinary skills, including strong technical and research skills.

### Relevant Experience

#### **9120 W. Olympic Boulevard Preliminary Assessment and Character Defining Features Analysis for the Harkham Hillel Hebrew Academy, Beverly Hills, CA.**

*Contributor.* ESA prepared a Phase I Historic Resources Assessment for the modernist educational building at 9120 W. Olympic Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1963 as the largest Jewish day school. It was built in the Modernist architectural style by the renowned architect Sydney Eisenshtate. The Academy enrollment has outgrown the existing space, and the school is looking for a way to expand its square footage. Hanna is performing research and assisting in the preparation of the reports.

**3325 Monterey Road Historic Resources Assessment for 3325 Monterey Road, San Marino, CA.** *Contributor.* ESA prepared a Historic Resources Assessment for the Moderne residence at 3325 Monterey road. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1927 as a retirement residence for William F. Tempel, a real estate broker from Chicago. It was designed by Frederick Hust, an architect from Salt Lake City who would go on to design the new China Town in Los Angeles. The homeowners are looking for a way to expand square footage of the residence. Hanna is performing research and assisting in the preparation of the report.


#### **Universal Hilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA.**

*Contributor.* ESA prepared an Environmental Impacts Report including a Historic Resources Technical Report. The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. Hanna is performing research and assisting in the preparation of the report.

**361 Myrtle Street Peer Review Letter for the residence at 361 Myrtle Street, Glendale, CA.** *Contributor.* ESA prepared a peer review letter to conduct a peer review of previous historic resource evaluations and analyze potential cumulative impacts of the demolition for the property at 361 Myrtle Street. Previous

# Appendix B

## **Sanborn Fire Insurance Maps**



1848 S. Gramercy Place  
1848 S. Gramercy Place  
Los Angeles, CA 90019

Inquiry Number: 5287826.3

May 09, 2018

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# Certified Sanborn® Map Report

05/09/18

**Site Name:**

1848 S. Gramercy Place  
1848 S. Gramercy Place  
Los Angeles, CA 90019  
EDR Inquiry # 5287826.3

**Client Name:**

ESA  
626 Wilshire Blvd  
Los Angeles, CA 90017  
Contact: Ashley Brown



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESA were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

**Certified Sanborn Results:**

**Certification #** 5EE6-47A9-9877  
**PO #** D170785.00  
**Project** D170785.00 - S. Gramercy PI

**Maps Provided:**

1970	1955
1969	1954
1968	1950
1966	1921
1962	1907
1961	
1960	
1956	



Sanborn® Library search results

Certification #: 5EE6-47A9-9877

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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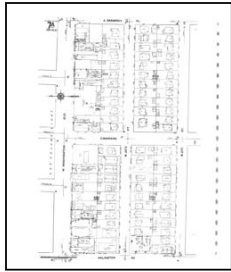
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## Sanborn Sheet Key

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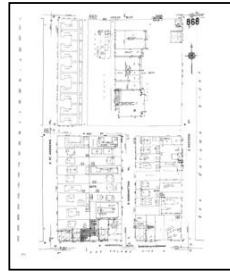
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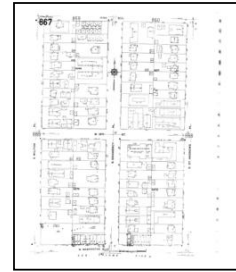
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Volume 5A, Sheet 9a  
1970

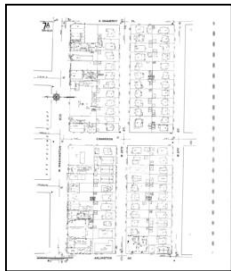


Volume 8, Sheet 868  
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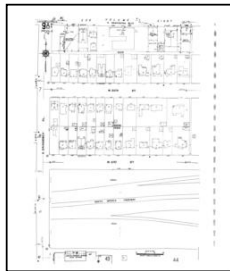


Volume 8, Sheet 867  
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Volume 5A, Sheet 7a  
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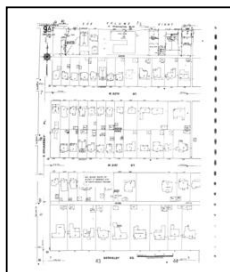


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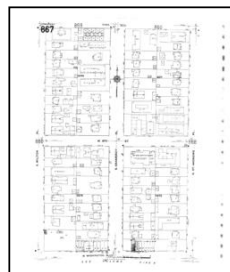
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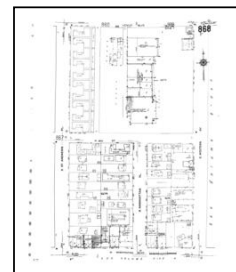
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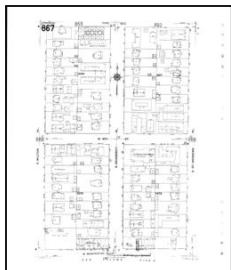


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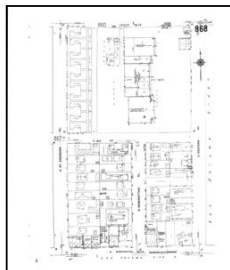


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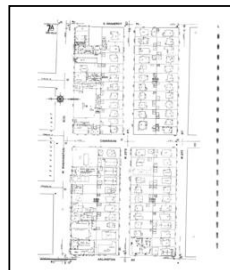
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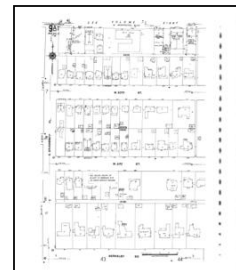
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Volume 8, Sheet 868  
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Volume 5A, Sheet 7a  
1966



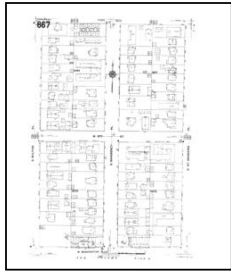
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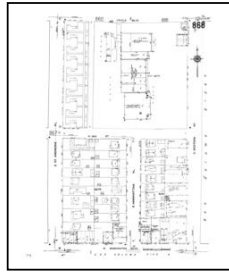
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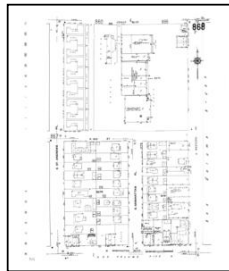


Volume 8, Sheet 868  
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Volume 8, Sheet 867  
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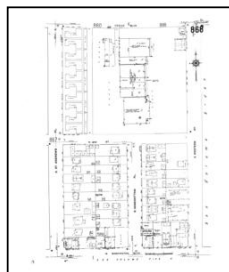


Volume 8, Sheet 868  
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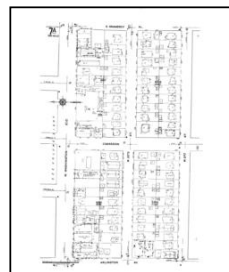
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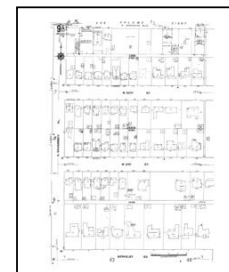
Volume 8, Sheet 867  
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Volume 8, Sheet 868  
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Volume 5A, Sheet 7a  
1960



Volume 5A, Sheet 9a  
1960

### 1956 Source Sheets



Volume 5A, Sheet 7a  
1956



Volume 5A, Sheet 9a  
1956

## Sanborn Sheet Key

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### 1955 Source Sheets



Volume 5A, Sheet 7a  
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Volume 5A, Sheet 9a  
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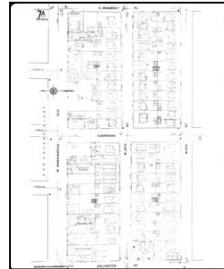
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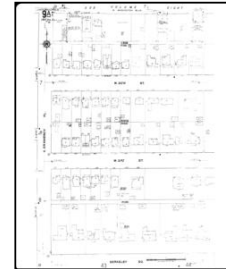
Volume 8, Sheet 867  
1954



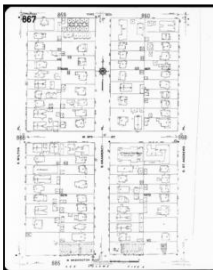
Volume 8, Sheet 868  
1954



Volume 5A, Sheet 7a  
1954



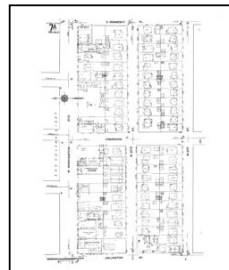
Volume 5A, Sheet 9a  
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Volume 8, Sheet 867  
1954



Volume 8, Sheet 868  
1954



Volume 5A, Sheet 7a  
1954

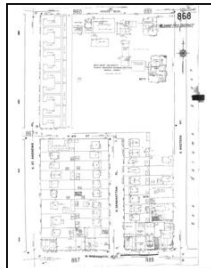


Volume 5A, Sheet 9a  
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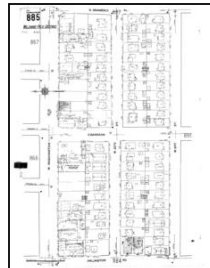
### 1950 Source Sheets



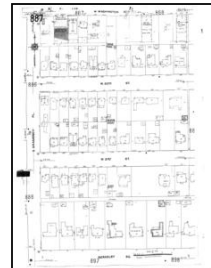
Volume 8, Sheet 867  
1950



Volume 8, Sheet 868  
1950



Volume 8, Sheet 885  
1950



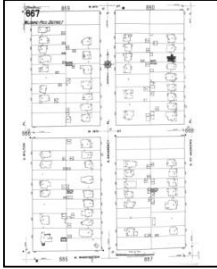
Volume 8, Sheet 887  
1950

## Sanborn Sheet Key

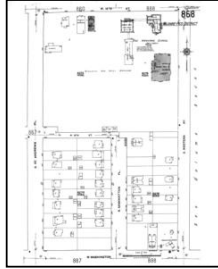
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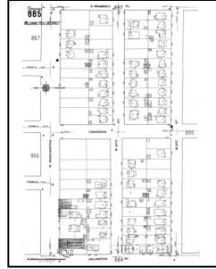
### 1921 Source Sheets



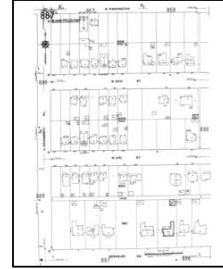
Volume 8, Sheet 867  
1921



Volume 8, Sheet 868  
1921

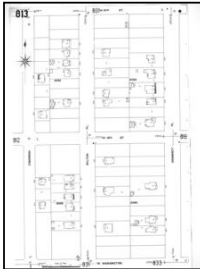


Volume 8, Sheet 885  
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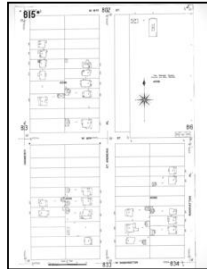


Volume 8, Sheet 887  
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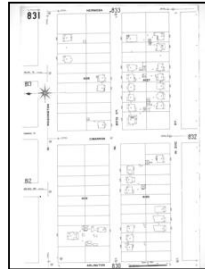
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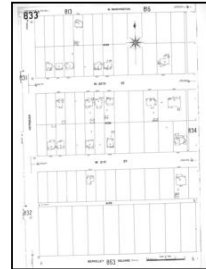
Volume 7, Sheet 813  
1907



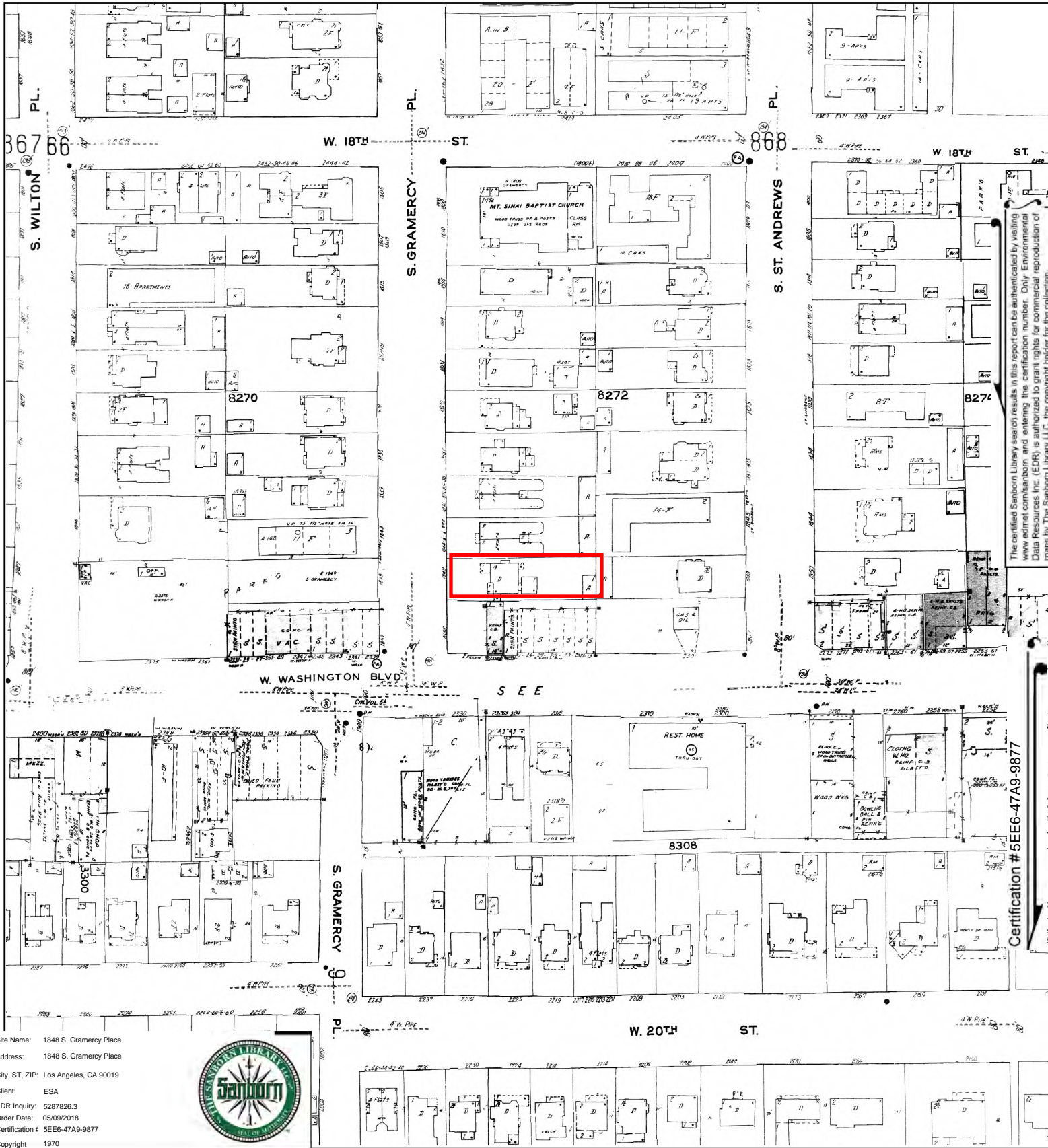
Volume 7, Sheet 815  
1907



Volume 7, Sheet 831  
1907



Volume 7, Sheet 833  
1907



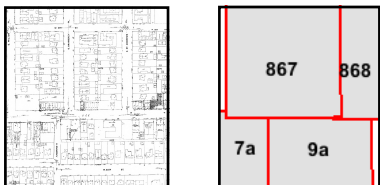
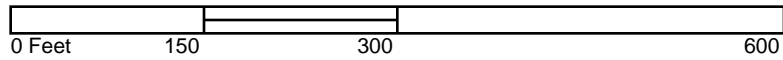
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Certification # 5EE6-47A9-9877

Site Name: 1848 S. Gramercy Place  
 Address: 1848 S. Gramercy Place  
 City, ST, ZIP: Los Angeles, CA 90019  
 Client: ESA  
 EDR Inquiry: 5287826.3  
 Order Date: 05/09/2018  
 Certification # 5EE6-47A9-9877  
 Copyright 1970



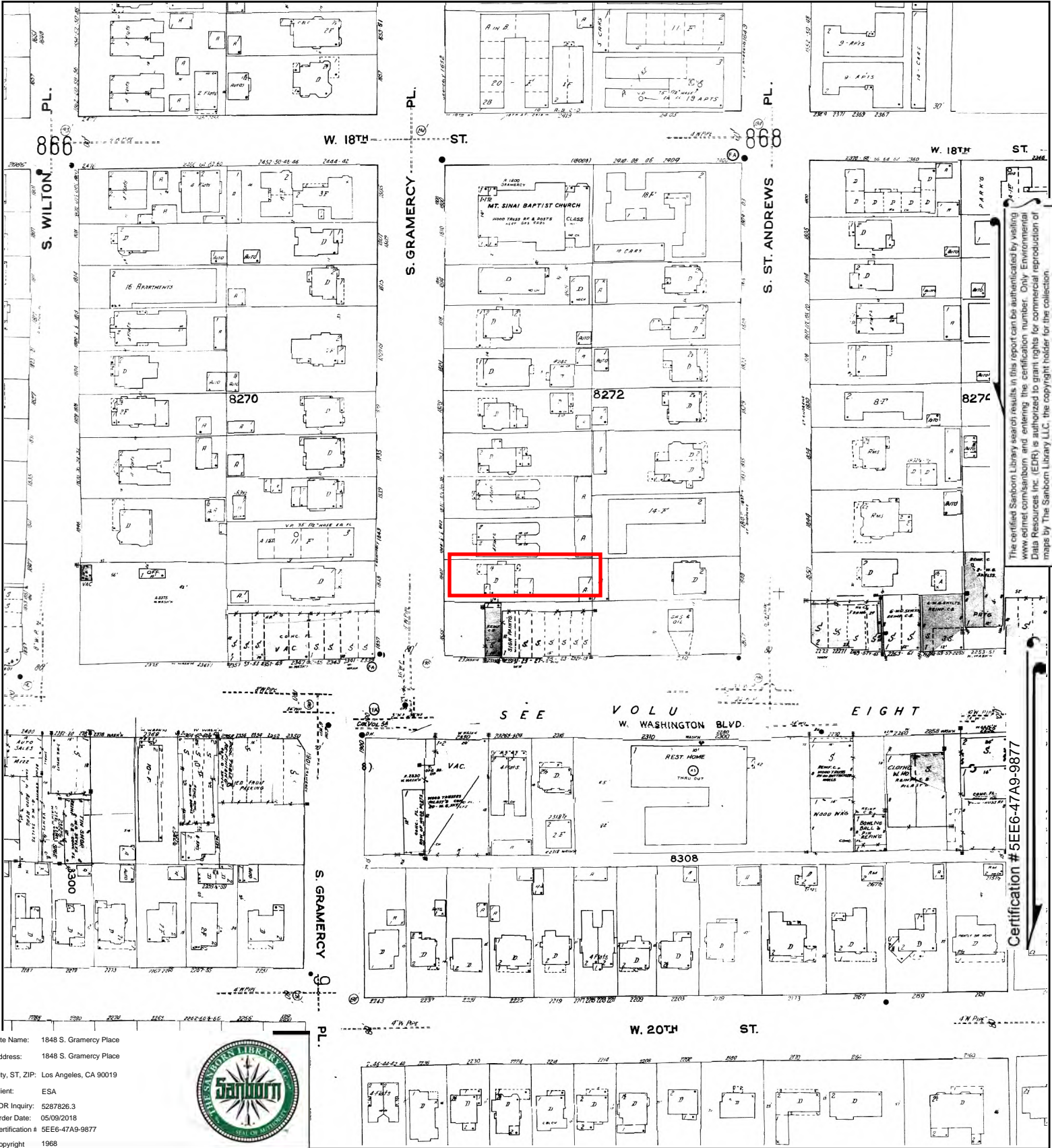
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 Outlined areas indicate map sheets within the collection.



Volume 8, Sheet 867  
 Volume 8, Sheet 868  
 Volume 5A, Sheet 9a  
 Volume 5A, Sheet 7a







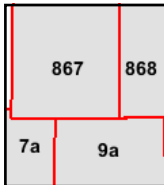
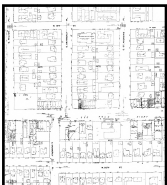
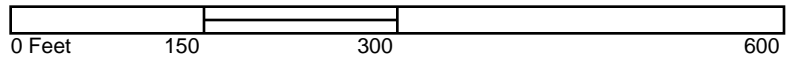
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 City, ST, ZIP: Los Angeles, CA 90019  
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 EDR Inquiry: 5287826.3  
 Order Date: 05/09/2018  
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 Copyright: 1968



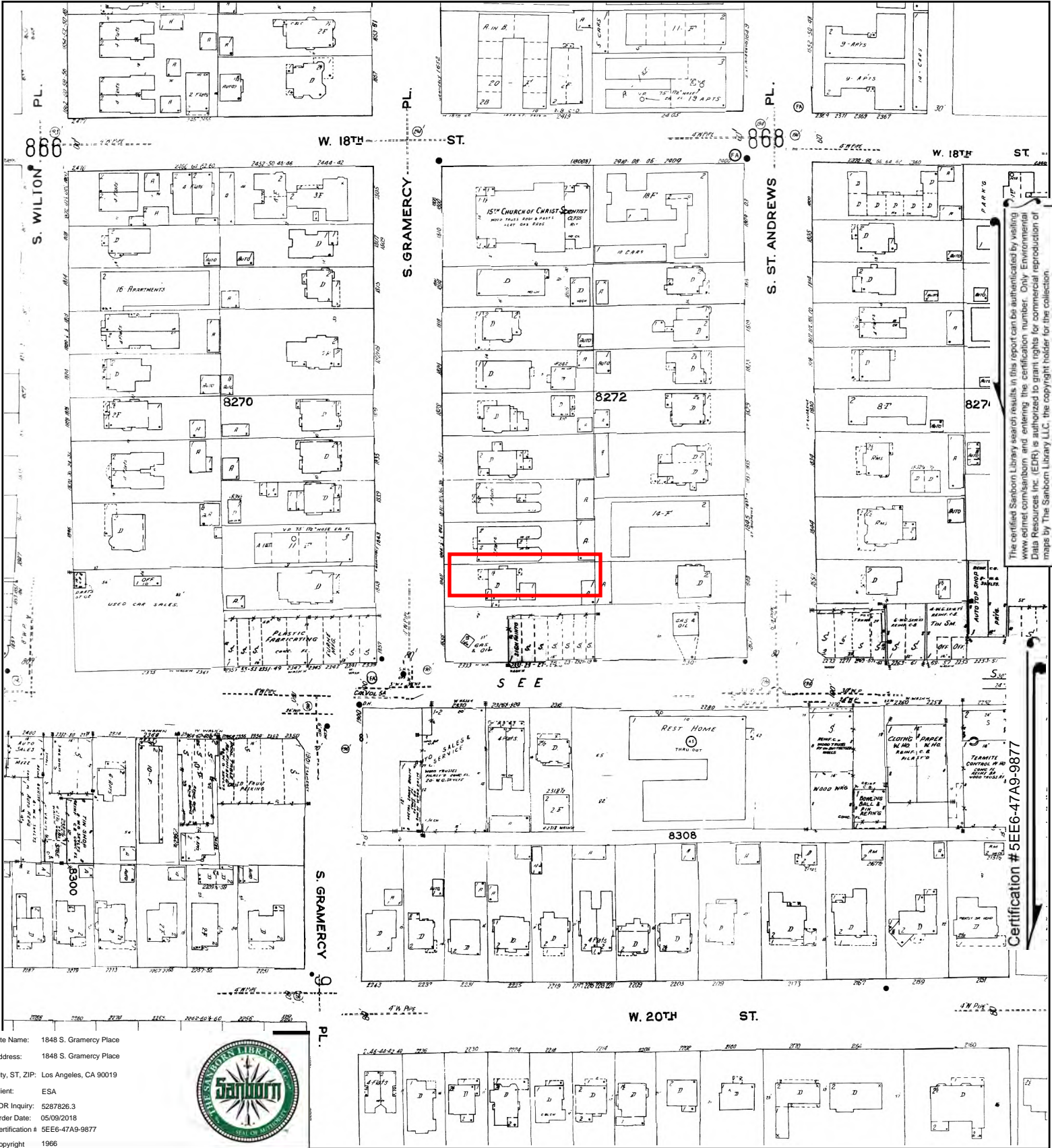
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 Volume 5A, Sheet 9a  
 Volume 5A, Sheet 7a







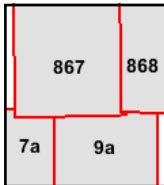
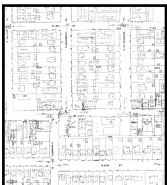
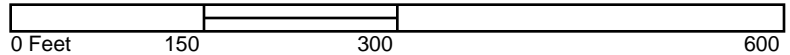
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 Client: ESA  
 EDR Inquiry: 5287826.3  
 Order Date: 05/09/2018  
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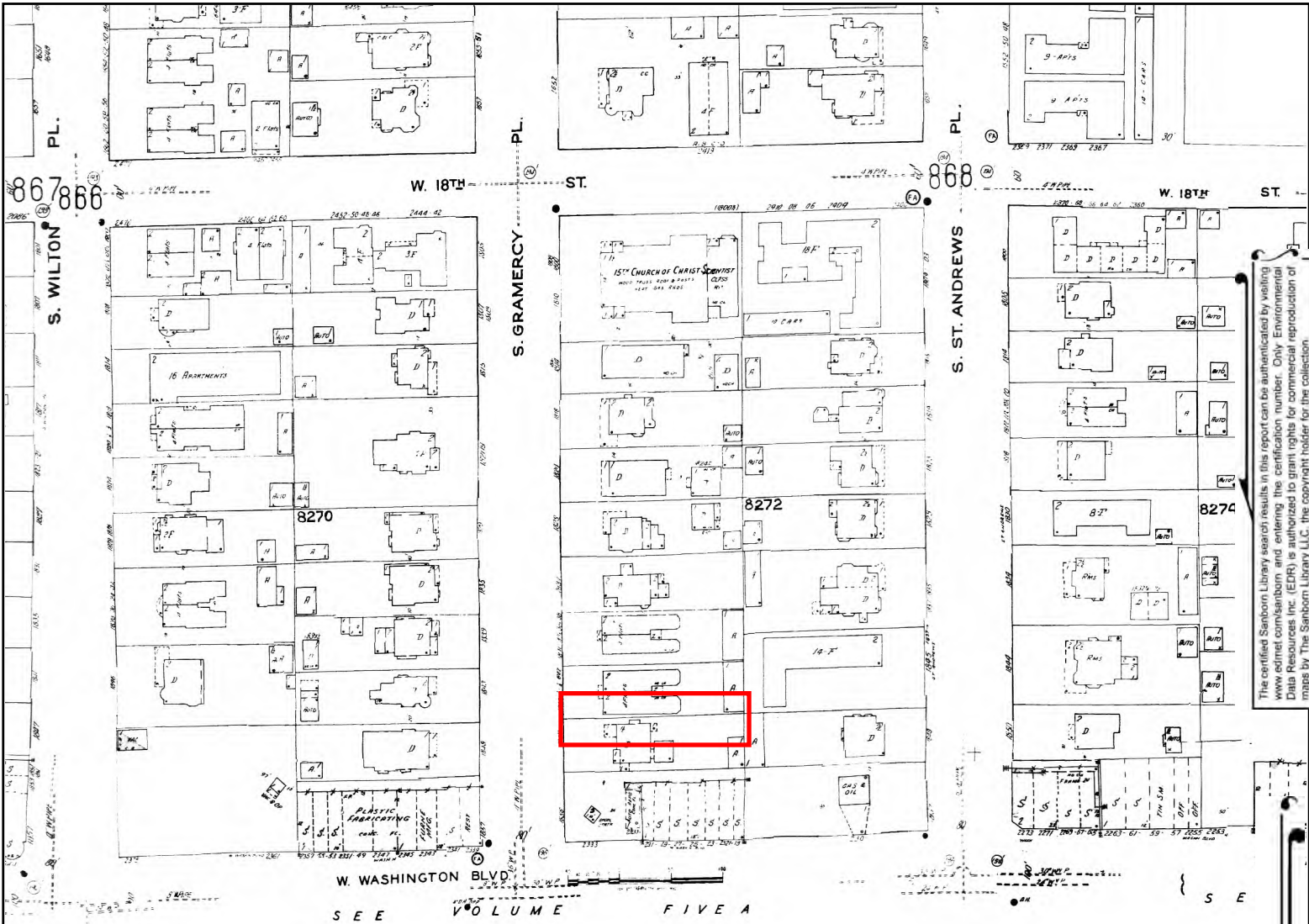


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Volume 5A, Sheet 9a  
 Volume 5A, Sheet 7a  
 Volume 8, Sheet 868  
 Volume 8, Sheet 867





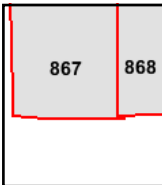
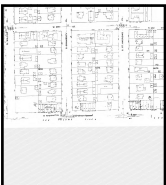
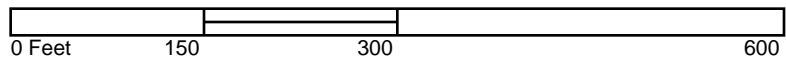
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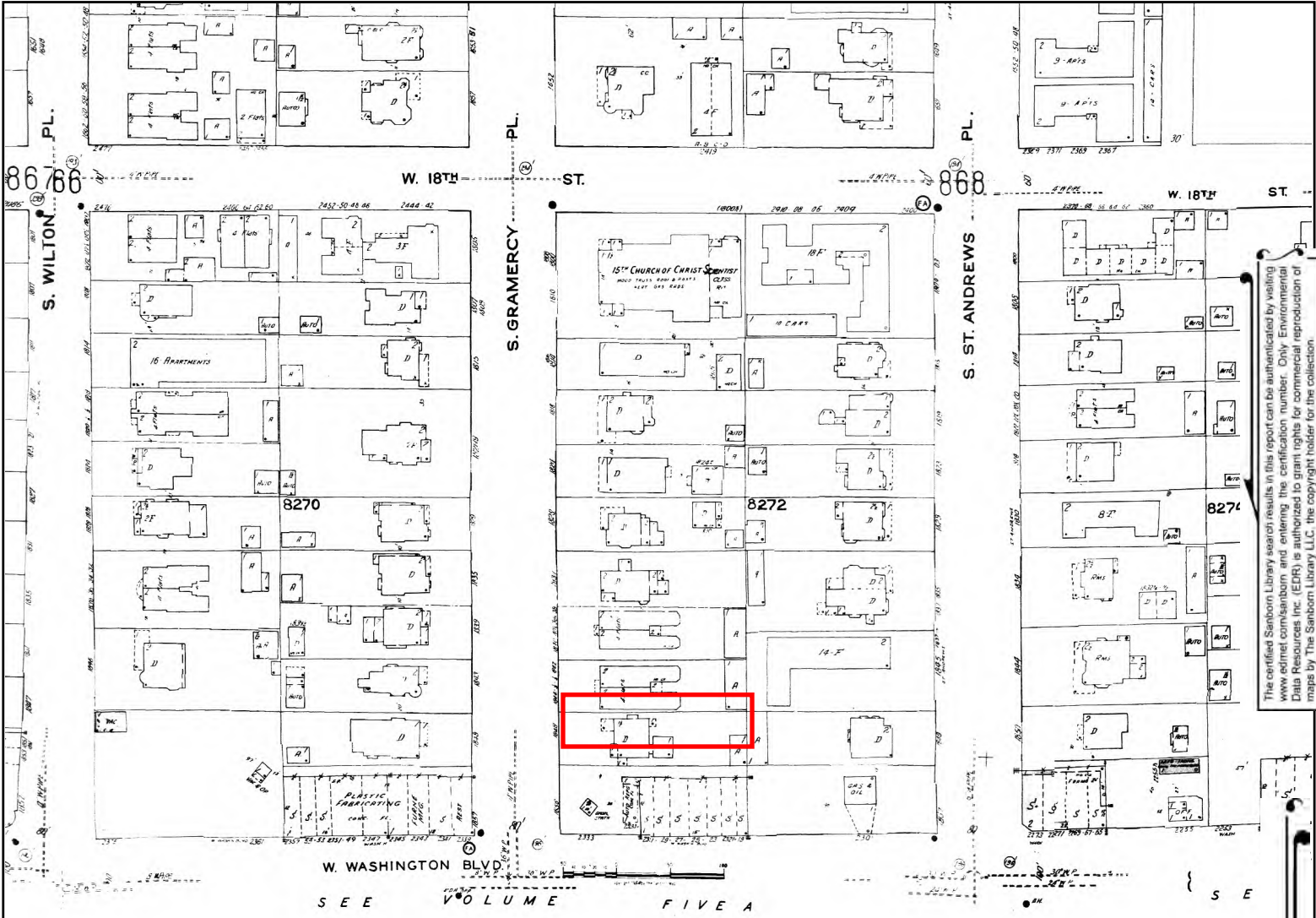


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Volume 8, Sheet 868  
 Volume 8, Sheet 867





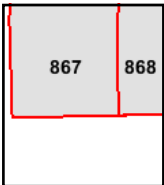
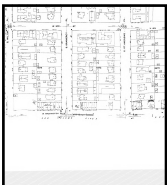
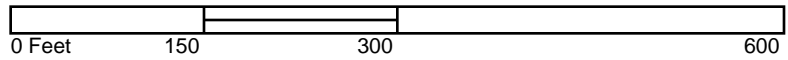
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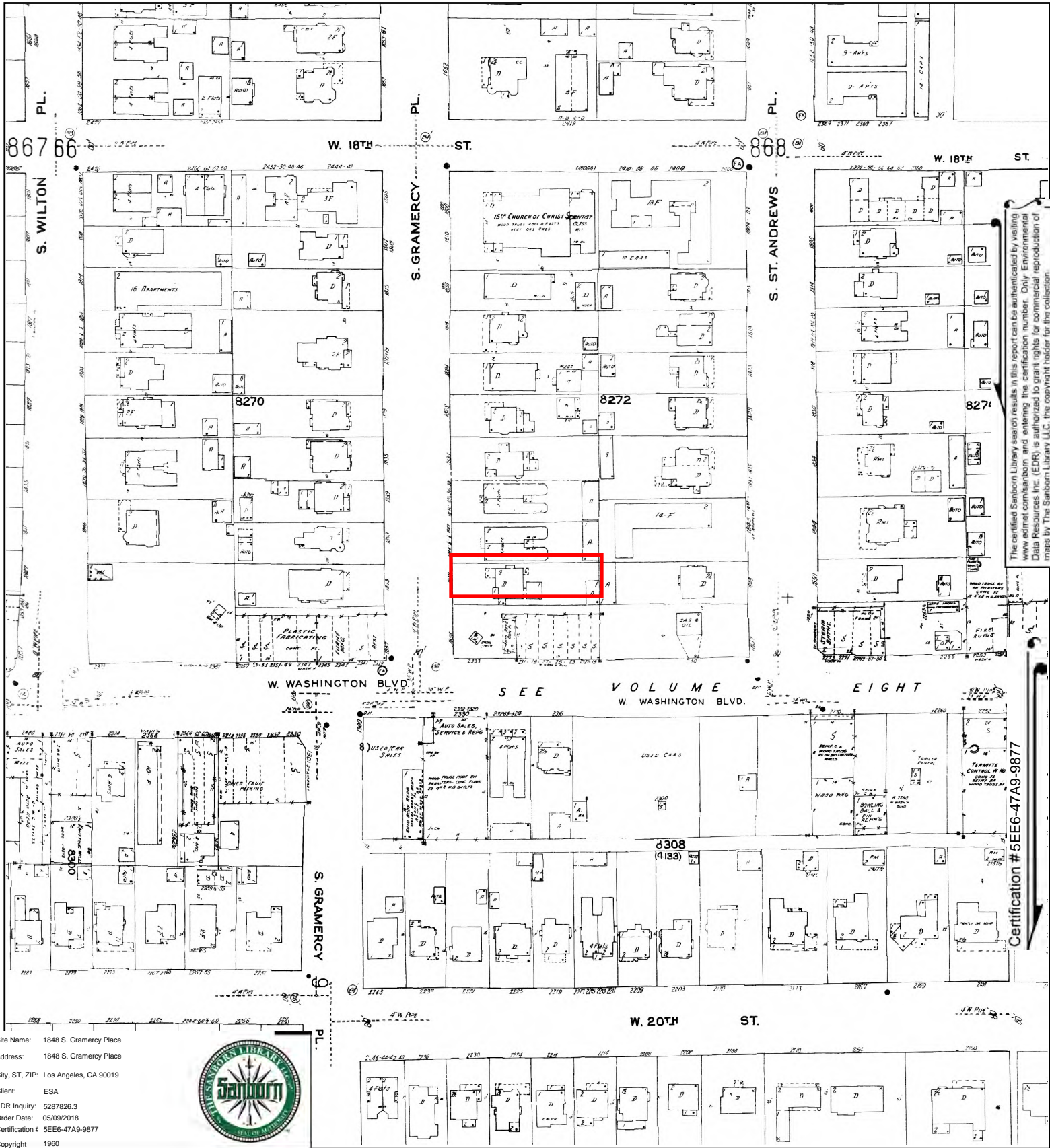


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Volume 8, Sheet 868  
 Volume 8, Sheet 867





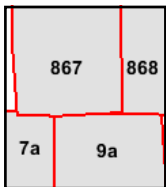
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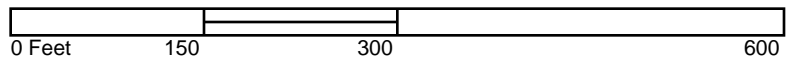
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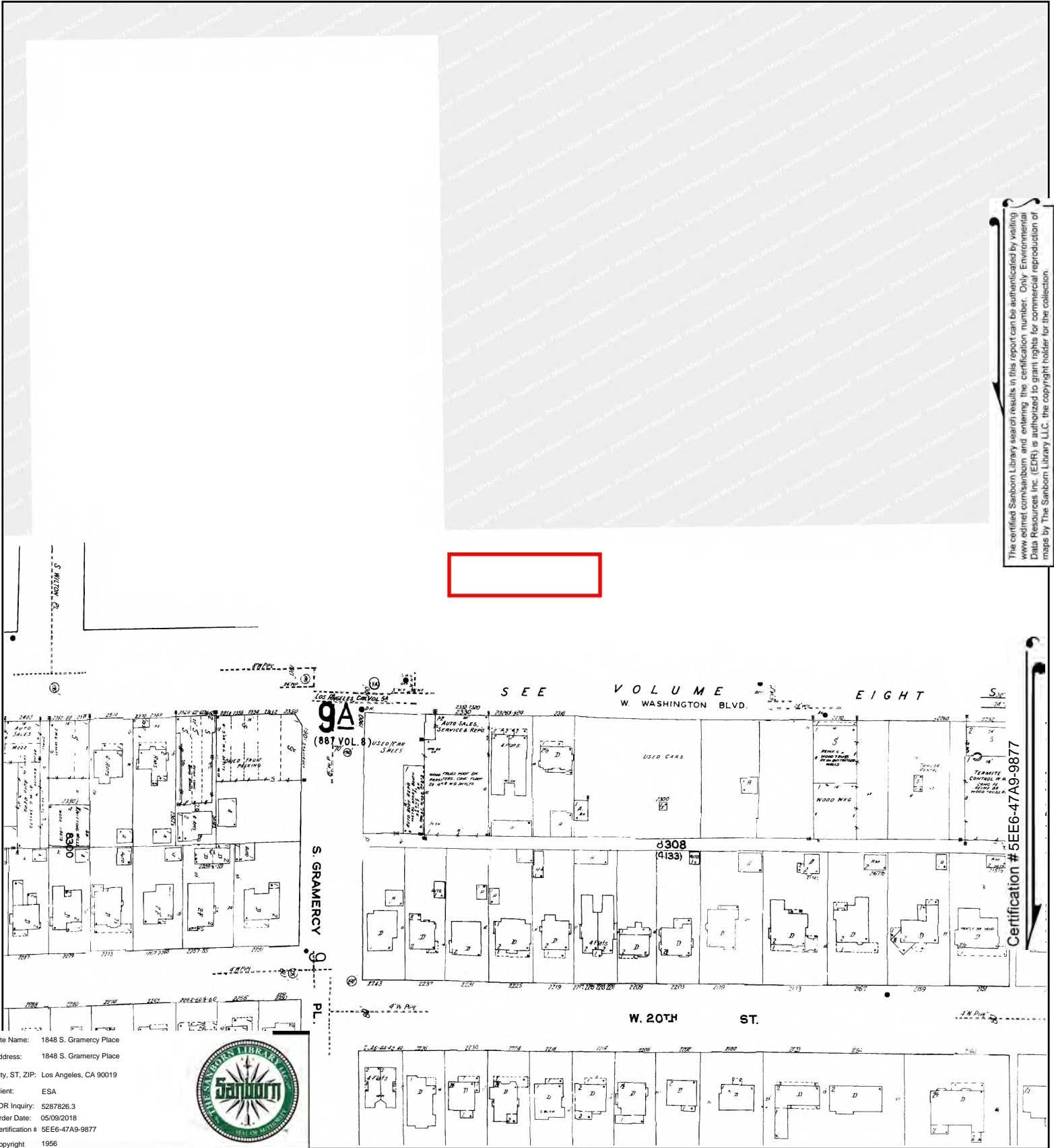


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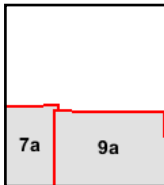
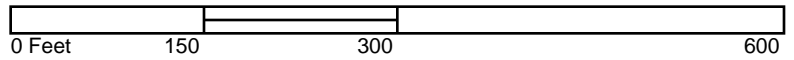
Volume 5A, Sheet 9a  
 Volume 5A, Sheet 7a  
 Volume 8, Sheet 868  
 Volume 8, Sheet 867





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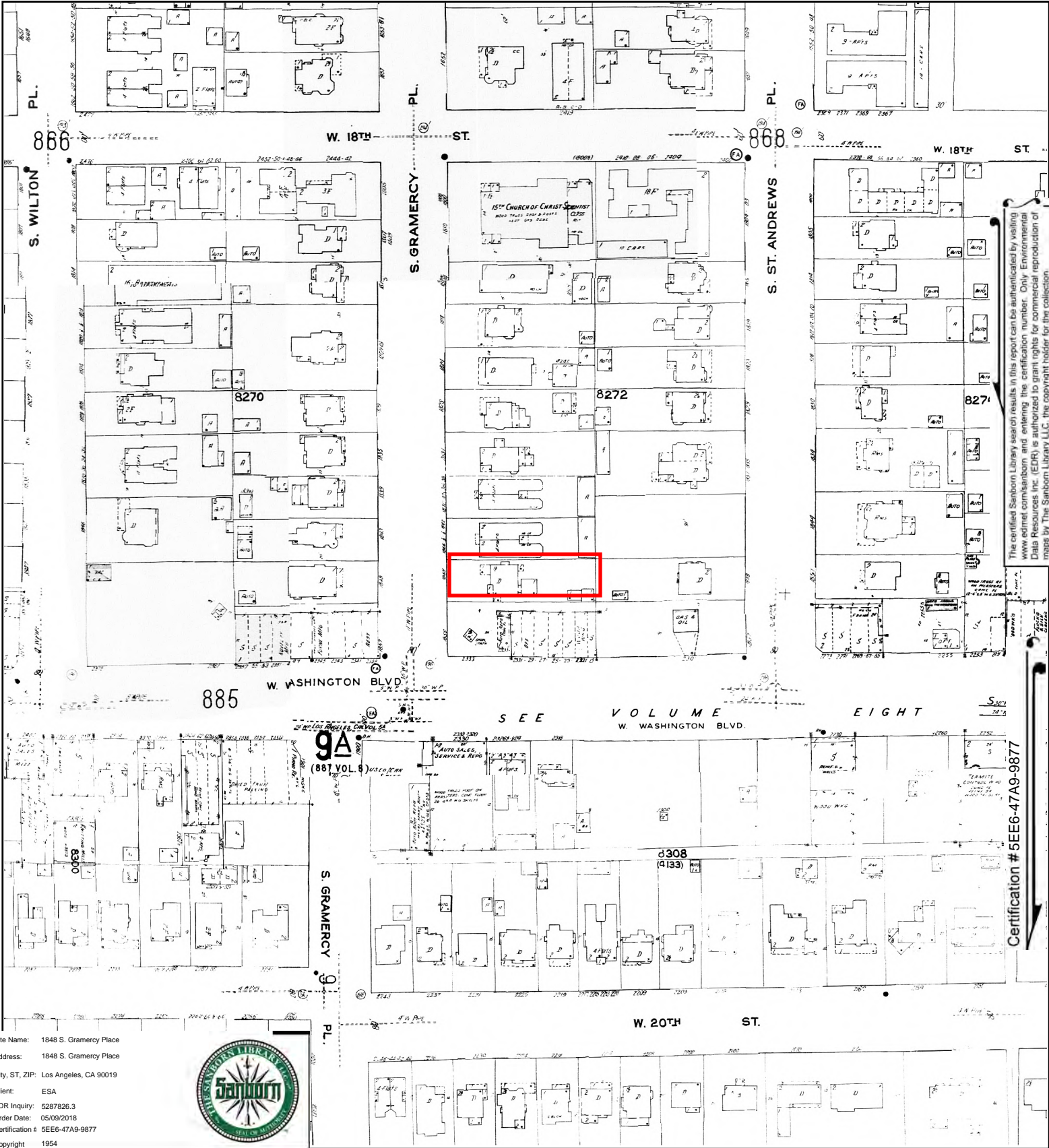
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Volume 5A, Sheet 7a







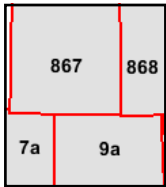
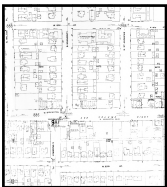
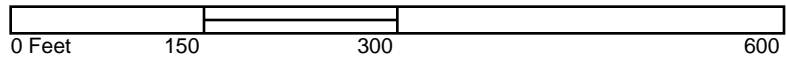
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 Order Date: 05/09/2018  
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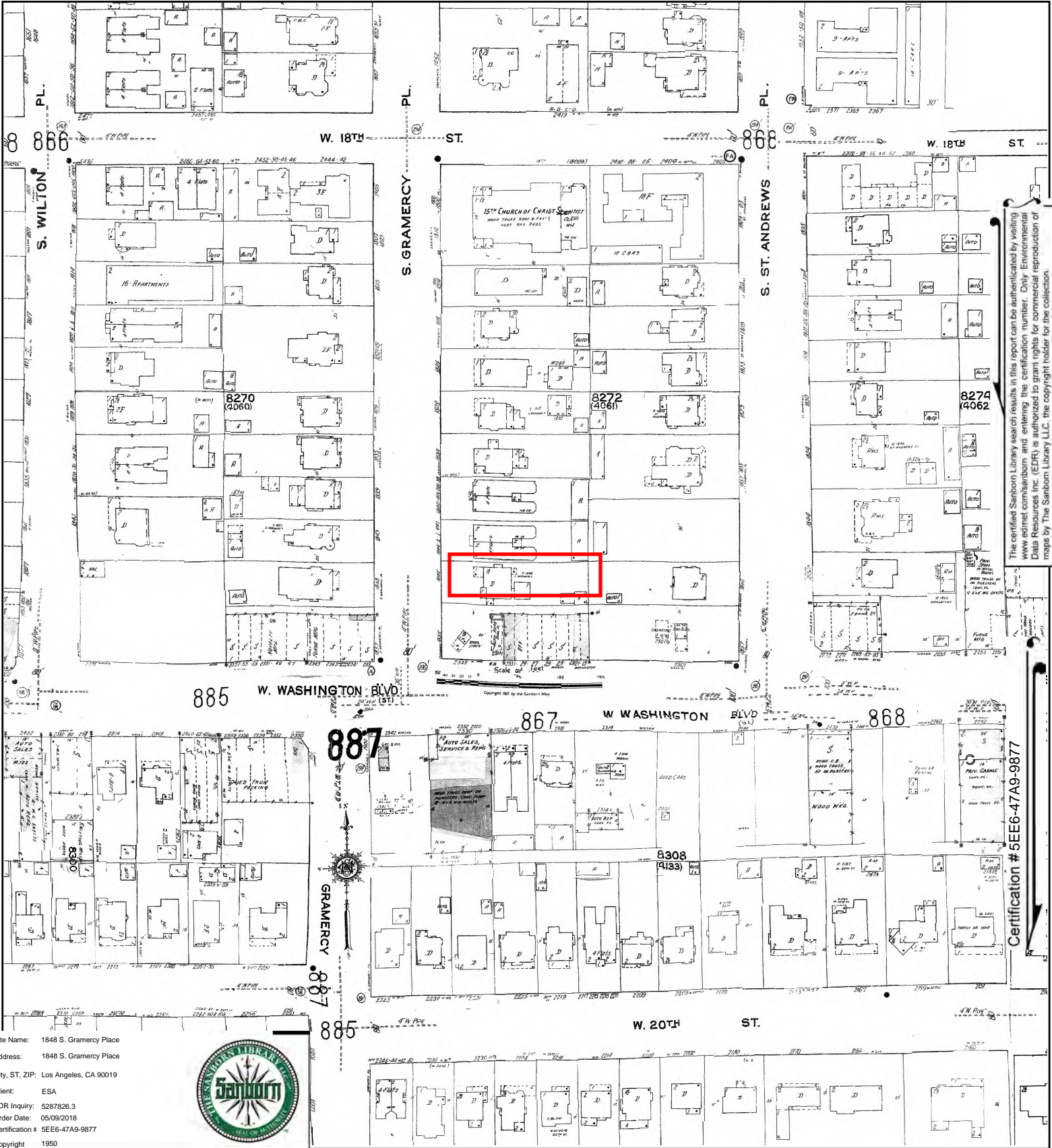


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- Volume 5A, Sheet 9a
- Volume 5A, Sheet 7a
- Volume 8, Sheet 868
- Volume 8, Sheet 867
- Volume 5A, Sheet 9a
- Volume 5A, Sheet 7a
- Volume 8, Sheet 868
- Volume 8, Sheet 867





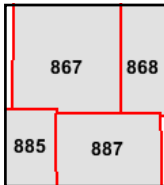
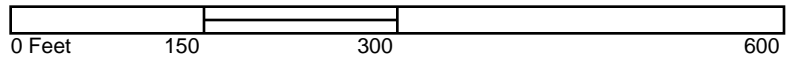
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 Order Date: 05/09/2018  
 Certification # 5EE6-47A9-9877  
 Copyright 1950



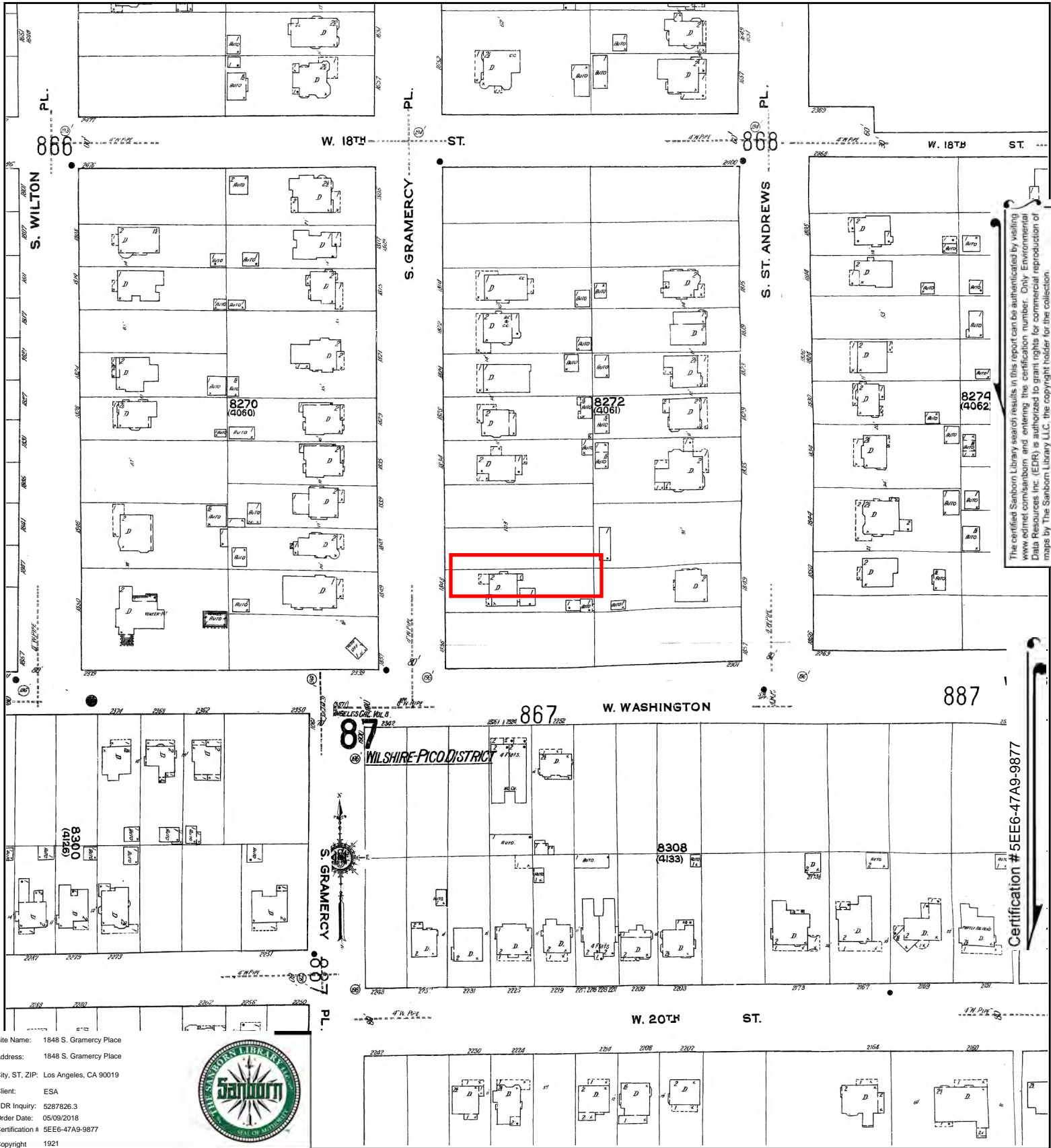
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Volume 8, Sheet 887  
 Volume 8, Sheet 885  
 Volume 8, Sheet 868  
 Volume 8, Sheet 867







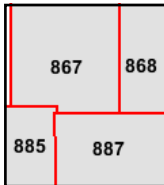
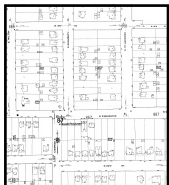
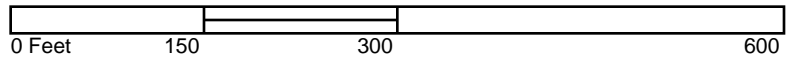
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 EDR Inquiry: 5287826.3  
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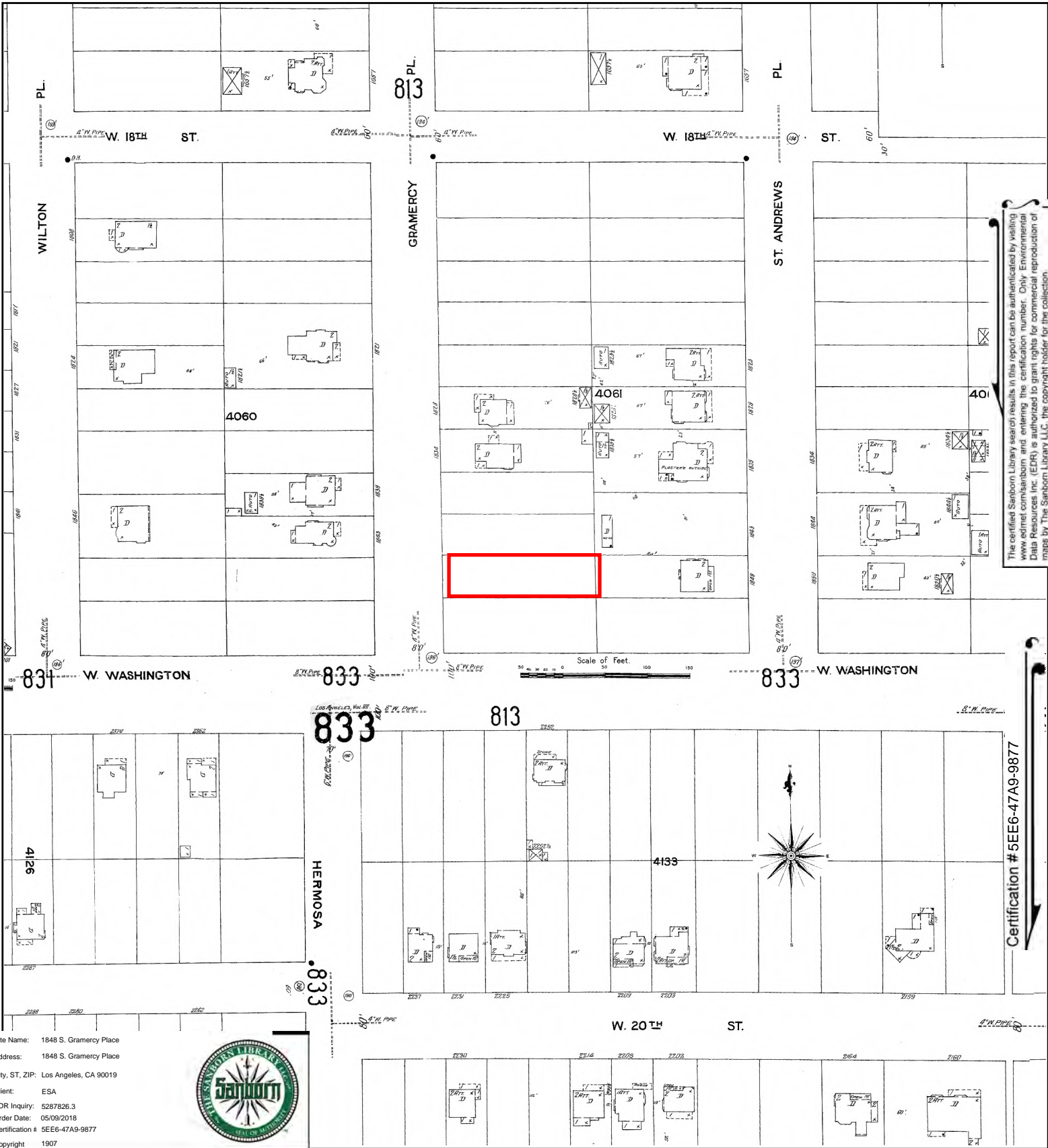


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- Volume 8, Sheet 887
- Volume 8, Sheet 885
- Volume 8, Sheet 868
- Volume 8, Sheet 867





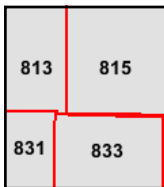
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 Order Date: 05/09/2018  
 Certification #: 5EE6-47A9-9877  
 Copyright: 1907



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Volume 7, Sheet 833  
 Volume 7, Sheet 831  
 Volume 7, Sheet 815  
 Volume 7, Sheet 813





# Appendix C

## **LADBS Building Permits**



All applications must be filled out by applicant.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Ward.....

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

Application for Erection of Frame Buildings  
CLASS "D"

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the building.....herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building....., whether specified herein or not.

(Sign here)

Los Angeles, Cal. JUL 27 1907 1907

Room No. 6

Lot No. 76 Block OK Mallard

Assessor Please Verify

Angelus Vista Tract

OK Mallard

District No. 20 M. B. page 2 F. B. page.....

Room No. 34

Engineer Please Verify

No 1848 Gramercy Place OK B Street

- Purpose of the Building Residential  
Number of Rooms 1  
Is any part to be used for store or other business purposes? If so, state what.....
- Owner's name Minnie Statton
- Owner's address 335-20 28th St
- Architect's name.....
- Builder's name M. Statton
- Builder's address 335 20 28th St
- Estimated Cost of the Proposed Improvements, \$ 3500.00
- Will the building be erected on the front or rear of lot? front
- Size of lot 50 x 178 Size of building 38 x 40
- Number of stories in height 2; height from curb level to highest point 30
- What is the character of the ground; rock, clay, sand, filled, etc. Black fill
- Of what material will foundation walls be built? concrete
- Give thickness of foundation walls 8" Give thickness and width of footings 17"
- What will be the depth of foundation walls below surface of ground independent of cellar 12"
- Will there be a cellar or basement? cellar Will walls be of brick, stone or concrete concrete  
Give thickness of same 12" Also height of cellar wall 3
- Kind of chimneys Brick Number of flues 2
- What will be the size of mud sills 2 x 6 Size of girders or stringers 4 x 6
- What will be the size of exterior studs? 2 x 4; interior studs? 2 x 4
- Bearing partition studs 2 x 4

PERMIT NO. 3846

~~OVER~~ OVER

20. Give size of floor joist:
- |               |   |   |   |           |   |   |    |
|---------------|---|---|---|-----------|---|---|----|
| 1st floor     | 2 | x | 8 | 2nd floor | 2 | x | 10 |
| 3rd floor     |   | x |   | 4th floor |   | x |    |
| 5th floor     |   | x |   | 6th floor |   | x |    |
| Ceiling Joist | 2 | x | 4 | Rafters   | 2 | x | 4  |
21. Will the roof be peak, flat or mansard? Peak Material of roofing Shingles
22. How many fire escapes will be provided? \_\_\_\_\_ Where placed? \_\_\_\_\_
23. Will cellar or basement ceiling be plastered? No Metal or wood lath wood
24. Are any buildings to be taken down? No How many? \_\_\_\_\_
25. Of what materials will floors be constructed? wood  
How many thicknesses? 2  
What kind of fire-proofing? \_\_\_\_\_
26. How will hall and soffits of stairs be plastered? \_\_\_\_\_

# All Applications must be filled out by Applicant

Std. Form 8

PLANS AND SPECIFICATIONS  
and other data must also be filed

BOARD OF PUBLIC WORKS

# 3

## DEPARTMENT OF BUILDINGS

### Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose herein set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR	REMOVED FROM			REMOVED TO			O. K. City Clerk By _____ Deputy
	Lot _____	Block _____	Tract _____	Lot _____	Block _____	Tract _____	
CITY CLERK PLEASE VERIFY							
TAKE TO ROOM No. 405 SOUTH ANNEX	Book _____	Page _____	F. B. Page _____	Book _____	Page _____	F. B. Page _____	O. K. City Engineer By _____ Deputy
	From No. <u>1848</u> <u>Grammery Place</u> Street						
ENGINEER PLEASE VERIFY	To No. _____ Street						

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Residence
2. Owner's name R. M. Stays Phone 757-5-5
3. Owner's address 1848 Grammery
4. Architect's name Opera Phone Bldg 3-882
5. Contractor's name Hess & Opera Phone 1975-3
6. Contractor's address Hess 601 Grammery, Opera 134 1/2 So Hope
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 1000.00
8. Class of Present Building D No. of Rooms at present \_\_\_\_\_
9. Number of stories in height 1 Size of present building \_\_\_\_\_ x \_\_\_\_\_
10. State how many buildings are on this lot Residence & Private Garage
11. State purpose buildings on lot are used for Residence  
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Additions 2 1/2" x 2 1/2" twenty ft x twenty three ft on Collins and Grammery & Parked area

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

**OVER** (Sign here) Wm. G. Hess & H. A. Opera  
(Owner or Authorized Agent)

PERMIT NO. <b>6032</b>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	
	Plan Examiner.	Clerk.	

W. E. Hoosh



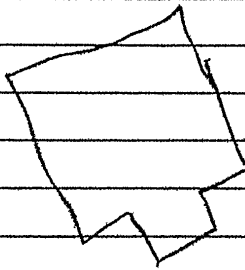
12. Size of new addition 20' x 23' No. of Stories in height 1
13. Material of foundation Concrete Size footings 12" Size wall 6" Depth below ground 1 1/2'
14. Size of Redwood Mudills 2" x 6" Size of interior bearing studs 2 x 3
15. Size of exterior studs 2 x 3 Size of interior non-bearing studs 2 x 3
16. Size of first floor joists 2" x 6" Second floor joist x

**NOTE---Answer the Following Questions For Dwellings and Flats Only---**  
**STATE DWELLING HOUSE ACT**

17. Are there any living rooms in basement? No
18. What is least area of any room, other than kitchens, bath rooms or closets? \_\_\_\_\_
19. What is the least width of any room, other than kitchens, bath rooms or closets? \_\_\_\_\_
20. What is the minimum ceiling height? 9 1/2'
21. Give least size of window courts (width and length) \_\_\_\_\_
- (A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and at least 88 sq. ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves.)
22. Give maximum cornice projection into such court \_\_\_\_\_
23. Will windows in each room be equal to one-eighth (1/8) of floor area? \_\_\_\_\_
24. Give maximum width of porch to edge of cornice or eaves \_\_\_\_\_
25. What is the minimum height of floor joists above ground? 6"
26. Will entire space underneath building be enclosed and be provided with ventilating screens? Yes
27. Will a water-closet be provided for each family? \_\_\_\_\_
28. Give least width of water-closet compartment or room, when finished \_\_\_\_\_
29. Give size of windows for toilet and bath rooms \_\_\_\_\_
30. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Wm. L. Hester & H. A. Brown  
 (Owner or Authorized Agent)



**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

1. LEGAL DESCR.	LOT 76	BLOCK --	TRACT Angelus Vista	COUNCIL DISTRICT NO. 10	DIST. MAP 7287
2. PRESENT USE OF BUILDING	01) SFD		NEW USE OF BUILDING	(01) same	
3. JOB ADDRESS	1848 S. Gramercy Pl.				
4. BETWEEN CROSS STREETS	Washington	AND	18th St.	ZONING C2-1	
5. OWNER'S NAME	Maggie Wilson				FIRE DIST. TWO
6. OWNER'S ADDRESS	2914 S. Dublin Ave		CITY 2914	PHONE 291-3698	LOT TYPE Inter
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE 90008	LOT SIZE 50x178.25	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY				BLDG. LINE
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS ccpd.	
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES 2	HEIGHT 18	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-Dwlg w/det Gar.
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS WC	ROOF wd	FLOOR wd		
13. JOB ADDRESS	1848 S. <del>GRAMERCY</del> Gramercy				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1,500.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Install fire door, new stairs.				GRADING FLOOD
NEW USE OF BUILDING	(01) same		SIZE OF ADDITION	nc	STORIES 2
TYPE V	GROUP nc	BLDG. AREA nc	PLANS CHECKED		HEIGHT 19
DWELL UNITS nc	MAX OCC. S	TOTAL	Hard all items		ZONED BY Howell
GUEST ROOMS nc	PARKING REQ'D nc	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED		FILE WITH
SPRINKLERS REQ'D SPEC.	CONT. INSP.	INSPECTION ACTIVITY		TYPIST bh	
P.C. 13.60	P.M.	CASHIER'S USE ONLY		INSPECTOR	
S.P.C.	I.F.	13.60 B-PC			
B.P.	O.S.	16.00 B-CI			
G.P.I.	C/O	40148 0001			
DIST. OFFICE LA	ENERGY: none	17046 2 03/16/82		29.60 CHTD.	
P.C. 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 \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ 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 an 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 the reason \_\_\_\_\_  
 Date 3-15-82 Owner's Signature Maggie F. Wilson

**WORKERS' COMPENSATION DECLARATION**

18. I hereby affirm that I have a certificate of consent to self-insure, a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).  
 Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date \_\_\_\_\_ Applicant \_\_\_\_\_  
 Applicant's Mailing Address \_\_\_\_\_

**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 Law of California.  
 Date 3-15-82 Applicant Maggie F. Wilson  
 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. 3087, 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 Maggie F. Wilson Owner 3/15/82  
 (Owner or agent having property owner's consent) Position Date

Name of Applicant		ADDRESS APPROVED		MORNING 3-9-82	
		DRIVEWAY			
		H DRIVEWAY	REQUIRED		
		DEDICATION	COMPLETED		
		FLOOD CLEARANCE			
		STEWERS AVAILABLE			
		NOT AVAILABLE			
		SFC PAID			
		SFC DUE			
		SFC NOT APPLICABLE			
Grading	PRIVATE SEWER SYSTEM APPROVED				
Common Plot	APPROVED FOR USE <input type="checkbox"/> NO FLY <input type="checkbox"/> TILE CLOSED <input type="checkbox"/>				
Flood	APPROVED (MTC 12) (L.A.M.C. 1500)				
Revised	NO LOCAL AUTHORITY APPROVAL				
Planning	APPROVED UNDER CASE #				
Traffic	APPROVED FOR				
Construction Tax	PLUMBING	DWELLING UNITS			

LEGAL DESCRIPTION

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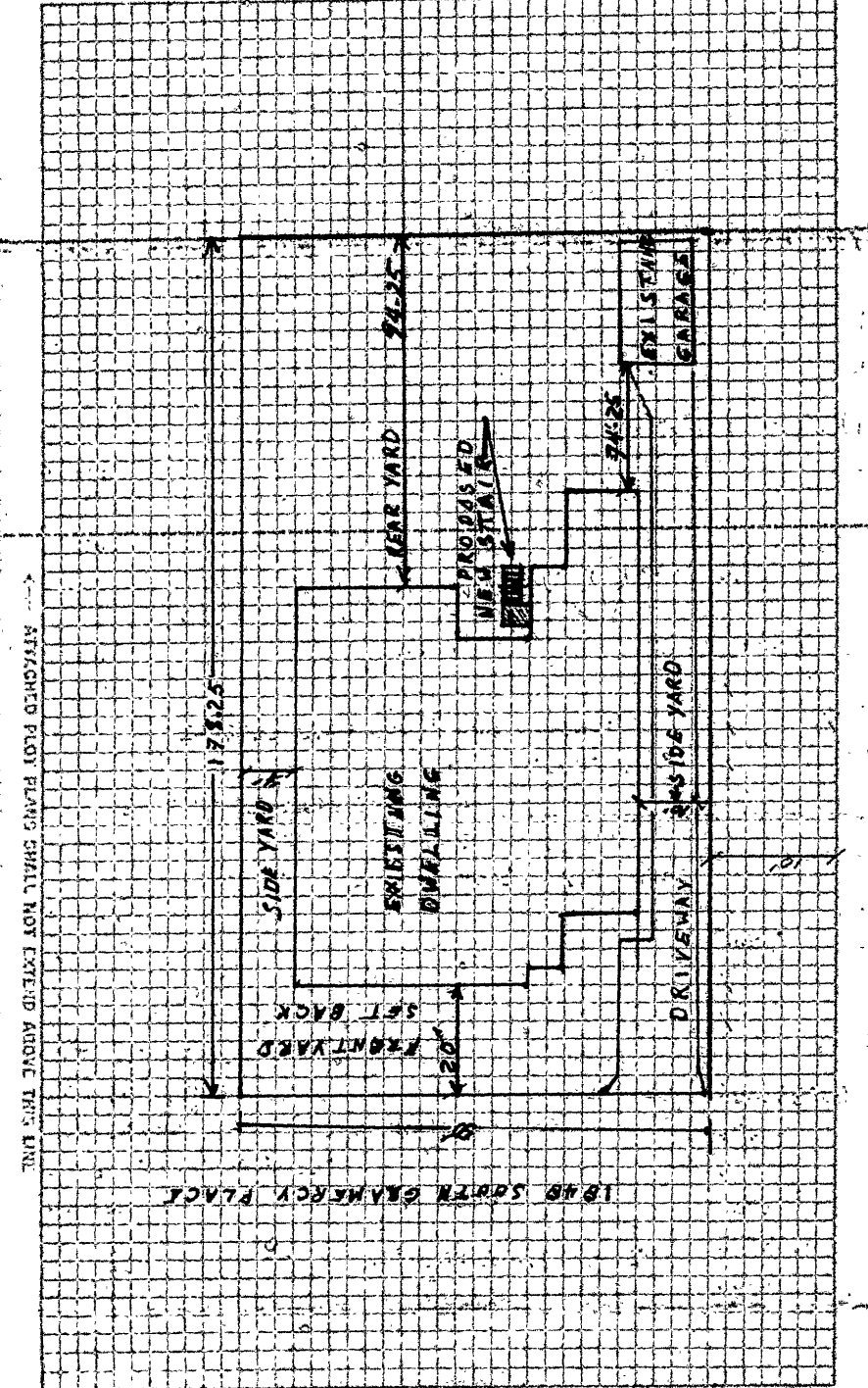


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ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



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. 95 HO 36945 issued on 4-6-95

for the address of 1848 S. Gramercy Pl; 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)



52100370499

1.  THIS PERMIT IS FOR: (Mark one)  
NEW BUILDING/STRUCTURE
2.  RELOCATION
3.  ADD, ALTER, REPAIR, DEMOLISH

**CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY**  
**APPLICATION FOR BUILDING PERMIT AND**  
**CERTIFICATE OF OCCUPANCY** \*\* PLEASE TYPE OR PRINT IN INK CLEARLY \*\*

201-99 OBS NL  


<b>A</b> JOB ADDRESS 1848 S. GRAMERCY PLACE		SUITE/UNIT NO.	CROSS STREETS WASHINGTON AND 18TH		
TRACT ANGELUS VISTA	BLOCK	LOT(S) 76	ARB	UNIT	ASSESSOR'S ID
LOT TYPE	ZONE 62-1	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE	COUNTY REF. MP2-78B
LOT SIZE	FIRE DISTRICT	GRADING	HIGHWAY DED.	FLOOD ZONE	DIST. MAP 126B193
AFFIDAVITS, EASEMENTS AND RESTRICTIONS			DIST. OFFICE <input checked="" type="checkbox"/> METRO <input type="checkbox"/> WILSHIRE <input type="checkbox"/> VAN NUYS <input type="checkbox"/> SAN PEDRO <input type="checkbox"/> W.L.A. <input type="checkbox"/> W. VALLEY		CENSUS TRACT 2213 COUNCIL DIST. 10

<b>B</b> BLDG. OWNER WILLIAM FOSTER		PHONE (213) 752-2533	APPLICANT ARCHITECT		PHONE
ADDRESS		SUITE/UNIT NO.	ADDRESS		SUITE/UNIT NO.
CITY/STATE/ZIP LOS ANGELES, CA 90019			CITY/STATE/ZIP		
ARCHITECT NAME THOMAS L. MURPHY	ADDRESS 4806 S NORMANDIE AVE	ACTIVE STATE LIC. NO. C-16590	CITY BUS. LIC. NO. 878172-19	PHONE NO. (213) 293-1067	
ENGINEER		GEN. CONTR.			
DESCRIPTION OF WORK <input type="checkbox"/> INTERIOR REMODEL <input type="checkbox"/> PATCH DRYWALL/PLASTER <input type="checkbox"/> DAMAGE REPAIR <10% <input type="checkbox"/> DOOR/WINDOW CHANGEOUT <input type="checkbox"/> RE-STUCCOSIDING <input type="checkbox"/> RE-ROOF OTHER: (Describe) <b>EQ DAMAGE: REPAIR FOUNDATION AND ADD ANCHOR BOLTS AND PLYWOOD CRIPPLE WALL</b>					

<b>C</b> 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 THE DEPARTMENT OF BUILDING AND SAFETY FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS					
<input type="checkbox"/> ELECTRICAL WORK FOR PANEL SIZE <400 AMP		<input type="checkbox"/> MECHANICAL WORK FOR HEAT/VENT SIZE <350,000 BTU AND A.C. SIZE <35 TONS		<input type="checkbox"/> MECHANICAL WORK FOR HEAT/VENT SIZE <350,000 BTU AND A.C. SIZE <35 TONS	
DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)					
<b>NOT RECEIVE ANY INSURANCE SETTLEMENT WHICH INCLUDES PAYMENT FOR DEPT OF BUILDING &amp; SAFETY PERMITS OR INSPECTION COST IN CONNECTION WITH NORTHRIDGE EARTHQUAKE DAMAGE</b> OWNER OR OWNER'S AGENT					
ELECT. CONTR. NAME	ADDRESS	STATE LIC. NO.	CITY BUS. LIC. NO.	PHONE NO.	
PLUMB. CONTR.					
HVAC CONTR.					

<b>D</b> PROPOSED USE OF BUILDING				EXISTING USE OF BUILDING (Type blank for new buildings)			
NO. OF EXISTING BLDGS. ON LOT AND USE 1 - SFD W/DETACHED GARAGE				<input checked="" type="checkbox"/> NO CHANGE OF USE			
LENGTH 63'	WIDTH 35	HEIGHT 20'	FLOOR AREA 3600SF	HEIGHT (ZONING)	FLOOR AREA (ZONING)		
STORIES 2	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY	REQ'D PARKING	PARKING PROVIDED		
LATERAL/FDN. SYSTEMS	<input type="checkbox"/> SHEARWALL <input type="checkbox"/> CONTINUOUS/SPREAD	<input type="checkbox"/> EBF/CFR <input type="checkbox"/> FILE/MISSON	<input type="checkbox"/> AMRSF/OMRSE <input type="checkbox"/> MAT/BSI ISOLATION	CONSTR. TYPE	FIRE SPRINKLERS		
SPECIAL INSPECTIONS	<input type="checkbox"/> CONC > 2000 PSI <input type="checkbox"/> MASONRY	<input type="checkbox"/> FIELD WELDING <input type="checkbox"/> REBAR WELDS	<input type="checkbox"/> GUNITE/SHOTCRETE <input type="checkbox"/> GRADING	LIC. FABRICATOR REQ'D FOR:	TYPE OF INSPECTION CS/EQ FS MS GEN		

<b>E</b> P.C. NO.	VALUATION (including all fixed operating equipment) \$ 18,000.00
HILLSIDE POSTING	ELEC. PRMT. (20%) SUPPLEMENT TO PERMIT NO.
PRE-INSPECTION	PLUMB. PRMT. (20%) EVENT CODE EQ 1-94 OBS# N.L.
PLAN CHECK	HVAC PRMT. (13%) PLAN CHECKED BY Nishida D.A. PLAN CHECKED BY
SUPP. PLAN CHECK	ADD'L INSPECTION ZONING VERIFIED BY PH DATE 4/6/95
EQ. INSTR.	RELOCATION FEE APPLICATION APPROVED BY NISHIDA BSID 23157
PLAN MAINT.	SURCHARGES PRINT \$15 SIGN DATE 4/4/95
BUILDING PERMIT	SUPP. SURCHARGES FOR DEPT. USE ONLY
FIRE HYDRANT	ARTS DEV. FEE
SCHOOL DIST. FEE	<input type="checkbox"/> ENERGY <input type="checkbox"/> D.A. BURCH. <input type="checkbox"/> SEWER CAP
SCH. DIST. FL. AREA	PLOT PLAN ATTACHED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**FOR CASHIER'S USE ONLY**

**NO FEE NO FEE NO FEE**

04/06/95 01:51:50PM HQ01 T-4896 C 26  
 BLDG PLAN CHEC 144.50  
 BLDG PERMITS R 170.00  
 INVOICE # 0023157 BB  
 EI RESIDENTIAL 1.80  
 SYS DEV 18.98  
 ONE STOP 6.33  
 CITY PLAN SURC 9.44  
 MISCELLANEOUS 5.00  
 NO FEE 0.00

95HO 36945

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.).

**CONSTRUCTION LENDING AGENCY**

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

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. 3087, CML Code).

**ASBESTOS REMOVAL**

I declare that notification of Asbestos Removal is not applicable  I declare that a notification letter has been sent to the AQMD or EPA

Date: 4/6/95 Sign: William Foster

**OWNER-BUILDER DECLARATION**

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reasons (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, as the 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. The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her 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 or she did not intend to 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 & Professions Code). The Contractors License Law does not apply to the owner of the property, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. \_\_\_\_\_ Bus & Prof. Code for the following reason: \_\_\_\_\_

Date: 4/6/95 Sign: William Foster

**FINAL DECLARATION**

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 and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with 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.

Date: 4/6/95 Sign: William Foster

**OWNER**  **AUTHORIZED AGENT**

**OWNER**  **AUTHORIZED AGENT**

**LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION**

**GENERAL CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the general 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 license is in full force and effect. I am responsible for the following permits:

Building  Electrical  Plumbing  HVAC

I have and will maintain workers' compensation insurance, 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: \_\_\_\_\_

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.

Date: \_\_\_\_\_ Sign: \_\_\_\_\_

**PLUMBING CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the plumbing 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 license is in full force and effect. I am responsible only for the plumbing permit:

I have and will maintain workers' compensation insurance, 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: \_\_\_\_\_

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.

Date: \_\_\_\_\_ Sign: \_\_\_\_\_

**ELECTRICAL CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the electrical 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 license is in full force and effect. I am responsible only for the electrical permit:

I have and will maintain workers' compensation insurance, 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: \_\_\_\_\_

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.

Date: \_\_\_\_\_ Sign: \_\_\_\_\_

**HVAC CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the HVAC 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 license is in full force and effect. I am responsible only for the HVAC permit:

I have and will maintain workers' compensation insurance, 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: \_\_\_\_\_

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.

Date: \_\_\_\_\_ Sign: \_\_\_\_\_

**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 ATTORNEYS' FEES.**

**BUREAU OF ENGINEERING**

**SEWERS**  AVAILABLE  NOT AVAILABLE

**SEWER RESERVATION NO.** \_\_\_\_\_ **SEWER CERTIFICATE NO.** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_ **DRIVEWAY** \_\_\_\_\_

**FLOOD**  CURR HAMP   NOT APPLICABLE  DUE  PAID

**HIGHWAY DEP.**  REQUIRED  COMPLETED

**EXCAVATION ADJACENT TO PUBLIC WAY**  COMPLETED

**CONSTR. TAX RECEIPT NO.** \_\_\_\_\_

**DWELLING UNITS**  PRIVATE SEWAGE SYSTEM OK  CRA APPROVED RE-DEV. PROJECT

**HOUSING AUTHORITY** \_\_\_\_\_

**CALCULATIONS, NOTES** \_\_\_\_\_

**ETC.** \_\_\_\_\_

**COMPLETE FOR RELOCATION PERMITS ONLY**

**OLD ADDRESS** \_\_\_\_\_

**CITY OF L.A.**  FROM OUTSIDE

**CASH/SURETY BOND NO.** \_\_\_\_\_ **MILES MOVED** \_\_\_\_\_

**LANDSCAPE/EROSION** \_\_\_\_\_ **SITE PLAN REVIEW** \_\_\_\_\_

**APPROVED UNDER CARE NO.** \_\_\_\_\_

**PLANNING WORKSHEET NO.** \_\_\_\_\_

**DEPT. OF TRANSPORTATION**  OTHER

**DEPT. OF TRANSPORTATION**  HYDRANT UNIT  APPROVED TITLE 18 (L.A.M.C. Sec. 700)

**DEPT. OF TRANSPORTATION**  DRIVEWAY LOCATION  ORD. NO. \_\_\_\_\_

**DEPT. WATER & POWER** \_\_\_\_\_

**CULTURAL AFFAIRS** \_\_\_\_\_

**AGMD-AB3035** \_\_\_\_\_

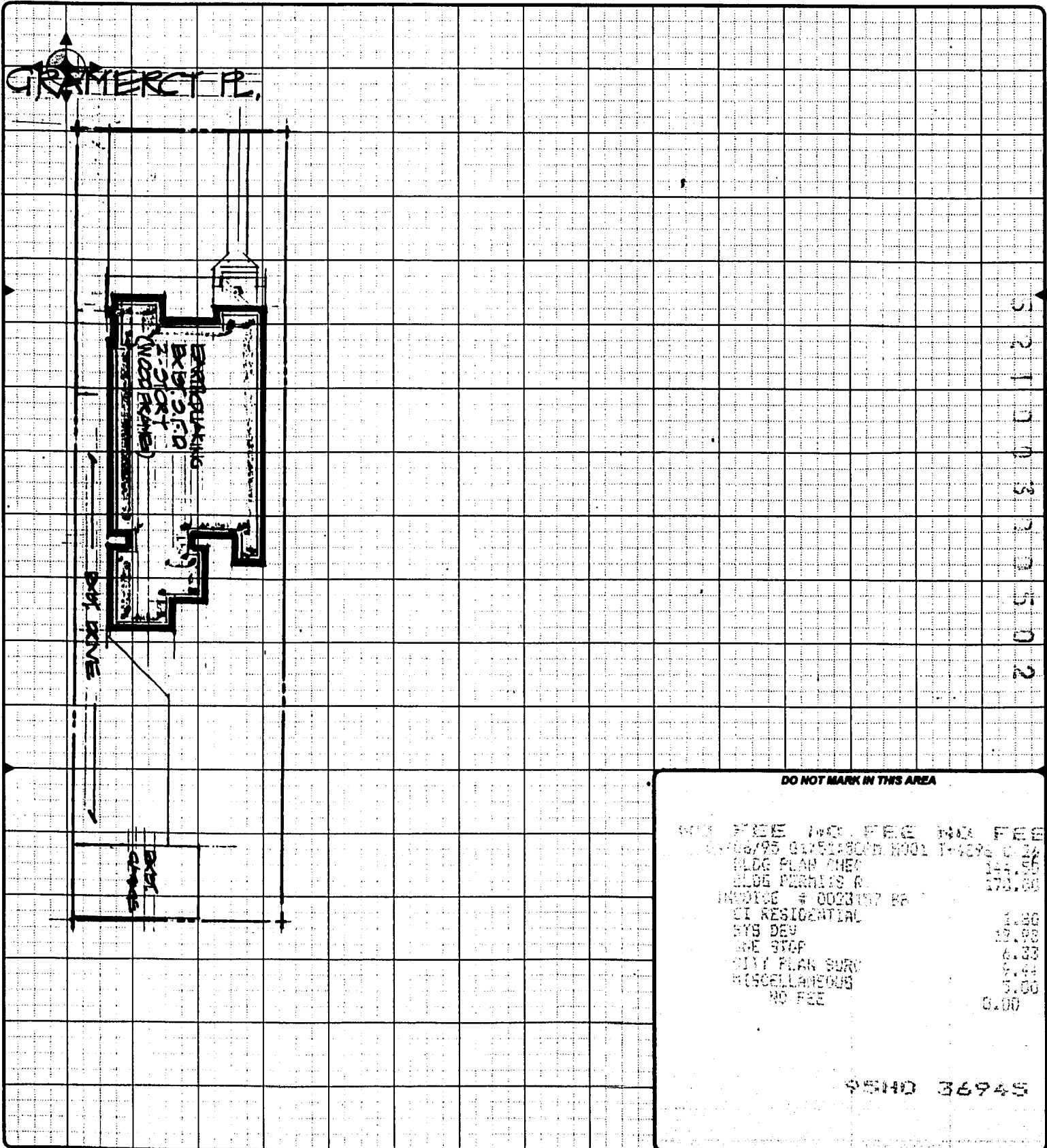
**CAL OSHA** \_\_\_\_\_

1.  THIS PERMIT IS FOR: (Mark one)  
NEW BUILDING/STRUCTURE
2.  RELOCATION
3.  ADD, ALTER, REPAIR, DEMOLISH

**CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY - PLOT PLAN**  
 PLEASE DRAW AND LABEL CLEARLY IN INK

JOB ADDRESS 1848 S. CRAMENCY PLACE	SUITE/UNIT NO.	CROSS STREETS WASHINGTON AND 18TH
TRACT ANGELUS VISTA	BLOCK	LOT(S) 76
		ARB
		UNIT
		ASSESSOR'S ID

SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES



**DO NOT MARK IN THIS AREA**

NO FEE	NO FEE	NO FEE	NO FEE
05-06/95 G1751800D M001 1-1896	0.24		
BLDG PLAN CHECK	144.00		
BLDG PERMITS &	173.00		
INSURANCE # 0023157 RA			
CI RESIDENTIAL	1.00		
SYS DEV	12.00		
ONE STOP	6.33		
CITY PLAN SURV	7.94		
MISCELLANEOUS	3.00		
NO FEE		0.00	

9540 36945

Appendix D  
**Los Angeles County  
Assessor Records**











# BUILDING DESCRIPTION BLANK

No. 1848 Index 5073

Tract ...

PARCEL 49

Lot No. 176 Block No. 9/15/20

Examined by Ann + Nell Date 9/15/20

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single <input checked="" type="checkbox"/>	Bay Windows	Fire Place	Cobblestone
Double <input checked="" type="checkbox"/>	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California <input checked="" type="checkbox"/>	Number	and Gas Furnace	Stone, Wood
Bungalow <input checked="" type="checkbox"/>	Wall Covering:	Steam	Plain
Residence <input checked="" type="checkbox"/>	Plaster, Met Lath	Stove	Ornamental
Flat <input checked="" type="checkbox"/>	" Wood Lath		INSIDE FINISH
Apartment <input checked="" type="checkbox"/>	Shakes, Rustic	PLUMBING	Plain <input checked="" type="checkbox"/>
Factory <input checked="" type="checkbox"/>	Slab, B & B	No. of Fixtures	Ornamental
Garage <input checked="" type="checkbox"/>	Brick, P or C		Stock
Shed <input checked="" type="checkbox"/>	Corr, Iron		Special <input checked="" type="checkbox"/>
Barn <input checked="" type="checkbox"/>	ROOF		BUILT IN FEATURES
Church <input checked="" type="checkbox"/>	Flat Hip	Good Medium	Boiler <input checked="" type="checkbox"/>
School <input checked="" type="checkbox"/>	Gables, Dormers	Cheap	Patent Bed <input checked="" type="checkbox"/>
Store <input checked="" type="checkbox"/>	Cut up, Ordinary	Sewer	Refrigerator
Storage <input checked="" type="checkbox"/>	Plain, Gravel	Cesspool	Bookcases
	Tile, Shingle	LIGHTING	Plum
	Corr, Iron	Gas, Electric	Ornamental
	Composition	Good	CONDITION
FOUNDATION	CONSTRUCTION	Medium	Good
Stone <input checked="" type="checkbox"/>	Good	Cheap	Medium
Concrete <input checked="" type="checkbox"/>	Medium		Poor
Brick <input checked="" type="checkbox"/>	Cheap		Built 1920
Wood <input checked="" type="checkbox"/>			

OCCUPANCY	Living Room	bed	1	2	3	4	5	other
Owner, Rented, Vacant	.....	1						
Rent Paid \$ Per Mo.	Bed " .....							
Basement	Bath " .....	1						
ft. x ft.	Kitchen .....							
ft. deep	Storage .....							
cu. ft. @	Store .....							
Lot Grade + 0	Hardwood Floor	1						
	Hardwood Fln.							
	Cement Floor ..							
	Unfinished .....							

Remarks: ...

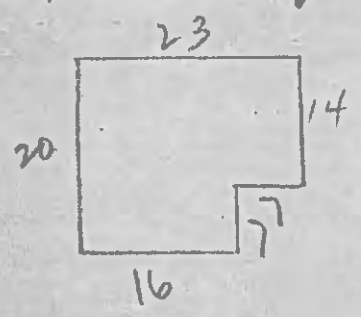
OWNER P. M. ...

BLOG. VALUES	
CLASS	
NO. CU. FT.	418
NO. SQ. FT.	280
AT	158 250
BLDG CCST \$	1045
ESMT COST \$	668
HEAT COST \$	
TOTAL COST \$	1713
PER CENT DEP	15 3/4
PER CENT UTILITY DEP	6 1/2
DEP. VALUE \$	888
ASSESSED VALUE	2200

7

16  
320  
98  
418  
836  
209  
1045

on Rear of House







# Appendix E

## **Stokes Residence**

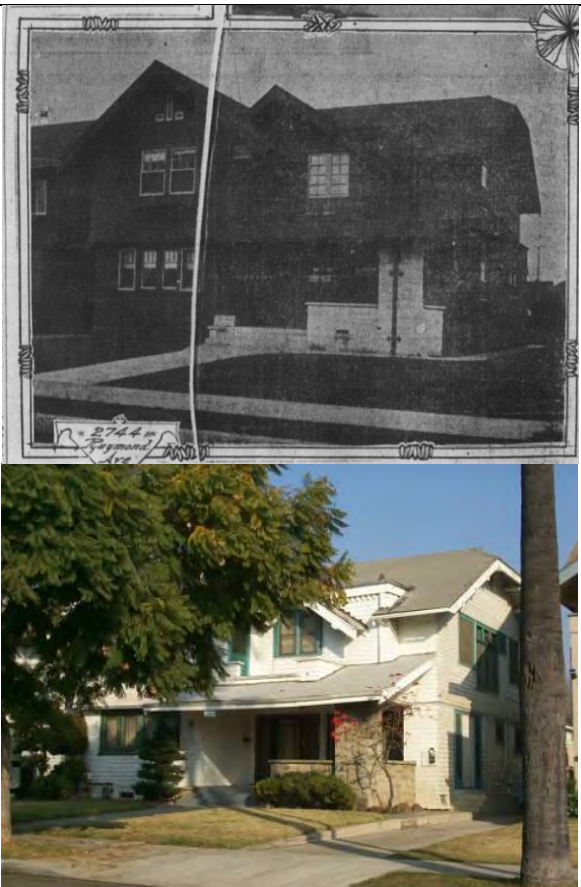






**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
547 W Harvard				Demolished
6543 Franklin Avenue <i>(Mentioned as Stokes' address in 6561 Franklin Avenue permit)</i>				Demolished
2656 Normandie Avenue	1905	Craftsman	5D1/Adams-Normandie Neighborhood	
2707 S. Raymond Ave	1905	Craftsman	5D1/Adams-Normandie District Contributor	




**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
2744 S. Raymond Ave.	1905	Craftsman	5D1, Adams-Normandie District Contributor	



**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
2817 S. Normandie	1905	Craftsman	5D3	
2827 S. Normandie	1905	Craftsman		
339 West Twenty-Eighth Street	1905			Demolished



**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
1624 S Gramercy	1906	Craftsman		
2642 S. Normandie Ave.	1906	Craftsman	5D1, Adams-Normandie District Contributor	
2646 S. Normandie Ave.	1906	Craftsman	5D1, Adams-Normandie District Contributor	



**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
2652 S. Normandie Ave.	1906	Craftsman	5D1, Adams-Normandie District Contributor	
2750 S. Raymond Ave.	1906	Craftsman	5D1, Adams-Normandie District Contributor	

**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**



Address	Year	Style	Status (CHRS), if applicable	Photo
2734 S. Raymond Ave.	1907	Craftsman	5D1, Adams-Normandie District Contributor	
1807 Wilton Place (Angelus Vista #2 Tract)	1908	Craftsman	5D3 Angelus Vista Historical District	

**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

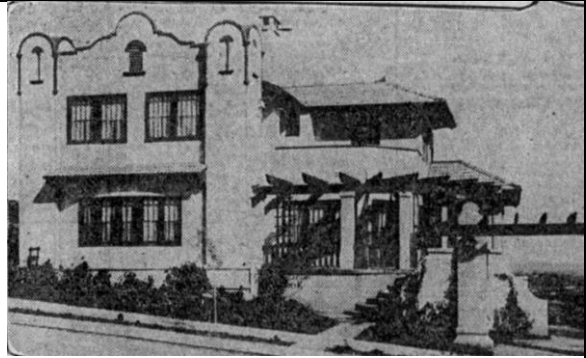
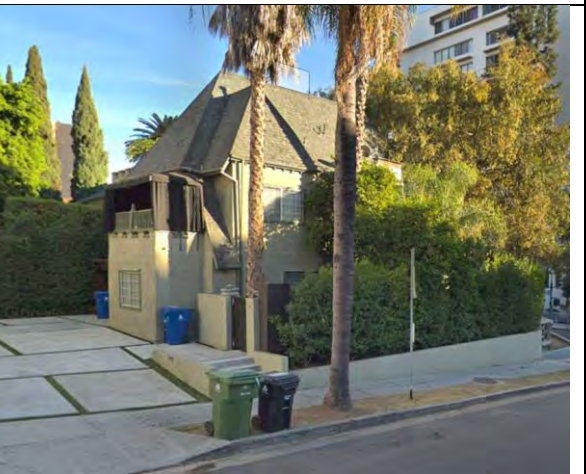

Address	Year	Style	Status (CHRS), if applicable	Photo
245 S. Harvard	1908	Tudor Revival		
2756 S. Raymond Ave.	1908	Tudor Revival	5D1, Adams-Normandie District Contributor	
335 West Twenty-Eighth Street <i>(Listed as Stokes' residence for Raymond Avenue permits)</i>	1909			Demolished
1519 Poinsettia Pl	1912			Demolished



**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
1905 Grace Ave.	1916	Colonial Revival	HCM	
339 S. Oxford Ave.	1916	Neoclassical		
7280 Hillside Avenue	1916	Mission Revival		Demolished




**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
				
6561 Franklin Avenue <i>(Mentioned as Stokes' address in 1923 from 176 S Beachwood Dr. permit)</i>	1919	Altered		
315 S. Lucerne Blvd.	1920	Colonial Revival	5D1, Windsor Square District Contributor	

**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
106 N. Arden Boulevard	1921	Spanish Colonial Revival	5D1, Windsor Square District Contributor	
106 N. Lucerne Blvd.	1921	Spanish Colonial Revival	5D1, Contributor to Windsor Square District	
108 S. Beachwood Drive	1922	Spanish Colonial Revival	5D1, Windsor Square District Contributor	

**Residences Built by Naldo and Minnie Stokes  
Within Los Angeles**

Address	Year	Style	Status (CHRS), if applicable	Photo
212 N. Beachwood Drive	1922	Spanish Colonial Revival	5D1, Windsor Square District Contributor	
176 S. Beachwood Dr.	1923	Spanish Colonial Revival	5D1, Windsor Square District Contributor	
176 South Beachwood Drive, Hancock Park	1923	Spanish Colonial Revival Style	None	



# Appendix F

## **DPR Form**



## CONTINUATION SHEET

Property Name: 1848 South Gramercy Place            ]

Page 3 of 11            ]

Update            or            Continuation

### \*P3a. Description (continued):

The subject property occupies a parcel on the east side of South Gramercy Place, just north of Washington Boulevard. It is improved with a two-story an Arts & Crafts, Tudor Revival residence, along with a detached garage, which is located at the southeast corner.

#### ***Residence***

The residence is set back from the front property line. Access to the front door from the sidewalk is provided by a scored concrete walkway. A scored concrete walkway (alteration) leads to the front door from the driveway as well. The driveway is along the south (side) property line and leads to the porte-cochere. There is also a concrete slab for additional parking in the front yard area (alteration). There is a lawn with some mature bushes along the front façade of the residence (Figure 11). The Residence is an irregularly shaped, westward oriented building with horizontal massing. It has wood shingle and stucco cladding and is roofed in composite tiles. It has a sideways-facing gable roof with an airplane second story with a similar roof and exposed rafter tails. There are two casement wood windows with a small porch and railing. There is a cross gable with half timbering designs, and decorative roof joists. In the cross gable, there are two hung windows with 4/2 true-divided lites. There is a plane vergeboard. The entrance porch gable is less steeply pitched but has similar decorative details to the larger cross gable. It is held up by stucco clad rectangular columns. The entrance door is a large wood door with a security door (alteration) and two wood side lites with 2/3 true-divided-lites. South of the entry porch is a semi-hexagonal bay with a large wood hung window in the center and two hung windows on either side with true-divided-lites. South of the bay is a small pop-out addition (alteration) with a fixed window and half-timbering details (alteration). South of that is a porte-cochere.

The south (side) elevation has two side-facing gables and a shed roof covering the porte-cochere. Close to the western side, there is a wood window with 3/4 true-divided lites. Under the porte-cochere, there is a wood door with 2/5 true-divided-lites with a side lite with 3/5 true-divided lites over a concrete and stucco step. East of that is a wood awning window with 5/2 lites. East of that is a wood hung window and an aluminum hung window (alteration). Above the porte-cochere is a wood casement window. On the second story, there are two hung wood windows, a casement window, and a wood hung window and an aluminum hung window (alteration). The first story has stucco siding and the second story has wood shingles. The eastern portion has two aluminum sliding windows, wood clapboard siding and a low mansard roof.

The north (side) elevation is partially obscured by the side-yard fence. There are three wood casement windows on the west side of the northern elevation. Under the windows out is a wood hung window. East of that is a pop-out on the second story with a shed roof. Under the pop out is another window. East of that window, there is a wood casement window. The second story has four wood windows: two



casement windows and a hung window in the center and an additional sliding window above the center window in the attic. Under the middle hung window is an aluminum sliding window (alteration) and east of that are three aluminum windows (alteration).

The east (rear) elevation appears to be extensively altered. The south portion has a large pop out addition with a low mansard roof, wood clapboard siding, and an aluminum sliding window on the east elevation (alteration) and a wood hung window on the north elevation. On the first floor north of the pop out is a window with decorative liting. Above that are two aluminum sliding windows (alteration). On the north elevation are two aluminum sliding windows (alteration) and a door. In the middle of the east elevation are two wood windows obscured by security bars. To the very north is another pop-out with a wood door and two closed in fan-lites (alteration).

### ***Shed***

There is a shed in the east (rear) yard of the property. It has vertical wood siding, a shed roof, and a door with a wood window on either side on the west elevation. The door has a security door (alteration).

### **\*B6. Construction History (continued):**

Los Angeles Department of Building and Safety (LADBS), Los Angeles County Assessor Records, Sanborn Fire Insurance Maps, historic photographs were consulted to develop a history of permitted alterations at the subject property. The first building permit for the subject property was filed in 1907 by Minnie Stokes. Her husband, Naldo F. Stokes was identified as the builder for the two-story, eight room residence. The 1910 Assessor Record noted a 2 ½ story single family residence with concrete foundation and basement; gable shingled roof; good construction; fireplace; coal furnace; 8 plumbing fixtures hooked to sewer; electric lighting; plain wood trim; ornamental stock finishes; buffet; bookcases. They also noted that the current owner rented out the property at \$45/month.

The second building permit, which the Assessor Record collaborates, was for a 20 x 23' one-story addition to the rear of the two-story single family residence. This addition, noted as a "billiards room" would have a concrete foundation with a 9' ceiling. The 1921 Sanborn Map indicates a two-story detached garage located on the property, and by the 1960 Sanborn, the two-story detached garage has been demolished a new garage has been built (but, now demolished). The next available building permit was for owner Maggie Wilson in 1982, who had a fire door and new stairs installed to the two-story residence. The next permit available was for earthquake damage. This involved repairing the foundation, adding anchor bolts and plywood, cripple walls to the residence and detached garage.

### ***Unpermitted Alterations***

In addition to the permitted changes to the Residence, ESA's architectural historians noted the following unpermitted alterations. On the west (primary) elevation, the front door appears to have been replaced and a security grill added; the original porch has been altered and multi-lite window removed and replaced with a faux timber and aluminum- slider window; and a planter box has been removed from the second-story paired windows. The porch also has new concrete foundation with rocks added, and

scored walkway. The columns and stucco cladding has been restuccoed with a thick-coarse concrete plaster (the chimney appears to have the original stucco finish). The original columns on the porch, also were most likely wood, as popular within the neighborhood, and other Stokes' residences. Additionally, the original roof was shingle, similar to the shingle shakes on the second story. These shingle shakes can be seen under the current composition roof. On the south elevation, two windows have been replaced, and a grill has been added to the attic window. The port-cochere has also been compromised, as verge board has been extended, it is also now supported by two metal pipes, and furthermore, the original wood trim has been rough stuccoed. On the east elevation, there is a second-story addition made to the 1920s permitted addition. Stairs were also added at this time. Windows located on the north side of the addition have been altered. Also at the rear, windows on the rear porch have been enclosed and a door added. On the rear roof, a skylight was also added. On the north elevation a window has been replaced and another filled in.

**\*B10. Significance (continued):**

**National Register and California Register**

**a. *Broad Patterns of History***

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion 1: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community).

The subject property was originally improved in 1907, five years after the subdivision termed the Angelus Vista Tract was subdivided by owners Marshall and Stent. The Tract was bounded by 16<sup>th</sup> Street (Venice Boulevard) and the Los Angeles Electric Railway to the north; by the College Grounds and Manhattan Place to the east; Washington Street (Washington Boulevard) to the south, and Wilton Place and a portion of J. H. Miller's land to the west. Marshall and Stent put building restrictions on the Tract to ensure that only middle to upper-middle class two-story residences would be built. However, once the Los Angeles Railway was constructed on Washington Boulevard, the tract morphed due to the growing population and the streetcar line. Once the streetcar line was added, duplexes and fourplexes were scattered throughout the remaining parcels within the tract. The Residence, being built in 1907 represents a later addition to the Tract that did not influence the settlement or growth of the tract, or influence the design of homes within the tract, as illustrated by the 1907, 1921, and 1950 Sanborn maps. Other intact early examples of the two-story single-family residences survive within the tract including 1625 Cimarron Street, built in 1904. Furthermore, the Residence was one of many two-story residences built in South Los Angeles during this era, and are well preserved due to the Adams Normandie Historic District and the Harvard Heights

Historic District. As such, the subject property does not represent a significant contribution to the broad patterns of our history or the Single-Family Development of Los Angeles. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion A, California Register Criterion 1, and LAHCM 1.**

**b. Significant Persons**

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion 2: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history.

The subject property is not associated with the productive lives of persons significant in national or state history. Known occupants of the subject property and their confirmed dates of occupancy include Amasa, Effie and Vera Spring (1911); R.M. Stagg (1920); Raymond R., Ruth M, Richard F. Bret T. Stagg (1920); Carlos Cuevas (1924); and longtime residents the Kraus Family, including Adolph, Michael, Margaret, Regina, William, George, and Max (1929-1951). The Kraus family had several lodgers over the years including Julius Stern (1930-1933); Thomas Maloney and Charlotte Nice (1933); A.G. Spielman, Fred Campi, and Fred Bradley (1940); and Cherry, John H. Withington, Jas. F. Dorthoy, and John Hann (1942). There does not appear to be any evidence in the sources consulted—including County voter records, U.S. Censuses, city directories, marriage indices, building permits, and *Los Angeles Times* announcements—to suggest that any of these individuals were significant in national, state, or local history. The only potentially noteworthy person would be R.M. Stagg, as he was an early commercial photographer, however he only briefly lived in the subject property for approximately four to five years before he moved to the Hollywood area to be closer to the studios. In addition, one his studios where he worked would be a better representation of his personal success or his residence at 5787 Tuxedo Terrace, Hollywood. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, or LAHCM Criterion 2 for eligibility related to a historic personage.**

**c. Architecture**

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies 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.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion 3: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The builder of the Residence was Naldo Stokes, a well published builder at the time due to his wife's real estate acumen. Though well published, he was not a master builder. Naldo and his wife Minnie would purchase three lots at a time within a tract, and Naldo would built large two-story mid-sized single-family residences. Minnie would then sell the residences for approximately \$6,000. The houses that he would build mimicked and even copied whatever trend was being built in that neighborhood i.e. Craftsman, Tudor Revival, and Spanish Colonial Revival. During the early part of his career in South Los Angeles, he built primarily Craftsman, and faux Tudor Revival style residences within the South Los Angeles area, before moving north to the Hollywood area. The neighborhoods in the South Los Angeles area were well known areas for larger Craftsman and Tudor Revival style residences.

As mentioned above, Stokes' designs mimicked and even copied other architects' work including one of the most prominent architects in this area, F.M. Tyler who built several homes within the South Los Angeles area, and within the tract, including 1826 South Wilton Place built in the Tudor Revival style. Since many of the residences he built mimicked other designs, they often lacked individual distinction and original design, such is the case for the subject property. Stokes' designed the Residence in 1907 in the Tudor Revival style with elements of the Craftsman style, and as such is not a pure example of the Tudor Revival style. As an individual resource, the Residence on the subject property does not embody distinguishing architectural characteristics of the Tudor Revival style. While it has some of the character-defining features of the style such as the steeply pitched multi-gable roof, and decorative half timbering, it lacks other features such as the massive chimney; narrow, but large multi-pane windows; irregular footprint; and parapet or Flemish gable. The design also involves uncharacteristic elements of the style including exposed rafter tails, cedar shakes cladding, and decorative square columns, which are partially masked by stucco. Stokes was not a master builder of the Tudor Revival style, and only has one notable example of the style, which is 2756 South Raymond Avenue. This residence features character-defining features of the style including half-timbering with quatrefoils, massive chimney, steeply pitched multi-gable roof, narrow multi-pane lights, and large windows. As such, the subject property is not an excellent example of a style, type, work of a master builder or architect, and does not possesses high artistic value.

**Therefore, the subject property is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, LAHCM Criterion 3.**

***d. Data***

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the

important information. The Residence does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the subject property is recommended ineligible for listing under National Register Criterion D and California Register Criterion 4.**

**\*B12. References (continued):**

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McGroarty, John Stewen. *Los Angeles from the Mountains to the Sea*. American Historical Society. 1921.

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626 Wilshire Boulevard, Suite 1100

Los Angeles, CA 90017



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
• Community Design Overlays (CDO)
• Neighborhood Oriented District (NOD)
• Sign District (SN)
• Zone Change
• Design Review Board (DRB)
• Pedestrian Oriented District (POD)
• Community Plan Implementation Ordinance (CPIO)
• Public Benefit Alternative Compliance
• Zone Variance

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. Subject Property Address: 1848 S Gramercy Place, Los Angeles, CA 90019

2. Community Plan Area Name: South Los Angeles Community Plan

a. Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

Density Bonus Project

3. Project Type (check all that apply)

- [x] New construction [ ] Addition [ ] Renovation [ ] Sign
[ ] Change of Use [ ] Grading [x] Density Bonus [ ] Small Lot Subdivision
[ ] Other (describe)

If Change of Use, what is: Existing Use? Proposed Use?

Description of proposed project: The proposed project is a mixed-use commercial/residential building comprising of one commercial and 33 residential units. It will have seven stories with a 28,000 sf of floor area and 76 ft height. The project uses California State Density Bonus and AB 2442 incentives.

Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

- [ ] Project Permit
o Minor (3 signs or less OR change of use)
o Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
o Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)
[ ] Modification
[ ] Adjustment
[ ] Exception
[ ] Amendment
[ ] Interpretation
[ ] Not a Project
[ ] Other



**Design Review Board**

- Preliminary Review
- Final Review

**CDO/POD/NOD**

- Discretionary Action
  - Minor** (3 signs or less OR change of use)
  - Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
  - Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)
- Sign-off only
- Not a Project

**Community Plan Implementation Overlay (CPIO)**

- Administrative Clearance (Multiple Approvals)
- CPIO Adjustment (CPIOA)
- CPIO Exception (CPIOE)
- Potentially Historic Resource

**Affordable Housing**

- Density Bonus
- Affordable Housing Referral Form
  - Off-menu incentives requested
- Conditional Use >35%
- Public Benefit

**Small Lot Subdivision**

- Consultation completed

**Streetscape Plan**

- Consultation completed
- Not a Project or N/A under Streetscape Plan: \_\_\_\_\_  
(Insert Streetscape Plan Area)

**5. ENVIRONMENTAL CLEARANCE**

- Not Determined
- Categorical Exemption
- Class 32 Categorical Exemption
- Existing ENV Case Number: \_\_\_\_\_
- ENV Addendum Case Number: \_\_\_\_\_
- Environmental Assessment Form (EAF)
- Other Entitlements needed

**6. PUBLIC NOTICING**

- Standard (BTC to mail hearing notice)
- Special (At time of filing applicant must pay BTC to mail determination letters only)
  - Abutting owners
  - Abutting occupants

**7. NOTES**

project will ask for Density Bonus Waiver for the following SLA CPIO development standards: 1) Section II-2.A.1.(a) & (b): Ground Floor Height (14' structural and 11' non-structural) 2) Section II-2.C.4: Landscape Buffer (5') 3) Section II-2.A.2.(b): Transition to Residential (Abutting R2D 2 zone)

Project Planning Signature: 	Phone Number: (213) 978-1339
Print Name: Helen Jadaei	Date: 6, 8, 20

**INSTRUCTIONS: Project Planning Referrals**

1. **Appointments** - A pre-filing appointment with the assigned planner is required to complete this referral form. City Planning's current *Assignment List* can be found on our website at <http://planning.lacity.org> under the "About" tab. [After the form is completed an appointment to file your application at the Development Services Centers is also required and must be made via the City Planning website.]
  
2. **Review Materials** - Review of the application by assigned staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regard to requested actions or the adequacy of application exhibits/materials which could subsequently delay processing.
  - a. Provide the assigned planner with a copy of this form with items in the Project Summary section completed.
  - b. Provide a complete copy of all application materials as specified in the Master Filing Instructions (e.g. completed DCP Application, plot plans, photographs, etc.).
  - c. Provide the Specialized Requirements/Findings or Instructions pertinent to your project (e.g. Specific Plan filing instructions, DRB filing instructions, Tentative Tract filing instructions, etc.).
  
3. **Other Applicable Approvals** - Applicants are strongly advised to obtain a pre-plan check consultation with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.

City of Los Angeles Department of City Planning WEBSITE: <http://planning.lacity.org>

<u>DOWNTOWN OFFICES:</u>	Central Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 621 Los Angeles, CA	West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 720 Los Angeles, CA	DSC Metro Counter Figueroa Plaza, 4 <sup>th</sup> Floor 221 N. Figueroa St. Los Angeles, CA
<u>VALLEY OFFICES:</u>	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd., Suite 430 Van Nuys, CA		DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA
<u>WEST LA OFFICE:</u>			DSC West Los Angeles Counter 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025



REFERRAL FORMS:

Preliminary Zoning Assessment

Referral between the Department of City Planning (DCP) and the Department of Building & Safety (DBS)

This form is to serve as an inter-agency referral for City Planning applications associated with Housing Development Projects consisting of residential-only development creating two or more dwelling units, Transitional Housing, Supportive Housing, or mixed-use development with at least two-thirds of the square footage dedicated to residential uses. This completed form shall be accompanied by plans signed by a DBS Plan Check engineer as part of a City Planning application.

INSTRUCTIONS: Preliminary Zoning Assessment Referrals

- 1. Appointments: Each involved agency may require appointments to complete individual portions of this referral form. Please inquire with individual agency staff to determine whether an appointment is required.

After receiving a completed Preliminary Zoning Assessment Referral Form, an appointment to file a City Planning application at the Development Services Centers is also required and must be made via the City Planning website: http://planning.lacity.org.

- 2. Review Materials: Review of the referral form by staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project. Materials submitted for Project Screening and the Preliminary Zoning Assessment must comply with the respective agency's criteria for submittal. Please consult the respective agency for specific submittal requirements.
a. Project Screening: Projects must be screened to determine whether a Preliminary Zoning Assessment is required. Screening will be conducted by City Planning staff prior to completion of a zoning Plan Check with the Department of Building & Safety. A site plan and floor plans are required to complete the screening.
b. Preliminary Zoning Assessment: Applicants will need to submit for zoning Plan Check with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any zoning issues or necessary approvals associated with the project and site that should be resolved.

3. Contact Information:

Table with 3 columns: Office Type (Downtown, Valley, West LA), Department of Building and Safety, and Department of City Planning. It lists contact information including addresses, phone numbers, and websites for various offices.

**Section I. Project Information - To be completed by applicant<sup>1</sup>**

**1. PROJECT LOCATION, ZONING & LAND USE JURISDICTION**

Project Address: 1848 S Gramercy Place, Los Angeles, CA 90019  
Project Name (if applicable): Gramercy Manor  
Assessor Parcel Number(s): 5073-016-009  
Legal Description (Lot, Block, Tract): Lot - 76, Block - None, Tract - Angelus Vista  
Community Plan: South Los Angeles Number of Parcels: 1.00 Lot Area: 8,931.30 s.f.  
Current Zone(s) & Height District(s): C1.5-1VL Land Use Designation: Neighborhood Commercial  
Alley in rear.....  Yes  No  
Coastal Zone.....  Yes  No  
Downtown Design Guide Area.....  Yes  No  
Enterprise Zone.....  Yes  No  
Greater Downtown Housing Incentive Area.....  Yes  No  
Hillside Area (Zoning).....  Yes  No  
Site contains Historical features.....  Yes  No  
Special Grading Area (BOE) Area.....  Yes  No  
Very High Fire Hazard Severity Zone Area.....  Yes  No  
 Specific Plan: \_\_\_\_\_  
 Historic Preservation Overlay Zone (HPOZ): \_\_\_\_\_  
 Design Review Board (DRB): \_\_\_\_\_  
 Redevelopment Project Area: \_\_\_\_\_  
 Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): CPIO- South Los Angeles  
 Q-condition/ D-limitation/ T-classification (*ordinance + subarea*): \_\_\_\_\_  
 Legal (Lot Cut Date) \_\_\_\_\_  
 Related City Planning Cases CPC-2020-2115-DB  
 ZI 2477, 2488, 2427, 2452, 2484, 2280, 2374  
 Affidavits \_\_\_\_\_  
 Easements 4' easement by LADWP on the rear side of the lot.  
 TOC Tier (must be verified by City Planning, Housing Services) II (see the attached verification)

**2. PROJECT DESCRIPTION**

Project Description/Proposed Use The proposed project is a mixed-use commercial/residential building comprising of one commercial and 33 residential units. It will have seven stories with a 28,000 sf of floor area and 76 ft height.  
The project uses California State Density Bonus and AB 2442 incentives.

No. of Stories: 7.00 No. of Dwelling Units: 33 Floor Area: 27,546  
Existing Use/No. of Units: A single-family house of 4 bedrooms and 2 bathrooms and 3,658 sq. ft of floor area.  
Permanent Supportive Housing (LAMC Sec. 14.00)  Yes  No UDU (LAMC Sec. 14.00)  Yes  No

**3. APPLICANT INFORMATION**

Name: Janet Jha  
Phone: (310) 995-4859  
Email: janetlin1@gmail.com

**4. REPRESENTATIVE INFORMATION**

Name: Hamid Dehghan  
Phone: 310-359-2245  
Email: hamid@hrdarch.com

<sup>1</sup> All fields in this form must be completed. If an item is not applicable, write N/A.

**Section II. Project Screening - To be completed by applicant and verified by DCP staff**

If a project meets any one (1) of the following criteria, then the project is a Housing Development Project, and Section III is required and must be completed by LADBS staff. If none of the criteria below applies, then the project is not a Housing Development Project and does not require Section III of this form to be completed prior to filing a City Planning application.

Screening Criteria (To be Determined by DCP staff)	Please Write: Yes or No
(a) The residential-only housing development project creates 2 units or more	No
(b) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.	Yes
(c) Transitional Housing	No
(d) Supportive Housing	No

**NOTES:**

Plans reviewed sent via email April 28, 2020 @ 5:40pm

DCP Staff Name and Title

Justin Bilow, City Planner

DCP Staff Signature

*Justin Bilow*

Date

4/29/20

**Section III. Preliminary Zoning Assessment - To be completed by DBS Staff**

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>1</sup>	Comment/ Description/ Factor/ Ratio
1	Use	Apartment Retail Parking	Apartment Retail Parking	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.13.5	<input type="checkbox"/> Conditional Use (LAMC Sec. 12.24) for _____

<sup>1</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

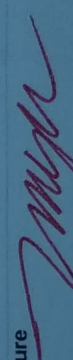
Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
2	Height	75'	56'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22A.25	<input checked="" type="checkbox"/> Transitional Height applies (12.21.1-A.10) <input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (12.22-A.23(a)(1))
3	No. of Stories	7	4	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1 (if code prevails) 12.22A.25	
4	Base FAR (Floor Area Ratio)	4.5:1	1.5:1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1A.1	
5	Bonus FAR (Floor Area Ratio)	<del>4.5:1</del> 5.1:1	3:1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22A.25	
6	RFAR (Residential Floor Area Ratio)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
7	By-right Density	33	23	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.13.5B.3	Density Factor: 1/400  <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24-U.14)
8	Bonus Density	33	32	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22A.25	15% of total units need to be very low income to qualify for bonus per 12.22A.25
9	Setback (Front)	0 ft	0 ft	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.22A.18	Lot Line Location (Street): Lot Line Location (Street):
10	Setback (Side)		10'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.13.5B.2	<input type="checkbox"/> Offset/plane break met (if applicable)
11	Setback (Rear)	0 ft - 5 ft 5' - 10'	19'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.13.5B.2	
12	Building Line			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	Per Ordinance No.:	

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
13	Parking (automobile)	Residential: 21 Non-Residential: 1	Residential: 43 Non-Residential: 1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22A.25	Design standards met: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
14	Parking (bicycle)	Long-term: <del>2</del> 32 Short-term: <del>4</del> 5	Long-term: <del>28</del> 32 Short-term: 5	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21A.16	Facility standards met: <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO Location standards met: <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO
15	Open Space	Total (s.f.): 1,480sf Common (s.f.): 0 Private (s.f.): 1,500sf	Total: 2,960sf Common: 1,480sf Private: 1,480sf	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21-G (if code prevails)	Units/Habitable Room <3: 21 =3: 10 >3: 2 Dimensions met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
16	Retaining Walls in Special Grading Areas	Max Height: Max Quantity:	Max Height: Max Quantity:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.8 (if code prevails)	



Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
17	Grading (Zoning & Planning limitations)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
18	Lot Coverage			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
19	Lot Width	50'	50'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.13.5B.3	
20	Space between Buildings			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.2(a) (if code prevails)	
21	Passageway	18' 12"	20'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21-C.2(b) (if code prevails)	
22	Location of Accessory Buildings			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.5 (if code prevails)	
23	Loading Area			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/Description/ Factor/ Ratio
24	Trash & Recycling	<i>Not specified 70%</i>	<i>60%</i>	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		
25	Commercial Corner Development/ Mini-Shopping Center			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22-A.23 (if code prevails)	<input type="checkbox"/> Exempt
26	Landscape	Conformance determined by Los Angeles City Planning				
27	Private Street	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
	Other (use additional sheet(s) attached)	See additional sheets, if applicable				Additional Sheet(s) attached: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NOTES: Total of (3) incentives are allowed per LAMC 12.22.A.25						
DBS Staff Name and Title				DBS Staff Signature		Date
<i>Bruce Nguyen - Structural Engineer Associate</i>						<i>04/26/2024</i>

**ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED - to be completed by DBS Staff**

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Standard Section No.	Comment/ Description/ Factor/ Ratio
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		



**ADMINISTRATIVE REVIEW**

**REDEVELOPMENT PROJECT AREA – MID-CITY CORRIDORS**

Administrative Review and Referral

**RELATED CODE SECTION:** Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

**PURPOSE:** This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Land Uses Permitted in the Project Area Section of respective Redevelopment Plan.

**GENERAL INFORMATION**

- A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
- Land Uses Permitted in the Project Area, see Section 500 of the Mid-City Redevelopment Plan. Visit [Planning4LA.org](http://Planning4LA.org) to review the Mid-City Redevelopment Plan.
- Review process options available:
  - Administrative Review – Redevelopment Plan
  - Administrative Review – Design for Development
  - Project Compliance
  - Project Adjustment

**1. APPLICANT INFORMATION**

Applicant Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**2. PROJECT BACKGROUND**

Project Address \_\_\_\_\_

Assessor Parcel Number \_\_\_\_\_ Existing Zoning \_\_\_\_\_

Project Type:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Change of Use       | <input type="checkbox"/> Addition         | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Interior Alteration | <input type="checkbox"/> Demolition       | <input type="checkbox"/> Signs               |
| <input type="checkbox"/> Use of Land         | <input type="checkbox"/> New Construction | <input type="checkbox"/> Grading             |

Project Description (include any additional requested entitlements) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CPC-2020-2115-DB, 1848 S. GRAMERCY PLACE, 90019**

Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org> check one below)

Yes       No

Lot Area \_\_\_\_\_ Project FAR \_\_\_\_\_

Current Use \_\_\_\_\_ Proposed Use \_\_\_\_\_

Existing Residential sq.ft. \_\_\_\_\_ Proposed Residential sq. ft. \_\_\_\_\_

Existing Non-Residential sq.ft. \_\_\_\_\_ Proposed Non-Residential sq. ft. \_\_\_\_\_

Number of new residential units \_\_\_\_\_

Number of residential units to remain \_\_\_\_\_

Number of residential units to be demolished \_\_\_\_\_

Building Permit No. (if applicable) \_\_\_\_\_

Environmental Review       Project is Ministerial – Environmental Review Not Required

Not Yet Filed       Filed (Indicate case number) \_\_\_\_\_

CPC-2020-2115-DB

### 3. CHECKLIST - Mid-City Corridors Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the City Planning website at [Planning4LA.org](http://Planning4LA.org).

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
<b>501.</b> General Controls and Limitations	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>502.</b> Redevelopment Plan Map • Input the Redevelopment Plan Land Use Designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMERCIAL L.U DESIGNATION
<b>503.1.</b> Commercial • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C1.5
<b>503.2.</b> Residential • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>503.3</b> Commercial Manufacturing • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>503.4.</b> Limited Industrial	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>503.5.</b> Residential Uses within Commercial, Commercial Manufacturing, and Limited Industrial		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PROPOSED PROJECT MIXED USE: ALLOWED USE, PROVIDED DESIGN ,PROPERLY LOCATED IN COMMERCIAL AREAS AND CONSISTENT W/COMMUNITY PLAN.
<b>503.6.</b> Alternate Uses • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>504.1.</b> Public Uses • Findings Required if other use – Project Compliance • Refer to Criteria 1-4	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>504.2.</b> Public Street Layout, Rights-of-Way and Easements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>504.3.</b> Other Semi-Public, Institutional and Non-Profit Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>505.</b> Interim Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>506.</b> Nonconforming Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>507.</b> New Construction and Rehabilitation of Properties	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>508.</b> Limitation on type, Size and Height of Buildings	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>511.</b> Open Space, Landscaping, Light, Air and Privacy	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>512.</b> Signs • Check Sign DFD if applicable	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A, NOT A SIGN REQUEST
<b>513.</b> Utilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
<b>514.</b> Parking and Loading Facilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>515.</b> Setbacks	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>516.</b> Incompatible Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>517.</b> Resubdivision of Parcels	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>518.</b> Minor Variations	<i>Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.</i>			N/A	
<b>520.</b> Design Guidelines	<i>Applicant must review the Design Guidelines Redevelopment Plan section.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DFD FOR SIGNS, NO SIGNS WITH THIS REQUEST
<b>521.</b> Variances, Conditional Use Permits, Building Permits, and other Land Use Entitlements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	CPC-2020-2115-DB
<b>522.</b> Buildings of Architectural and Historic Significance	<i>Applicant must review Survey LA.</i>	-	-	-	SITE HCM NOMINATION-DENIED, NOT HISTORIC.

**4. PROJECT REVIEW REQUIREMENTS**

**SUBMITTAL PACKAGE** (check all that apply)

**A. Administrative Review for the Redevelopment Plan**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540).

*NOTE: For an Administrative Review clearance, the project must conform to the Permitted Land Uses section of the relevant Redevelopment Plan, and if applicable the Administrative Review and Referral Design for Development.*

**B. Administrative Review for the Design for Development (DFD)**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540).

**C. Project Compliance and/or Project Adjustment**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction (CP-3540).

All forms and related materials shall be submitted to the Development Services Center Redevelopment Plan Unit.

**- CITY STAFF USE ONLY -**

**NOTE:** Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

**ADDITIONAL STAFF NOTES**

SITE NOT HISTORIC, REVIEWED BY OHR. SITE PREVIOUSLY NOMINATED FOR 'HISTORIC CULTURAL MONUMENT', DENIED BY THE CULTURAL HISTORIC COMMISSION.  
REDEVELOPMENT MAP LAND USE DESIGNATION -COMMERCIAL; PROPOSED PROJECT MIXED USE: AFFORDABLE HOUSING& RETAIL, ALLOWED USE, PROVIDED DESIGN ,PROPERLY LOCATED AND CONSISTENT W/COMMUNITY PLAN PER SECTION 503.5 OF THE MID CITY REDEVELOPMENT PLAN.

CASE NUMBER: CPC-2020-2115-DB

**Section 5 - ADMINISTRATIVE REVIEW** – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.

Staff Signature <i>Graciela Acosta</i>	Date <i>July 7, 2020</i>	Phone Number
Print Name <b>GRACIELA ACOSTA</b>	Email <a href="mailto:planning.redevelopment@lacity.org">planning.redevelopment@lacity.org</a>	

**Section 6 - PROJECT PLANNING REFERRAL** - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.

- Project Compliance Required**                       **Project Adjustment Required**

**INITIAL REVIEW BY**

Staff Signature	Date	Phone Number
Print Name	Email	



**PLANNING CASE REFERRAL FORM (PCRF)**

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201800243

**Part I. To be Completed by Applicant**

DCP Case Number

Applicant	Janet Jha	address	PO Box 1624 Hawthorne, CA 90251
Phone	3109954859	email	akhilesh.jha@gmail.com
Owner	Janet Jha	address	PO Box 1624 Hawthorne, CA 90251
Project Address	1848 S Gramercy Place	APN	5073016009
Engineering District	Central		

Project description (attach ZIMAS map with highlighted parcel(s))

A five-story mixed-used development comprising of one commercial unit and 20 residential units with mezzanines at the fifth floor. It provides two units to Extremely Low-Income households, 23 automobile parking spaces, 26 bicycle parking spaces, roof-top open space, balconies, and a gym facility. The project utilizes TOC Tier 2 Base and Additional Incentives. The Base Incentives used by the project are 60% density bonus, 3.25 FAR for commercial zone, and reduced parking requirement of one space per residential unit. The three Additional Incentives requested are RAS3 sideyard setbacks and 20% reduction in Open Space requirement.

Is there a tract or parcel map being filed in conjunction with this: [ ] Yes [ X ] No

If yes, Tract Map No. \_\_\_\_\_ Parcel Map No. \_\_\_\_\_

Has the Tract/Parcel report been prepared and submitted to DCP by BOE [ ] Yes [ X ] No

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot? [ ] Yes [ X ] No

**Part II. To be Completed by BOE Staff**

What is/are the street classification(s) for the adjacent streets (list all)?

GRAMERCY PLACE: COLLECTOR

Does the project front an intersection of two major or secondary highways? [ ] Yes [ ] No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See [Standard Plan S-470-1](#).

Apparent width of existing half right of way (street centerline to property line): GRAMERCY PLACE: 40 FT  
ft

Standard dimension for half right of way (from S-470-1), (street centerline to property line): GRAMERCY PLACE: 33 FT  
ft

Apparent width of existing half roadway (street centerline to curb face): GRAMERCY PLACE: 25 FT  
ft

Standard street dimension for half roadway (street centerline to curb face): GRAMERCY PLACE: 20 FT  
ft

Is the lot connected to the sewer? [ X ] Yes [ ] No

Distance from subject lot to nearest main line sewer 40 ft

Is the subject lot(s) within the hillside ordinance boundary? [ ] Yes [ X ] No

**Preliminary Required Improvements:**

Planning Case Referral Form Recommendation:

Dedication Required: [ ] Yes [ X ] No

Street Widening Required: [ ] Yes [ X ] No

Other Improvements Required: [ ] Yes [ X ] No

If yes, please list preliminary required improvements:

NOTE: The information on this PCRf is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what **may** be required by BOE. If the PCRf Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRf Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRf Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Carla Valladares

Date: 05/31/2018

# City Planning Case Referral



## Project Information

LA Sanitation Case Referral #: 093 Date: 3-25-2020

<p><b>Site Information</b></p> <p>Project Address: <u>1848 S Graham Ct Pl</u>                  APN: <u>5073-016-009</u></p> <p>Type of Project: <input checked="" type="radio"/> New <input type="radio"/> Redevelopment</p> <ul style="list-style-type: none"> <li>• Res. <input checked="" type="radio"/> Comm. <input type="radio"/> Ind. / Mixed Use</li> <li>• Other: _____</li> </ul> <p>Hillside Grading: (Y / <input checked="" type="radio"/> N)      ESA: (Y / <input checked="" type="radio"/> N)</p> <p>Liquefaction: (Y / <input checked="" type="radio"/> N)</p> <p>Percolation test done: (Y / <input checked="" type="radio"/> N)</p>	<p><b>Applicant Information</b></p> <p>Name: <u>Akhilesh Jha</u>                  Email: <u>akhilesh.jha@gmail.com</u>                  Phone: <u>310-945-4859</u>                  Address: <u>Po Box 1624</u>  <u>Hawthorne, CA 90251</u></p>
<p><b>Project Information</b></p> <p>Total site area (Ac): <u>0.205</u>      Design Storm (85<sup>th</sup> Percentile): <u>1.1</u></p> <p>Approx Impervious area (Ac): <u>0.179</u>      Approx Pervious Area (Ac): <u>0.026</u></p>	
<p><b>Note:</b>                  The information on this City Planning Case Referral Form is only a "preliminary review" by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.</p>	
<p><b>Possible BMP</b>                  (Subject to Soils testing and Site conditions)</p> <p>Infiltration: (<input checked="" type="radio"/> Y / N)      Capture &amp; Use: (<input checked="" type="radio"/> Y / N)</p> <p>Bio-Filtration: (<input checked="" type="radio"/> Y / N)</p>	<p><b>Sanitation Plan Checker</b></p> <p>Reviewer: <u>JM</u>                  Date Reviewed: <u>3-25-2020</u></p>
<p><b>Comment(s):</b>  <u>Use Appendix F For BMP Sizing Calculation</u></p>	

# REFERRAL FORM




## TRANSIT VERIFICATION FORM

This form is to serve as a referral to all City agencies for the purposes of determining the proximity of a project site to transit service. This form shall be completed by the Applicant and reviewed and signed by Los Angeles City Planning (LACP) Staff prior to filing an application for administrative review or a building permit. Any modifications to the content(s) of this form after its authorization by the LACP Staff is prohibited. LACP reserves the right to require an updated form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

### THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

**Planning Staff Name & Title:** Renata D. Dragland, City Planner

**Planning Staff Signature:** 

**Referral Date:** 3/9/2022      **Expiration Date:** 9/5/2022

#### Transportation Qualifiers (if applicable)

Major Transit Stop       Paratransit / Fixed Bus Route       High Quality Transit Corridor

Other: \_\_\_\_\_

**Location of Transit:** Western Ave. & Venice Blvd.

**Qualifier #1:** Metro Rapid 33 (NextGen Tier 1 Rapid)

**Service Interval #1:** EB: 420/55 = 7.6      **Service Interval #2:** WB: 420/55 = 7.6

**Qualifier #2:** Metro Rapid 207 (NextGen Tier 1 Rapid)

**Service Interval #1:** NB: 420/66 = 6.3      **Service Interval #2:** SB: 420/65 = 6.4

*Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm) by the number of eligible trips.*

**NOTES:** ADM-2022-515-TV  
Site located less than 2,640 feet from Major Transit Stop at Western Ave. & Venice Blvd.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

### APPLICANT INFORMATION

**Applicant Name:** Janet Jha

**Phone Number:** 310-995-4859

**Email:** janetyjha@gmail.com

### PROJECT LOCATION/ZONING

**Project Address(es):** 1848 S Gramercy Place, Los Angeles, CA 90019

**Assessor Parcel Number(s):** 5073016009

**Community Plan:** South Los Angeles

**Existing Zone:** C1.5-1VL-CPIO

**Land Use Designation:** Neighborhood Commercial

**Number of Parcels:** One

**Site Size (sf):** 8,931.3

Specific Plan     DRB/CDO     HPOZ     Redevelopment Project Area

Enterprise Zone     Q Condition/D Limitation (Specify Ordinance No.): \_\_\_\_\_

Other Pertinent Zoning Information: \_\_\_\_\_

**APPLICATION FOR A REPLACEMENT UNIT DETERMINATION  
HOUSING CRISIS ACT OF 2019, AS AMENDED BY SB 8 (2021)**

FEB 0 2-2022

By \_\_\_\_\_

To receive a Replacement Unit Determination, please complete the following and attach all required documentation. Please attach an explanation for any information you are unable to provide. Please put project address at the top of all attachment pages submitted.

HIMS # <u>22-128750</u> (For internal use only)
--

**SB 8 Processing Fees**

	Number of Units	Total Fee
Per Unit Fee: \$1027 per unit	1	\$ 1,027.00

Check Amount:	
Check Number:	
Check Date:	

**Property Owner**

Name: Janet Yonjung Jha		Contact Person: Akhilesh Jha	
Address: 92 Sea Breeze Ave, Rancho Palos Verdes, CA 90275			
Phone: 310-995-4859	Fax:	Cell:	Email: janetyjha@gmail.com

**Owner Contact**

Name: Akhilesh Jha		Title: Contact person	
Address: 92 Sea Breeze Ave, Rancho Palos Verdes, CA 90275			
Phone: 310-995-4859	Fax:	Cell:	Email: akhilesh.jha@gmail.com

**Applicant (if different from Owner)**

Name:		Contact Person:	
Role in Property:		Address:	
Phone:	Fax:	Cell:	Email:

**Project Type (Select all that apply):** DB Extra if Needed Extra if Needed

**Proposed Project Type (Check one):** Apartment  Condo

**Discretionary Entitlements with DCP? (Check one):** Yes  No

Description of PROPOSED construction/conversion:

The proposed project is a mixed-use commercial/residential building comprising of one commercial and 33 residential units. It will have seven stories with a 28,000 sf of floor area and 76 ft height. The project uses State Density Bonus and AB 2442 incentives. It provides 3 units to Very Low-Income household and disabled veterans.
---

Building Permit Application Number(s):

If no Building Permit Application, please explain:

The project is currently submitted to City of Los Angeles Planning Department.

City Planning Dept. Case #(s) and Tentative Tract #(s): CPC-2020-2115-DB

**EXISTING PROPERTY (include ALL existing buildings within the last 5 years in complex - attach additional pages if needed)**

APN Number(s): 5073016009	
Lot Number(s): Lot - 76	
Does this property have a Certificate of Occupancy issued on or before October 1, 1978?	Yes
Are there any residential dwelling units withdrawn from rent or lease within the last 10 years? If yes, provide the date.	No
Does this property have a recorded lot tie?	No

Building Address/Unit #s:	Building Type	# of Bedrooms in Each Unit	# of Units in Building
1848 South Gramercy Place, Los Angeles, CA 90019	Single Family	4	1
	Select One		
	Select One		
	Select One		
	Select One		
	Select One		
	Select One		
<b>Add Total Units in Complex:</b>			1

**Description of existing units, buildings or APN within the last five years**

This house comprises of four bedrooms and two bathrooms. It has has a large front yard and a large back yard. The house is located near the corner of Washington Blvd and Gramercy Place. This house is surrounded by a fourplex on the north side, commercial shop on the south side, a house on the east side, and two apartment buildings on the west side.

**Miscellaneous project details, notes, comments, etc.**



## Required Documents

Please mail or email to: **Los Angeles Housing Department (LAHD)**


- Applicant's Affidavit + Owner's Acknowledgment (with letter signed by owner of record and notarized).
- Letter of Application (List units within the last 5 years, including unit #, unit square footage, and number of bedrooms).
- Occupant Information Table:
  - If unit is rented, list the occupant's name, unit number, rent amount, occupancy dates, contact information and the bedroom type/count of the unit they occupied.
  - If unit is not rented, explain its current use and give date last occupant vacated if vacant.
- Occupant Income Verification Documents – Refer to the occupant's Request for Information form.
- Owner Occupancy Proof:
  - All copies of the owner's driver's license(s), car registration and property tax bills for the period of owner occupancy within our 5 year look back period. Upon review of the documents initially provided, LAHD may request additional information/documentation.
- Vacancy Proof:
  - Provide a copy of the Department of Water and Power (DWP) bill with activity periods covering the date of application.
  - For the purposes of affordable unit replacement exemption, if the property was vacant for the entirety of the 5 year look back period, provide each DWP bill within the 5 year period.
- Grant Deed (Recorded).
- Ellis documents, tenant relocation documents (RSO units), if applicable.
- City Planning Determination and/or Vesting/Tentative Tract Letters, if applicable.
- Owner and Occupant Affidavit on Occupant Rights (completed and signed by both parties).

Los Angeles Housing Department (LAHD)  
Planning and Land Use Unit  
Re: Replacement Unit Determination (SB 8)  
1200 W. 7th St., Los Angeles, CA 90017

**\*\*IMPORTANT - SUBORDINATIONS WILL BE REQUIRED, IF APPLICABLE\*\***

**OWNER UNDERSTANDS THAT ANY CITY LAND USE COVENANT GENERATED FOLLOWING THE COMPLETION OF THIS DETERMINATION, MUST BE SENIOR TO ANY DEED(S) OF TRUST RECORDED AGAINST THE REAL PROPERTY ON WHICH OWNER'S PROPOSED PROJECT WILL SIT AND THAT OWNER IS RESPONSIBLE FOR OBTAINING SIGNATURES FROM THEIR RESPECTIVE LENDER(S) FOR ANY REQUIRED SUBORDINATION(S). INITIAL HERE: JYJ**

All documentation must be received within 30 days of the date this application was signed by Owner. For additional questions, please contact LAHD at [LAHD-LandUse@LACity.org](mailto:LAHD-LandUse@LACity.org)

	01/18/2022
Signature of Owner	Date: _____
<i>Under penalty of perjury, I certify that the information presented in this application is true and accurate to the best of my knowledge. Title 18, Section 1001 of the U.S. Code states that a person is guilty of felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.</i>	

Date: 01/18/2022

To: Los Angeles Housing Department (LAHD)  
Planning and Land Use Unit - Replacement Unit Determination (SB 8)  
1200 W. 7<sup>th</sup> Street, 8<sup>th</sup> FL  
Los Angeles, California 90017

Re: 1848 S Gramercy Place, Los Angeles, CA 90019  
Address (including apartment or unit number/s)

5073016009

(All APN Numbers)

**OWNER'S AFFIDAVIT**  
**(Use when owner is the applicant)**

Janet Yonjung Jha [circle one: a LLC, LP, corporation,  
other: \_\_\_\_\_ ("Owner") hereby certifies that:


- (1) Owner is the legal owner of the above-referenced real property ("Property"); and
- (2) That the person(s) identified below ("Authorized Signatory/ies") has/have been legally authorized to sign on its behalf as evidenced by the separate instrument(s) attached herewith; and
- (3) The documents furnished to LAHD in conjunction herewith, represent the full and complete information required for the Replacement Unit Determination requested for the Property and that the facts, statements and information presented are true and correct to the best of its knowledge and belief.

Owner declares under penalty of perjury under the State of California that the foregoing is true and correct.

**\*Attach California Notary Public Acknowledgement**

Executed on 2/1/2022 at Rolling Hills Estates, California  
(Date) (City)

Print Full Name of Authorized Signatory/ies: Janet Jha

Signature of Authorized Signatory/ies: 

(additional signature lines may be added as needed)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

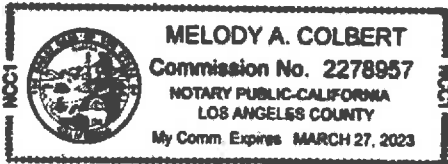
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On Feb 2, 2022 before me, Melody A Colbert, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Janet Jha  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Melody A Colbert  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

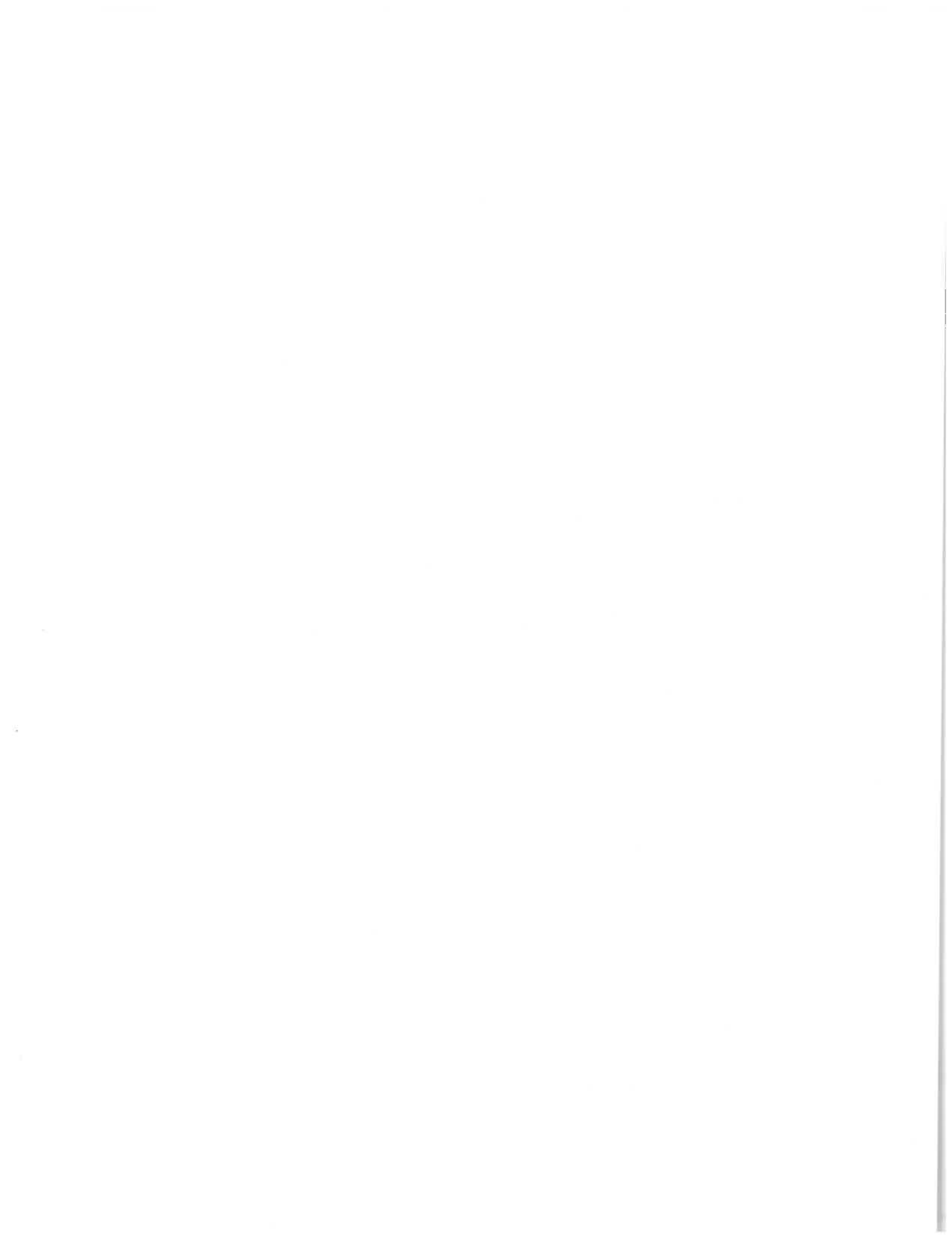
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Domicile  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_





August 12, 2021

Theodore Irving, Associate Zoning Administrator  
Rafael Fontes, Planning Assistant  
Los Angeles City Planning Department  
Los Angeles, CA 90012

CC: Faisal Roble, LADCP  
Kevin Keller, LADCP  
Lisa Webber, LADCP  
Arthi Varma, LADCP  
Michelle Singh, LADCP  
Serio Ibarra, LADCP  
Karly Katona, CD10  
Mary Jones, CD10

**RE: Case No. CPC-2020-2115-DB-HCA– 1848 S Gramercy PI**

On November 5, 2020, the UNNC Governing Board approved the following motion:

The UNNC Governing Board shall write a letter to the City of Los Angeles Planning Department, Council District 10, City Planning Commission, and other City governmental bodies, as appropriate, for the 33-unit Density Bonus project referenced above voicing the following concerns with the proposed project, based on an original motion passed by the UNNC Planning and Zoning Committee on November 4, 2020:

- a. The current structure on the site, proposed to be demolished, is affordable housing for approximately 25 special needs individuals. Historically, the UNNC Governing Board is extremely sensitive to the reduction of affordable housing in the district (as this project is proposing). Additionally, there is concern over the fate of the tenants even after required relocation payout, which was not outlined by the applicant. It is unclear whether payout will be per person, per unit, or some other baseline, and whether that is sufficient to keep from creating many homeless individuals as a result of this project.
- b. The current design is aggressively pursuing “off menu” Density Bonus incentives. The applicant is asking for 12 incentives that attempt to justify the inclusion of 33 units (the maximum allowed for a density bonus project). The incentive requests are unusual, egregious, and aggressive, including: addition of 30’ of building height and 4 extra stories (45’ allowable to 75’ height – normal density bonus incentive is 11’ and 1 extra story); provision of no open space except private

balconies and a gym (60% reduction as compared to the standard 20% reduction for density bonus projects); provision of no landscaped areas except 18" possible planting along the north and east property line; reduction of the required commercial space for a mixed-use building from 17'-5" to 10'-0" of frontage; reduction of setbacks beyond the normal 20% allowed for density bonus projects (0' front setback in lieu of 10', 50% reduction at sides, and 74%-48% variable reduction at rear); provision of no transitional height to abutting residential lots; a proposed 193% increase in lot coverage (normal density bonus incentive is 20% increase); a proposed FAR increase beyond what is allowable for a density bonus incentive, among others. Additionally, Density Bonus projects are normally only allowed 3 incentives in lieu of the 12 proposed.

- c. The pre-existing 40' building line along Gramercy Pl, which conforms to the entire street, appears to have been removed since the filing of the case in 2018, and an inquiry needs to be made if this was done in error. UNNC committee investigation in 2018 indicates that this appears to be done in error.
- d. The current design elevations were not provided to the Planning and Zoning Committee or the Governing Board. With a previous version of the project (on which the Governing Board passed a similar motion of non-support on December 6, 2018) with a similar floor layout but two stories shorter from 2018, the architectural design, neighborhood fit, and tenant habitability were not adequately considered. The design had an apparent disregard for the South Los Angeles CPIO conditions for the site that requires design review to ensure conformance with the character and development standards, such as setbacks, and lot development intensity. The current project will need to have a public hearing at the City Planning Commission (CPC), where design will be a consideration, including any effects on design performance from the requested off-menu incentives, and the omission of building design from the submittal renders the project incomplete and difficult to assess by the UNNC in advance of the CPC hearing.
- e. The building, as currently designed, has multiple Building and Safety design violations (e.g. fire access, utility provisions, exiting, and building code setbacks). When these are resolved during plan check, the planning requests and character of the building will change significantly. This therefore makes the current proposal difficult to assess, much less approve, for entitlements.
- f. The mostly market rate project does not provide significant community benefits or resident amenities to justify a request of this magnitude, including adequate provision of affordable housing to replace what is lost from demolition.

**United Neighborhoods Neighborhood Council**

P.O. Box 19219, Los Angeles, CA 90019

(323) 731-8686

president@unnc.org


www.UNNC.org

Further, the Governing Board requests of the Planning Department to allow the above provisions to be adjusted by the UNNC Planning and Zoning Committee and Governing Board in the event of any new information, such as a rendering or elevations, becomes available and which will further inform the position UNNC and its recommendations to City Council, Planning Department, and City Planning Commission.

The United Neighborhoods N.C. was certified in May 2002, and is one of the largest neighborhood councils in the City of Los Angeles, representing 80,000+ residential and non-resident stakeholders in the neighborhoods roughly bounded by Pico on the north, Exposition Place on the south, Crenshaw to the west and Normandie-Western-Arlington to the east. The subject property is within UNNC boundaries. This matter has been voted upon at public meetings which have complied with the Brown Act in their agendas and distribution of meeting notices, and at which were present members of the general public.

Thank you. Do not hesitate to contact us with any questions.

Sincerely,



---

Dolores Spears  
UNNC Vice President  
[Dolores.Spears@UNNC.org](mailto:Dolores.Spears@UNNC.org)



---

John Arnold  
UNNC Co-Chair Planning & Zoning Committee  
[John.Arnold@UNNC.org](mailto:John.Arnold@UNNC.org)



CPC-2020-2115-DB (HCA)  
1848 S Gramercy Place  
City of Los Angeles Planning Department  
Att: Rafael Fontes  
Via e mail (Rafael.Fontes@lacity.org)

Please accept these initial comments relevant to the above referenced project. WAHA routinely comments on planning issues affecting the West Adams area and is concerned about the proposal for this 33 unit, 7 story project at this site.

I was informed of a hearing tomorrow by a stakeholder and could not find any hearing notice using the city planning web site. When I looked at the planning case file there was no hearing notice. Information from the planning case file is pasted below:

**Case Number:**  
CPC-2020-2115-DB-HCA  
**Case Filed On:**  
03/26/2020  
**Accepted For Review On:**  
04/12/2021  
**Assigned Date:**  
07/10/2020  
**Staff Assigned:**  
RAFAEL FONTES  
**Hearing Waived / Date Waived :**  
No  
**Hearing Location:**  
**Hearing Date :**  
12:00 AM  
**CPC Action:**

In an abundance of caution, I am submitting these initial comments while I cannot find the official hearing notice on line. Since I subscribe to all hearing notices in South Los Angeles as both a Vice President of WAHA and a member of the NANDC neighborhood council, I am confused by the lack of being able to track this 3:30 hearing on 8/23/2021.



The project being proposed is so out of conformance with all the Redevelopment Plan and CPIO and zoning regulations that on its face it ought not to be subject to a categorical exemption. To base this CE upon a Class 32 categorical exemption to environmental review under CEQA is inapplicable because the Project is inconsistent with City plan and zoning policies, goals, and regulations. The use of a categorical exemption is also unavailable because the Project may have aesthetic and cultural resource impacts on the historic West Adams neighborhood, at a Project and cumulative level. Further, the Project is inconsistent with the Mid City Redevelopment Plan requirements for compatibility.

Here are just a few of the issues that appear to conflict with the current proposal:

The zone is C1.5-1VL-CPIO. The 1-VL is a height district ("very low") with a maximum of 3 stories and 45 feet. The normal density bonus incentive is one more story and 11 more feet. Why would 57 stories and 76 feet ever be deemed appropriate? It is out of character with any building currently existing on Washington Boulevard from Figueroa until at least Culver City, except for the one building, *Casa Vertigo* on Oak Street.

There is a required 40-foot setback consistent with the adjacent properties and a line established by Ordinance for this site. How did the Building Line disappear? In any case, noting there are conflicting regulations, the Mid-City Recovery Redevelopment Plan (which is also an "overlay" over the underlying zoning) does require that setbacks be compatible with adjacent properties as one of many components to be considered before approving a design or approving discretionary actions, and there is no language in the CPIO overriding that requirement.

The project is exceptionally over-reaching and is categorized as "off-menu"; it provides few public benefits in return. The project will displace, and has begun to displace, 20-25 low-income individuals. Only 3 ELI affordable units are offered in return. Why wouldn't more RSO/affordable units be required? Why has applicant continued to state the residence is in use as a "single family home" when it is observable and provable, in the City's own records, that the use is and has been for a long-time supportive housing/boarding house/dormitory?

The redevelopment plan specifically says its policy is to NOT displace individuals or families of low or moderate income; and that the Redevelopment Plan does not permit any variation (e.g., variances or other discretionary grants) that would be "contrary to the objectives of this Plan."

The 1907-1908 house is identified this house as a Contributor to the "18th Street Neighborhood" historic district (essentially the Angelus Vista Tracts I and II, and adjacent smaller tracts). That this is not an HCM does not dismiss its Contributor status to a potential historic district; and the Cultural Heritage Commission's action was appropriately silent as to that. Also, one of the policies within the Redevelopment plan is that the City shall "encourage historic preservation" (page 25, #700).

The Redevelopment Plan also specifically states that setbacks may be established that exceed the requirements of the City's zoning ordinance(s)

“and adequate amounts of affordable housing”

It is concerning that the application and TOC seems nowhere to relate to the Redevelopment Plan which we understand to be in effect as an overlay.

The TOC off menu requests appear excessive and contrary to the Redevelopment Plan and CPIO. Lot coverage is not 30% but rather 88% The setbacks are insufficient. A 60% reduction of open space cannot be justified. Balconies are being counted as open space and this ignores the environmental need for green space and landscaping. There are significant impacts to adjacent properties in massing, scale and air quality. The developer needs to look at underground parking to reduce mass. The developer is not conforming to the area's most basic environmental needs nor responding to the CPIO and Redevelopment Plan.

If the developer proceeds with this project as currently designed and proposed it will not meet the qualifications for a categorical exemption.

Again, these are initial comments and WAHA will comment further as the process continues.

Jean Frost



Vice-President

West Adams Heritage Association (WAHA)

c/o 2341 Scarff Street. LA, CA 90007



Rafael Fontes &lt;rafael.fontes@lacity.org&gt;

## Response Requested -- Re: Circling back on this: 1848 S. Gramercy, Case No. CPC-2020-2115-DB-HCA

12 messages

**Laura Meyers** <lauramink@aol.com>

Fri, Aug 20, 2021 at 3:01 PM

Reply-To: Laura Meyers <lauramink@aol.com>

To: "sergio.ibarra@lacity.org" <sergio.ibarra@lacity.org>, "beatrice.pacheco@lacity.org" <beatrice.pacheco@lacity.org>, "Michelle.Singh@lacity.org" <Michelle.Singh@lacity.org>, "rafael.fontes@lacity.org" <rafael.fontes@lacity.org>

Cc: "grace@graceyoolaw.com" <grace@graceyoolaw.com>, "preservation@westadamsheritage.org" <preservation@westadamsheritage.org>, "katie@angelcitypits.org" <katie@angelcitypits.org>, "bjett@me.com" <bjett@me.com>, "ccarlson@carlsonpohl.com" <ccarlson@carlsonpohl.com>

Hello, Sergio, Michelle, Rafael and also Beatrice.

I am writing this email personally, as Laura Meyers the individual, a longtime neighbor to the above-referenced property, and as a longtime advocate for the specific Angelus Vista neighborhood (e.g., where I have lived since 1983) and the broader Historic West Adams District.

I am NOT writing on behalf of the local neighborhood council, UNNC. As you may know, I am recused from this matter; I believe you received a communication from UNNC to that effect.

I and many of my neighbors received a mailed notice of public hearing for Case No. CPC-2020-2115-DB-HCA for this coming Monday, Aug. 23. Some of those neighbors are copied on this email.

However, I do not see any sort of notice of that hearing on the City Planning website (at this link: <https://planning.lacity.org/about/commissions-boards-hearings#hearings> ) nor on the Case Summary page for this specific case (<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjM2OTM00> ). What is the requirement, if any, for web-based public notice?

Is the hearing actually happening?

Beyond that, please note that this very long email is a continuation of a thread that began in May, 2020. Some of it was me asking questions on behalf of UNNC; again, that function is now transferred to John Arnold and the officers of the neighborhood council but since this is a written record it would be inappropriate for me to delete anything that is already in the record.

I have highlighted in yellow below a lot of unanswered questions and requests from previous emails. Specifically several of these were public record requests that the Planning Dept. has not responded to. In those written (email) requests, I specifically also requested that if a particular form was required upon which I was to write my requests, to please provide that/those form(s). The City is required to respond to these requests.

So, before I actually discuss anything new (**in a separate, stand-alone comment letter/separate email regarding the current project**), please do respond specifically to these requests/questions/comments:

1). The east side of Gramercy Place between Washington **Boulevard and Venice Boulevard (1600-1800 blocks)** has a 40-foot Building Line. The 40-foot setback was originally established on the deeds circa 1903. In 1919, the California Supreme Court (in the landmark case, *Fritz Werner v. Mary M. Graham, et al* ) determined that conditions set forth on deeds are not enforceable. This had

many implications throughout Los Angeles and the state, but for this section of S. Gramercy Place the simple result appears to be that the City Council, 100 years ago, adopted **by ordinance** the enforceable 40-foot Building Line.

That building line designation was not only on ZIMAS, it also appeared as an attachment in the first application by this self-same Applicant for his TOC case. (2018 ZIMAS report attached, see page 2 near the top of the page).

To be clear, every single property on the east side of Gramercy is built behind and respects the 40-foot setback building line, including the adjacent liquor store facing Washington Boulevard.

Subsequently at an unknown date with no notice to the property owners on the east side of Gramercy, the 40-foot Building Line was removed from this parcel (as well as the parcel to the south), thus showing a termination of the Building Line at 1844 S. Gramercy. I see no City Council action in the Clerk's online file management system, and of course none of us were notified that such an action was pending (if an action was pending). Did a voted-upon action to amend the original ordinance happen? If yes, I would like a copy. If not, WHO changed the ZIMAS record? I request all communications regarding this matter (emails, memos within the Planning Department, communications with anyone outside the department, directives from City Council or other party to department staff, council motions or actions that the department is aware of since it had to be someone in the department who was authorized by some mechanism to change the ZIMAS record and map, and any other pertinent communication regarding changing the ZIMAS map and the ZIMAS parcel profile in such a way that the 40-foot Building Line has been removed from the property located at [1848 S. Gramercy Place, Los Angeles CA 90019](#), APN # 5073-016-009).

2). I had also specifically requested information regarding WHY Planning Staff had not approved the prior TOC application. I recognize that case was eventually withdrawn in early 2020. Applicant has stated that it was because Planning Staff specifically "ordered" him to increase the size of the project. I have myself never heard of such a situation, and as a result I would like copies of all written communications (evaluations, comments, emails, memos, etc.) between Planning staff members as well as communications between Planning staff and the Applicant and/or Applicant's representatives regarding Case No. DIR-2018-3839-TOC discussing that case application and its submission documents, and anything else that would relate to decision-making regarding this prior case.

3). I had also asked you previously "why" there is no related Redevelopment Plan case (I wrote "DIR" but I see now you are calling this "RDP")? We have just learned a little lesson about splitting the redevelopment plan entitlements/case off of the main case...

I will take a closer look at that Plan, but remember this is an entitlement case and thus is quite unlikely to be meeting all of the redevelopment plan "by right" requirements, either its land use objectives (which of course include setbacks) or its very specific objective not to displace low-income persons.

My point here is that you never responded, and, worse, the current application, as near as I can tell, does not seem to reference the redevelopment plan at all.

Not least:

4). How long can the Department pretend that this project would NOT displace 20-25 individuals from their longtime supportive housing? As you are aware, I was engaged by (the former) Council District 10 staff to represent the City in its application for Historic Cultural Monument status for this house. Without going into the details of that at this moment, I do want to remind you that in addition to myself, many city family members toured this house and took official photos of its interior.

Present on the tour were OHR staff members; two Cultural Heritage Commissioners; CD10's field deputy (prior) for the area; several city interns; Applicant and Applicant's representatives; and maybe others. City staff and I all took photos; this documentation is part of the City's records. There are many photographs available to you that show occupied "dormitory" rooms with multiple beds and dressers. On the first floor, the dining room, the large rear addition, and perhaps one other room were all in use as dormitory-style bedrooms or units. On the second floor, all four bedrooms were similarly set up. In addition, while we were not able to take photos in the third-floor attic space, there appeared to be a similar set-up.

Sergio in his response below stated I should take this up with HCIDLA. I am sorry, but that response is objectionable; we are talking about the real possibility that many people may end up unhoused, and that situation should be addressed by the lead agency for the project, e.g., Planning. The subject property is not in use as a single family home, and has not been in that use for several decades.

As mentioned above, I would like you to read the entire email thread below. I will also be writing a more specific comment letter about the proposed project, and intend as well to testify at the hearing.

Thank you,

Laura Meyers  
323-868-0854

-----Original Message-----

From: Laura Meyers <lauramink@aol.com>

To: [sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org) <[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)>; [beatrice.pacheco@lacity.org](mailto:beatrice.pacheco@lacity.org) <[beatrice.pacheco@lacity.org](mailto:beatrice.pacheco@lacity.org)>

Cc: [Michelle.Singh@lacity.org](mailto:Michelle.Singh@lacity.org) <[Michelle.Singh@lacity.org](mailto:Michelle.Singh@lacity.org)>; [rafael.fontes@lacity.org](mailto:rafael.fontes@lacity.org) <[rafael.fontes@lacity.org](mailto:rafael.fontes@lacity.org)>; [john@kfalosangeles.com](mailto:john@kfalosangeles.com) <[john@kfalosangeles.com](mailto:john@kfalosangeles.com)>

Sent: Fri, Oct 30, 2020 4:02 pm

Subject: Circling back on this: Re: new 1848 S. Gramercy case, No. CPC-2020-2115 -- already there are issues!

Hi, Sergio and Michelle. I am circling back regarding [1848 S. Gramercy Place](#), and adding both Rafael and John Arnold to this email. And since this email is very long, I am saying "Thank you" right here, upfront.

John because he will be UNNC's point person on this case (co-chair of the neighborhood council's Planning & Zoning Committee).

Rafael because it looks like he is the new CPIO section staff point person.

We intend to place this on the UNNC Planning & Zoning Committee agenda for this next meeting -- Wednesday, Nov 4 (via Zoom). We'll reach out to the Applicant directly but you may want to check in (or not) yourselves.

The reason for the timing on our end is that we will also have on the same agenda two geographically neighboring cases, and somewhat similar:

>> [1808 South St. Andrews](#), which is a 100% affordable/PSH project that hasn't been submitted yet; and

>> Update on the Gramercy Apartments across the street from 1848, also 100% affordable senior/homeless seniors, under construction and due to be completed circa Feb/March (this item is a status update -- I toured the project yesterday and it is really coming along well, it will be a fantastic opportunity for UNNC's seniors).

So our audience will be the stakeholders most affected also by the 1848 Gramercy proposal.

We do need to know ASAP, please, what the timing is now on this case on your end for any public hearing. If it is coming up soon then we also need to have this on UNNC's Thurs., Nov 5 agenda.

The "circling back" component relates to all the concerns described below, and also I still think there has been no discussion (am I correct) regarding the redevelopment plan requirements, which specifically include a requirement that if housing is to be on this parcel it must "honor" -- my word -- the 40-foot building line prevailing setback. Or presumably obtain a variation/variance via a public hearing process under the redevelopment plan. I don't see that entitlement even applied for -- but I may be missing something.

Chief concerns aside from the above:

1). The property has legally been used as dorm style supportive housing in a commercial zone for several decades, and there will be displacement of something like 20 to 25 residents. I mentioned below that it is not appropriate to let the Applicant define this as "single family" when the City itself knows better, because the City and CD10 (and I, representing CD10 at that moment in time) toured the house along with OHR + the Cultural Heritage Commission, and therefore the City has in its records documentation of the use and one can probably count the number of beds in the photos. There should be mandated relocation funds for each individual, and really truly it would be awful if even just one of them ends up homeless (not to mention multiple folks).

Sergio indicated before that I should address my concerns to HCIDLA. But your team is running this particular show, as it were. I would like to not wait until UNNC goes through its process to start the city's process of addressing this issue, please.

Noting that there are truly social equity and racial justice issues involved in this situation (which I did not address below, but is now a priority for the City).

2). The Redevelopment Plan requires another bite at the "historical" apple, and not at the level the house was previously reviewed (e.g. as an individual historic resource, which is a very high bar). This property appears on the original South L.A. historic resources survey as a Contributor to what was called the "18th Street Neighborhood District" -- which has morphed into being the largest component of the Angelus Vista Character Residential Overlay District CPIO. I recognize that because of the prior commercial manufacturing (industrial) zoning, this property was never surveyed as a part of either the regular SurveyLA for South LA, because that survey excluded industrially-zoned properties, and then not in the later SurveyLA Industrial Context survey, because it is not an industrial-type building. And I recognize that by dint of the zoning it is not within the Character Residential CPIO. However, the City's original historic resources survey still stands -- if for no other reason that no changes to this property have taken place. My understanding from Lambert is that for purposes of this particular redevelopment plan an assessment is required. We can discuss at further length but I don't wish to make this email go on for 100 pages! I do recognize that it is not an HCM.

3). My understanding from speaking with previous staff who handled the intake of this application is that Applicant is requesting 19 separate entitlements, not including the redevelopment plan aspect(s). Is that still correct?

4). Sergio had responded below to a part of my request for information (BELOW) that I needed to file a public records request. Our (meaning UNNC's) assigned City Attorney, Ruth Kwon, recently explained to me that I/UNNC need to respond to any public records request that comes via any

method -- including a simple, two-sentence email -- without requiring any filling out of any forms, that the City is trying to be responsive and desires not create barriers.

If the Planning Dept does have different requirements (not sure why it would), and I do see below that Sergio asked me to email Beatrice Pacheco so I have also copied her above, please send me the actual form you want us to fill out. I do not know if a neighborhood council can itself make a public records request; if not, I will need to have another neighbor on Gramercy sign it.

To sum up:

Please let us know if this is now speeding through the system, and does it need UNNC's immediate action? (Nov 5)

Please let us know what really is needed to get the answers to the questions deemed a "public records request" and

If you want...please let the applicant know about UNNC's process (but we will reach out directly as well)

And all the questions from before are below!

Thank you for your patience with us -- this project has stirred a lot of attention and controversy so we really need (all of us) to deal carefully with it.

Laura Meyers

-----Original Message-----

From: Sergio Ibarra <[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)>

To: Laura Meyers <[lauramink@aol.com](mailto:lauramink@aol.com)>

Cc: Singh, Michelle <[Michelle.Singh@lacity.org](mailto:Michelle.Singh@lacity.org)>

Sent: Thu, May 7, 2020 9:51 am

Subject: Re: new 1848 S. Gramercy case, No. CPC-2020-2115 -- already there are issues!

Hi Laura,

Thank you for your concern. In regards to housing relocation, that is entirely in the domain of HCID. You can reach out to them if you feel tenants are being unlawfully relocated without proper documentation. For public record requests you need to contact Beatrice Pacheco. She is reachable by email. In terms of the initial public hearing, that will be conducted via teleconference and I do not anticipate a public hearing in the near future as we have just received this case. Digital Plans are posted online on our PCTS website, found here: <https://planning.lacity.org/pdiscaseinfo/document/NzYxMDk0/4596a256-522b-4c94-acc5-77ce1b3c8ef1/submit>.

Best,

On Mon, May 4, 2020 at 10:39 AM Laura Meyers <[lauramink@aol.com](mailto:lauramink@aol.com)> wrote:

Sergio, you may wish to reach out to the Applicant and remind him that in this pandemic he is NOT to be evicting tenants.

I don't know the whole story, but I see today on the sidewalk in front of the house the primary living room furnishings stacked up apparently for Big Item Pick-up.

Please be aware that this is a very controversial situation. It starts on page 1 of the application, where the applicant once again falsely states that the "Present Use" is as a "single family house of 4 bedrooms and 2 bathrooms". Not true.



Rafael Fontes &lt;rafael.fontes@lacity.org&gt;

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**Re: 1848 S. Gramercy, Case No. CPC-2020-2115-DB-HCA**

2 messages

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**Grace Yoo** <grace@graceyoolaw.com>

Thu, Aug 26, 2021 at 10:28 PM

To: sergio.ibarra@lacity.org, Rafael.fontes@lacity.org, cpc@lacity.org

Cc: "preservation@westadamsheritage.org" &lt;preservation@westadamsheritage.org&gt;, "katie@angelcitypits.org" &lt;katie@angelcitypits.org&gt;, "bjett@me.com" &lt;bjett@me.com&gt;, "ccarlson@carlsonpohl.com" &lt;ccarlson@carlsonpohl.com&gt;, "harvardheights@yahoo.com" &lt;harvardheights@yahoo.com&gt;, "mjillwells@gmail.com" &lt;mjillwells@gmail.com&gt;, "indiejean@att.net" &lt;indiejean@att.net&gt;, "jeanjim2341@att.net" &lt;jeanjim2341@att.net&gt;

Hello Planning Department,

I am deeply troubled that the City Planning Department believes that Monday's notice was found to be "sufficient for the hearing." There was insufficient notice pursuant to your own rules posted on your website. <https://planning.lacity.org/about/oz-a-virtual-instructions> see orange wording as it is from the City's planning website.

## Meeting Agenda and Hearing Notices

The meeting agendas for all virtual public hearings and meetings are made available no later than 72 hours before the meeting. Click [here](#) to access all Zoning Administrator, Deputy Advisory Agency, and Hearing Officer agendas. Click [here](#) to access all Historic Preservation Overlay Zone hearings and Design Review meetings.

The Meeting Agenda and Hearing Notice will include relevant links, phone numbers, Meeting IDs, and Passcodes to join by either Zoom Webinar or Phone.

If applicable, meeting presentations and other relevant documents will be made available on Google Drive via a link on the agenda at least 72 hours before the hearing.

**There was no link to the presentation provided. It would be rather strange for you to believe that an agenda notice is sufficient for notice without documents. The 72 hours in advance notice did not occur, thus making the Monday, August 23, 2021, hearing void for official purposes.** Pursuant to the City's Planning website. 72 hours notice when a presentation is given, is required to be made available to the public 72 hours in advance. **In this instance, there was no link to the presentation- NO PRESENTATION link.** We, the neighbors, were not given the opportunity to read and digest the information that the Planning Department received, and therefore the August 23, 2021 meeting is not valid and should be considered void.

In addition, there are neighbors who walk by the house regularly who did not see a notice all of last week. Thus, I stand by my argument that notice was deficient for the Monday, August 23, 2021 hearing. Please show us where on the property this notice was posted as I will have a neighbor or two send in statements attesting to the lack of notice visible on the property for the duration necessary for notice to be valid.

Please reconsider and investigate the displacement of the current 20-25 low- income residents currently who reside at 1848 Gramercy Place. The City's Housing Department needs to be consulted as to whether or not tenants living in a home built in the early 1900s, are exempt from receiving relocation fees, when they are being evicted to build a new development.

Thank you for your prompt attention to my two requests.

Sincerely,  
Grace Yoo (neighbor residing on Wilton Place)

--

Law Offices of Grace E. Yoo



3400 W. Olympic Blvd, Suite 205  
Los Angeles, CA 90019  
(323) 487-2310 | [grace@graceyoolaw.com](mailto:grace@graceyoolaw.com)  
*Estate Planning: Wills & Trusts and Probate*

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**Rafael Fontes** <[rafael.fontes@lacity.org](mailto:rafael.fontes@lacity.org)>  
To: Michelle Singh <[michelle.singh@lacity.org](mailto:michelle.singh@lacity.org)>  
Cc: Sergio Ibarra <[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)>

Fri, Aug 27, 2021 at 9:16 AM

Hi Michelle,

Grace spoke at the hearing on Monday, in addition to Laura, Jean, John, etc. I just noticed you weren't cc'd so we can discuss during our meeting in a bit. Thanks!

Rafael

[Quoted text hidden]

--



**Rafael Fontes**

Preferred Pronouns: He, His, Him

Planning Assistant

**Los Angeles City Planning**

200 N. Spring St., Room 721

Los Angeles, CA 90012

T: (213) 978-1189 | [Planning4LA.org](http://Planning4LA.org)





# United Neighborhoods NEIGHBORHOOD COUNCIL

UNNC

March 17, 2022

City Planning Commission  
Los Angeles City Planning Department  
Los Angeles, CA 90012

CC: Cecilia Lamas, LADCP  
Rafael Fontes, LADCP

## **RESOLUTION AND COMMUNITY IMPACT STATEMENT:**

**RE: Case No. CPC-2020-2115-DB-HCA– 1848 S Gramercy PI - OPPOSED  
CPC Meeting scheduled for March 24, 2022**

This letter is to formally inform the Los Angeles City Planning Commission (CPC) that on October 7, 2021, the United Neighborhoods Neighborhood Council (UNNC) voted to affirm its position and re-adopt the below letter as a Resolution and Community Impact Statement to be sent specifically to the CPC upon that time that the above case was to be heard for its final approval or denial.

That CPC meeting is scheduled for March 24, 2022. As this letter is a resolution, we request our due time as an NC to present our position, which is OPPOSED to the project as presented and per the letter below. At this moment, it is UNNC's intention that I (John Arnold) will represent the NC at the meeting. If that changes, I will let you know who will be the designated representative. Note that we also have several NC stakeholders who live close to the site and who may also be present at the meeting to testify as individuals.

Below is the board's motion and formal position on the case from August 12, 2021. Attached in the email with this letter is the BAC (the voting record, if needed) from the October 7, 2021 UNNC governing board meeting authorizing this Resolution and Community Impact Statement to the CPC.

*The UNNC Governing Board shall write a letter to the City of Los Angeles Planning Department, Council District 10, City Planning Commission, and other City governmental bodies, as appropriate, for the 33-unit Density Bonus project referenced above voicing the following concerns with the proposed project, based on an original motion passed by the UNNC Planning and Zoning Committee on November 4, 2020:*

- a. The current structure on the site, proposed to be demolished, is affordable housing for approximately 25 special needs individuals. Historically, the UNNC*

*Governing Board is extremely sensitive to the reduction of affordable housing in the district (as this project is proposing). Additionally, there is concern over the fate of the tenants even after required relocation payout, which was not outlined by the applicant. It is unclear whether payout will be per person, per unit, or some other baseline, and whether that is sufficient to keep from creating many homeless individuals as a result of this project.*

- b. The current design is aggressively pursuing “off menu” Density Bonus incentives. The applicant is asking for 12 incentives that attempt to justify the inclusion of 33 units (the maximum allowed for a density bonus project). The incentive requests are unusual, egregious, and aggressive, including: addition of 30’ of building height and 4 extra stories (45’ allowable to 75’ height – normal density bonus incentive is 11’ and 1 extra story); provision of no open space except private balconies and a gym (60% reduction as compared to the standard 20% reduction for density bonus projects); provision of no landscaped areas except 18” possible planting along the north and east property line; reduction of the required commercial space for a mixed-use building from 17’-5” to 10’-0” of frontage; reduction of setbacks beyond the normal 20% allowed for density bonus projects (0’ front setback in lieu of 10’, 50% reduction at sides, and 74%-48% variable reduction at rear); provision of no transitional height to abutting residential lots; a proposed 193% increase in lot coverage (normal density bonus incentive is 20% increase); a proposed FAR increase beyond what is allowable for a density bonus incentive, among others. Additionally, Density Bonus projects are normally only allowed 3 incentives in lieu of the 12 proposed.*
- c. The pre-existing 40’ building line along Gramercy Pl, which conforms to the entire street, appears to have been removed since the filing of the case in 2018, and an inquiry needs to be made if this was done in error. UNNC committee investigation in 2018 indicates that this appears to be done in error.*
- d. The current design elevations were not provided to the Planning and Zoning Committee or the Governing Board. With a previous version of the project (on which the Governing Board passed a similar motion of non-support on December 6, 2018) with a similar floor layout but two stories shorter from 2018, the architectural design, neighborhood fit, and tenant habitability were not adequately considered. The design had an apparent disregard for the South Los Angeles CPIO conditions for the site that requires design review to ensure conformance with the character and development standards, such as setbacks, and lot development intensity. The current project will need to have a public hearing at the City Planning Commission (CPC), where design will be a consideration, including any effects on design performance from the requested off-menu incentives, and the omission of building design from the submittal renders the project incomplete and difficult to assess by the UNNC in advance of the CPC hearing.*
- e. The building, as currently designed, has multiple Building and Safety design violations (e.g. fire access, utility provisions, exiting, and building code setbacks).*

**United Neighborhoods Neighborhood Council**

P.O. Box 19219, Los Angeles, CA 90019

(323) 731-8686

president@unnc.org

www.UNNC.org

*When these are resolved during plan check, the planning requests and character of the building will change significantly. This therefore makes the current proposal difficult to assess, much less approve, for entitlements.*

- f. The mostly market rate project does not provide significant community benefits or resident amenities to justify a request of this magnitude, including adequate provision of affordable housing to replace what is lost from demolition.*

*Further, the Governing Board requests of the Planning Department to allow the above provisions to be adjusted by the UNNC Planning and Zoning Committee and Governing Board in the event of any new information, such as a rendering or elevations, becomes available and which will further inform the position UNNC and its recommendations to City Council, Planning Department, and City Planning Commission.*

*The United Neighborhoods N.C. was certified in May 2002, and is one of the largest neighborhood councils in the City of Los Angeles, representing 80,000+ residential and non-resident stakeholders in the neighborhoods roughly bounded by Pico on the north, Exposition Place on the south, Crenshaw to the west and Normandie-Western-Arlington to the east. The subject property is within UNNC boundaries. This matter has been voted upon at public meetings which have complied with the Brown Act in their agendas and distribution of meeting notices, and at which were present members of the general public.*

Thank you. Do not hesitate to contact me with any questions.

Sincerely,



---

John Arnold  
UNNC Chair of Planning & Zoning Committee  
323-829-9987  
[John.Arnold@UNNC.org](mailto:John.Arnold@UNNC.org)

**Christine Carlson  
Demetrius Pohl**

2179 West 20<sup>th</sup> Street  
Los Angeles, CA 90018  
Tel: +1 323 735 1027  
dpohl@carlsonpohl.com

Los Angeles City Planning Commission

March 23, 2022

Dear Commissioners:

RE: CPC-2020-2115-DB (HCA), 1848 S Gramercy Place

My wife and I live some 600 feet southeast of the proposed seven story residential building and from the upper floors of our 1903 American foursquare transitional craftsman house we have a view north to the Hollywood Hills over single to three story houses. The proposed project would be totally out of scale with surrounding neighborhood in its height, and massing. We are strongly opposed to it and ask you DENY all waivers.

Not only is the project out of scale, the Proposer's application is egregiously deceptive and mendacious, and their request for waivers attempts an end-run around the City's and Planning Department's zoning requirements and building regulations. The zoning of the property is C1.5-1VL-CPIO. The 1VL zoning designation is Height District 1, "very low," i.e., a maximum of three stories, and 45 feet. The Applicant wants to erect a 7-story, 76-foot building, more than 100% out of compliance in terms of the number of stories. This is not a mere "waiver" of a development standard, but a wanton disregard of it.

The Applicant's proposal includes waivers from lot coverage; setbacks; height; transitional height requirements; common open space; required commercial frontage; landscape buffers; and more. The project is not in compliance with either the Mid-City Corridors Recovery Redevelopment Project or the CPIO.

The absolute lack of common open space (private balconies are not common space as the Applicant wants you to believe); the lack of side yard and rear setbacks; the utter disregard of the 40-foot Building Line on the east side of Gramercy Place; and the failure to include any sort of Transitional Height design adjacent to the RD2-zoned, two-story, 1920s fourplex north of the property are all in disregard of applicable City building standards, codes and regulations. A 7-story building at this location would be the only building of that height on Washington Boulevard between Downtown (Figueroa) Los Angeles and Culver City, a distance of 8 miles. The landmark Oddfellows Hall (Casa Vertigo), located at Washington and Oak, is only six stories. Ross Plaza, located on Western at 18th Street, is only five stories. The Applicants did not provide the Citywide Design Compliance form. The project therefore does not demonstrate alignment with the City's Design approach. The project is wildly out of compliance with many of the current planning guidelines, and the Redevelopment Plan guidelines.

The Applicant's waiver requests appear excessive and contrary to the Redevelopment Plan and CPIO. Lot coverage is not 30% but rather 88%. The setbacks are insufficient. A 60% reduction of open space cannot be justified.

The Applicants state the dwelling at 1848 S Gramercy Place is vacant, which is patently not the case; it is being used as low-income supportive housing. Lastly and most significantly, at time of a severe crisis of homelessness, the project will demolish a structure currently being used as low-income supportive housing. There is no guarantee that the residents who will be displaced, will be housed in the three proposed low-income units proposed or elsewhere.

We ask that you deny approval of the eight requested waivers and urge that you reject the Categorical Exemption as a CEQA clearance.

Yours truly,

A handwritten signature in blue ink that reads "Christine Carlson". The signature is written in a cursive style with a long, sweeping tail on the "n" of "Carlson".

Christine Carlson

A handwritten signature in blue ink that reads "Demetrius Pohl". The signature is written in a cursive style with a prominent horizontal stroke at the beginning.

Demetrius Pohl

# Law Offices of Grace E. Yoo

March 21, 2022

City Planning Commission  
CPC Hearing Officer  
VIA EMAIL: [Sergio.ibarra@lacity.org](mailto:Sergio.ibarra@lacity.org)  
[Rafael.fontes@lacity.org](mailto:Rafael.fontes@lacity.org)  
[cpc@lacity.org](mailto:cpc@lacity.org)

**Re: 1848 S. Gramercy PI - CPC-2020-2115-DB (HCA)**

Dear Honorable Commissioners and City Planning Staff:

My name is Grace Yoo, and I am a resident of Angelus Vista, literally one block from the property in question. Back in August 2021, several of my neighbors and I objected to the lack of proper notice and procedural defects concerning the project, on top of the misrepresentation of the facts of this matter.

Since August 2021, there have been additional irregularities concerning procedure and lack of information that should have been provided to the Commissioners, not sure if it is merely an oversight or for egregious reasons. The City Planning staff has inadvertently left out letters that were timely submitted, and prevented the Commissioners to review all materials to make an informed decision, and distorted the realities of this project.

Please understand that I am in favor of affordable housing and Very Low Income housing, which has literally been built next door to my house and opened in 2021. The building next door known as the Gramercy Place Apartments is four stories high and abuts Washington Blvd to the south, Wilton Place to the West and Gramercy Place to the East. My house is on one half of the northern boundary for the Gramercy Place Apartments. My family and neighbors endured the constant construction noise and pollution because we knew it was to help the lives of Angelenos.

I am attempting to keep this letter short, as it is one of many that is being submitted for your consideration on reviewing this project. My request is that you have the City Planning Department staff submit to you a packet of information that is free from internal inconsistencies. Perhaps it is because the City staff is overwhelmed with not enough staff to help with all the reviews, however, as this is a very serious diversion of what is allowable, I would request that the Commissioners require the information that you are presented to be re-evaluated with all relevant information at hand before the City's Planning department, so that the person(s) involved can write as accurate of a project analysis as possible.

I am aware of City Staff, not necessarily the person(s) working on this packet, have been known to make decisions without actually having visited the site and checking thoroughly.

I find disingenuous the conclusion that this project with three (3) Very Low Income units is somehow providing a service to my neighbors and the Angelus Vista neighborhood, when this

project displaces nearly two dozen people of Very Low Income rents from the property to provide 30 at market rate units.

The livability of the neighborhood does not increase with the many many variances requested, but rather diminishes the quality of life for the neighbors with blocking of the sun and not to mention, issues for the new residents to live at this property. Urban Design even states that there is "very little community benefit is being provided in exchange for the number of waivers of development being requested." The summarily killing of good mature trees is also another consideration that is not being factored into the balance. Replacing mature trees with seedlings, even at a 2-1 rate is a hollow attempt to show concern when the mature trees can be saved.

Additionally, the lack of trash and recycling space is a problem mentioned by Pedestrian First Design. And reducing the driveway to not be in compliance with LADOT requirements is a waiver that should not be allowed. There are too many variances for setbacks and height requirements that are not consistent with The South Los Angeles CPIO District that it just does not make sense for the City to grant all the variance requests as the balance of benefits is completely lopsided in favor of the developer against the neighbors.

The applicant should be applying for a zone variance for the many many variances that are being requested but as a Variance application requires findings to justify the variance, the applicant is attempting to get the waivers without justification.

It is my sincere hope that the City Planning Commissioners will do a more thorough vetting of this particular project as too many irregularities and inconsistencies exist at this point of the development plan.

Sincerely,



Grace Yoo, Esq.  
Co-Founder Environmental Justice Collaborative





Planning CPC <cpc@lacity.org>

**Item 8 Case No. CPC-2020-2115-DB and ENV-2020-2116-CE, 1848 S. Gramercy Place**

**Stormie Leoni** <stormie.leoni@compass.com>  
To: cpc@lacity.org

Wed, Mar 23, 2022 at 12:18 PM

To the planning commission I live close to the project and enjoy viewing the subject property from my window every day as it adds to the historic character of the neighborhood. I'm shocked it's not on Survey LA or protected as it is so obviously a historic contributor.

I can also say that the area on Washington is already too busy. We have excess cars parking on our streets, leaving trash compromising the character of our homes. With such a behemoth of a project, 7 stories (!) and not enough parking spots created this will only get worse. Then to hear the parking would be visible?! That is insane and would really tarnish what makes this community special.

Also there are people living there! We see the building is occupied so what is this that it's vacant? I am strongly against this and it would be an example of corruption if it snuck through - 7 stories?! It's ridiculous. Please understand how horrible this would be for the people living in the building and for the neighborhood. This is NOT the right project for this location. I strongly strongly oppose it.

--  
**Stormie Leoni**  
Top 1.5% of Agents in the US  
DRE#: 01949760  
m: 310.227.5996



**COMPASS**

--  
**Stormie Leoni**  
Top 1.5% of Agents in the US  
DRE#: 01949760  
m: 310.227.5996



**COMPASS**



**03/24/2022**

**Item #8**

**Case No. CPC-2020-2115-DB**

**1848 S. Gramercy PI Los Angeles CA 90019**

Dear members of City Planning Commission,

Let's summarize a few points:

1. The Housing Element of the City of Los Angeles was rejected by the state. The city has been asked to rezone and to meet the rezoning withing 7 months to meet a half million-housing quota. Otherwise, the city is going to lose their housing funding from the state.
2. The City of Los Angeles comes in at the bottom in terms of housing crisis.
3. The City of Los Angeles is grappling with the homelessness issue

Let me tell how this project tries to mitigate the crisis in its small way. It will demolish a more than 100-year old house found not to be historic, in order to build 33 units of residential housing, out of which three units will be provided to very low-income housing, homeless veterans, etc. It is in the line of the state's policy as well.

Therefore, I whole-heartedly support this housing project.

Ann Marie Brooks

Neighbor



March 21, 2022

Rafael Fontes, Planning Assistant

[rafael.fontes@lacity.org](mailto:rafael.fontes@lacity.org)

(213) 978-1179

Dear City Planning Commission,

We are writing to you in support of the proposed 33-unit mixed use development, including 3 affordable units, at 1848 South Gramercy Place, cases CPC-2020-2115-DB-HCA/CEQA No.: ENV-2020-2116-CE. We urge the city to find the project Categorical Exempt from the provisions of CEQA and to approve it with the Density Bonus and additional incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a walkable neighborhood, close to bus stops and walking and bicycling distance to shopping, restaurants, and schools.

It is great to see the developer using the Density Bonus program to bring new homes, including badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus. This project is a good project for Los Angeles and for the region. Again, we urge the city to approve the Density Bonus and incentives, and find the project Categorical Exempt from the provisions of CEQA.

Best Regards,

*Leonora Camner*

Leonora Camner  
AHLA Executive Director

*Jaime Del Rio*

Jaime Del Rio  
AHLA Field Organizer

*Tami Kagan-Abrams*

Tami Kagan-Abrams  
AHLA Project Director



Planning CPC &lt;cpc@lacity.org&gt;

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**Item 8 Case No. CPC-2020-2115-DB and ENV-2020-2116-CE, 1848 S. Gramercy Place**

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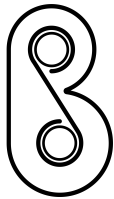
**Benjamin Steen** <ben.d.steen@gmail.com>  
To: cpc@lacity.org

Wed, Mar 23, 2022 at 12:48 PM

This proposed building is an insult to those of us who have invested time and money to preserve the historical integrity of our homes in the adjacent Western Heights HPOZ. We all understand the need for higher density housing, but this project is asking for too much while providing very little in return for our community.

I stand with my neighborhood of Western Heights in urging the commission to reject all of the waivers for this project.

Ben Steen  
2251 w 20th St



**Benjamin Steen**  
Focus Puller  
Camera Operator  
IATSE Local 600  
818.309.5419

**Christine Carlson  
Demetrius Pohl**

2179 West 20<sup>th</sup> Street  
Los Angeles, CA 90018  
Tel: +1 323 735 1027  
dpohl@carlsonpohl.com

Los Angeles City Planning Commission

March 23, 2022

Dear Commissioners:

RE: CPC-2020-2115-DB (HCA), 1848 S Gramercy Place

My wife and I live some 600 feet southeast of the proposed seven story residential building and from the upper floors of our 1903 American foursquare transitional craftsman house we have a view north to the Hollywood Hills over single to three story houses. The proposed project would be totally out of scale with surrounding neighborhood in its height, and massing. We are strongly opposed to it and ask you DENY all waivers.

Not only is the project out of scale, the Proposer's application is egregiously deceptive and mendacious, and their request for waivers attempts an end-run around the City's and Planning Department's zoning requirements and building regulations. The zoning of the property is C1.5-1VL-CPIO. The 1VL zoning designation is Height District 1, "very low," i.e., a maximum of three stories, and 45 feet. The Applicant wants to erect a 7-story, 76-foot building, more than 100% out of compliance in terms of the number of stories. This is not a mere "waiver" of a development standard, but a wanton disregard of it.

The Applicant's proposal includes waivers from lot coverage; setbacks; height; transitional height requirements; common open space; required commercial frontage; landscape buffers; and more. The project is not in compliance with either the Mid-City Corridors Recovery Redevelopment Project or the CPIO.

The absolute lack of common open space (private balconies are not common space as the Applicant wants you to believe); the lack of side yard and rear setbacks; the utter disregard of the 40-foot Building Line on the east side of Gramercy Place; and the failure to include any sort of Transitional Height design adjacent to the RD2-zoned, two-story, 1920s fourplex north of the property are all in disregard of applicable City building standards, codes and regulations. A 7-story building at this location would be the only building of that height on Washington Boulevard between Downtown (Figueroa) Los Angeles and Culver City, a distance of 8 miles. The landmark Oddfellows Hall (Casa Vertigo), located at Washington and Oak, is only six stories. Ross Plaza, located on Western at 18th Street, is only five stories. The Applicants did not provide the Citywide Design Compliance form. The project therefore does not demonstrate alignment with the City's Design approach. The project is wildly out of compliance with many of the current planning guidelines, and the Redevelopment Plan guidelines.

The Applicant's waiver requests appear excessive and contrary to the Redevelopment Plan and CPIO. Lot coverage is not 30% but rather 88%. The setbacks are insufficient. A 60% reduction of open space cannot be justified.

The Applicants state the dwelling at 1848 S Gramercy Place is vacant, which is patently not the case; it is being used as low-income supportive housing. Lastly and most significantly, at time of a severe crisis of homelessness, the project will demolish a structure currently being used as low-income supportive housing. There is no guarantee that the residents who will be displaced, will be housed in the three proposed low-income units proposed or elsewhere.

We ask that you deny approval of the eight requested waivers and urge that you reject the Categorical Exemption as a CEQA clearance.

Yours truly,

A handwritten signature in blue ink that reads "Christine Carlson". The signature is written in a cursive style with a long, sweeping tail on the "n" of "Carlson".

Christine Carlson

A handwritten signature in blue ink that reads "Demetrius Pohl". The signature is written in a cursive style with a prominent horizontal stroke at the beginning.

Demetrius Pohl

March 22, 2022

To the Los Angeles City Planning Commission

RE: CPC-2020-2115-DB (HCA), 1848 South Gramercy Place (Agenda Item 8, March 24, 2022)

Dear City Planning Commissioners:

I am writing a brief comment about the obvious problematic design issues of this project. I am the broker and owner of City Living Realty. Since the 1980s I have specialized in properties and neighborhoods of architectural and historical interest. I have served on the Los Angeles Conservancy Board of Directors. I have also served on the University Park HPOZ for two decades; I am the current HPOZ Chair. In my professional endeavors, I rely on and have the utmost respect for architects, landscape architects, and other design professionals. And that is why I simply do not understand the reasoning behind the Planning Department Staff's dismissal of the assessments by both the City's Urban Design Studio and the Professional Volunteer Program (PVP), both of which rejected the project (as submitted) as being, it seems, non-compliant with all of the zoning regulations as well as the City's Citywide Design Standards.

Why would Staff go ahead and recommend approval? I ask that you **DO NOT APPROVE** this project.

The summary from the Staff Recommendation Report from the Urban Design Studio and PVP's assessments was buried within the report. So that you can easily read the assessments, I have copied the section here (*my highlights*):

**"ISSUES:** The following section includes a discussion of issues and considerations related to the project.

**Urban Design Studio:** The Urban Design Studio reviewed the project on Thursday, August 6, 2020 and received the project **unfavorably** with the following comments:

- The project is **significantly out of scale** with its surroundings.
- The **height creates issues for neighbors in the Character Residential Subarea to the north, blocking sunlight** especially and presenting **a monolithic street wall two stories high**.
- Articulation at the two-story podium is fairly limited due to parking requirements.
- The commercial space and mezzanine is fairly small in terms of square footage, limiting its utility for any future tenants.
- **Very little community benefit** is being provided in exchange for number of waivers of development being requested.

**Professional Volunteer Program (PVP):** The project was presented to the Professional Volunteer Program on Tuesday, June 15, 2021 and received **unfavorably**. Below is a summary of the comments organized in along areas outlined in the city's Urban Design Guidelines:

- **Pedestrian First Design**

- **The project presents operational issues.** For example the trash and recycling enclosure are too small and not accessible from the retail space and **the retail space is constrained with a difficult to lease layout.**
- Reduce the width of the driveway to the minimum allowed by LADOT.
- Consider ways to embed the stairs to the residential lobby to promote physical activity.
- **Protect and maintain the existing mature street tree.** Reach out to LAUFD to discuss potential options. If the tree needs to be removed you need to replace it in a 2-1 rate.



- **360 Degree Design**

- Provide detailed materials on the elevations.
- The project should **respond to the local area context, the public realm and the relationships with adjacent buildings and should be shaped to consider the quality and functionality of the urban fabric.**
- **Can the parking be placed underground?** If not consider ways to design the podium so it is adaptable to a different use in the future and make sure it is appropriately screened per the Above Ground Parking Advisory. A visible long wall, non-screened openings or metallic louvers overlooking residential windows should be avoided. Consider landscaping and high quality architectural elements that are opaque and add visual interest. Make sure that headlights, structure lights and exhaust gas do not impact the residential adjacent properties.
- Ensure that access and the building entrance is prominent and clearly legible and the lobby is comfortable to use with space for mail boxes.
- Use architectural elements to reduce the perceived mass of the project.
- Make sure that the project complies with the South Los Angeles CPIO District ([Neighborhood-Serving Corridor Sub Area](#)) Development Standards, including building design, articulation and glazing. For example, **a 5-foot landscape buffer, shall be provided between the project and the abutting lot zoned RD2 to the north.** The landscaping should be drought tolerant, evergreen, and capable of growing to a height of 10 feet. If you need additional recommendations, the Urban Design Studio has developed a Native Screening Hedges resource.
- The East and South Elevations need additional work.
- Windows should incorporate well-designed trims and details. Consider adding awnings above the windows at the west elevation to features to reduce heat gain and glare and add visual interest.
- Consider a redesign of the awning above the building's entrance.
- What is the small unidentified space at the back of the project?
- Consider clearstory windows for bathrooms that overlook the exterior corridor with access to natural light.
- Provide an open space diagram and ensure the balcony dimensions comply with the private open space minimum requirements. Can the rooftop used for common open space?
- **Provide more information on the landscaping of the sideyards** and **consider ways to better buffer** from the adjoining properties.

- **Climate Adapted Design**

- G Provide a rooftop plan with any mechanical units and indicate solar on the roof.
- Vines should be placed at the ground and exterior of the building's walls.
- **Indicate required and provided on-site trees.** On site trees need to be 24"-box size or above to count as provided trees and palms are excluded. Trees should be native and provide shade upon maturity.
- Consider native plants that provide year-long habitat.
- Indicate LID compliance.

In response to both the UDS and PVP feedback, the applicant team reiterated the need to maintain the current building design with respect to the Waivers of Development standard requested. The applicant claimed that these waivers are necessary to address several constraints related to the site's base zoning and the CPIO."

I believe that Planning Staff should have taken all of these directives and comments into full account, rather than to simply allow the "applicant team" to say that they have "constraints" due to the zoning. That is what zoning does – it describes the rules and regulations. While it is good that Staff included these summary remarks in the Report, albeit buried within the Report, it seems inappropriate that then Staff recommended approval just because the applicant complains about the zoning. I would ask that the City Planning Commission **REJECT** the Staff recommendation and instead **ADOPT** the recommendations from the Urban Design Studio and the Professional Volunteer Program.

I especially would prefer to see a new concept entirely that retains the 1908 house and builds units in the rear yard.

Thank you very much,

*David Raposa*

2515 4th Avenue, Los Angeles CA 90018

03/24/2022

Item #8

Case No. CPC-2020-2115-DB

1848 S. Gramercy Pl Los Angeles CA 90019

Dear members of City Planning Commission,

I have studied the project in a great detail.

To be built on a commercial lot, surrounded by commercial-zoned lots and apartment, this is the correct place to maximize the housing units and floor area.

This is also close to the transit point, which is another reason that we should maximize the build capacity of the lot. The project design fully addresses this point of view and, therefore, I fully support this project

Jehu Salazar  
Los Angeles, CA




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## Item 8 Case No. CPC-2020-2115-DB and ENV-2020-2116-CE, 1848 S. Gramercy Place

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**Natalie Neith** <natalieneith@gmail.com>

Wed, Mar 23, 2022 at 12:04 PM

To: cpc@lacity.org, natalie neith <NatalieNeith@gmail.com>

Cc: Alex Jaspersen <jaspy7@gmail.com>, Herman DeBose <hdebose@aol.com>, Gregory Jackson <gregorydjackson2020@gmail.com>, Tony Specchierla <tspec@mac.com>, Jill & Tony Specchierla <jillandtony@gmail.com>, Douglas Hanson <dmhanson@hansonla.com>, Donna Hanson <donna.hanson@gmail.com>, Bridgette <iambreezey652@aol.com>, Charles Palmer <cpalmer6074@sbcglobal.net>, John Maroney <vtrek9679@aol.com>, Denis Soldatenko <dlspace@gmail.com>, Galen Bean <gbean01@gmail.com>, Nadine Hettle & Eric Aagaard <aagaard@prodigy.net>, Stormie Leoni <stormie.leoni@compass.com>

To the Planning Commission:

I live in the adjacent neighborhood, Western Heights, so this proposed structure would effectively be in my backyard.

I have been a realtor in Los Angeles for almost 33 years, primarily specializing in historic properties, and thus would consider it a tragedy to destroy this house-- a piece of our architectural history--which much historic detail (I have been inside.)

I have devoted more than 8 years volunteering as the mayoral appointee to a Historic Preservation Overlay Zone--why do we even bother to give lip service to preserving the fragile history of our city, if we are willing to let it be destroyed by non-conforming projects such as this?

While I certainly support new housing, (I am a realtor , after all), THIS structure (putting it nicely) is NOT the solution.

The staff says the property is vacant--I know it is not. I walk by there on a regular basis and see men coming and going throughout the day. I have grave concerns about displacing this large number of occupants-- (possibly up to 25?) who would then find it difficult to find housing. That is exacerbating our homeless crisis. Our community accepted and supported the recent project --just across the street--that provided senior low income housing-- that was brought before the community for community input and local residents were encouraged to visit projects by the same builders. That has NOT been the case here.

As if that is not enough, it seems the applicant is asking for not just the typical two potentially allowable waivers, but asking for 8 more special exceptions or concessions for a total of 10. Basically it is giving carte blanche to him to build whatever he wants wherever he wants , with rampant disregard for the neighborhood-- which he does not and will not live in. I do not understand how the rest of the city is expected to follow zoning guidelines and all are waived for this project.

I URGE the commission to DENY all of the waivers-- a SEVEN STORY building in the midst of a historic neighborhood? 22 parking spaces --ABOVE GROUND -( how unattractive) for a 33 unit building? It does not even make any attempt to be consistent with anything in the community--or even be attractive or appealing.

Our United Neighborhood Council came out strongly against this-- and you can be sure that the majority of the homeowners in the area would too--but unfortunately there is oftentimes little or no notification of these hearings and the process to learn how to actually be present or express opinions is so unwieldy that many of our resident stakeholders are unaware--or unable to express their opinions. The last hearing almost made me fear that this project was being rubber stamped through with rampant disregard for any neighborhood input-- and it almost felt like it was a fait accompli!

I hope that this planning commission will do the right thing and listen to those in the community who want to preserve our neighborhood and not allow every developer to propose anything they want and expect to get planning commission support. This community of West Adams is a treasure and I (we) hope that the planning commission will recognize that!

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City of Los Angeles Mail - Item 8 Case No. CPC-2020-2115-DB and ENV-2020-2116-CE, 1848 S. Gramercy Place

No cost, and no obligation.

**Declaration Supporting Requested Incentives and Waivers**

**1848 S Gramercy Place**

**Los Angeles, CA 90019**

The proposed project is a mixed-use commercial/residential building comprising of one commercial and 33 residential units. It will have seven stories with a 32,000 sf of floor area and 75 ft height. The project uses California State Density Bonus program and AB 2442 incentives. It provides three units to disabled-veteran households, 20 automobile parking spaces, 37 bicycle parking spaces, and 30 balconies. The existing single-family home will be demolished in in order to complete the project. The project seeks two incentives and nine waivers (or Reduction of Development Standards). Please note that this project area also falls under Los Angeles City Transit Oriented Community Tier II, Z12452 - Transit Priority Area, and Z12374 - Enterprise Zone. The justifications for these incentives and waivers are given below:

<b>Item No.</b>	<b>Zoning Standard</b>	<b>Proposed</b>	<b>Required</b>	<b>Applicable Section No.</b>	<b>Incentive or Waiver</b>
1	FAR	5.1	1.5	12.22A.25	Incentive I
2	Number of Stories/ Height	7 stories/75 ft	3 stories/45 ft	12.22A.25	Incentive II
3	Height Transition	0 ft	25 ft	12.21.1-A.10	Waiver
4	Side Setback	0 ft (1 <sup>st</sup> to 2 <sup>nd</sup> Floors) 5 ft (3 <sup>rd</sup> to 7 <sup>th</sup> Floors)	10 ft	12.13.5B.2	Waiver
5	Rear Setback	5 ft (1 <sup>st</sup> to 2 <sup>nd</sup> Floors) 10 ft (3 <sup>rd</sup> to 7 <sup>th</sup> Floors)	19 ft	12.13.5B.2	Waiver
6	Open Space	1500	3700	12.22A.25	Waiver
7	Passageway	12 ft	20 ft	12.21-C.2(b)	Waiver
8	Commercial Corner Development: Standard Regarding Commercial Frontage	10 ft	17.5 ft	12.22-A.23	Waiver
9	Landscape Buffer	0 ft	5 ft	CPIO Section II-2.C.4	Waiver
10	Ground Floor Height	10 ft 5 in	14 ft	CPIO Section II-2.A.1(b)	Waiver

### 1) Floor Area Ratio (FAR)

Per LAMC § 12.21.I, the allowable floor area ratio is 1.5. However, in order to accommodate the residential and commercial areas, a floor area of 31,103 sf is required. Therefore, a FAR of 5.1 is requested ( $5.1 \times 6,130 = 31,263$ ). This is requested as one of the two incentives to be granted to this project since it provides 11% of the units to very low-income household. Please note that the increased FAR will allow a greater building footprint and increased residential square footage which will facilitate the creation and setting aside three onsite affordable units for very low income households, while reducing the overall cost of the development since these development cost can be compensated by the increased market rents obtained from the additional units and floor areas.

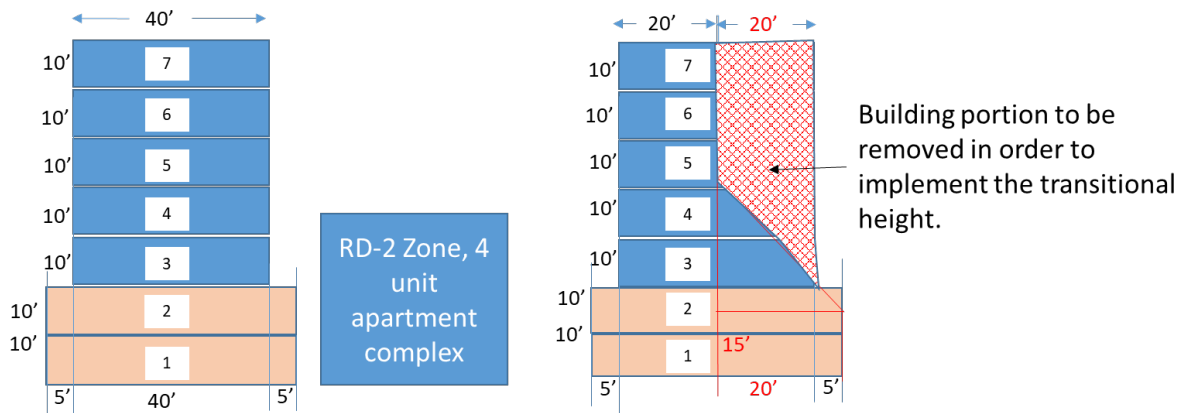
### 2) Building Height and Number of Stories

This mixed-use project is proposed on a lot zoned C1.5-1VL-CPIO, which corresponds to the allowable number of stories as three and allowable height district of 45 ft. However, as demonstrated in the architectural plan, the minimum number of stories for accommodating two stories of parking level containing 20 parking spaces and 33 residential units has to be seven. This leads to the building height of 75 ft. Therefore, an incentive to grant seven stories and 75 ft building height is requested.

### 3) Transitional Height to Residential Zone More Restrictive than RD1.5

Adjacent to the northern side of this project is a lot zoned RD2-1-CPIO. Per CPIO Section II-2.A.2(b), height transition applies at 45 degrees for the first 25 ft of depth for all CPIO Affordable Housing Projects that are either abutting or across an alley from a property in the RD1.5 or more restrictive zone. The relevant illustration, taken from CPIO documentation, is shown below. A schematic of resulting loss of floor area is shown below as well to demonstrate the effect of conforming with this code. As it can be seen from the schematic diagram, the floor area loss will be about 40%. Therefore, the project cannot conform with this code if it is to provide housing for 33 families. It is to be noted that the RD2-1 lot in question is already developed as an apartment complex. It was done before the zone change due to South Los Angeles CPIO was implemented in 2018. Before the South Los Angeles CPIO implementation, the RD2-1 zoned lot in question was an R3 zone lot. It should be further noted that all surrounding area of the project lot is either developed (three large apartment buildings) or zoned commercial. Given the development of surrounding areas and the lack of space to provide 33 units, a waiver is requested regarding the transitional height requirement.





#### 4) Side Yard Setbacks

Per LAMC § 12.13.5.B, a side yard setback of 10 ft is required in a C1.5 Zone since this project comprises of seven stories. However, in order to provide 20 parking spaces and 33 residential units, it is not feasible to conform to such side yard requirement. Therefore, the project has been able to provide 0 ft of side yard setback for floors 1-2 and 5 ft of side yard setback for floors 3-7 on the southern side of the lot. On the northern side, the project has been able to provide 5 ft of side yard setback for all floors 1-7. This side yard is required to provide the five feet exit route from the rear staircase. Therefore, fire exit criterion has been met.

Increasing the setback to 10 ft will also reduce the number of parking spaces of 20 to less than 8 parking spaces. Reducing the number of parking spaces to less than half will not only make the project more expensive but also reduce the quality of life of residents significantly. The current situation of the Gramercy Place is such that it is always packed with cars on both sides of the road at all times of the day and night. Finding a parking on the road is extremely challenging for anyone right now. So, offloading further parking to the Gramercy Place will impact not only the residents of this project but also burden the surrounding community heavily. It is the objective of this project to reduce the impact on the community as much as possible. Therefore, an exception to this requirement is requested as a waiver to this project in order to provide an adequate number of parking spaces to make the project economically more sound, reduce the impact on the surrounding neighborhood, and increase the quality of lives of the residents.

#### 5) Rear Yard Setback

Per LAMC § 12.13.5.B, a rear yard setback of 19 ft is required in a C1.5 Zone since this project comprises of seven stories. However, due to the constraints of providing 33 residential units, it is not feasible to conform to such rear yard requirement. Therefore, the project has been able to provide 5 ft of rear yard setback for floors 1-2 and 10 ft of rear yard setback for floors 3-7. Due to the inability to provide increased setbacks, the proposed reduction is the setback is requested as a waiver for this project.

#### 6) Open Space Reduction of 60%

Per LAMC § 12.21G2, a new construction of a building containing six or more dwelling units on a lot shall provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms. The following table provides the required open space for this project:



Unit Type	Number of units	Unit-wise calculation of open space	Total required open space
One Bedroom	21	21 x 100 = 2100 sf	3700 sf
Two Bedroom	10	10 x 125 = 1250 sf	
Three Bedroom	2	2 x 175 = 350 sf	

The open space provided by the 30 balconies will amount to be 30x50 = 1500 sf. As demonstrated in the architectural plan, there is no space left for providing any additional open space without sacrificing the residential units or already a small commercial unit. A Type III construction can have a maximum of five stories above a concrete podium. Therefore, any additional open space on the rooftop cannot be given. Therefore, this project is seeking waiver in terms of modification of the development standard regarding the required open space. To this end, a waiver of 60% reduction in the open space is requested.

### 7) Passageway Width

Per LAMC § 12.21-C.2(b), There shall be a passageway of at least 10 feet in width extending from a street to one entrance of each dwelling unit or guest room in every residential building. The passageway shall be increased by two feet in width for each story over two contained in any building located between the public street and the building which the passageway serves. Therefore, the total passageway width required for this building would be 20 ft. As shown in the architectural plan, the passageway cannot be provided more than 12 ft due to the requirement of placing a transformer on the front yard and meeting the LA City Bureau of Engineering requirement of the landing space of 20 ft x 20 ft in front of the driveway. Therefore, a reduction of the passageway width from 20 ft to 12 ft is requested as a waiver for this project.

### 8) Commercial Corner Development / Mini-Shopping Center

It is to be noted that this project falls under LAMC § 12.22-A.23 (d) Exemptions., which state that the following Projects shall not be subject to this subdivision:

(1) A Mixed Use Project as defined in Section 13.09 B.3. that consists of predominantly residential uses and does not contain commercial uses enumerated in Section 12.24 W.27.;

Section 13.09 B.3 defines the a Mixed Use Project as

Mixed Use Project means a Project which combines one or more Commercial Uses and multiple dwelling units in a single building or in a Unified Development and which provides the following:

(1) a separate, Ground Floor entrance to the residential component, or a lobby that serves both the residential and Commercial Uses components; and

(2) a pedestrian entrance to the Commercial Uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business.

A minimum of 35 percent of the Ground Floor Building Frontage abutting a public commercially zoned street, excluding driveways or pedestrian entrances, must be designed to accommodate Commercial Uses to a minimum depth of 25 feet.

As shown in the architectural plan, this project does provide one commercial unit and multiple dwelling units in a single development. This project also provides a separate ground floor entrance to the residential component and a pedestrian access to the commercial component that is directly accessible from the public street Gramercy Place. However, the commercial frontage cannot be provided more than 10 ft due to the requirement of placing a transformer on the front yard and meeting the LA City Bureau of Engineering requirement of the landing space of 20 ft x 20 ft in front of the driveway. Therefore, a reduction of the commercial frontage to 10 ft is requested as a waiver for this project. Please note that a viable commercial space

is required to reduce the operation cost of the building. A commercial unit will not only serve the 33 families of the building but also the surrounding neighborhood including a portion of the traffic of Washington Blvd. The income generated from this commercial space can be used to pay the salary of on-site manager dealing with various leasing, maintenance, and other on-site issues related to the building residents.

#### **9) Landscape Buffer**

Per CPIO Section II-2.C.4, a 5-foot landscape buffer, inclusive of any required setbacks, shall be provided between the Project site and any abutting lot zoned RD1 .5 or a more restrictive zone. On the northern side of this project, the abutting lot has a zoning of RD2-1. However, increasing the setback to accommodate the landscape buffer will reduce the number of parking spaces (20) to almost half (10). Reducing the number of parking spaces to half will not only make the project more expensive but also reduce the quality of life of residents significantly. The current situation of the Gramercy Place is such that it is always packed with cars on both sides of the road at all times of the day and night. Finding a parking on the road is extremely challenging for anyone right now. So, offloading further parking to the Gramercy Place will impact not only the residents of this project but also burden the surrounding community heavily. It is the objective of this project to reduce the impact on the community as much as possible. Therefore, an exception to this requirement is requested as a waiver to this project in order to provide an adequate number of parking spaces to make the project economically more sound, reduce the impact on the surrounding neighborhood, and increase the quality of lives of the residents.

#### **10) Ground Floor Height**

Per CPIO Section II-2.A.1(b), for projects with an Active Floor Area, the Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the finished ceiling. However, we are unable to provide more than 10 ft 5 in of height for the Active Ground Floor area since raising the ceiling height of the first floor any higher any further will increase the ramp length needed to reach the second-floor parking structure. If the ramp length increases, we will significantly reduce the number of parking spaces. Therefore, the ground floor height of 10 ft 5 in is requested as a waiver to this project.

### **Compliance to Relevant Codes and Laws**

In order to be eligible for these additional incentives, the project has to comply with LAMC § 12.22 A.25(e)(2) and follow the procedure given in LAMC § 12.22 A.25(g)(3), which, in turn, requires it to follow some of the procedures given in LAMC § 12.22 A.25(g)(2). The evidence provided has to be also compliant with the California Assembly Bill (AB) 2501.

The following paragraphs describes how this project comply with LAMC § 12.22 A.25(e)(2):

1. The façade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the façade is not a flat surface.

Sheet A3.1 through A3.4 showing all elevation with the front elevation, that is facing the street, has been shown on A3.1. The building is using couple material on façade with balcony in middle to have articulation on material and on elevation

2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations.

Sheets A2.2 to A2.4, Floor plans: The building has been oriented to the street by having the Living room and the balconies facing Gramercy Pl

3. The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.

This project site is not listed on the National Register of Historic Place, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monument Register. It is not found to be a potential historic resource in HistoricPlacesLA or SurveyLA. After extensive investigation, Los Angeles Office of Historic Resource, Los Angeles Cultural Heritage Commission, and Los Angeles City Council have deemed the existing structure not a Historic and Cultural Monument.

4. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code.

The project is not located on Hillside area and not located on Very high Fire Hazard Severity Zone

Written justification that the proposed Project does NOT meet the following criteria, as specified in LAMC 12.22 A.25(g)(2)c:

**(i) The Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.**

As explained previously, the incentives are required in order to provide affordable housing cost. Without these three additional incentives, the project will be cost-prohibitive and will not be an economically feasible project.

**(ii) The Incentive will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no evidence suggesting that this project will be have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources. The following table shows how the zoning designation is satisfied by this project.